

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Monday Feb 8th Council Agenda Item 8.3
Date: February 08, 2021 8:17:04 AM
Attachments: [210208RC.AGN-item8.3.pdf](#)

Forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk

-----Original Message-----

From: Corrie Kost <[REDACTED]>
Sent: February 04, 2021 7:46 PM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: Casey Peters <PetersC@dnv.org>
Subject: Re: Monday Feb 8th Council Agenda Item 8.3

Your Worship & Members of Council,

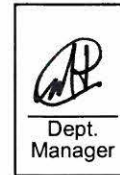
Having read the subject staff report in detail and consulted with the author of the staff report Casey Peters I urge council to send the applicable bylaws to a public hearing.

I had an excellent conversation about the various issues/questions that I raised with Casey Peters and trust that any outstanding questions will be addressed by the time of the public hearing. I much appreciated the time she spent on the phone with me.

Attached you will find the staff report with areas of interest to me highlighted in yellow, and with questions/observations outlined in red.

Yours truly,
Corrie Kost
[REDACTED]

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>FEB. 8, 2021</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

January 19, 2021
File: 10.5040.20/029.00

AUTHOR: Casey Peters, Senior Development Planner

SUBJECT: Bylaws 8486, 8487, and 8488: OCP Amendment, Rezoning, and Development Cost Charge (DCC) Waiver Bylaws for a Supportive Housing Development at W. 16th Street

RECOMMENDATION

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)" is given FIRST reading;

AND THAT the "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)" is given FIRST reading;

AND THAT the "West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021" is given FIRST reading;

AND THAT pursuant to Section 475 and Section 476 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8486;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8486 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8486 and Bylaw 8487 be referred to a Public Hearing;

AND THAT Staff be directed to proceed with waiving any additional District of North Vancouver fees, subject to securing the supportive housing units in a lease agreement.



Location Map

REASON FOR REPORT

Implementation of the proposed project requires Council's consideration of:

- Bylaw 8486 to amend the Official Community Plan (OCP) designation;
- Bylaw 8687 to rezone the subject properties;
- Bylaw 8488 to waive Development Cost Charges; and
- Issuance of Development Permits.

The OCP Amendment Bylaw, Rezoning Bylaw, and DCC Waiver Bylaw are recommended for introduction and the OCP Amendment Bylaw and Rezoning Bylaw are recommended for referral to a Public Hearing. A Development Permit would be forwarded to Council for consideration if the rezoning proceeds.

SUMMARY

The District has identified this District-owned land as a potential site for a supportive housing project and is proceeding with a District-led rezoning process. The District is proposing to redevelop the site as a supportive housing development comprising one five-storey building with approximately 60 units.

The development site is located at the southwest corner of W. 16th Street (currently closed) and Lloyd Avenue. Surrounding properties include industrial uses to the east, west, and south; mixed-use residential/commercial to the northwest and commercial to the north and northeast.



Aerial Map

The site includes nine parcels that are currently used for storage of vehicles for nearby car dealerships. The property is approximately 3,197 m² (34,412 sq. ft.) in size.

The proposal will require an amendment to the OCP and rezoning of the site to a new Comprehensive Development (CD) Zone. A development permit will be forwarded to Council if the OCP amendment and rezoning are approved.

EXISTING POLICY

Official Community Plan

The Official Community Plan (OCP) designates the site as “Light Industrial Commercial” (LIC) which is intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses. The proposal does not comply with the OCP designation and an amendment to the OCP is required. Bylaw 8486 proposes to change the designation of the site to “Commercial Residential Mixed-use Level 1” (CRMU1) which permits density up to approximately 1.75 FSR. Properties to the north have this same designation.



Official Community Plan Map

The proposal addresses a number of OCP goals and policies including:

- “Consider the use of District land, where appropriate, to contribute towards and leverage other funding for the development of social and affordable housing.”
- “Encourage and facilitate a wide range of multifamily housing sizes, including units suitable for families with an appropriate number of bedrooms, and smaller apartment units”; and
- “Consider incentives such as reduced Development Cost Charges to facilitate affordable rental housing”.

The units proposed are a mix of studio, one, two, three, and four-bedroom units. The target populations to be housed are women and women-led families in need, at risk of homelessness, or experiencing homelessness.

Lower Capilano Local Plan Reference Policy

The site is located outside of a designated town or village centre and the Lower Capilano Local Plan Reference Policy document designates this site as “Light Industrial”.

The proposal is broadly consistent in scale and density with recently-approved development within the Marine Drive corridor and with the future development potential of the lots to the north of the site.

Rental and Affordable Housing Strategy

The proposed bylaws, if adopted, will permit development of the site for a five-storey building with supportive housing. This responds to the following goals of the District's Rental and Affordable Housing Strategy (RAHS):

- Goal 1: Expand the supply and diversity of housing;
- Goal 2: Expand the supply of new rental and affordable housing; and
- Goal 6: Partner with other agencies to help deliver affordable housing.

The RAHS indicates that the 10 year (2016-2026) estimated demand for affordable rental units in the District is 600 to 1,000 units. To date, 414 units* have been approved towards this goal and the proposal would create an additional 60 units, bringing the total to 474 units. (*Source: *Pace of Development - 2019 Update*, dated July 12, 2020 reported 298 units. Since then the project at 600 W. Queens increased from 60 to 86 units and 90 units are anticipated to be approved at 267 Orwell Street on January 25, 2021).

Council Directions, 2019-2022

The proposed bylaws respond to the following Council Priority Directions to 2022:

- Key Issue 2: Increasing Housing Diversity and Addressing Affordability

A range of actions to support this priority include:

- Increasing the number of social and affordable housing units to fill gaps in the low to moderate income end of the housing continuum;
- Increasing housing diversity;
- Assessing available District land and its suitability for various housing forms.

Zoning

The subject properties are currently zoned "Employment Zone Light Industrial" (EZLI) which accommodates a mix of manufacturing and service businesses. The EZLI zone does not have a maximum FSR but the intensity of development is managed by height, setback, and coverage regulations.

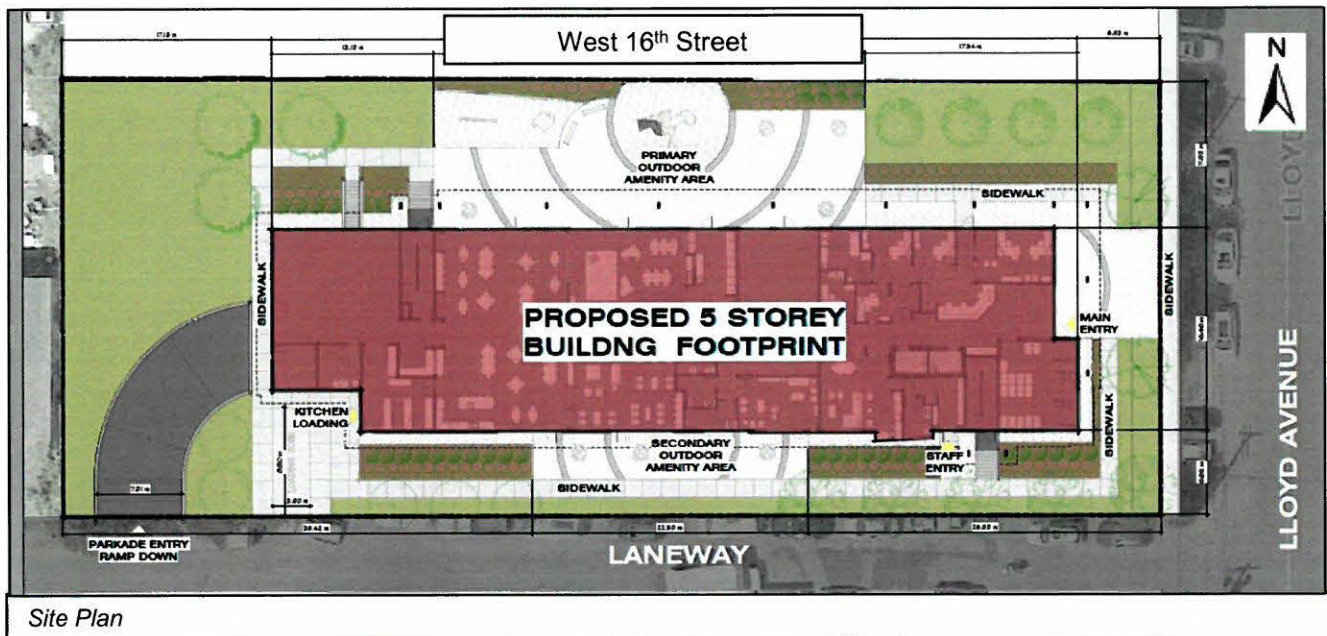
Rezoning is required to accommodate the project and Bylaw 8486 proposes to create a new Comprehensive Development Zone 133 (CD 133) tailored specifically to this project. The proposed CD 133 zone prescribes permitted uses and zoning provisions such as a maximum density of 1.6 FSR, height, setbacks, and parking requirements.

Is proposed zoning CD133 or CRMU1 (or both) ?

ANALYSIS:

Site Plan and Project Description

The project consists of a five-storey building with a roof top amenity space with principal pedestrian access from Lloyd Avenue and an additional staff entrance at the southeast corner of the site. Vehicle access to the parking garage and a kitchen loading area are located at the southwest corner of the site.



The project as proposed includes 60 units with 40 studio units, 2 one-bedroom units, 12 two-bedroom units, 4 three-bedroom units, and 2 four-bedroom units. The units will meet BC Housing Design Guidelines and Construction Standards 2019 for net unit area and range in size from 31.7 m² (341 sq. ft.) to 116.6 m² (1,256 sq. ft.)

The CD 133 zone allows some minor flexibility in case of design changes or changes to unit types. The proposed building as currently designed is approximately 4,874 m² (52,461 sq. ft.) in size which is approximately 1.52 FSR. The CD133 zone permits up to 5,115 m² (55,047 sq. ft.) or approximately 1.6 FSR and design refinements may result in a modest increase in floor area, but the density will not exceed 1.6 FSR.

The ground floor of the proposed building includes a commercial kitchen, office and medical consultation rooms, cultural space, quiet room, resident laundry for the family-oriented units, staff lounge, and bike/stroller storage.

Levels two and three will be predominately family-oriented units and will include a counselling room. Levels four and five are studio units and will include additional laundry space and an amenity room. The outdoor amenity area on the roof includes picnic tables and garden beds. An outdoor play area will also be provided at grade.



Bird's eye view – Looking southwest from Lloyd Avenue

Parking will be provided in a one-level underground garage accessed at the southwest corner of the site from the lane.

Housing Affordability

BC Housing will be funding the project and RainCity Housing ("RainCity") will be the building operator. The District will retain ownership of the land and will enter into a long-term ground lease with BC Housing should the rezoning be approved.

Rents will be secured in the lease agreement and will include a mix of shelter rates for those on social assistance with a range from \$375 to \$660 per month (depending on family size) and "Rent Geared to Income" which currently ranges from \$901 to \$1,461 per month.

BC Housing notes that the proposed building occupancy will be based on need in the community. The proposed mix includes flexibility to support under-employed women with rent geared to income units. The tenant mix is proposed to remain fluid to respond to the need.

Of note, there will be no additional charges to residents for hydro, internet/wifi and cable, laundry, bike storage, and hot water.

Development Permits

The site is located within the following Development Permit Areas:

- Form and Character of Commercial, Industrial, and Multifamily Development
- Energy and Water Conservation and Greenhouse Gas Emission Reduciton
- Protection from Natural Hazards (Flood Hazard)

Advisory Design Panel

The application will be reviewed by the Advisory Design Panel (ADP) at the Development Permit stage.

A detailed review of development permit issues, outlining the project's compliance with the applicable development permit guidelines will be provided for Council's consideration should the application proceed through the OCP amendment and rezoning process.



View from Lloyd Avenue

Accessibility

BC Housing's "Design Guidelines and Construction Standards 2019" requires that 5% of the units and all common areas be accessible. This aligns with the District's Accessible Design Policy for Multifamily Housing as all of the apartment units meet the 'Basic Accessible Design' criteria and 5% of the apartment units meet the 'Enhanced Accessible Design' criteria.

Green Building Measures

On December 7, 2020 the District adopted an update to the Construction Bylaw requiring projects to meet either Step Code 4 or Step Code 3 with a Low Carbon Emission System (LCES). BC Housing requires the project to meet Step Code 4 which will also comply with the update to the Construction Bylaw effective July 1, 2021.

Vehicle Parking

Consider some parking for residents (say 30) and charging an appropriate monthly fee. -cjk

All parking is proposed in a one-level underground garage. A total of 26 parking spaces are proposed for the use of staff, trades, and medical and other professional visitors. The CD133 zone requires no parking for residents and a minimum of 22 spaces for staff and visitors.

The District OCP includes statements related to reducing parking requirements including:

- Section 5.1 (8): Consider, where appropriate, reducing vehicle parking requirements for new developments in centres and corridors well served by

Where is report on how 26 parking spaces are needed for staff, trades, medical, and professional visitors? Where do visitors to residents park?

transit to encourage alternate modes of transportation and increase housing affordability

- Section 7.2 (8): Support, where appropriate, parking reductions for purpose built market and affordable rental units
- Section 7.3 (3) Apply incentives (including, but not limited to density bonusing, pre-zoning and reduced parking requirements) as appropriate, to encourage the development of affordable housing

Concept of "reduced" parking needs clarification.
Public may not expect it to be zero - ie. eliminated.

Bicycle Parking and Storage

The proposal includes 20 bicycle storage spaces for residents, staff, and visitors. This storage space will be indoors and located on the ground floor adjacent to the main entrance.

Off-site improvements

Off-site improvements will be reviewed in detail at the Development Permit stage and it is anticipated that off-site improvements associated with the construction of the project will include a new sidewalk on Lloyd Avenue and improvements to the lane. The lane is currently used for informal parking and it is anticipated that this parking will need to be removed as part of the lane upgrades. A new multi-use path located to the north of the site is proposed to connect Lloyd Avenue to the opened portion of W. 16th Street to the west of the site. This path would be located on south side of the unopened W. 16th Street road allowance.

As review of the proposed civil works is still underway at this time, the estimated total value of off-site works (engineering and landscaping) is unknown and the full scope and value of required off-site construction will be determined through the detailed design work at the Building Permit stage.

Community Amenity Contribution

The District's Community Amenity Contribution (CAC) Policy outlines expectations for projects and includes a list of potential in-kind contributions that can be considered in lieu of a cash CAC including "land for, or provision of, affordable, rental or special needs housing." The proposal includes 60 supportive rental units secured in perpetuity which represents the in-kind amenity for this project.

Landscaping

A conceptual landscape plan has been submitted with the rezoning application showing a primary outdoor play area on the north side of the building with play equipment and seating areas. A secondary outdoor amenity area is included on the south side of the building with seating. An outdoor rooftop amenity is also provided that includes a picnic area and garden beds.

Landscaping is included around the perimeter of the site and around the outdoor amenity spaces on the north and south sides of the building.

Should the rezoning proposal proceed, a more detailed review of landscape issues will be included in the development permit report.



View from Lloyd Avenue looking southwest

Financial Impacts:

The District of North Vancouver anticipates supporting this project in the following ways:

- District-led rezoning of land;
- providing 0.3 hectares (0.8 acres) of land at a nominal fee of \$10/year;
- waiving the typical application fees for the OCP Amendment, Rezoning; and Development Permit (approximately \$24,000).

In addition the District will consider:

- waiving the Building Permit fees should the rezoning be supported by District Council. Staff estimate the building permit application fees at approximately \$193,000;
- waiving the applicable District Development Cost Charges estimated to be \$506,529; and
- supporting a property tax exemption (PTE) for the non-profit society operating the units should the housing be considered taxable by BC Assessment.

The District's housing reserve fund will support the waived fees and charges and one-time costs associated with the project. Staff are reviewing the District's property tax strategy and will report back on the need for PTE funding. BC Housing will contribute capital and operating costs, which will be reported should a PTE be necessary.

Concurrence:

Should the "Financial Impacts" not include any loss of annual income and or penalties resulting from the current lease of property to the VW car dealer currently occupying the property?

The project has been reviewed by staff from the Real Estate and Properties, Environment, Building and Permits, Legal, Parks, Engineering, Community Planning, Urban Design, Transportation, Fire, and Communications departments.

If BC Assessment considers housing to be taxable who pays the taxes? Public needs to have firm public costs by time of public hearing.

As an OCP amendment is part of the project, School District 44 was provided a copy of the application materials and asked to confirm that students expected to reside in the development can be accommodated.

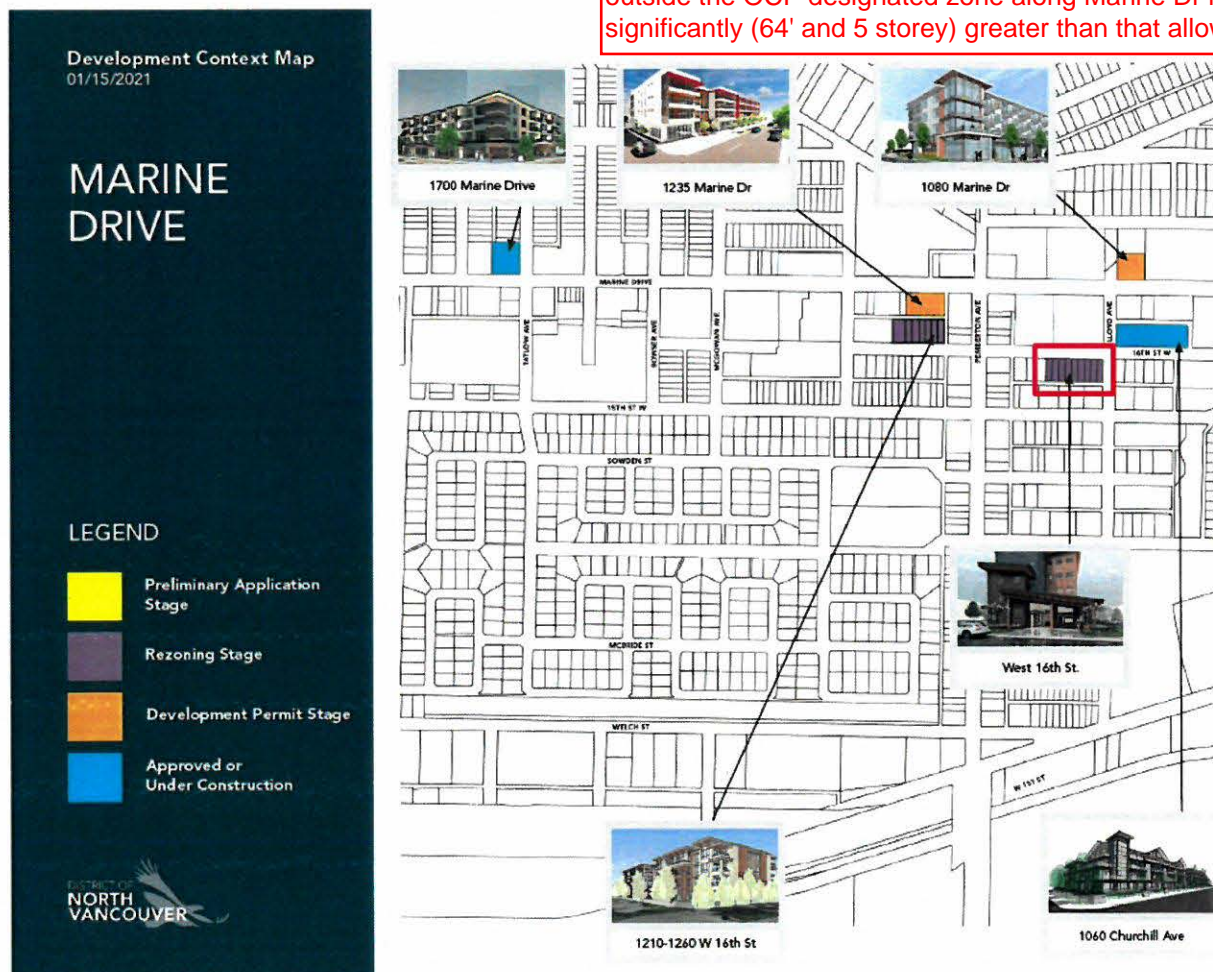
NEED A REPLY BY TIME OF PUBLIC HEARING.

Of note, the North Vancouver School District Long Range Facilities Plan (2018 Update) indicates capacity at the nearest elementary school (Norgate Community Elementary - Xwemélch'stn). For reference, there are four existing childcare providers within 200 m (656 ft.) of the site.

Construction Traffic Management Plan:

The site is shown in relation to other residential construction projects and potential development projects in the image below.

It should be noted that although this development proposal is outside the OCP designated zone along Marine Dr its height is significantly (64' and 5 storey) greater than that allowed in that zone.



Construction traffic management will be key for the development of the site. Impacts to surrounding street and neighbourhood must be minimized. A Construction Traffic Management Plan (CTMP) will be required.

In particular, the Construction Traffic Management Plan must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;
6. Identify methods of sharing construction schedule with other developments in the area;
7. Ascertain a location for truck marshalling;
8. Address silt/dust control and cleaning up from adjacent streets;
9. Provide a plan for litter clean-up and street sweeping adjacent to site; and,
10. Include a communication plan to notify surrounding businesses and residents.

Public Input

An engagement plan was created, in partnership with BC Housing and RainCity, to provide information on the project to the public and to allow opportunities for the public to learn about the project, ask questions, and provide input.

Key elements of the plan include:

- initial outreach and notification;
- Provincial government news release;
- virtual meetings with stakeholders;
- sustained outreach via social media and DNV.org;
- ongoing engagement and Q&A through the BC Housing's "Let's Talk" interactive webpage.

Is the "public" part of the "stakeholders"?

A cornerstone of the engagement is the opportunity for community groups, First Nations, and stakeholders to participate in one of several small meetings (held virtually due to Covid-19) which are presented by a panel of staff from the District, BC Housing, and RainCity. These meetings are scheduled for February 10, 18, and 25 and additional meetings will be arranged as needed in advance of the required Public Hearing.

This engagement plan replaces the more typical Public Information Meeting and a summary of the public engagement will be provided to Council at the Public Hearing.

Implementation

Implementation of this project will require an OCP amendment bylaw and a rezoning, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8488 (Attachment B) amends the OCP designation for subject properties from LIC to CRMU1. Typo? Does not bylaw 8486 (see page 115) not do that?

Bylaw 8487 (Attachment C) rezones the subject site from EZLI to a new Comprehensive Development Zone 133 (CD133) which:

- establishes the permitted residential uses;
- establishes the maximum permitted floor area on the site;
- establishes setback and building height regulations; and,
- establishes parking regulations specific to this project.

Typo? Does not Bylaw 8488 of Attachment 3 on page 135 reduce the DCCs to zero?

Bylaw 8468, (Attachment D) authorizes the District to reduce the DCCs to 'zero'.

A legal framework will be required to support the project and it is anticipated that the lease agreement will be used to secure items such as the details of off-site servicing. Additional legal documents required for the project will include a subdivision plan to consolidate the site.

CONCLUSION:

This project assists in implementation of the District's Official Community Plan objectives and helps to fulfil District housing objectives. The proposal is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

1. Give Bylaws 8486, 8487, and 8488 First Reading, refer Bylaws 8486 and 8487 to a Public Hearing, and authorize staff to waive any additional District fees (staff recommendation);
2. Give the bylaws no readings; or,
3. Return the bylaws to staff.



Casey Peters
Senior Development Planner

Attachments:

1. Bylaw 8486 – OCP Amendment
2. Bylaw 8487 – Rezoning
3. Bylaw 8488 – DCC Waiver Bylaw
4. Architectural and Landscape Plans

REVIEWED WITH:		
<input checked="" type="checkbox"/> Community Planning	TA	<input type="checkbox"/> Clerk's Office
<input type="checkbox"/> Development Planning		<input checked="" type="checkbox"/> Communications
<input type="checkbox"/> Development Engineering		<input checked="" type="checkbox"/> Finance
<input type="checkbox"/> Utilities		<input type="checkbox"/> Fire Services
<input type="checkbox"/> Engineering Operations		<input type="checkbox"/> ITS
<input type="checkbox"/> Parks		<input type="checkbox"/> Solicitor
<input type="checkbox"/> Environment		<input type="checkbox"/> GIS
<input type="checkbox"/> Facilities		<input checked="" type="checkbox"/> Real Estate
<input type="checkbox"/> Human Resources		<input type="checkbox"/> Bylaw Services
<input type="checkbox"/> Review and Compliance		<input checked="" type="checkbox"/> Planning
External Agencies:		
<input type="checkbox"/> Library Board		
<input type="checkbox"/> NS Health		
<input type="checkbox"/> RCMP		
<input type="checkbox"/> NVRC		
<input type="checkbox"/> Museum & Arch.		
<input type="checkbox"/> Other:		

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The Corporation of the District of North Vancouver

Bylaw 8486

A bylaw to amend District of North Vancouver
Official Community Plan Bylaw 7900, 2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)".

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Light Industrial Commercial" (LIC) to "Commercial Residential Mixed-Use Level 1" (CRMU1)

READ a first time by a majority of all Council members

PUBLIC HEARING held

READ a second time by a majority of all Council members

READ a third time by a majority of all Council members

ADOPTED by a majority of all Council members

Mayor

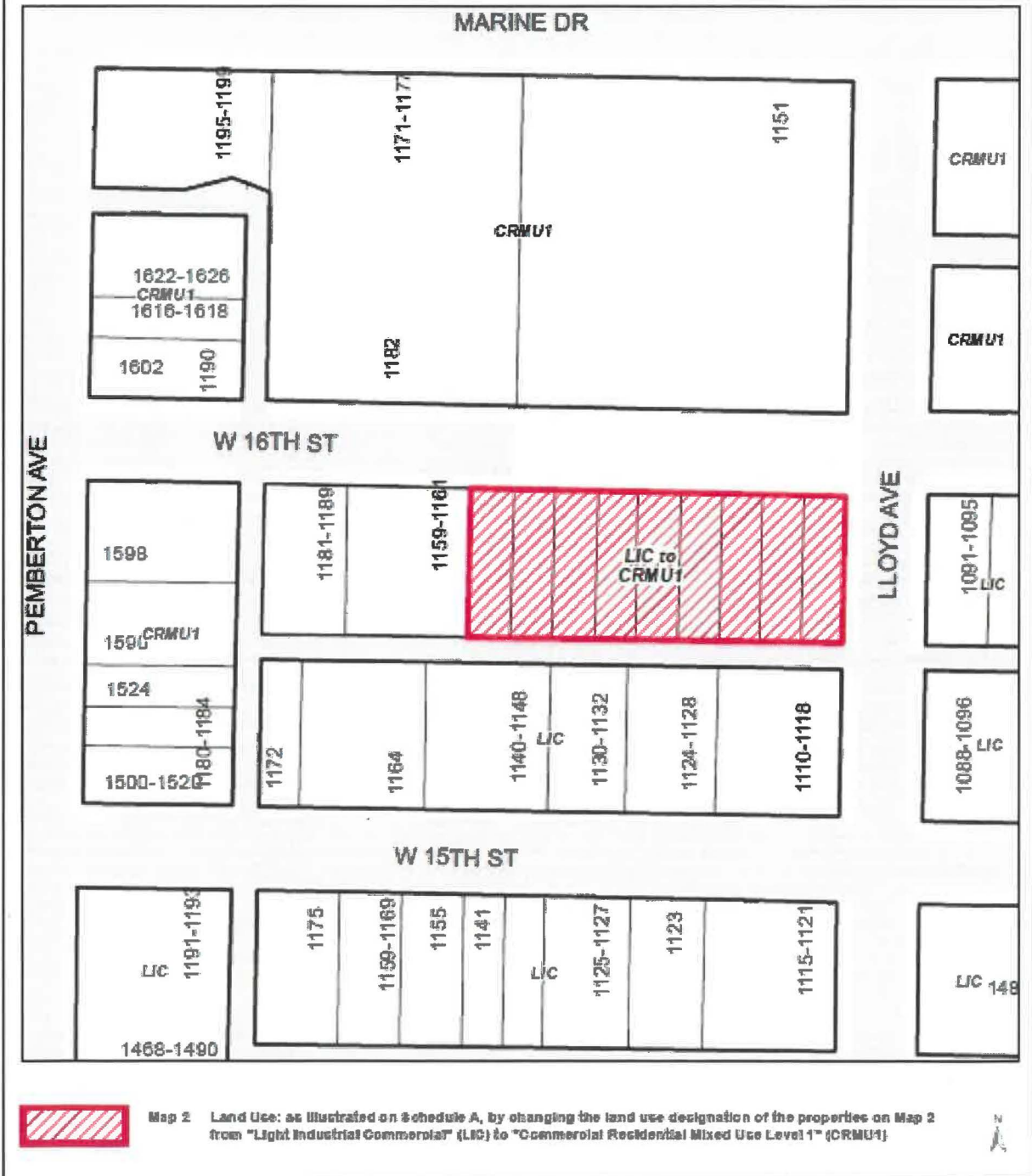
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8486

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)



The Corporation of the District of North Vancouver

Bylaw 8487

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)".

Amendments

The following amendments are made to the "District of North Vancouver Zoning Bylaw 3210, 1965":

- (a) Part 2A, Definitions is amended by adding CD133 to the list of zones that Part 2A applies to.
- (b) Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 133 **CD133**"
- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B 133 Comprehensive Development Zone 133 CD133

The CD133 zone is applied to:

- i) Lot 13 Block 57 District Lot 552 Plan 4680 (PID: 011-418-206);
- ii) Lot 14 Block 57 District Lot 552 Plan 4680 (PID: 011-418-214);
- iii) Lot 15 Block 57 District Lot 552 Plan 4680 (PID: 011-418-222);
- iv) Lot 16 Block 57 District Lot 552 Plan 4680 (PID: 011-418-249);
- v) Lot 17 Block 57 District Lot 552 Plan 4680 (PID: 011-418-257);
- vi) Lot 18 Block 57 District Lot 552 Plan 4680 (PID: 011-418-273);
- vii) Lot 19 Block 57 District Lot 552 Plan 4680 (PID: 011-418-281);
- viii) Lot 20 Block 57 District Lot 552 Plan 4680 (PID: 011-418-290); and
- ix) Lot 21 Block 57 District Lot 552 Plan 4680 (PID: 011-418-311).

4B 133 – 1 Intent

The purpose of the CD133 Zone is to permit a medium-density residential rental development.

4B 133 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 133 Zone:

a) Uses Permitted Without Conditions:

Residential use

b) Conditional Uses: Not Applicable

4B 133 – 3 Accessory Use

a) *Accessory uses* customarily ancillary to the principal use are permitted;

b) *Office purposes* related to the operation of the building are permitted;

c) Support services and common area facilities related to the operation of the building are permitted.

4B 133 – 4 Density

a) The maximum permitted density is 5,115 m² (55,047 sq. ft.) *gross floor area*.

b) For the purpose of calculating *gross floor area* the following is exempted:

i. Any floor areas below finished grade.

c) For the purposes of calculating FSR the lot area is deemed to be 3,197m² (34,412 sq. ft.) being the site size at the time of rezoning.

4B 133 – 5 Setbacks

a) Buildings shall be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

Setback Location	Buildings (Minimum Setback)
North (W. 16 th St)	5.5 m (18.1 ft.)
East (Lloyd Avenue)	5.5 m (18.1 ft.)
West	5.5 m (18.1 ft.)
South (Lane)	5.5 m (18.1 ft.)

4B133 – 6 Height

The maximum permitted height is:

- a) Multi-family apartment building: 19.5m (64.0 ft.).

4B 133 – 7 Coverage

- a) Building Coverage: The maximum building coverage is 50%.
- b) Site Coverage: The maximum site coverage is 60%.

4B 133 – 8 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings, outdoor amenity areas, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) A 2m (6.6. ft.) high screen consisting of a solid wood fence, or landscaping or a combination thereof, all with 90% opacity, is required to screen from view:
 - i) any utility boxes, vents or pumps that are not located underground and/or within a building; and
 - ii) any solid waste (garbage, recycling, compost) or loading areas with the exception of temporary, at-grade staging areas that are not located underground and/or within a building.

4B 133 – 9 Parking, Loading and Servicing Regulations

- a) Parking and loading are required as follows:

Use	Minimum Parking Required
Residential Dwelling Unit	0
Staff and Visitor Parking	22

- b) A minimum of 20 bicycle storage spaces shall be provided;
- c) Except as specifically provided in 4B133 - 10 (a) and (b), parking shall be provided in accordance with Part 10 of this Bylaw.”

List of parking personal differs to those described on page 119 of report

- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Employment Zone Light Industrial (EZLI) to Comprehensive Development Zone 133 (CD133).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8487



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The Corporation of the District of North Vancouver

Bylaw 8488

A bylaw to waive Development Cost Charges

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

- 1) This bylaw may be cited as "West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021".

Waiver

- 2) Development Cost Charges are hereby waived in relation to the Eligible Development proposed to be constructed on the site as shown outlined in red on the attached map (Schedule A), and the development cost charge rates for the Eligible Development are hereby set at zero.
- 3) For the purpose of this Bylaw "Eligible Development" means supportive housing units where the rental rate structure is secured by way of a lease agreement, affordable housing agreement bylaw, restrictive land use covenant or other measure acceptable to the Municipal Solicitor.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

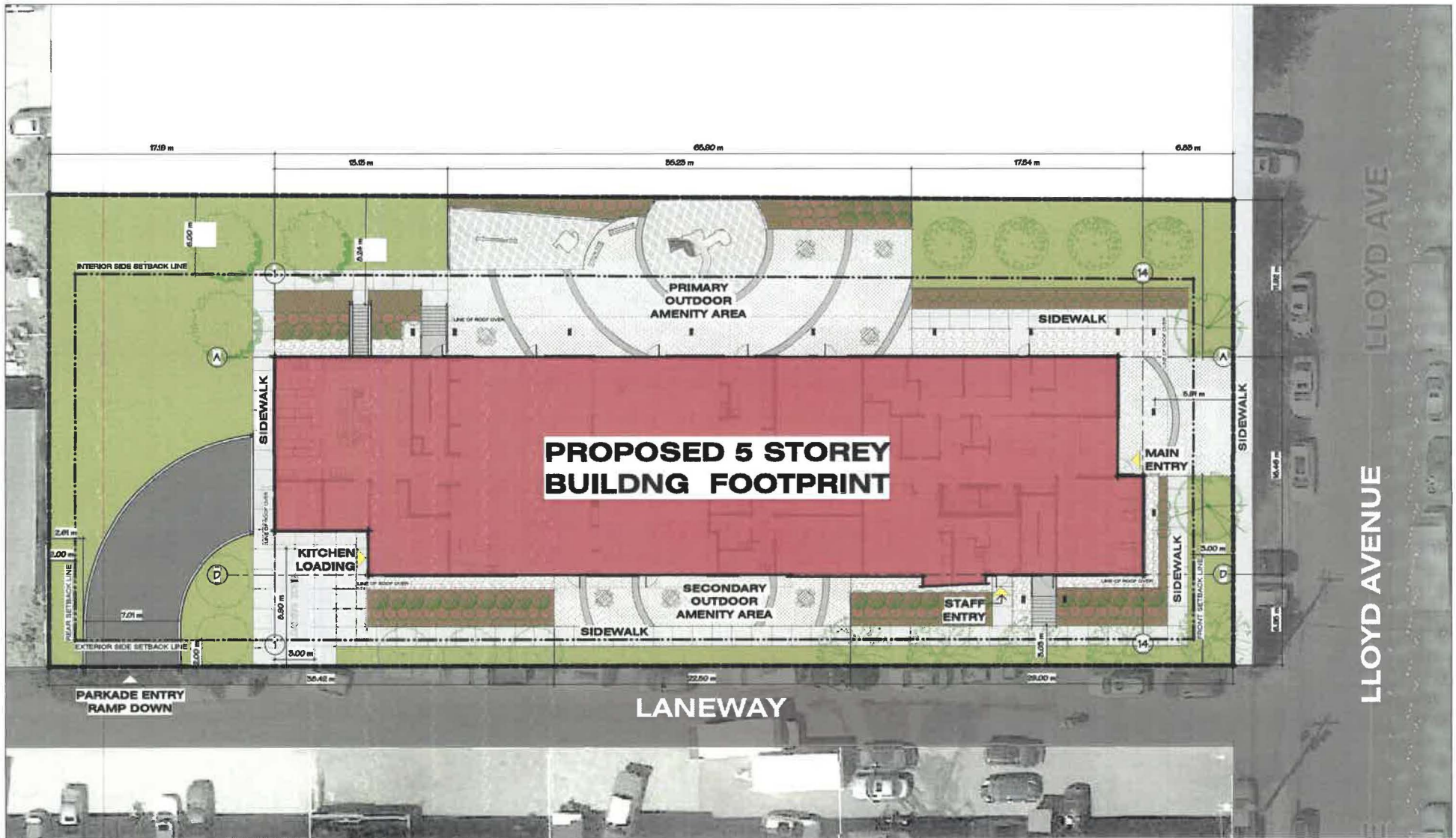
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8488





LLOYD AVE

LANEWAY

SITE PLAN

Women's Supportive Housing Lower Mainland
 1151 MARINE DRIVE
 NORTH VANCOUVER, B.C.

SCALE 1:100
 JOB NO. 20061

02

6385 YOUNG ROAD
 CHILLIWACK, B.C. CANADA
 V2P 4S3
 TEL: 604 753 9460
 FAX: 604 753 9466
 EMAIL: chp@chparchitects.com

Craven | Nuytong | Powers | Architects





PERPECTIVE VIEW LOOKING SOUTHWEST



PERPECTIVE VIEW LOOKING NORTHEAST

3D PERSPECTIVE VIEWS

Women's Supportive Housing Lower Mainland
1151 Marine Dr.

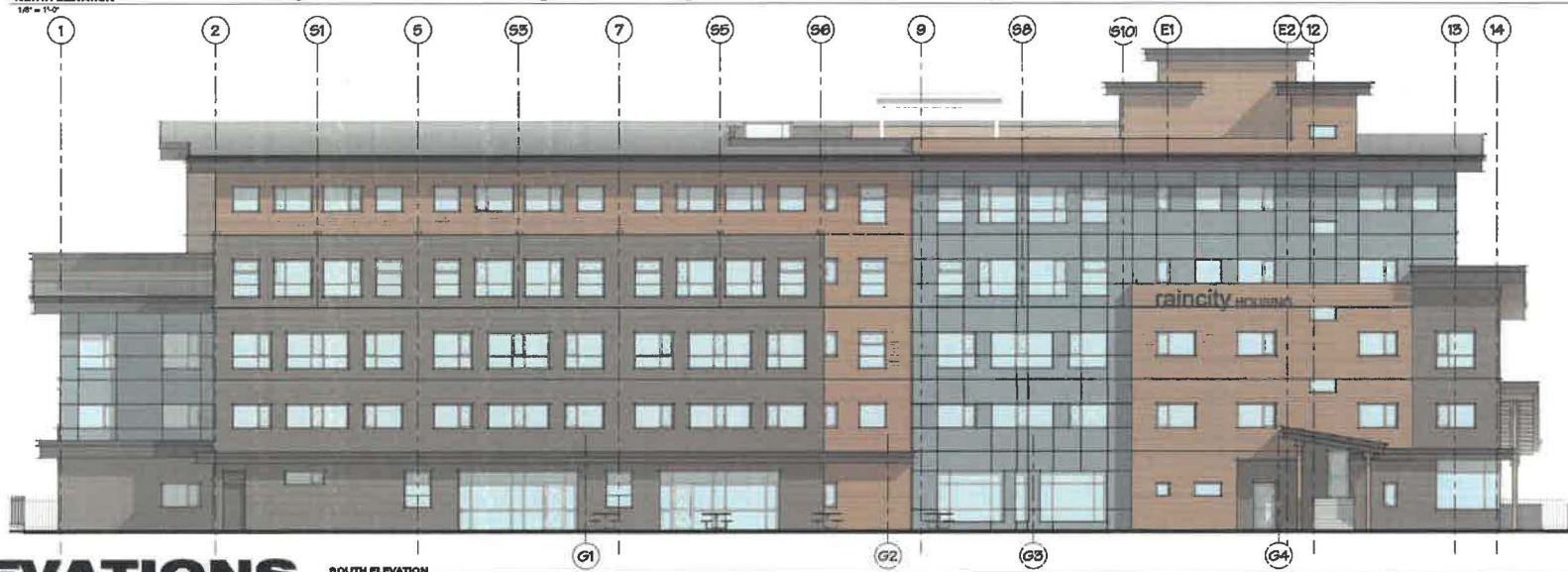
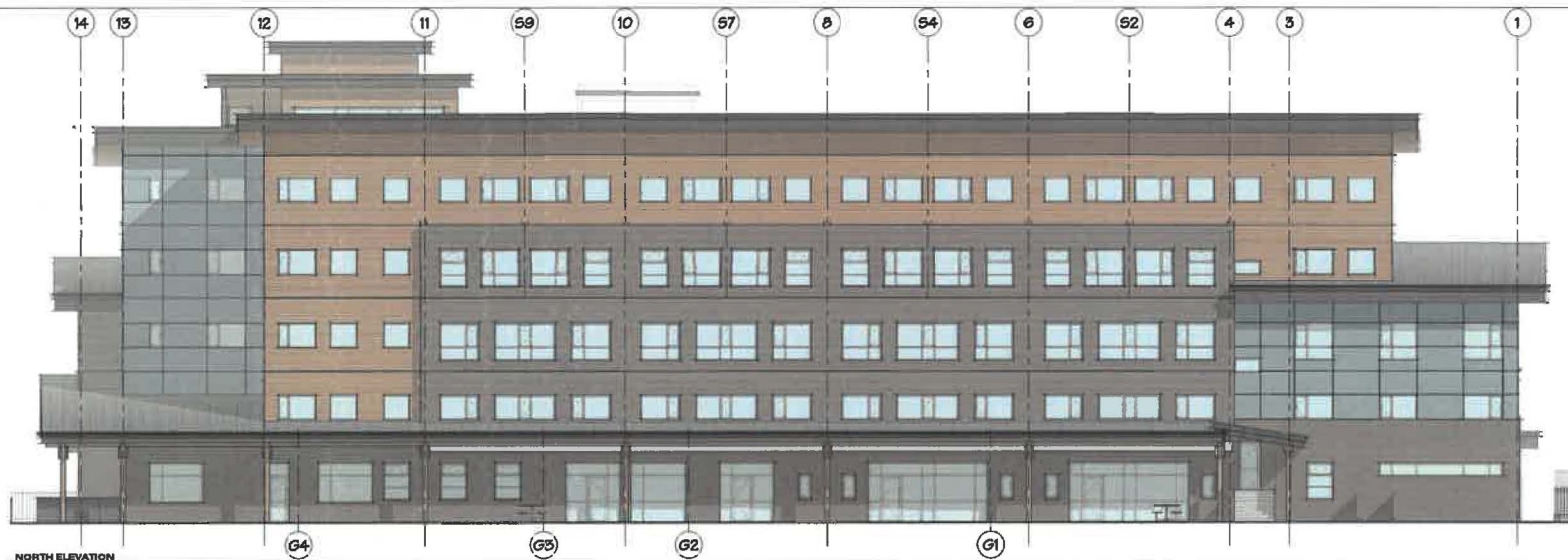
SCALE
JOB NO. 20051

08

9385 YOUNG ROAD
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V2P 4G3
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Craven | Heston | Powers | Architects

CHPA



ELEVATIONS

Women's Supportive Housing Lower Mainland
1151 Marine Dr.

SCALE 1/8" = 1'-0"
JOB NO. 20081

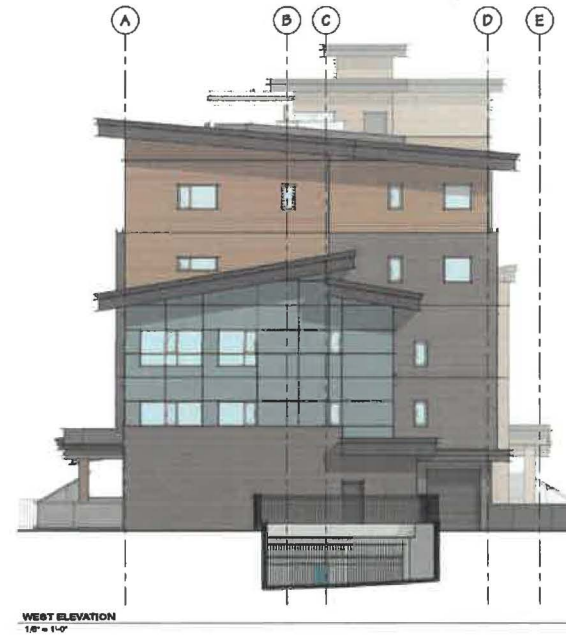
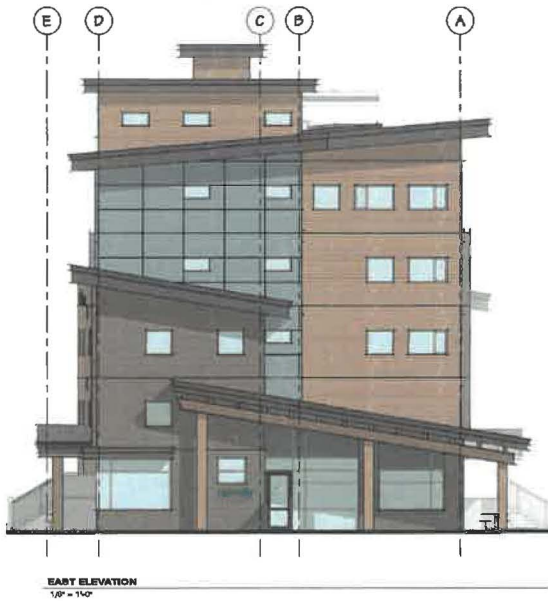
SOUTH ELEVATION
1/8" = 1'-0"

11

3365 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V0P 4S0
TEL: 604 | 793 | 8446
FAX: 604 | 793 | 8446
EMAIL: chp@chparchitects.com

Craven | Huston | Powers Architects

CHPA



ELEVATIONS

Women's Supportive Housing Lower Mainland
1151 Marine Dr.

SCALE 1/8" = 1'-0"
JOB NO. 20081

12

8305 YOUNG ROAD
GUELPH, ONT. CANADA
N1P 4B3

TEL: 604 790 1940 FAX: 604 790 1940
EMAIL: chp@chparchitects.com

Creven Hyston Powers Architects

CHPA



FRONT ENTRANCE

Women's Supportive Housing Lower Mainland
1151 Marlin Dr.

SCALE
JOB NO. 20081

15

8365 YOUNG ROAD
CHELLAWACK, B.C. CANADA
V2P 4S3
TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9445
EMAIL: chp@chparhvac.com

Creven | Heston | Powers | Architects
CHPA



STREET VIEW

Women's Supportive Housing Lower Mainland
1151 Marine Dr.

SCALE
JOB NO. 20081

16

9955 YOUNG ROAD
CHELSEA, B.C. CANADA
V2P 4S3

TEL: 604 709 9445
FAX: 604 709 9445
EMAIL: info@chpaarchitects.com

Crevent Huxton | Powers | Architects

CHPA



BIRDS EYE VIEW

Women's Supportive Housing Lower Mainland
1151 Marine Dr.

SCALE
JOB NO. 20081

17

9980 YOUNG ROAD
CHELSEA, B.C., CANADA
V2P 4S3

TEL: 604 | 753 | 9665
FAX: 604 | 753 | 9669
EMAIL: info@chpa.ca

Craven (Heston) Powers Architects

CHPA

From: [James Gordon](#)
To: [Louise Simkin](#); [DNV Input](#)
Cc: [James Gordon](#)
Subject: Fwd: [REDIRECTED]1577 Lloyd Social Housing Project aka the 16th Street Project - Public Hearing Input
Date: February 06, 2021 6:16:27 PM

Sent from my iPhone

Begin forwarded message:

From: Hazen Colbert <[REDACTED]>
Date: February 6, 2021 at 2:08:34 PM PST
To: Mayor and Council - DNV <Council@dnv.org>, Dan Milburn <milburnd@dnv.org>, James Gordon <gordonja@dnv.org>, Casey Peters <PetersC@dnv.org>
Cc: mike@mikelittle.ca, lisamuri@shaw.ca, megan curren <meganpcurren@gmail.com>, BETTY FORBES <bkaf@shaw.ca>, mathew@mathewbond.com, Jim Hanson <jameshanson@shaw.ca>, Jordan Back <jordan@jordanback.net>
Subject: [REDIRECTED]1577 Lloyd Social Housing Project aka the 16th Street Project - Public Hearing Input

Attn: Ms. Casey Peters

Input to Public Hearing

Mayor and Council,

I write as the President and Executive Director of North Shore Community Housing Advisory Committee (NSCHAC).

NSCHAC's mission is, among other things, to ensure that aging members of the LGBTQ+ community have access to quality, affordable housing, and to encourage good governance, social justice and equity in municipal land use decisions.

NSCHAC fully supports the development of this project subject to these governance requirements which are presented responsibly and solely to ensure social equity:

1.Low barrier designations require that, at all times residents must be open to personal and residential examination and superintendence for non-prescribed, illegal drugs by a trained and qualified health care professional (not a police

officer under any circumstances) but no more than once per day.

Upon discovery, these drugs will be placed in a lock-up and returned to the resident when the resident departs the facility.

Continued residency will **NOT** require a nil result from superintendence. Longer periods of nil results will allow superintendence to be lifted, in some cases permanently.

Special rules for superintendence of residents under the age of 12 will be required.

Ongoing training and education is required for both staff and residents.

2.The use of methadone and naloxone etc on site is allowed and the community will be advised of this allowance, with the requirement that these substances be part of an approved Opioid treatment program with oversight by a medical doctor except in the case of a medical emergency.

3.RCMP criminal reference checks on all residents are required. Residents who have been found guilty of serious indictable offences for which a pardon was not granted will not be eligible for residency.

4.All residents must have filed a tax return for the previous year.

For the purpose of rent geared to income and other rent calculations, income will include the child tax benefit, the GST/HST credit, climate action credits and both child support and spousal support payments (amounts in arrears will not be considered income). Income earned on an Indian Reserve, while not considered taxable by the CRA will be income for means testing. While OAS will be considered as income, the guaranteed income supplement (GIS)will not be income. Amounts garnisheed or held back by the CRA are not considered income.

5.An asset test will be required. A person with assets exceeding \$100,000, or a family with more than \$250,000 will not be eligible for residency. An exemption will be made for one motor vehicle up to \$10,000 per residence. An exception may be made for residents of larger units where vehicles are required for work. Registered Education Savings Plans (RESPs) are exempted from asset calculations.

6.Children of municipal elected officials and municipal staff from any municipality will not qualify for residency at any time and/or any reason unless they are legally

emancipated. Clients including past clients or clients in contemplation of representation by law firm Hanson & Co are not eligible for residency while any employee, associate or partner of the firm is a member of any municipal council in the Province.

7.The facility will be smoke free including all interior and exterior common areas. An exception can be made for genuinely, physically disabled people who are diagnosed with an addiction but are infirm and not able to leave their residence. Duty to accommodate will apply in such cases.

8.All youth residents (18 or under) must be full time registered in school or under the age of 5 unless verified as disabled by a medical doctor.

We look forward to alacrity in bringing this project to completion and will make ourselves available to assist in any way. **One of our board is accredited to do voluntary tax preparation which will help ensure at least one of the conditions is met, and has committed to providing his time to the residents of the facility including those residents get every nickel of social assistance available. That person is the undersigned.**

Sincerely

Hazen Colbert
President and Executive Director
North Shore Community Housing Advisory Committee

2.

2.

From: [Casey Peters](#)
To: [DNV Input](#)
Subject: FW: West 16th Proposal : Low Barrier Housing
Date: February 10, 2021 9:25:31 AM

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons below:

-----Original Message-----

From: Casey Peters
Sent: February 10, 2021 8:22 AM
To: 'Dave Watt' <[REDACTED]>
Subject: RE: West 16th Proposal : Low Barrier Housing

Hello,

The Bylaws were given First Reading at Council on Monday night and referred to Public Hearing. The Public Hearing is scheduled for March 2. Please find a link below about participating in Public Hearings.
<https://www.dnv.org/government-administration/speak-public-hearing>

You are welcome to provide input@dnv.org anytime between now and the close of the Public Hearing.

Members of the public wishing to provide feedback can visit the BC Housing site to share thoughts, ask questions, or sign up to participate in an information session at: <https://letstalkhousingbc.ca/north-vancouver-west-16>

Feedback collected from residents on the Let's Talk page about the proposed project will be provided to Mayor and Council.

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons below:

-----Original Message-----

From: Dave Watt <[REDACTED]>
Sent: February 09, 2021 3:38 PM
To: Casey Peters <PetersC@dnv.org>
Subject: West 16th Proposal : Low Barrier Housing

Hello,

I am a District resident and taxpayer, and have read much of the outline re the project.

Do you have an idea when the rezoning and OCP amendment might happen? Are we able to submit a written opinion on this now, or will I wait until the Public Hearing?

Thank you

Dave Watt



From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: West 16th Street Supportive Housing
Date: February 11, 2021 8:35:53 AM

Forwarded for your information.

Genevieve Lanz
Deputy Municipal Clerk



355 West Queens Road
North Vancouver, BC V7N 4N5

lanzgj@dnv.org
604-990-2212



Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons above.

-----Original Message-----

From: Chris Duggan <[REDACTED]>
Sent: February 10, 2021 8:23 PM
To: Casey Peters <PetersC@dnv.org>; Mayor and Council - DNV <Council@dnv.org>
Subject: West 16th Street Supportive Housing

Hello

I am looking for information on when this project will be going before Council and the opportunities to express support for this important initiative. I understand that there has recently been negative social media posts about this and I would like to articulate my sincere support and encouragement to this development moving forward in our community and being approved by Council.

Could you please give me a call at [REDACTED].

Thanks

Chris Duggan

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Lloyd Ave Housing
Date: February 11, 2021 8:39:19 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk

lanzg@dnv.org
Direct: 604-990-2212
Mobile: 604-219-7807

-----Original Message-----

From: Cari Snell <[REDACTED]>
Sent: February 10, 2021 8:39 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Lloyd Ave Housing

> To Whom it May Concern,
> I am writing to show my full support of the much needed Lloyd Avenue Housing project. Housing is a basic human right that I hope our district recognizes and ensures.
> Sincerely,
> Cari Snell

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: 1577 Lloyd Ave supportive housing
Date: February 11, 2021 8:43:06 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk

lanzg@dnv.org
Direct: 604-990-2212
Mobile: 604-219-7807

From: [REDACTED] <[REDACTED]>
Sent: February 10, 2021 8:41 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: 1577 Lloyd Ave supportive housing

Hello,

I want to voice my support for this project as a long-time CNV and DNV resident, and to thank you for taking this initiative. For many years I worked as a support worker and youth worker, both here and in other cities. I have worked with women, families, and youth who were homeless, and I am really glad to see projects like this happening in our community. Mahatma Gandhi said that "The true measure of any society can be found in how it treats its most vulnerable members." Please do not let those who are opposing this project through fliers and petitions influence it; we as a community must be better than that. Thank you!

Sincerely,

Holly Vipond
[REDACTED]

--

Those who shall strive to gain the summit will make higher advances than those who,
prematurely conceiving a despair of attaining the point at which they aim, shall at
once sink down at the foot of the ascent.

~Quintilian

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Housing project for women and families
Date: February 11, 2021 8:46:34 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk

355 West Queens Road
North Vancouver, BC V7N 4N5

lanzg@dnv.org
604-990-2212

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons above.

-----Original Message-----

From: Emma H <[REDACTED]>
Sent: February 10, 2021 8:52 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Housing project for women and families

Hello,

It's been brought to my attention that there are some residents that have been opposing the up coming housing project for homeless women and families.

I would like to state as a home owner in the district of North vancouver I fully support this project and hope that it stays barrier free. Women and families need a place to go even if they cannot stay completely sober. Every person brings some value to their neighbourhood and community, even if they are in circumstances that are not ideal.

I'm ashamed that my neighbours and fellow residents would be petitioning against helping out families who need it the most [REDACTED] the terror kids and women feel when they have no place to turn [REDACTED]

[REDACTED] . There are not enough services for people in these situations! You would never know it [REDACTED]

[REDACTED] I want to say with pride my district is doing what it can to support kids [REDACTED] and mums [REDACTED]

[REDACTED] So what if she wanted to have a glass of wine at the end of the day!! You would too in that situation and denying that to someone looking for help is cruel.

Obviously there are situations where the drug and alcohol use is far beyond that but do we really want to be seen as a community that shuns people with deep trauma who are just trying to survive their own pasts and sooth their souls? That's even more cruel.

My support for this project could not be stronger. Please please please don't let the good hearted people of North Vancouver down because a few loud bigots have your ear.

Warm wishes and good health,
Emma Hedley

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Women's supportive housing project
Date: February 11, 2021 8:50:54 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk

lanzg@dnv.org

Direct: 604-990-2212

Mobile: 604-219-7807

-----Original Message-----

From: Aubry Osborne <[REDACTED]>
Sent: February 10, 2021 9:00 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Women's supportive housing project

Hello DNV council,

It has come to my attention that some people are campaigning against the new Women and Women-led families experiencing homelessness project. I'm assuming the people opposing this project are NIMBYs with no experience of having to leave a dangerous situation to protect themselves or their children. Many of the women who will use this shelter will be leaving dangerous situations, domestic violence, etc. I wish to lend a voice in support of the project. As someone who grew up in North Vancouver, it is shameful that a community with so much wealth and community spirit could not support helping our neighbours in difficult times. I hope you will be hearing more voices lent in support as well as the likely loud ones dissenting.

Thanks for your time,
Aubry

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Support for supportive housing
Date: February 11, 2021 8:54:51 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk



355 West Queens Road
North Vancouver, BC V7N 4N5

lanzg@dnv.org
604-990-2212



Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons above.

From: [REDACTED]
Sent: February 10, 2021 9:09 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Support for supportive housing

I saw some negative propaganda about the support housing being built for women and I just wanted to show my support.

I know North Vancouver is better than these messages. I'm proud to have grown up and lived here almost all of my life. And as someone who has reached out to Jonathan Wilkinson and other North Vancouver leaders to ask about what we will do to help out homeless.

This initiative is more than I expected when I opened those conversations. So I would hate to see some ignorance and lies derail the good thing that is happening here.

My number is [REDACTED] if there's anything further you would like to know or discuss.

Hasti Krystal Sahabi

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Supportive Housing Project in the DNV - Support from a resident
Date: February 11, 2021 8:52:24 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk

lanzg@dnv.org

Direct: 604-990-2212

Mobile: 604-219-7807

From: Ryan Pugh <[REDACTED]>
Sent: February 10, 2021 10:07 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Supportive Housing Project in the DNV - Support from a resident

Hi,

[REDACTED] and I wanted to reach out to say I fully support the work you are doing to enable the development of the new supportive housing project.

This is a great project and I am proud that Council has enabled this to go through.

Thanks,

Ryan Pugh

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Support for North Vancouver Supportive Housing
Date: February 11, 2021 8:59:09 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk

lanzg@dnv.org

Direct: 604-990-2212

Mobile: 604-219-7807

From: Jennifer Ritchie <[REDACTED]>
Sent: February 11, 2021 8:52 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Support for North Vancouver Supportive Housing

To whom it may concern,

[REDACTED] and I would like to express by whole-hearted approval and support for the proposed 60 unit building that would provide low barrier housing for women and their families. I applaud this community minded proposal and hope to see it approved.

Thanks for your work and time!

Jennifer Ritchie

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: In support of Supportive Housing Project
Date: February 11, 2021 10:25:40 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk



355 West Queens Road
North Vancouver, BC V7N 4N5

lanzg@dnv.org
604-990-2212



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From: Barbara Atkins <[REDACTED]>
Sent: February 11, 2021 9:48 AM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: Bowinn Ma.MLA <bowinn.ma.MLA@leg.bc.ca>
Subject: In support of Supportive Housing Project

To DNV Council

Thank you for supporting the housing project for women-lead households by using your land. Your initiative is to be applauded.

[REDACTED] and can attest to their professionalism and neighbourliness.

Please let me know if there is any way I can be of assistance in moving this excellent and much needed housing project forward. In the past I have stood behind the Safe House for youth and subsequently the local Homeless Shelter.

Sincerely
Barbara Atkins
[REDACTED]

--

Sent from Gmail Mobile

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: District of North Vancouver, Supportive Housing – 1577 Lloyd Ave.
Date: February 11, 2021 10:26:45 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk



355 West Queens Road
North Vancouver, BC V7N 4N5

lanzgj@dnv.org
604-990-2212



Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons above.

-----Original Message-----

From: Jennifer Erin Vaughan [REDACTED] >
Sent: February 11, 2021 9:54 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: District of North Vancouver, Supportive Housing – 1577 Lloyd Ave.

My Name is Jennifer Erin Vaughan.
[REDACTED]
[REDACTED]

I am 100% IN FAVOUR of this supportive housing project for women and their children.

You raise a woman you raise the family, and the community will prosper.

Thank you,
Jennifer Vaughan

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Support for the housing project for women-led families
Date: February 11, 2021 10:27:48 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk



355 West Queens Road
North Vancouver, BC V7N 4N5

lanzgj@dnv.org
604-990-2212



Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons above.

From: Stephanie Levy <[REDACTED]>
Sent: February 11, 2021 10:16 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Support for the housing project for women-led families

Hello,

[REDACTED] and I heard about this housing project and think it's wonderful. I also heard you're receiving some negative feedback, so wanted to offer my support. These kinds of projects are life saving for folks, and I'm so happy to hear we're providing hope and a chance to these families.

Cheers,

Stephanie Levy
[REDACTED]

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: 1577 Lloyd Ave.
Date: February 11, 2021 10:28:58 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk



355 West Queens Road
North Vancouver, BC V7N 4N5

lanzg@dnv.org
604-990-2212



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From: Sheila Mackenzie [REDACTED] >
Sent: February 11, 2021 10:21 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: 1577 Lloyd Ave.

To the DNV council,

I wish to voice my support for 1557 Lloyd Avenue supportive housing for women. This kind of supportive housing for all people is required throughout the District.

I would also support housing such as this in Deep Cove, [REDACTED]

Best regards,

Sheila Mackenzie
[REDACTED]
[REDACTED]

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Supportive Housing 1577 Lloyd
Date: February 11, 2021 11:28:40 AM

Forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk



355 West Queens Road
North Vancouver, BC V7N 4N5

lanzg@dnv.org
604-990-2212



Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons above.

From: Carrie C <[REDACTED]>
Sent: February 11, 2021 10:54 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Supportive Housing 1577 Lloyd

Begin forwarded message:

From: Carrie C <[REDACTED]>
Subject: Supportive Housing 1577 Lloyd
Date: February 11, 2021 at 10:52:24 AM PST
To: council@dnv.org

Hello,

I would like to voice my support for the proposed supportive housing project. [REDACTED] so very close to the proposed project, [REDACTED] As a community we need to open our hearts to support these women and children. I believe the diversity will strengthen

our community and benefit our children.

Thank you,
Carrie Chatelain



From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Low barrier housing
Date: February 11, 2021 11:54:18 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk



355 West Queens Road
North Vancouver, BC V7N 4N5

lanzgj@dnv.org
604-990-2212



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-----Original Message-----

From: Christine Steunenberg <[REDACTED]>
Sent: February 11, 2021 11:36 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Low barrier housing

Hi,

[REDACTED] and I am fully in support of this new low income development and housing project. I welcome more diversity and affordable living situations throughout the District. In fact, I wish this had been done a long time ago.

Christine Steunenberg

Sent from my iPhone

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: District of North Vancouver, Supportive Housing – 1577 Lloyd Ave
Date: February 11, 2021 12:19:03 PM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk



355 West Queens Road
North Vancouver, BC V7N 4N5

lanzgj@dnv.org
604-990-2212



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-----Original Message-----

From: Meaghan Cochrane <[REDACTED]>
Sent: February 11, 2021 12:15 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: District of North Vancouver, Supportive Housing – 1577 Lloyd Ave

I am 100% IN FAVOUR of this supportive housing project for women and their children. I sincerely hope this gets approved. Every family deserves a chance.

Thank you,
Meaghan Yeoman
[REDACTED]

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Support for District of North Vancouver, Supportive Housing – 1577 Lloyd Ave
Date: February 11, 2021 12:20:54 PM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk



355 West Queens Road
North Vancouver, BC V7N 4N5

lanzgj@dnv.org
604-990-2212



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From: Shona Greenway <[REDACTED]>
Sent: February 11, 2021 12:16 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Support for District of North Vancouver, Supportive Housing – 1577 Lloyd Ave

Good Morning,

I am writing to inform you of my complete support in the wonderful supportive housing project.

Great job to all involved and thank you for setting an example.

Shona Greenway



From: [Dave Watt](#)
To: [DNV Input](#)
Subject: West 16th Low Barrier Housing Public H March 2, 2020
Date: February 11, 2021 4:57:58 PM

Great project, but I can't support the choice of location. Can we not do better for these people that really need our help? Think they deserve the best that we can provide...not simply an unused District owned property.

Proposal means:

: 5 storeys, no precedent. Do we abandon all rules for spot zoning?

: Would we anticipate adjacent property owner, feels that their property should also be entitled to 5 storeys [Capilano Volkswagen]?

: Neighbours to the south including noisy, engine repair business.

: Car Lot to the North : Display Lot overhead lighting operating all night for security

: Amendment to OCP [do we not need this type of zoning to employ people??]

: Children living here will be required to walk through commercial zones to get to school and play ground...or conversely, play at the Capilano Mall [Great environment].

I believe that there are alternate locations better suited, that we already own as well.

Just one Example : Eliminate either one of the parking lots at District Hall. Sell the W16th site and use those funds to build a second level structure for staff parking on the remaining parking area. Construct this housing on the now unused parking lot. This location is on a bus route, close to shopping, a few blocks to our most excellent community centre, close proximity to 2 Public Elementary Schools, One Private School K-12 Andre Piolet, Mountainside School, and easily walkable to Carson Graham. District has already announced a 4-5 storey building at Stanley and West Queens [precedent].

Do we not want to choose the best that we can as a location? In our rush to use available funds, I think that we have chosen a poor location.

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Supportive housing - 1577 Lloyd ave.
Date: February 12, 2021 8:59:47 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk



355 West Queens Road
North Vancouver, BC V7N 4N5

lanzg@dnv.org
604-990-2212



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From: Alexis Hughes <[REDACTED]>
Sent: February 11, 2021 7:49 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Supportive housing - 1577 Lloyd ave.

Re: District of North Vancouver, Supportive Housing – 1577 Lloyd Ave.

I am [REDACTED] and 100% IN FAVOUR of the above noted supportive housing project for women and their children.

Thanks - Alexis Darling

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Supportive Housing – 1577 Lloyd Ave.
Date: February 12, 2021 9:07:02 AM

From: Rob [REDACTED] >
Sent: February 11, 2021 9:56 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Supportive Housing – 1577 Lloyd Ave.

Hi there,

I'm emailing to support the Supportive Housing – 1577 Lloyd Ave proposal. Women and kids shouldn't be on the streets or forced to stay with abusive partners.

Best Regards

Rob Hedley

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: I support supportive housing!
Date: February 12, 2021 9:02:06 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk



355 West Queens Road
North Vancouver, BC V7N 4N5

lanzg@dnv.org
604-990-2212



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From: Lorie Barton <[REDACTED]>
Sent: February 11, 2021 10:07 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: I support supportive housing!

Hello - just a quick note that I'm 100% in favour of this supportive housing project at Lloyd Ave. [REDACTED] and we need to give these families some help.

Regards,

Lorie Barton
[REDACTED]

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Supportive Housing Project for Women and Children
Date: February 12, 2021 9:16:22 AM

From: Angela Birnie [REDACTED] >
Sent: February 12, 2021 7:21 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Supportive Housing Project for Women and Children

Dear council,

Please know that despite the recent negative flyer campaign against the proposed supportive housing project for women and children, I [REDACTED] and many others stand in fierce support of the project.

Voting to support this progressive and compassionate support service will in turn make the district of North Vancouver one of the most progressive and compassionate councils. It's long overdue that we treated addiction like the health care issue that it is, instead of a criminal issue. [REDACTED] and too many services exist in a silo, where one has to be clean and sober before accessing another service. It's simply impractical, unsupportive, and narrow minded to distill health issues into separate and unrelated issues. We need our health and social services to be trauma informed, where providers and support staff see that many issues and difficult life experiences are connected, and must be treated as such.

Please don't let some fearful and misinformed community members roll back proposed progress.

Thanks for your consideration,
Angela Birnie

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: 1577 Lloyd Ave
Date: February 12, 2021 9:23:43 AM

From: Kirsten Larsen [REDACTED] >
Sent: February 12, 2021 9:09 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: 1577 Lloyd Ave

Hello,

I am writing in response to a petition I have seen posted on social media that is against this new social housing project at 1577 Lloyd Ave. I am appalled that I have neighbours that could possibly be against an amazing and ground breaking social housing project and I want to tell the District of North Vancouver council that I am in FULL SUPPORT of this low-barrier housing for women and children.

[REDACTED]
[REDACTED] I have seen first hand the impacts of homelessness and the absolute lack of safe, supportive, shelter rate housing. [REDACTED]

[REDACTED] and I cannot tell you how important safe, secure, affordable housing is for women in these situations. We need MORE supportive housing so that women and children do not have to stay in abusive relationships. Housing must be low-barrier in order to meet the needs of our city's most vulnerable and I am so proud that this project is happening in North Vancouver. [REDACTED]

[REDACTED] I am in FULL support of this project and I am hopeful that it will move forward.

This housing is a matter of life and death - lack of access to safe housing contributes to overdose deaths, violence against women and children and poor health outcomes for marginalized communities. The District of North Vancouver should not let someone's concern about "property values" take precedence over people's actual lives. I encourage the District of North Vancouver to make the right choice to save lives by moving forward with this housing project.

Thank you for your time.

Kirsten Larsen
[REDACTED]

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Rezoning 1577 Lloyd Ave
Date: February 12, 2021 1:44:26 PM

From: Patrick Sullivan <[REDACTED]>
Sent: February 12, 2021 12:18 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Rezoning 1577 Lloyd Ave

I'm messaging in support of the rezoning project for the women's shelter at 1577 Lloyd. I understand there are propaganda campaign pamphlets going around with common tropes that have been debunked in so many cases. These people obviously fear the idea but what they need proof of mitigation's that will be in place to help reduce these possible negative effects.

Thanks, Patrick

Get [Outlook for iOS](#)

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Supportive Housing Project on Lloyd Avenue
Date: February 12, 2021 1:45:45 PM

From: Shayna Rector <[REDACTED]>
Sent: February 12, 2021 12:19 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Supportive Housing Project on Lloyd Avenue

Dear DNV Council,

I write you to say I fully support the [Supportive Housing project](#) for single mother families. And would like to see the opportunities to make progress on the vision for the Old Delbrook Rec Ctr lands - in parallel. Not next door, but part of the adjacent neighbourhood ecosystem. Developing Delbrook into a combination of elderly and emergency worker accommodation will provide much needed capacity and an opportunity for 'Revillaging'* - intergenerational community hubs, and tolerable 'densification' to support a diverse and thriving North Vancouver where those that work can live here too.

[REDACTED]
At the same time I know some have voiced concerns about property value, traffic, and problems they associate with low-income people being in the neighbourhood. Similar to the oppositions being raised around the Lloyd project. I am confident that if you progress with a real community lens on the opportunity to leverage these lands to support people to live better lives, rooted in a supportive community that this could be catalytic for our community in positive ways - and the concerns raised about property value, traffic and drugs/homelessness would not come to be in the negative ways portrayed. But instead really desirable community hubs would result.

I bring your attention to a coworking/childcare concept we hope to get off the ground somewhere in Metro Vancouver next year: <https://nestworks.space/> [REDACTED]
[REDACTED] Perhaps space at the Old Delbrook lands could enable a place like this? A co-working space, with flexible childcare and the opportunity for neighbours (retirees, emergency workers, empty nesters and others) to participate in direct and/or adjacent programming. You have part of this vision already there. I invite you to have the bravery to follow through. Many of us support you, we're just busy with young families, jobs and aging parents so we don't show up at the meetings as vocally as other members of our community do. This [Nestworks video](#) will give you a sense of some of the needs and vision we hope to address, and invite you to consider as you go forward supporting smart community housing, community projects and growth.

* 'Re-Villaging' is a term that the [Nestworks](#) community has been using to describe our vision for more closely integrated career, family and community needs.

Might this guide you and buoy your support for the Supportive Housing Project.

Shayna



From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Rental and Affordable Housing
Date: February 12, 2021 4:04:29 PM

From: Uli reichardt <[REDACTED]>
Sent: February 12, 2021 3:22 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Rental and Affordable Housing

To the Council of District of North Vancouver,
[REDACTED] I am in full support of the
Housing project on 1577 Lloyd Ave .We need Housing for
all People in need.
Ulrich Reichardt
[REDACTED]

From: [Geele, Leo](#)
To: [DNV Input](#)
Subject: FW: SUPPORT 1577 Lloyd Ave Supportive Housing - here's some Minister Ma MLA Quotes Why
Date: February 16 2021 8:37:19 AM
Attachments: [image.jpg](#)

From: Joe A. Kunzler <[\[REDACTED\]](#)>

Sent: February 12 2021 11:22 PM

To: communityrelations@bchousing.org; Mayor and Council - DNV <Council@dnv.org>

Cc: Ma, MLA Bowinn <Ma.Bowinn@leg.bc.ca>; nbrunemeyer@bchousing.org; Casey Peters <CaseyPeters@dnv.org>; aridway@raincityhousing.org; BRichter@nsnews.com; jseyd@nsnews.com; Mayor's Office DNV <mayor@dnv.org>; Jordan Back <BackJ@dnv.org>; Mathew Bond <bondm@dnv.org>; Megan Curren <CurrenM@dnv.org>; Betty Forbes <ForbesB@dnv.org>; James Hanson <hansonj@dnv.org>; Lisa Muri <MuriL@dnv.org>

Subject: SUPPORT 1577 Lloyd Ave Supportive Housing - here's some Minister Ma MLA Quotes Why

Dear Interested Parties;

I hope I'm acute. Got a lot going on but Minister Ma [has called for help](#), and I'm here to help to partially repay a debt of honour to the hero who saved TransLink from [Dark Tuesday](#) where TransLink was in grave crisis last year.

Now to the topic at hand: Apparently the District of North Vancouver is in a 'danger close' situation regarding emergency housing. I want to begin by entering Minister Ma's own infographic into the public record because the infographic speaks for itself:

Homelessness already exists in our communities. This project is an opportunity to prevent street-entrenched homelessness from getting worse and to actually **improve** our community by lifting up people and families in ways that enable them to find stability and move forward in their lives.

"Low barrier" doesn't mean "no rules" or "lawlessness". It means that we recognize addiction as an illness rather than a criminal matter and that we must approach those living with this health issue with compassion, not judgement.

Yes. This is a project for women and their families, including children who are as innocent as any other child in our community.

Some of these women will be fleeing violence or other dangerous living conditions that they've endured for too long out of fear of losing their children or because they have nowhere else to go.

A project like this helps to keep children with their mothers, instead of splitting them up due to homelessness of the parent. Please find the compassion to support them.

I welcome communication from all my constituents, but am disclosing now that I too live very close to this proposed site and do support this project wholeheartedly.

DID YOU KNOW?

North Vancouver Supportive Housing

THIS COULD BE YOUR NEIGHBOUR

The district of North Vancouver has proposed relocating the homeless to our neighbourhood. This 60 unit building proposal is set to provide "low barrier" services **for women and their families**. "Low barrier" means anyone is allowed to stay if they are under the influence of drugs or alcohol and do not require ID.

What does this mean for our community?

- This could negatively impact the values of our homes and businesses
- Bring illegal substances to our streets
- Negative impacts to public safety as there are no requirements to be clean or sober in this rent reduced housing.
- Could severely increase crime and leave our streets covered in drug paraphernalia.

PLEASE KEEP OUR NEIGHBOURHOOD SAFE. NOW IS THE TIME TO HAVE OUR VOICES HEARD. Scan QR code to sign petition now!

We understand the concern for housing as homelessness is on the rise, BUT there needs to be better rules and regulations put into place for all of our safety.

Please join the conversation!

Sessions are on the following Days

Feb 10th, 2021 7:00- 8:00pm
Feb 18th, 2021 7:00- 8:00pm
Feb 25th, 2021 12-1pm

Email communityrelations@bchousing.org to register.

Or Our MLA, Bowinn Ma Ma.Bowinn@leg.bc.ca about your concerns

I agree with Minister Ma that compassion is needed, "To keep children with their mothers". That one can, "Actually improve our community by lifting up people and families in ways that enable them to find stability and move forward in their lives".

Furthermore, as [the lead editor of Minister Ma's WikiQuote page](#), I want to enter into the public record at this stage *some very relevant statements in the BC Legislature Minister Ma has made on housing*. These statements are timely and should be considered by all *thoughtful* parties.

FIRST on 17 September 2017, Minister Ma stated, "I know that housing is top of mind for so many people in North Vancouver. Sixteen years of neglect have allowed our real estate market to get out of control, our rental rates to skyrocket. Waiting lists on our subsidized housing stock run miles long. This issue has generally left hard-working individuals and families behind. It is a huge mess. And now that we have a government made up of people who are ready to work for people, it also means that we now have a government that is actually interested in cleaning up that mess".

SECOND on 22 February 2018, Minister Ma stated, "Housing affordability — I think it would be fair to say — is the number one issue across the province. There are, of course, many other extremely important issues, but housing affordability seems to be at the crux of it all. In my community, over and over, I hear from renters who tell me that if they lose their home in their current rent-controlled apartment, they will end up on the street. In my community, there are 750 members of the population who are homeless".

I/JOE would very, very much consider in your deliberations *what the heckfire are the #s now in February of 2021*. I would think that's something to actively consider as you consider this project.

THIRD on 25 March 2019, Minister Ma also said, "It's now well demonstrated in transportation demand management research and practice that you cannot build your way out of traffic congestion by building roads. In fact, the opposite is true. The more freeways and car lanes you build, the more people drive and the more congestion and other negative results there are. What do we do then? We can't simply allow people to languish in worsening congestion. Instead, we must start to work to build the housing that people can afford."

To me/Joe: This project at 1577 Lloyd Avenue was not too long ago a place for cars to be sold for folks to commute. Not a good use of buildable land in the middle of a city. This project will provide housing a 6 minute walk from a Rapidbus R2 BowinnLine stop. I know the people of North Vancouver prioritize transit unlike West Vancouver. Well a big part of prioritizing transit is ensuring transit is accessible and land is used to house close to transit.

I want to conclude with this urging: Please do not fall to the NIMBY stereotypes. Stand up for housing. Stand with Minister Bowinn Ma, MLA who I know works long hours to do right by her riding. Or stand on the wrong side of history and against a climate action + human rights shero. Up to you.

Thoughtfully;

Joe A. Kunzler

[REDACTED]

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: District of North Vancouver, Supportive Housing – 1577 Lloyd Ave
Date: February 16, 2021 8:41:22 AM

From: Nichol Reichardt <[REDACTED]>
Sent: February 13, 2021 5:45 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: District of North Vancouver, Supportive Housing – 1577 Lloyd Ave

Dear Mayor and Council,

I write this email on a cold winter evening. Outside the snow continues to fall and I am snuggled safely at home by the fire. My family and I are lucky that we have a roof over our heads and safe place to seek shelter. As housing pricing continues to rise more and more families are falling on tough time homelessness is becoming an increasing problem.

On nights like tonight I worry that they all won't find shelter so when I saw the proposal for the supportative housing was so proud of our city for this endeavor. I support it whole heartedly.

However I have recently seen posts that there is a group opposing this project. I hope you all stay fast and help move this project forward. We need this now more than ever.

Kind Regards,
Nichol Reichardt
[REDACTED]

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Voicing support for North Vancouver housing project
Date: February 16, 2021 8:38:59 AM

From: Noonies Buns <[REDACTED]>
Sent: February 13, 2021 1:52 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Voicing support for North Vancouver housing project

Hi,

I just wanted to take a second to voice my support for North Vancouver's first supportive housing project for women and women-led families experiencing homelessness. I understand that there has been some opposition to the project, largely based on misinformation and ignorance.

I am not sure how else to lend support for this project [REDACTED], but I thought this email was a decent start. If there are any other avenues to voice support, please let me know.

Thanks, Noushin.

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Supportive Housing
Date: February 16, 2021 1:11:42 PM

From: Genevieve Lanz <LanzG@dnv.org> **On Behalf Of** Infoweb
Sent: February 16, 2021 10:04 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: FW: Supportive Housing

From: Waltraud Reichardt Reichardt [REDACTED]
Sent: February 12, 2021 5:20 PM
To: Infoweb <infoweb@dnv.org>
Subject: Supportive Housing

Dear Council Members.

I am a resident of [REDACTED] and in full support of the pruposed development of the supportive housing on 1577 Loyd Ave.

All people deserve to have a roof over their head . I thought that was a human right.

Please don't let the negative opinions of the neighborhood change your mind.

We need to house the homeless, especially our children .

Sincerely. Waltraud Reichard

From: [Casey Peters](#)
To: [DNV Input](#)
Subject: FW: Development Proposal - West 16th - Supportive Housing for Women.
Date: February 18, 2021 8:10:38 AM

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: Casey Peters
Sent: February 18, 2021 8:10 AM
To: 'Ware Mechanical Repair Ltd. Laura Ware' <[REDACTED]>; [REDACTED], laura <[REDACTED]>
Subject: RE: Development Proposal - West 16th - Supportive Housing for Women.

Hello,

Thank you for your input. You are correct that the District is interested in hearing the opinions of all our residents on this project, so I appreciate you taking the time to share your perspective on this proposed project. I do want to clarify a few points you've raised below.

The proposal we are discussing is for supportive housing, which is different from a shelter. These proposed units would be someone's permanent home where they live in a self-contained unit and pay a monthly rent. A shelter, such as the Lookout, is temporary access to a bed for one night at no cost.

The proposed operator, RainCity Housing, notes that part of supportive housing is recognizing that some people will sometimes choose to use substances as many of us across society do in our own homes. RainCity takes steps to ensure that if a resident makes that choice, they can make time to talk about it, offer harm reduction services as needed, and provide additional supports when necessary. Each person is required to sign a program agreement outlining certain commitments they will need to meet in order to live there. They will also sign a good neighbour agreement that speaks to not only how they will interact with the other women and children living in the building, but also with neighbours in the surrounding area.

Amelia Ridgway, RainCity's Associate Director, can be contacted at 604-215-5995. Amelia would be able to respond to any specific questions or concerns that you may have about how a supportive housing building is operated.

Regarding the petition, I was aware of its existence and that it was subsequently removed. I am aware that MLA Ma has expressed her support for the proposal and that she had concerns with opposition to the project but that is the extent of my knowledge.

If you are speaking to other members of your community please let them know that we do want to hear from the public. They are welcome to ask questions and provide their comments to both me and to Council at input@dnv.org. I would encourage people to consider participating in the public hearing on March 2, too. More information can be found at this link: [DNV.org/public-hearing](https://dnv.org/public-hearing).

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: Ware Mechanical Repair Ltd. Laura Ware <[REDACTED]>
Sent: February 17, 2021 11:37 AM
To: Casey Peters <PetersC@dnv.org>; [REDACTED], laura <[REDACTED]>
Subject: Development Proposal - West 16th - Supportive Housing for Women.

Dear Casey. My [REDACTED] and I, and [REDACTED], have been residents of [REDACTED] and the [REDACTED] and I have never felt so strongly against a proposal than we are right now. We have no problem with supportive housing for Women in Need but we are adamantly opposed to the Drug Use in the facility, in which Children will also be living. When we read the lease agreement from the Raincity Housing, it also says that no resident will be evicted for doing drugs. That is very evident at the Raincity housing in the Downtown core as well. If you want to take a very disturbing drive, go down that way sometime. .

There was an Online Petition that was set up by some business owners in the immediate area of the Proposed Project, and signed by a lot of other business owners and residents in the immediate area, as well as residents of Norgate. As of last Thursday, February 11th, there were more than 200 signatures, but unfortunately, someone must have forwarded the information about the Petition to Bowin Ma, MLA, and suddenly the Petition disappeared. I am not saying it was her, but on the next morning, Friday, the 12th, Bowin Ma was on News1130, at 5:20 am, saying that she was very disappointed in the people of North Vancouver, and those Norgate Residents that are opposed to the supportive housing for women that are homeless etc. She also said that she was calling out the person/persons that were responsible for the Online Petition.

I am not sure why she is openly bullying those of us that are not in favour of the Proposed Project. Do we not have a right to not agree with things, and I would think that the District of North Vancouver would be open to our opposition to the Project, otherwise why would they be posting the Development Proposal signs? .

In our community of [REDACTED] we have a great Facebook Page that we are able to use to help each other out, but unfortunately this proposal has divided a lot of us, those of us that are not FOR the Proposed Development. We have been called out and told to get real and have also been referred to as Nimbys etc., which is not true, we just are not in favour of the Open Drug Use policy.

We have a [REDACTED] and have had it in the [REDACTED] for the past [REDACTED]. We are located [REDACTED] and have had a lot of problems with Crime, Drug Users etc.

We live on the [REDACTED] by the [REDACTED] and our street has a open pathway to the back lane of [REDACTED]. At the moment and for the past few years, we have had a lot of drug induced persons going by our house to the local drug dealer who operates out the Alderwood Park Strip. After picking up their goods they then return along our street in the direction of [REDACTED]. Unfortunately with drug use comes crime, and that has been on the uprise lately. Just this past Monday, am, February 14th, a neighbour at the end of our [REDACTED] had someone steal speakers etc. out of their back yard while they were sleeping, leaving a half smoke joint. This is the 3rd time in a short while

Thanks for reading this. . .

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Public meeting for West 16th Street supportive housing (1577 Lloyd)
Date: February 18, 2021 12:09:58 PM

From: PairOfKnees <[REDACTED]>
Sent: February 18, 2021 11:11 AM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: Casey Peters <PetersC@dnv.org>
Subject: Public meeting for West 16th Street supportive housing (1577 Lloyd)

Dear Mayor and Council

Listed below are the concerns and questions on this proposal that the Norgate Park Community Association have and so far have had no response from B.C.Housing. Could please have these questions submitted to the virtual public meeting panel as all meetings are full

Will this be the first CD zone with a residential building in the EZLI zone (District Question already asked but not specifically answered)

What of the following services will be available at this facility?

General education?
Job training?
Health education?
Medical services?
Financial education?
Alcohol abuse recovery?
Drug rehab?
Safe injection site?
Are there any other services?

Could you please tell us who of the following will occupy the 40 bachelor suites in this facility?

Single women
Women with babies
Teenage pregnancy
Senior women
Disadvantaged women
Abused women
Are there any other?

What is the estimated average length of stay for people using this Facility
What is the criteria that they no longer meet the needs to reside there?
How many staff will there be onsite?
Will there be security staff?
Is there an age limit for children?

How many elementary aged children would you estimate would be in this 60 unit with a mixture of 2, 3 & 4 bedroom units.

Thanks

David

From: [REDACTED]
To: [DNV Input](#)
Subject: Proposed land use change for Lloyd and 16th
Date: February 18, 2021 12:55:49 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image002.png](#)

Good Morning,

We have some questions about the proposed changes and supportive housing development.

Its my understanding that Raincity Housing would be involved, does this mean a safe injection site would be considered for Lloyd & 16th?

There are a number of homeless people within the area already or people living in campers, is there a plan to help them find homes before moving others in? The campers are already an issue being so close to the creek and fish habitats.

Thank you,

Kelyn Coutts

Team Leader



Visit us online! [1](#)



From: [Casey Peters](#)
To: [DNV Input](#)
Subject: FW: 1577 Lloyd Social Housing Project aka the 16th Street Project - Public Hearing Input
Date: February 18, 2021 12:58:24 PM

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: Michael Hartford
Sent: February 18, 2021 12:11 PM
To: Hazen Colbert <[REDACTED]>
Subject: RE: 1577 Lloyd Social Housing Project aka the 16th Street Project - Public Hearing Input

To clarify, the intended housing operator at this site is RainCity Housing – BC Housing did not indicate they are the building operator, rather they confirmed that landlord/tenant disputes would be eligible to be considered by the Residential Tenancy Branch.

Michael

Michael Hartford
Section Manager, Development Planning
District of North Vancouver Development Planning
mhartford@dnv.org

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From: Hazen Colbert <[REDACTED]>
Sent: February 18, 2021 11:50 AM
To: Michael Hartford <HartforM@dnv.org>
Subject: Re: 1577 Lloyd Social Housing Project aka the 16th Street Project - Public Hearing Input

Hi Michael

Yes it is very helpful.

The narrative at First Reading was a bit unclear since BC Housing is named only as the funding

partner not the operator.

I suggest the words found at First Reading be modified at Public Hearing to be consistent with the response from BC Housing which is that they are the building operator. These are the words from First Reading.

BC Housing will be funding the project and RainCity Housing ("RainCity") will be the building operator.

Thank you

Hazen

From: Michael Hartford <HartforM@dnv.org>
Sent: February 18, 2021 11:39 AM
To: Hazen Colbert ([REDACTED]) < [REDACTED] >
Subject: RE: 1577 Lloyd Social Housing Project aka the 16th Street Project - Public Hearing Input

Hello Mr. Colbert:

Your inquiry regarding dispute resolution has been forwarded to me for a reply.

You raised the question below regarding the proposal for supportive housing on W. 16th Street at Lloyd Avenue:

"Should a rental or the right of the Society to enter into a rental agreement come under a dispute, which organization will arbitrate the matter - The Residential Tenancy Bureau or the Civil Resolution Tribunal?"

BC Housing has been consulted on this question and the response is that when the program agreement is being challenged (such as through a tenant having a dispute with the housing operator), the issue can be brought before the Residential Tenancy Branch for arbitration and decisions made at that level are upheld.

I hope this information is helpful.

Michael

Michael Hartford
Section Manager, Development Planning
District of North Vancouver Development Planning
mhartford@dnv.org

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From: Hazen Colbert [REDACTED] >
Sent: February 14, 2021 7:04 PM
To: Casey Peters <PetersC@dnv.org>
Cc: mike@mikelittle.ca; lisamuri@shaw.ca; megan curren <meganpcurren@gmail.com>; BETTY FORBES <bkaf@shaw.ca>; mathew@mathewbond.com; Jordan Back <jordan@jordanback.net>
Subject: [REDIRECTED]1577 Lloyd Social Housing Project aka the 16th Street Project - Public Hearing Input

Ms. Peters,

Over the past two weeks I have called and emailed you numerous times regarding the subject proposal. You have regrettably failed to respond.

NSCHAC supports the project and is seeking guidance as to how operational matters will be managed.

Raincity Housing and Support Society is a BC Society which will manage rentals.

The undersigned, President and Executive Director of NSCHAC, is a member of the Society as a result of a donation to the Society through CanadaHelps.org.

Our most recent question is, "Should a rental or the right of the Society to enter into a rental agreement come under a dispute, which organization will arbitrate the matter - The Residential Tenancy Bureau or the Civil Resolution Tribunal?"

This question is very important. The only people with standing before the RTB are people who are tenants or landlords. However under the CRT ANY person who is a member of the **Raincity Housing and Support Society** can challenge any decision of the Society at the CRT.

I am a veteran of the CRT and have NEVER lost a case.

Should members of the Norgate Community decide to challenge an empowering bylaw, they may not have to rely on the Judicial Review Act. They could simply join the Society and challenge the decision of the Society at the CRT at a cost of \$125.

The CRT would likely decide it cannot hear the matter and refer it to the Supreme Court but that would create a minimum of 18 months delay for just \$125.

I think all of us want to make this project a success. To do that a **huge amount of lifting** is required before the Public Hearing. Are you and DNV Planning to doing that lifting?

Sincerely

Hazen Colbert

[REDACTED]
[REDACTED]

From: Hazen Colbert <[REDACTED]>

Sent: February 6, 2021 2:08 PM

To: dnvcouncil@dnv.org <dnvcouncil@dnv.org>; milburnd@dnv.org <milburnd@dnv.org>; James Gordon <gordonja@dnv.org>; petersc@dnv.org <petersc@dnv.org>

Cc: mike@mikelittle.ca <mike@mikelittle.ca>; lisamuri@shaw.ca <lisamuri@shaw.ca>; megan curren <meganpcurren@gmail.com>; BETTY FORBES <bkaf@shaw.ca>; mathew@mathewbond.com <mathew@mathewbond.com>; Jim Hanson <jameshanson@shaw.ca>; Jordan Back <jordan@jordanback.net>

Subject: 1577 Lloyd Social Housing Project aka the 16th Street Project - Public Hearing Input

Attn: Ms. Casey Peters

Input to Public Hearing

Mayor and Council,

I write as the President and Executive Director of North Shore Community Housing Advisory Committee (NSCHAC).

NSCHAC's mission is, among other things, to ensure that aging members of the LGBTQ+ community have access to quality, affordable housing, and to encourage good governance, social justice and equity in municipal land use decisions.

NSCHAC fully supports the development of this project subject to these governance requirements which are presented responsibly and solely to ensure social equity:

- 1.Low barrier designations require that, at all times residents must be open to personal and residential examination and superintendence for non-prescribed, illegal drugs by a trained and qualified health care professional (not a police officer under any circumstances) but no more than once per day.

Upon discovery, these drugs will be placed in a lock-up and returned to the resident when the resident departs the facility.

Continued residency will **NOT** require a nil result from superintendence. Longer periods of nil results will allow superintendence to be lifted, in some cases permanently.

Special rules for superintendence of residents under the age of 12 will be required.

Ongoing training and education is required for both staff and residents.

2.The use of methadone and naloxone etc on site is allowed and the community will be advised of this allowance, with the requirement that these substances be part of an approved Opioid treatment program with oversight by a medical doctor except in the case of a medical emergency.

3.RCMP criminal reference checks on all residents are required. Residents who have been found guilty of serious indictable offences for which a pardon was not granted will not be eligible for residency.

4.All residents must have filed a tax return for the previous year.

For the purpose of rent geared to income and other rent calculations, income will include the child tax benefit, the GST/HST credit, climate action credits and both child support and spousal support payments (amounts in arrears will not be considered income). Income earned on an Indian Reserve, while not considered taxable by the CRA will be income for means testing. While OAS will be considered as income, the guaranteed income supplement (GIS) will not be income. Amounts garnisheed or held back by the CRA are not considered income.

5.An asset test will be required. A person with assets exceeding \$100,000, or a family with more than \$250,000 will not be eligible for residency. An exemption will be made for one motor vehicle up to \$10,000 per residence. An exception may be made for residents of larger units where vehicles are required for work. Registered Education Savings Plans (RESPs) are exempted from asset calculations.

6.Children of municipal elected officials and municipal staff from any municipality will not qualify for residency at any time and/or any reason unless they are legally emancipated. Clients including past clients or clients in contemplation of representation by law firm Hanson & Co are not eligible for residency while any employee, associate or partner of the firm is a member of any municipal council in the Province.

7.The facility will be smoke free including all interior and exterior common areas. An exception can be made for genuinely, physically disabled people who are diagnosed with an addiction but are infirm and not able to leave their residence. Duty to accommodate will apply in such cases.

8.All youth residents (18 or under) must be full time registered in school or under the age of 5 unless verified as disabled by a medical doctor.

We look forward to alacrity in bringing this project to completion and will make ourselves available to assist in any way. **One of our board is accredited to do voluntary tax preparation which will help ensure at least one of the conditions is met, and has committed to providing his time to the residents of the facility including those residents get every nickel of social assistance available. That person is the undersigned.**

Sincerely

Hazen Colbert

[REDACTED]

From: [Casey Peters](#)
To: [DNV Input](#)
Subject: FW: Public meeting for West 16th Street supportive housing (1577 Lloyd)
Date: February 18, 2021 2:37:55 PM

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: Casey Peters
Sent: February 18, 2021 2:36 PM
To: 'PairOfKnees' <[REDACTED]>
Subject: RE: Public meeting for West 16th Street supportive housing (1577 Lloyd)

Hello Mr. Knee,

Thank you for your input. District Staff can follow up with BC Housing regarding a response to your email. Can you let me know when you emailed them and confirm that it was from this email address?

You indicated that all of the meetings are full. BC Housing has confirmed that there is no cap on the registration for the meeting that was added on Tuesday, February 23rd. Registration information is available on the BC Housing Let's Talk page. Please let me know if you are not able to register and I can follow up with BC Housing. [District of North Vancouver, Supportive Housing – 1577 Lloyd Ave. | Let's Talk Housing BC](#)

You inquired about whether this will be the first CD zone with a residential building in the EZLI zone. The proposal involves changing the zoning from EZLI to a new CD zone. If approved, the zoning on this site would no longer be EZLI and the new building would be located on a CD zoned site (not on an EZLI zoned site). Perhaps I am misreading your question and you are asking whether the District has rezoned EZLI land to permit a residential use? I am not aware of any rezoning that was approved that meets this criteria. There were applications in Lynn Creek Town Centre that rezoned from a different industrial zone (I3) to CD.

I have asked RainCity to assist with answers to your specific questions about the proposed operation of the building. I've added them in blue text below your questions:

What of the following services will be available at this facility?

General education?
Job training?
Health education?
Medical services?
Financial education?
Alcohol abuse recovery?
Drug rehab?
Safe injection site?
Are there any other services?

There will be a variety of support services offered at the site including; advocacy, referral and connection to the continuum of health services and outside service agencies; goal setting, service planning and life skills training; tenant recreational activities, community kitchen, cultural services, entry level employment opportunities, home support, and access to harm reduction services. There will also be an indoor and outdoor play area for the children who live there.

Could you please tell us who of the following will occupy the 40 bachelor suites in this facility?

Single women
Women with babies
Teenage pregnancy
Senior women
Disadvantaged women
Abused women
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This project will house single women and women led families – their partners may live in the family units but if there is a change in the relationship the women will maintain the housing. The women and families that will be living at the project will need to be from the North Shore and either be currently homeless or at risk of being homeless. We anticipate that the women and families living here will be a diverse group with different life circumstances that led them to be in need of supportive housing.

What is the estimated average length of stay for people using this Facility?

We anticipate that due the immense need for this housing that the people living there will be there for at least 2 years or longer.

What is the criteria that they no longer meet the needs to reside there?

We view each women and family as unique and will determine when people are ready to move out based of finding other appropriate housing and in collaboration with the woman.

How many staff will there be onsite?

There will always be a minimum of two staff during the daytime and evening there will be more. Exact numbers to be determined once the project is confirmed.

Will there be security staff?

RainCity staff are well trained in crisis de-escalation and can thoroughly and thoughtfully respond to critical situations. There will always be staff at the front desk to monitor people coming and going from the building including signing guests in and out.

Is there an age limit for children?

No there is not.

How many elementary aged children would you estimate would be in this 60 unit with a mixture of 2, 3 & 4 bedroom units?

It's difficult to give even an estimate to this question – it really depends on the referrals to the building.

Regards,

Casey

Casey Peters

Senior Development Planner

District of North Vancouver Development Planning

604-990-2388

cpeters@dnv.org

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From: PairofKnees <[REDACTED]>

Sent: February 18, 2021 11:11 AM

To: Mayor and Council - DNV <Council@dnv.org>

Cc: Casey Peters <PetersC@dnv.org>

Subject: Public meeting for West 16th Street supportive housing (1577 Lloyd)

Dear Mayor and Council

Listed below are the concerns and questions on this proposal that the Norgate Park Community Association have and so far have had no response from B.C.Housing. Could please have these questions submitted to the virtual public meeting panel as all meetings are full

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What is the estimated average length of stay for people using this Facility

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How many staff will there be onsite?

Will there be security staff?

Is there an age limit for children?

How many elementary aged children would you estimate would be in this 60 unit with a mixture of 2, 3 & 4 bedroom units.

Thanks
David

From: [Casey Peters](#)
To: [DNV Input](#)
Subject: FW: OCP bylaws amendment proposal
Date: February 18, 2021 3:32:56 PM

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: Casey Peters
Sent: February 18, 2021 3:33 PM
To: 'Gyula Huszar' <[REDACTED]>
Subject: RE: OCP bylaws amendment proposal

Hello,

Thank you for your input.

RainCity Housing is proposed to be the operator of the building should the project be approved. They have indicated that there will be a variety of support services offered at the site including; advocacy, referral and connection to the continuum of health services and outside service agencies; goal setting, service planning and life skills training; tenant recreational activities, community kitchen, cultural services, entry level employment opportunities, home support, and access to harm reduction services. There will also be an indoor and outdoor play area for the children who live there.

I've included a link below that includes information on how you can sign up to speak at the Public Hearing on March 2.

www.dnv.org/public-hearing

We are holding a number of public meetings for this project and there is still space at the neighbour information session on February 23. If you are interested in joining that meeting you can register at the link below:

[District of North Vancouver, Supportive Housing – 1577 Lloyd Ave. | Let's Talk Housing BC](#)

Finally, you have requested a more comprehensive overview of the project. I have included a link to our project page below. If you have further questions please let me know and perhaps we could arrange a time for a phone call to discuss.

www.dnv.org/west16th

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: Gyula Huszar <[REDACTED]>
Sent: February 18, 2021 2:23 PM
To: Casey Peters <PetersC@dnv.org>
Subject: OCP bylaws amendment proposal

Hello Peter,

I understand that I may request background material regarding the proposed supportive housing bylaw amendment.

In particular I'm requesting information about the supportive services that are to be provided, and if any of them involve programs aimed at providing supervised injection facilities and/or personnel.

More broadly I request a more comprehensive overview of the scope of the project between 15th and 16th street west so that I may contribute intelligently to the public hearing.

My last request is that I am put onto a speaker's list for the 2nd of March of this year for the public forum.

I am a businessman in the immediate area and look forward to my requests being satisfied.

Thank you for your consideration,

Gyula Huszar,
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Casey Peters; Mayor and Council - DNV](#)
Subject: Re: Public meeting for West 16th Street supportive housing (1577 LLoyd)
Date: February 19, 2021 10:39:29 AM

Hi Casey

Thanks for getting some answer's to my questions.

My first e-mail to B.C Housing was 28th Jan and they had no idea what I was talking about when I used the **West 16th Street supportive housing address the District called the project**, I followed up on 1st Feb with the 1577 Lloyd address. My 3rd e-mail was on 9th Feb all the questions in those e-mails were in the current e-mail to Mayor and Council and yo

You are correct my question was if the District has rezoned EZLI land to permit a residential use? your response. "I am not aware of any rezoning that was approved that meets this criteria. There were applications in Lynn Creek Town Centre that rezoned from a different industrial zone (I3) to CD". so you answered my question and this rezoning is setting a precedent.

It is interesting that when the EZLI zoning was implemented in the District the Lynn Creek area was deliberately not changed from I3 to EZL1 due to the development going on in the area. All the EZL1 zoned properties are not permitted any residential component other than a caretaker suite which is obviously not true anymore as the District can just do spot changing it to CD zoning in an area currently zoned EZL1 We have heard there has already been requests from property owners in the Norgate EZL1 area to have the same zoning as C9 on their property allowing a residential component on the property and none have been granted until this District owned property. Unfortunately the District have made it worse by taking advantage of EZL1 allowing a five storey building which is permitted on ELZ1 zoned property but not in the adjacent C9 properties which are limited to four storey's

Unfortunately Council and staff lose their Credibility and Trust with the public when they do not abide by their own Bylaws

David

On Thu, Feb 18, 2021 at 2:36 PM Casey Peters <PetersC@dnv.org> wrote:

Hello Mr. Knee,

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You indicated that all of the meetings are full. BC Housing has confirmed that there is no cap on the registration for the meeting that was added on Tuesday, February 23rd. Registration information is available on the BC Housing Let's Talk page. Please let me know if you are not able to register and I can follow up with BC Housing. [District of North Vancouver, Supportive Housing – 1577 Lloyd Ave. | Let's Talk Housing BC](#)

You inquired about whether this will be the first CD zone with a residential building in the EZLI zone. The proposal involves changing the zoning from EZLI to a new CD zone. If approved, the zoning on this site would no longer be EZLI and the new building would be located on a CD zoned site (not on an EZLI zoned site). Perhaps I am misreading your question and you are asking whether the District has rezoned EZLI land to permit a residential use? I am not aware of any rezoning that was approved that meets this criteria. There were applications in Lynn Creek Town Centre that rezoned from a different industrial zone (I3) to CD.

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RainCity staff are well trained in crisis de-escalation and can thoroughly and thoughtfully respond to critical situations. There will always be staff at the front desk to monitor people coming and going from the building including signing guests in and out.

Is there an age limit for children?

No there is not.

How many elementary aged children would you estimate would be in this 60 unit with a mixture of 2, 3 & 4 bedroom units?

It's difficult to give even an estimate to this question – it really depends on the referrals to the building.

Regards,
Casey

Casey Peters

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From: PairofKnees <[REDACTED]>
Sent: February 18, 2021 11:11 AM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: Casey Peters <PetersC@dnv.org>
Subject: Public meeting for West 16th Street supportive housing (1577 LLOYD)

Dear Mayor and Council

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Is there an age limit for children?

How many elementary aged children would you estimate would be in this 60 unit with a mixture of 2, 3 & 4 bedroom units.

Thanks

David

From: [Dan Milburn](#)
To: [REDACTED]
Cc: [Casey Peters](#); [Mayor and Council - DNV](#)
Subject: RE: Public meeting for West 16th Street supportive housing (1577 LLOYD)
Date: February 19, 2021 2:20:00 PM

Hello Mr. Knee,

This message is further to your recent email below.

As with most significant projects in the District, a site-specific rezoning and Official Community Plan (OCP) amendment is necessary prior to the project proceeding. This does not constitute a failure to follow the District's OCP purpose and goals. Rather, it is a consequence of the fine-grained nature of the zoning and OCP designation map. As with every proposal there is a balancing of objectives, especially with a limited land supply. Furthermore, such changes require additional public engagement to ensure the public is informed about issues that might impact them, and Council is informed of the community's interests in advance of making a decision.

I also note that Council has the discretion to accommodate zoning changes. No precedent is created as Council retains the right to approve or deny any future proposal on its own merits.

In this case, the change is recommended by District staff given the significant benefits that could occur with this proposal relative to the existing use of the property. Having said that, the intensification and expansion of employment lands also remains a focus of the District.

In general terms, zoning and OCP designations need to change over time to ensure the community adapts to changing circumstances (i.e. responding to both opportunities and challenges). This ensures credibility and trust is maintained.

Regards,

Dan Milburn, MCIP, RPP, RI
General Manager, Planning, Properties & Permits
Approving Officer



355 West Queens Road
North Vancouver, BC V7N 4N5

milburnd@dnv.org
604-990-2423



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Council's absolute discretion in accommodating zoning changes. He is suggesting this is a precedent, but ignoring the fact that Council retains the right to approve or deny any future rezoning proposal on its own merits.

From: [REDACTED]
Sent: February 19, 2021 10:39 AM
To: Casey Peters <PetersC@dnv.org>; Mayor and Council - DNV <Council@dnv.org>
Subject: Re: Public meeting for West 16th Street supportive housing (1577 Lloyd)

Hi Casey

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|

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From: [REDACTED]
Sent: February 18, 2021 11:11 AM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: Casey Peters <PetersC@dnv.org>
Subject: Public meeting for West 16th Street supportive housing (1577 Lloyd)

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Thanks
David

From: [DNV Input](#)
To: [Mayor and Council - DNV](#)
Subject: FW: Proposed Women's Supportive Housing on Lloyd
Date: February 19, 2021 3:46:49 PM

-----Original Message-----

From: Leslie <[REDACTED]>
Sent: February 19, 2021 2:19 PM
To: DNV Input <input@dnv.org>
Subject: Proposed Women's Supportive Housing on Lloyd

Please know that I am against drug use at the proposed building for women on Lloyd.

Is there anything I need to do? A petition to sign?

Many thanks,

Leslie Maier and Family

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [DNV Input](#)
Subject: Women's supportive housing development in Norgate
Date: February 19, 2021 7:26:23 PM

Hello- my name is Sara Stevens [REDACTED] I fully support the rezoning application for the women's supportive housing development [REDACTED] It is critically important that the District approve developments such as these that provide much needed housing and services.

Sincerely,

Sara Stevens

Sent from my iPhone

From: [REDACTED]
To: [DNV Input](#)
Subject: Supportive Housing on Lloyd Avenue
Date: February 20, 2021 9:34:48 AM

Dear Mayor and Council,

I understand a public hearing has been scheduled for March 2 for the supportive housing at 1577 Lloyd Avenue.

I am writing today in full support of the supportive housing project for 90 women-led households for women who are homeless or at risk of homelessness.

While I do not claim to speak on behalf of the company for which I work nor the landlord of the building where my office exists, as an employee in an office building [REDACTED] proposed project, I can offer no valid opposition to this rezoning. Further, I offer gratitude to all 3 partners of the project for the ample communication of the means to provide input: An informative letter to my place of business dated January 26th and clear local signage advertising 3 public input workshops. Thank you to planning staff for compiling the report at First Reading.

Projects such as this one, which bring together multiple partners to achieve the highest levels of affordable, supportive, social housing in our community must be approved.

Housing---which is warm, secure and stable---is a human right for every person, and no more so than for those who struggle with addictions, abusive relationships, steady employment and a lack of familial support. Providing homes such as these within the District of North Vancouver, in my opinion, must not be viewed by tax payers as a "hand out" but rather a "hand up"---a simple catalyst that enables a fellow human to begin rebuilding their life.

Since OCP Adoption, if statistics on the DNV website are accurate, a mere 18 units of supportive housing have been built and occupied. This project, its breadth of all unit sizes, and particularly the inclusion of 4 bdrm family-sized units, is vital for the North Shore.

[REDACTED], I'd like to share one final thought from Proverbs 24:3-4: By wisdom a house is built, and through understanding it is established; through knowledge its rooms are filled with rare and beautiful treasures.

May we as a society and a municipality honour the diversity of our population's demographics. May our responses to assisting the most vulnerable be an impetus to building individuals up, setting a course for each to recognize the rare and beautiful treasure they are in our world.

I urge you to give this project your unfettered support.

In unity for our community,

Kelly Bond



From: [REDACTED]
To: [DNV Input](#)
Subject: West 16 St and Lloyd Ave Public Hearing Input
Date: February 20, 2021 2:42:33 PM

RE: Bylaw 8486 and 8487 Public Hearing

Hi,

[REDACTED] would like to share my complete support for this Supportive Housing project.

I believe that to strengthen our community we must support those who may be more vulnerable, and the provision of housing is a core need which must be addressed before other supports will have much success.

There seem to be vocal opposition to this project at the community level, and although I recognize their concerns, I feel they are miss directed towards this project. In the longterm, I believe this project and projects like it help to actually address many of the concerns which are being brought forward in our community. As I am sure many people will agree, the challenge of homelessness, substance misuse/abuse and mental health are all complex problems which will take various strategies over a long period to manage effectively. This project is a great starting place to help support women and women-led families who may be struggling in our broader community.

I don't feel that this housing development will address any of the immediate concerns which community members are bringing forward - nor is it attended to address them. I also do not feel that it will contribute to them any more than other house development. Issues around community safety (i.e., needles in parks), vandalism, theft, and an increased presence in Norgate of those in vulnerable situations, still needs to be addressed.

In supporting this project, I would also expect the District of North Vancouver, and community members to make a further commitment to support our community needs in meaningful ways.

Thank you,

Pete Learoyd
[REDACTED]

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Supportive Housing – 1577 Lloyd Ave.
Date: February 22, 2021 12:08:08 PM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk

lanzg@dnv.org
Direct: 604-990-2212

From: Eugenia Oviedo-Joekes <[REDACTED]>
Sent: February 22, 2021 3:06 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Supportive Housing – 1577 Lloyd Ave.

To whom it may concern,

I am writing to show my utmost support for the permanent supportive housing project for single women and women-led families set at the corner of Lloyd Avenue and West 16th Street. Even if it was in front of my house I will support it.

It is such a relief that a non profit like Rain City will be parenting with the district, since they have been working with vulnerable populations for many years.

The North Shore NEEDS this place, with URGENCY. We must continue showing we are capable of compassion and evidence-based approaches (e.g., harm reduction).

Many thanks, Eugenia

Eugenia Oviedo-Joekes
[REDACTED]

From: [REDACTED]
To: [James Gordon](#); [DNV Input](#)
Subject: Request for telephonic input to 2 March 2021 Hearing
Date: February 22, 2021 9:11:33 AM

Dear Clerk for the District of North Vancouver Council;

I request please to be put on the list for telephonic input or a Zoom call into the 2 March 2021 hearing on Minister Ma, MLA for NorthVan-Lonsdale's housing proposal. Am supportive with a slight concern.

[REDACTED] I also ask that Minister Ma please be invited to give from her office a presentation or at least a speech the *raison d'etre* for this project. I hope the Minister will be given a voice in this project and would be happy to hand over 100% of my time to make sure Minister Ma's beautiful, wise voice is heard at a critical point during this crisis in our commons.

Thank you;

Joe A. Kunzler
[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: In support of the West 16th supportive housing development proposal
Date: February 22, 2021 3:40:20 PM

Dear DNV council and staff,

[REDACTED] writing to support the BC Housing / RainCity Housing proposal to develop supportive housing apartments on West 16th Avenue.

The proposed five-storey building with 60 supportive housing units is the kind of development that a vibrant and inclusive community needs. It poses no risk to those of us who live, work, and play in the area. It makes excellent use of the proposed site. And it will meet a housing need experienced by far too many women and women-led households.

Thanks kindly for taking this input into consideration.

Respectfully,

Steve Morgan, PhD

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: West 16th Street and Lloyd Avenue
Date: February 23, 2021 12:07:13 AM

To Mayor and Council,

I am emailing to make known my support of Bylaws 8486, 8487, and 8488: OCP Amendment, Rezoning, and DCC Waiver Bylaws for Supportive Housing Development at W. 16th Street.

Sincerely,
Graeme Budge

From: [REDACTED]
To: [DNV Input](#)
Subject: West 16th Supportive Housing
Date: February 24, 2021 8:44:53 AM

Hello there,

I just wanted to take this opportunity to voice my support for the West 16th Supportive Housing project.

I believe that this project is greatly needed and will be a wonderfully positive addition to our community.

I am very proud of my community for taking on this project and supporting women and families (especially given these unprecedented times).

I look forward to seeing this project develop and to welcoming new residents into our community.

Kindest regards,
Brian Henry Wilson

From: [REDACTED]
To: [DNV Input; Casey Peters](#)
Cc: [Mayor's Office DNV](#)
Subject: Development proposal west 16, Supportive Housing for Women
Date: February 24, 2021 8:19:01 PM

To Whom it May Concern,

I cannot understand the logic in allowing drugs and alcohol in a supportive housing for single mothers and children. Why set these families up for possible failure and addiction issues? Why not cut that off right away and stand up for the kids whose parents could have issues.

Set these kids up for a more sure, present, loving environment, devoid of any substance at all. If this was the case, I would say move this housing next door to me and I would embrace and become their community. I have seen such devastation with many substances, and I really cannot understand alcohol and drug use accepted in a reduced rent living place, especially single women with children.

Sincerely Garry Speranza

[REDACTED]

From: [Casey Peters](#)
To: [DNV Input](#)
Subject: FW: District of North Vancouver, Supportive Housing – 1577 Lloyd Ave.
Date: February 25, 2021 8:03:36 AM

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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-----Original Message-----

From: Stephanie Aldridge <[REDACTED]>
Sent: February 24, 2021 9:26 PM
To: Casey Peters <PetersC@dnv.org>
Cc: communityrelations@bchousing.org
Subject: District of North Vancouver, Supportive Housing – 1577 Lloyd Ave.

Dear Ms Peters

[REDACTED] and we are active in the community - enjoying the nearby recreation and supporting local businesses whenever possible.

I want to express my unconditional support for this project at 1577 Lloyd Ave and commend the District of North Vancouver, BC Housing and Raincity for supporting affordable housing and marginalized families in North Vancouver.

Stephanie Aldridge
[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: March 2nd Public Hearing - Feedback/Questions
Date: February 25, 2021 2:28:31 PM

Hello,

In regards to the West 16th St and Lloyd Ave supportive housing development I am submitting feedback and questions for the March 2nd public hearing.

I attended one of the community sessions held by BC Housing and my understanding was that BC Housing and RainCity Housing were to share the feedback collected during the session. I do have some concerns about how accurate the representation of the feedback will be. Of the twenty attendees at the session, seven were representatives of the project, that means only 14 people were present from the community, a very small sample size. The majority of the time was spent on given a presentation but very little time was left to ask questions. Although the presentation was helpful and informative, I don't feel confident that an accurate representation of people's concerns was captured.

My concerns mainly lie with the decision to allow drug addicts in the facility. During the session very little discussion was dedicated to this serious issue that was an obvious concern for myself and other participants. When you invite this type of activity in to your neighbourhood there is a negative impact on everyone. I'd like to know what the District of North Vancouver has planned to manage the inevitable increase in crime related activity? When this question was asked at our information session the District's representative didn't have an answer, this was very concerning.

Overall, I'm in support of this project, but without allowing drug addicts. Drug addicts need support as well but I'm not convinced this is the right solution and the risk of how this will impact the community is very serious. The District of North Vancouver has a responsibility to its residence to ensure the community is safe and pleasant to live in.

I have seen firsthand, in multiple situations, where bringing drug addicts into a community causes all sorts of problems and there seems be little to no response to manage the crime from all levels of government.

Here is a list of questions that I have that were not answered at the information session:

- What additional police services does the District have planned to be able to respond to increased crime activity? Has this been incorporated into the budget planning?
- Can residents in the immediate area be guaranteed police response and action when criminal activity takes place? [REDACTED] and there is zero response to the regular calls we submit related to drug activity, car break ins, theft, vandalism, verbal threats, physical assaults, loitering, litter, drug dealing, disturbance of the peace, etc.

- Will the District be supplying 24/7 security patrols in the area immediate to the supportive housing development? My concern is that if you allow drug addicts into the facility it will attract other drug addicts to the area and we'll see them sleeping in doorways or under overhangs.
- The other concern is that BC Housing stated that the supportive housing often houses abused women, it is not uncommon for an abuser to follow their victim to continue to harass them. How will the District ensure that these types of violent people are not hanging around?
- If drug users are permitted to reside in the supportive housing this will attract drug dealers, it's just the way. What plans does the District have in place to deal with this?
- Will the District be supplying daily clean up services to deal with things like discarded used needles and other drug paraphernalia, feces, garbage, vandalism and power washing areas that have a foul odor (this is the case in Gastown in the summer, the streets need to be hosed down daily due to the urine and feces on the sidewalks)?
- Will the supportive housing allow prostitution on site? In some of the SRO's downtown women bring clients into their rooms to conduct business. If prostitution is permitted my concern is that it is attracting the wrong kind of activity in the neighbourhood.
- [REDACTED] if our buildings become victim to graffiti, garbage, loitering, human feces, etc., will the District be responsible for covering the costs to keep our buildings in good working order? It would be unacceptable to think that the residents have to pay for activity brought in by the supportive housing development.
- In the community session it was referenced that the residents at the supportive housing will be required to sign a code of conduct agreement in order to be a tenant, I'd like to know what will happen if these rules are not followed? Will they be evicted, or where will they be relocated to? My concern is that we'll see homeless camps popping up in our parks. If homeless camps start popping up how does the District plan on dealing with this? Already there are a number of homeless people camping in our parks and forests, it's terrible all around.

- My understanding is that tenants of the supportive housing will be required to pay rent, how will drug users have enough money to support their drug habit and pay rent? How will the District ensure that residences and businesses are targeted for theft, or that citizens are not being robbed on the street?

I look forward to hearing answers to these questions at the March 2nd meeting, it would be extremely irresponsible to approve this plan without further thinking through all the risks of having drug addicts living in a residential area.

Thank you for your time in reviewing my concerns.

Tracey

From: [REDACTED]
To: [DNV Input](#)
Subject: MyOwnSpace Housing letter of support
Date: February 25, 2021 3:46:34 PM
Attachments: [DNV Letter of support feb 2021.docx](#)

I believe this is finally the correct letter of support. sorry.

By email: input@dnv.org

February 25, 2021

District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

Dear Mayor & Council:

RE: Public Hearing – March 2, 2021: West 16th Street and Lloyd Avenue, North Vancouver

[REDACTED] We are a group of parents of developmentally challenged young adults, all North Shore residents, and we explore housing opportunities for them. As parents, we foresee the day when we can no longer provide the daily support for them that they will always need.

I am writing to support the proposed amendments to the Official Community Plan and Zoning Bylaw Amendments to permit the creation at West 16th and Lloyd Avenue of a five storey, approximately 60 unit supportive housing development for women and women-led families. I applaud this progressive approach in providing supportive and subsidized housing, intended to address the various needs of this underserved segment of our community.

Thoughtfully planned supported housing such as this is sorely needed in the community for many individuals, not only for our group but for many others.

Thank you.

Constance McCormick

From: [Adriana Reiher](#)
To: [DNV Input](#)
Subject: FW: Rain city housing
Date: February 25, 2021 4:00:17 PM

For the record.

Kind Regards,

Adriana Reiher
Council Liaison/Support Officer

From: Casey Peters
Sent: February 25, 2021 3:56 PM
To: [REDACTED]
Subject: RE: Rain city housing

Hello,

Thank you for your input on the proposed supportive housing project.

The virtual meeting that was held on Tuesday, February 23 did not have a maximum number of participants to ensure that everyone interested in participating had the opportunity to attend.

The proposal we are discussing is for supportive housing, which is different from a shelter. These proposed units would be someone's permanent home where they live in a self-contained unit and pay a monthly rent. In contrast, a shelter is temporary access to a bed for one night at no cost.

The proposed operator, RainCity Housing, notes that part of supportive housing is recognizing that some people will sometimes choose to use substances as many of us across society do in our own homes. RainCity takes steps to ensure that if a resident makes that choice, they can make time to talk about it, offer harm reduction services as needed, and provide additional supports when necessary. Each person is required to sign a program agreement outlining certain commitments they will need to meet in order to live there. They will also sign a good neighbour agreement that speaks to not only how they will interact with the other women and children living in the building, but also with neighbours in the surrounding area.

Amelia Ridgway, RainCity's Associate Director, can be contacted at aridgway@raincityhousing.org or 604-215-5995. Amelia would be able to respond to any specific questions or concerns that you may have about how a supportive housing building is operated.

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning

604-990-2388
cpeters@dnv.org

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From: Peter Kristensen <[REDACTED]>
Sent: February 25, 2021 1:21 PM
To: Jordan Back <BackJ@dnv.org>; Mathew Bond <bondm@dnv.org>; Megan Curren <CurrenM@dnv.org>; Lisa Muri <MuriL@dnv.org>; Mayor's Office DNV <mayor@dnv.org>; Betty Forbes <ForbesB@dnv.org>; James Hanson <hansonj@dnv.org>
Subject: [SUSPECTED SPAM] Rain city housing

To whom it may concern

I am writing this email to let you know that i do not agree with the rain city development on lloyd ave. I tried to sign up to be included into the virtual meeting but every time I tried to sign up for one they were full! In the supportive housing agreement it says "keeping/storing drugs in your suite is permitted provided that is deemed as personal use. if you choose to use drugs orally, intravenously and/or nasally, you are to utilize the overdose prevention service located within the building." My question is why does a "WOMEN'S SHELTER" need an overdose prevention service if it's a women's shelter? Tell me it's more than a shelter! If you look up the history of rain city housing there are developments of theirs that have had lots of issues, like the one in squamish or downtown vancouver. In this neighborhood there is a daycare and dance studio which have young children around and I know that if I knew there was a safe place to do hard drugs near a place my children went to I would not take my kids there anymore! If you could guarantee that no drugs were being used or near this housing project I would have no objections to this site! I am also concerned that if the people using the housing project were to bring their drug use to the streets near my business I would lose customers because they will not want to be near it!



Virus-free. www.avg.com

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Women's housing on Lloyd
Date: March 01, 2021 1:22:48 PM

The below is forwarded for information.

-----Original Message-----

From: Casey Peters
Sent: February 22, 2021 10:24 AM
To: 'Leslie' <[REDACTED]>
Subject: RE: Women's housing on Lloyd

Hello,

Thank you for your input. It will be shared with Council as part of the public input for the Public Hearing.

I have included a link below about participating in the Public Hearing process. The Public Hearing is scheduled for March 2, 2021.

<https://www.dnv.org/government-administration/speak-public-hearing>

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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-----Original Message-----

From: Leslie <[REDACTED]>
Sent: February 19, 2021 2:17 PM
To: Casey Peters <PetersC@dnv.org>
Subject: Women's housing on Lloyd

Please know that I am against drug use at the proposed building for women on Lloyd.

Is there anything I need to do? A petition to sign?

Many thanks,

Leslie Maier and Family
[REDACTED]

Sent from my iPhone

From: [Genevieve Lanz](#)
To: [Mayor and Council - DNV](#)
Cc: [DNV Input](#)
Subject: FW: Proposed land use change for Lloyd and 16th
Date: March 01, 2021 1:26:16 PM
Attachments: [image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

The below is forwarded for information.

From: Casey Peters <PetersC@dnv.org>
Sent: February 22, 2021 3:08 PM
To: [REDACTED]
Subject: RE: Proposed land use change for Lloyd and 16th

Hello,

Thank you for your questions.

Q: Its my understanding that Raincity Housing would be involved, does this mean a safe injection site would be considered for Lloyd & 16th?

A: No, there is not a safe injection site associated with this project. The support services will be offered to residents only and will include other harm reduction services.

Q: There are a number of homeless people within the area already or people living in campers, is there a plan to help them find homes before moving others in? The campers are already an issue being so close to the creek and fish habitats.

A: This project is being proposed to house women and women-led families of north shore residents who are in need, at risk of homelessness, or experiencing homelessness. The women-led families and single women who apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming. If the homeless people within the area that you are describing met the criteria and applied to live in this building then they could certainly be tenants.

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons below:



From: Kelyn Coutts [REDACTED]
Sent: February 18, 2021 12:56 PM
To: DNV Input <input@dnv.org>
Subject: Proposed land use change for Lloyd and 16th

Good Morning,

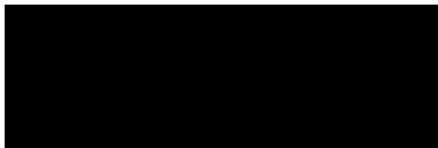
We have some questions about the proposed changes and supportive housing development.

Its my understanding that Raincity Housing would be involved, does this mean a safe injection site would be considered for Lloyd & 16th?

There are a number of homeless people within the area already or people living in campers, is there a plan to help them find homes before moving others in? The campers are already an issue being so close to the creek and fish habitats.

Thank you,

Kelyn Coutts
Team Leader



From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Rain City Woman's Shelter Proposal
Date: March 01, 2021 10:50:12 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk

lanzg@dnv.org
Direct: 604-990-2212

From: Chloe Kopman <[REDACTED]>
Sent: February 25, 2021 12:53 PM
To: James Gordon <gordonja@dnv.org>
Subject: Rain City Woman's Shelter Proposal

Hi Gordon,

I am a long term resident on the [REDACTED], [REDACTED] who have all done well in life.
As a [REDACTED] for the [REDACTED], homelessness is very dear to my heart.
I was so pleased to hear of Rain City taking the steps to find a location for a well needed woman's shelter.
I heard of a survey done at UBC where they found by giving help to homeless people within one year of them becoming homeless, then that person would slip right back into society.
I feel the more shelters like this proposed one on Lloyd, would be an incredible help for our community.

Best regards
Chloe Kopman

[REDACTED]

[REDACTED]

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Rain City Lloyd Avenue housing project
Date: March 01, 2021 10:55:19 AM

The below is forwarded for information.

Genevieve Lanz
Deputy Municipal Clerk

lanzg@dnv.org
Direct: 604-990-2212

On Feb 26, 2021, at 10:28 AM, Mathew Bond <bondm@dnv.org> wrote:

FYI. If any correspondence comes to us directly, who should I forward it to for the public record?

Mathew Bond
Councillor, DNV

Begin forwarded message:

From: Michelle Dool [REDACTED]
Date: February 25, 2021 at 4:47:42 PM PST
To: Jordan Back <BackJ@dnv.org>, Mathew Bond <bondm@dnv.org>, Megan Curren <CurrenM@dnv.org>, Lisa Muri <MuriL@dnv.org>, Mayor's Office DNV <mayor@dnv.org>, Betty Forbes <ForbesB@dnv.org>, James Hanson <hansonj@dnv.org>
Subject: Rain City Lloyd Avenue housing project

Hello Counsellors

I am writing to you to voice my concerns over the proposed supportive housing development at Lloyd Ave and W 16th St. I understand that homelessness is an increasing concern for many women and children and am supportive of housing to address these issues. I do have serious concerns about this project moving forward because of Rain City's stated acceptance of illegal drug use by residents.

This neighbourhood is home to multiple daycares, elementary schools and dance studios offering classes to young people. The area is safe and is not a place where drug users are found congregating.

[REDACTED]
Currently the dancers, mostly young girls, feel comfortable walking, even after dark, to the studio from their bus stops on Marine Dr as well as walking to get food from local businesses.

The rental agreement with Rain City for residents of this building

clearly states that drug use is permitted and that there are services on site that should be utilized while using drugs. If this building is operated as planned it will result in illegal drug users moving into the neighbourhood. This brings the realistic outcome of increased drug related crimes, drug traffickers and drug paraphernalia into an area that is not currently experiencing this problem. I understand that there is an urgent need to address homelessness in people using illegal drugs however, this should be done in areas of the city where this problem is already occurring. Moving illegal drug users into an area frequented by many young people is not an acceptable solution.

A request for rezoning should be done with the goal of improving the neighbourhood as a whole. In this case, rezoning for this particular project, as it currently stands, would not achieve this goal. Allowing a building that sanctions illegal drug use is putting many children who currently use this neighbourhood at risk. It is also putting at risk the children who would be living in the building as part of the family units.

I strongly oppose the rezoning of land for this project until it can be modified to ensure that illegal drugs are kept out of the area.

Thank you
Michelle Dool

Date: 20/feb/2021

To: Municipal Clerk
District of North Vancouver.

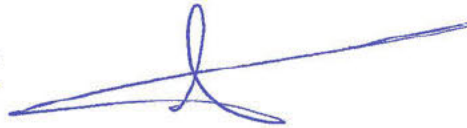


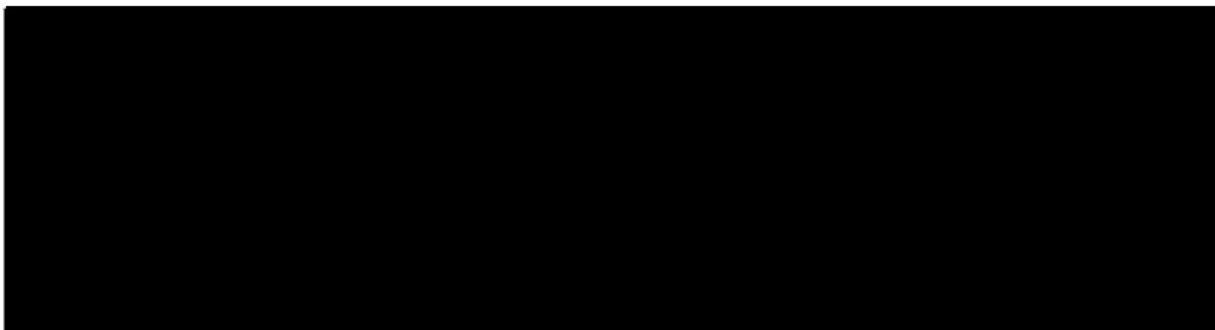
Dear Sir/Madam

I Ramin Tahvoni not agree with changing the
Subject site: West 16th Street and Lloyd Avenue
from Light Industrial (E2L1) to Comprehensive
Development Zone 133 (CD133).

We have already traffic and parking problems
around and also will effect Air quality.

By this mail I'm voting: No ~~to~~ to this
change.

Regards Ramin Tahvoni 



From: [Casey Peters](#)
To: [DNV Input](#)
Subject: FW: Rain City Housing Development Lloyd Ave & West 16th
Date: February 26, 2021 1:16:46 PM
Attachments: [1263_001.pdf](#)

-----Original Message-----

From: Casey Peters
Sent: February 26, 2021 1:15 PM
To: Paul <[REDACTED]>
Subject: RE: Rain City Housing Development Lloyd Ave & West 16th

Hello,

Thank you for your input. It will be included with the public input received as part of the Public Hearing process.

Your letter noted a petition has been submitted to the District. At this time, a petition has not been submitted to the District regarding this project. I am aware that a change.org petition was created by an anonymous user and later deleted, but that is the only petition that has come to our attention.

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

-----Original Message-----

From: Paul <[REDACTED]>
Sent: February 25, 2021 11:12 AM
To: Casey Peters <PetersC@dnv.org>
Cc: Mayor's Office DNV <mayor@dnv.org>
Subject: Rain City Housing Development Lloyd Ave & West 16th

Please see attached letter.

TIP TOP COLLISION LTD.

1120 WEST 14TH STREET
NORTH VANCOUVER, BC V7P 1J8

P: 604-988-4613

F: 604-988-7313

Attention: Casey Peters

Re: Rain City Housing Development Lloyd Ave/ West 16th

Please accept this letter as 100% disagreement in the Rain City Development on Lloyd Ave adjacent to Capilano Volkswagen. I am not the only business person in this area that is incomplete disagreement with the construction of a women's shelter/Drug Injection site. In fact 98% of the business's in this area signed a Petition opposing this development that was submitted to the District and for some mysterious reason it went missing ??????. The crime and vandalism will increase 10 fold in this area, this is the last thing that the respectable business's in this area should be subject to. You have sent several letters out to the business's in this area advising of a " Public Hearing", I don't need to hear your proposal on a development that you have already decided go ahead with. This development should be put to a vote.

Paul Pappas
Owner

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Moving to a more equitable public hearing process
Date: February 26, 2021 3:43:13 PM
Attachments: [Notice- Public Hearing on supportive housing for 16th and Lloyd-b.pdf](#)

The below is forwarded for information.

-----Original Message-----

From: Corrie Kost <[REDACTED]>
Sent: February 26, 2021 10:59 AM
To: James Gordon <gordonja@dnv.org>
Cc: Mayor and Council - DNV <Council@dnv.org>
Subject: Moving to a more equitable public hearing process

Dear Clerk,

I notice that those who may want to participate in the public hearing input by phone cannot determine the phone number unless they are able to view the video stream in real time. Since many (especially, but not exclusively seniors) of our citizens are not web enabled they will not be able to participate in this manner. Yes, they can submit something in writing, but that assumes they have been notified of this meeting beforehand and have access to the background material about the subject matter of the public hearing.

To partially remedy this might I suggest that the dial-in phone number be published in the formal public hearing notice (please note the attached as to the current practice). Unfortunately this still leaves out those who no longer receive the local newspaper.

Might I suggest that the dial-in number also be provided near the start of the public hearing, rather than just after the speakers list has been exhausted.

I realize it is to late to institute all of the above suggestions but some improvement is better than none!

Yours truly,

Corrie Kost
[REDACTED]

VIRTUAL PUBLIC HEARING

West 16th Street and Lloyd Avenue

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS

When: Tuesday, March 2, 2021 at 7pm

Where: 355 West Queens Road, North Vancouver, BC

How: This Public Hearing will be held virtually, with participation by electronic means only. The hearing will be streamed over the internet at [DNV.org/council-live](https://dnv.org/council-live)

What: A Public Hearing for Bylaws 8486 and 8487, proposed amendments to the Official Community Plan and Zoning Bylaw, to permit the creation of a five-storey, approximately 60-unit supportive housing development for women and women-led families.



*Proposed



*Provided by applicant for illustrative purposes only. The actual development, if approved, may differ.

What changes?

Bylaw 8486 proposes to amend the OCP land use designation of the subject site from Light Industrial Commercial (LIC) to Commercial Residential Mixed-Use Level 1 (CRMU1).

Bylaw 8487 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Employment Zone: Light Industrial (EZLI) to Comprehensive Development Zone 133 (CD133). The CD133 Zone addresses permitted and accessory uses and zoning provisions such as density, setbacks, height, building and site coverage, landscaping, storm water management, and parking requirements.

When and How can I provide input?

We welcome your input on March 2, 2021 at 7pm. You may sign up in advance to speak at the hearing by contacting the Municipal Clerk at gordonja@dnv.org prior to noon, Tuesday, March 2, 2021. You may also provide a written submission at any time prior to the close of the hearing by sending it to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5. After the speakers list has been exhausted, there will be an opportunity for additional speakers to make submissions by telephone. Dial-in information will be provided at the meeting over the internet to those viewing the video stream.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.

Need more info?

Relevant background material and copies of the bylaws are available for review online at [DNV.org/public-hearing](https://dnv.org/public-hearing).

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Public Hearing Date Change: DNV W. 16th Supportive Housing Project
Date: February 26, 2021 3:47:36 PM

The below is forwarded for information.

From: Jennifer Paton <paton@dnv.org>
Sent: February 26, 2021 1:21 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Public Hearing Date Change: DNV W. 16th Supportive Housing Project

Council,

I'm writing to advise of a date change for the W. 16th public hearing. It has come to the attention of staff that some owners may not have received direct, mailed notification of the public hearing. Out of an abundance of caution, the public hearing will be rescheduled from March 2 to Tuesday, March 30th to ensure that all statutory processes have been followed.

Due to this postponement, BC Housing and partners are discussing the possibility of adding another community information webinar, given the community's interest in learning more about the project yet being mindful of spring break. Should an additional webinar be scheduled, staff will keep Council apprised.

All efforts will be made to ensure the public is aware of the public hearing's change of date.

Jennifer Paton
Assistant General Manager, Planning



355 West Queens Road
North Vancouver, BC V7N 4N5
patonj@dnv.org
604-990-2319



Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons above.

From: [REDACTED]
To: [DNV Input](#)
Cc: [mayor](#); MayorandCouncil@westvancouver.ca; [Bowinn Ma,MLA](#); susie.chant.MLA@leg.bc.ca; karin.kirkpatrick.MLA@leg.bc.ca
Subject: West 16th and Lloyd Avenue Supportive Housing Plan
Date: February 26, 2021 4:40:22 PM

Dear Mayor and Council, District of North Vancouver.

I am writing to indicate my full support for the Supportive Housing Development planned for Lloyd Avenue and West 16th that will provide 60 units of housing for women and children fleeing from violence and/or at risk of homelessness.

I was disturbed, disheartened and angered to read that there are residents and/or business owners in the surrounding area, and perhaps beyond, who are distributing fear mongering flyers full of falsehoods stating that the inclusion of these women and children in the community could lead to streets covered in drug paraphernalia and negatively impact values of homes and businesses. Despite these intentionally misleading statements intended to stoke false fears, that are really about the privileged, self centred and uninformed not wanting "those people" living anywhere in their communities, there is a complete absence of evidence of any decrease in home or business values in the many communities in BC, Canada, the USA and Europe that are providing safe, secure and affordable housing for vulnerable communities.

I understand those who are wrongly opposed to this housing plan are speaking about the "District relocating the homeless to our neighbourhood", when there are already homeless people living in their own neighbourhoods but have become homeless or at risk of homelessness because of reasons including increased housing costs, decreased rental vacancies, low wages, unemployment, gender violence and other socio-economic factors. These are not people from somewhere else. These are our neighbours, friends and fellow citizens who have the same rights as we all do which include safe, secure and affordable housing.

Please build more housing along this line. Please work with the City of North Vancouver and the District of West Vancouver to develop and implement a comprehensive, affordable North Shore housing plan. This is an opportunity to make significant inroads toward ending homelessness and I hope the North Shore can be a leader in this area. I would be happy to see rezoning in my neighbourhood that would lead to the building of social housing.

Robert Wilmot
[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: West 16th Street and Lloyd Avenue
Date: February 26, 2021 5:29:19 PM

Dear Mayor and Council,

I believe that women and children should have safe, secure and affordable housing.

I am in full support of the Supportive Housing Development planned for Lloyd Avenue and Marine Drive.

Thank you

Jody Clark

[REDACTED]

[REDACTED]

[REDACTED]



Virus-free. www.avg.com

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Cc: [Casey Peters](#)
Subject: FW: Letter of support re: Raincity Housing project, DNV
Date: March 01, 2021 8:28:26 AM
Attachments: [housing support.pdf](#)

From: Jeremy Dyson <[REDACTED]>
Sent: February 26, 2021 4:55 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Letter of support re: Raincity Housing project, DNV

Dear Mayor and Council,

Please find my letter of support for the proposed housing development on Lloyd Avenue to be operated by Raincity housing.

Jeremy Dyson
[REDACTED]

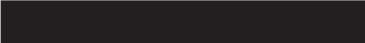
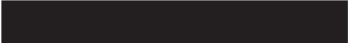
Jeremy Dyson





RE: Raincity Housing women-lead family housing proposed development.

Feb 26, 2021

Dear Mayor and Council

I am writing to voice my support for the bold project proposed on Lloyd Avenue for women and women-lead housing. I have  and  This is a good neighbourhood for raising children and I feel it would be wonderfully suited to accommodating more families. Given how the nature of real estate and rental costs has changed in 10 years, I'm fully aware that even my household with dual incomes would be hard pressed to be able to live in this area now. I think we are enriched as a community whenever we can invite a broader range of family make-ups into the area.

I also want to see our school community enriched. Norgate Xwemélch'stn Community Elementary is a great school that could offer benefits and benefit from additional enrollment. The school has begun it's journey to become a fully recognized IB school and would offer a great foundational learning to new students. I have spoken with  to confirm that the school has significant capacity to accommodate more kids. The school's community office also provides free and low-cost afterschool programming and North Shore Neighbour House offers before and after school care. 

Please accept my letter in support of this great addition to our community. I applaud mayor and council for being bold and supporting this as well.

Sincerely,



Jeremy Dyson

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Cc: [Casey Peters](#)
Subject: FW: Support for 1577 Lloyd Ave
Date: March 01, 2021 8:37:09 AM

-----Original Message-----

From: Brittany Vander Leek <[REDACTED]>
Sent: February 26, 2021 9:10 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Support for 1577 Lloyd Ave

Hello council members,

I am writing to express my wholehearted support for the proposed supported housing project at 1577 Lloyd Ave.

[REDACTED] and I continually see all of the hurdles and obstacles they are faced with. Housing should never be a hurdle though; shelter is a basic need. Beyond that, community and support is critical for these parents to thrive. We have rejoiced with parents who have successfully regained custody of their children, and we have grieved the loss of parents who were not able to overcome their struggles. The difference between these scenarios is largely the amount of support they received and whether they were able to connect with a community.

I sincerely hope that this project is approved and that it can help women feel supported, connected and be able to keep their families together.

Thank you,
Brittany Vander Leek

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Cc: [Casey Peters](#)
Subject: FW: 1577 Lloyd Ave. - Supported Housing
Date: March 01, 2021 8:32:24 AM

From: Marcus Vander Leek <[REDACTED]>
Sent: February 26, 2021 8:57 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: 1577 Lloyd Ave. - Supported Housing

Hello District Council,

Thank you for your service to our community. I am a resident in the [REDACTED] and am pleased to see the proposed supportive homes for single women and women led families on Lloyd Avenue. I wanted to share that I am in full support of the proposal and would like to see more supported housing in North Vancouver.

[REDACTED] and I have been [REDACTED] and [REDACTED]. We have seen supportive housing keep families together and enable children to stay or reunite with their parent(s) after they have been placed in care.

Please let me know if there is more that I may do to help the proposal be passed.

Thank you,

Marcus Vander Leek
[REDACTED]

From: [REDACTED]
To: [Casey Peters](#); [DNV Input](#)
Subject: Proposed womans supportive housing
Date: February 27, 2021 12:28:22 PM

I'm extremely concerned with this project and the potential impact on our Norgate community and the North Shore Community as a whole.

Rezoning: we can't turn North Vancouver into just a bedroom community. Taking away light industrial land reduces the vitality of our community. We need places/companies to support our community. From tool and machine repairs to animal crematoriums. From body shops to artist studios; from exterminators to landscape suppliers, from brewery's to garden centers, from dance studios to glass repairs. Availability of light industrial zoned land use is already in short supply. We MUST strive to keep as much supportive services as possible for the health of our community.

Increased crime associated with marginalized groups.

Norgate and surrounding area already houses one shelter organization, Outlook/Harvest House. There is a significant presence of on the street live in RV's. We have people squatting in the trees. We already have an abundance of crime in our neighbourhood and this will add to the proliferation. These types of shelters/housing options in such close geographic proximity places an unfair burden on Norgate and it's neighbouring communities.

It feels like Norgate is a dumping ground for all the projects no other community in North Vancouver wants. We, as a community, are always fighting the big projects. We have been steam rolled and resulting in a shrinking community due to the proliferation of 4 story complexes along Marine Drive creating a 'chute' with bus lanes, no street parking and loss of pedestrian friendly traffic.

The water treatment facility that has provided non-stop construction for the last 4 years. And while it claims to be odor free is yet to be tested.

Our sightline looking south has changed dramatically and not at all attractive with the addition of a gigantic crane at Seaspans and the growing water facility tower.

And while I love the notion of the Spirit Trail it has become an autobahn for cyclists that exhibit little or no respect for the fact its a shared path through a community filled with families. I can no longer walk the trail with [REDACTED] or [REDACTED] after numerous altercations and collisions with cyclists. It is not safe! And what makes it worse is the DNV refuses to help.

Additionally the ever present threat that a light rail transit system will one day be part of our backyard is enough to make me scream. But I doubt anyone would hear us over the escalating screech of the trains shunting.

Excuse the rant and back to the point, as a resident of [REDACTED] since [REDACTED] I strongly believe adding this type of housing, in this location, will not benefit North Vancouver and will be significantly detrimental to the health of the Norgate community.

Sincerely,
Joan Fedoruk

From: [Rob Griesdale | Blackfish Homes](#)
To: [DNV Input](#)
Cc: [Casey Peters](#)
Subject: Letter regarding 1577 Lloyd
Date: February 28, 2021 4:03:08 PM
Attachments: [1577 Lloyd Support Letter.pdf](#)

To whom it may concern.

Please find attached a letter in support of the project at 1577 Lloyd Ave.

Regards,

Robert Griesdale, RSE
Owner | Director of Operations
Blackfish Homes Ltd.
M. 604.649.4667
O. 604.980.0814
www.blackfishhomes.ca

Please consider the environment before printing this email

This e-mail and any attachments may be confidential or legally privileged and are intended solely for the use of the individual or entity to whom they are addressed. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of Blackfish Homes Ltd. If you received this message in error or are not the intended recipient, you should destroy the e-mail message and any attachments or copies, and you are prohibited from retaining, distributing, disclosing, or using any information contained herein. Please inform us of the erroneous delivery by return e-mail. Thank you for your cooperation. The sender accepts no liability for any damage caused by any virus and or malware contained within this email.



February 28, 2021

Dear Mayor and Council,

I am writing this letter today in regards to the proposed 5 story housing project for woman and woman led families to be located at 1577 Lloyd Ave. I am in very strong support of this facility and would like to commend the district for bringing a much needed project like this to the community.

As a business owner with an office in the same neighbourhood and as [REDACTED], I have seen first hand the need for such a facility in our community. We are not importing a problem from other communities, but addressing one that currently exists. Woman and woman with children are some of the most marginalized and under supported demographic in our society. Not only will this project be a stepping stone to getting these families off the street, but I hope it can also be an example to other communities for similar projects throughout the lower mainland.

I am also reaching out to other businesses in the area and challenging them to join me in showing support.

I look forward to seeing this project come together and help those in need.

Sincerely,

Robert Griesdale, RSE
Owner, Director of Operations
Blackfish Homes Ltd.

Current President of HAVAN (Homebuilders Association of Vancouver)

From: [REDACTED]
To: [DNV Input](#)
Cc: [REDACTED]
Subject: Supportive Housing
Date: February 28, 2021 6:31:32 PM

To Whom it May Concern:

I am a resident of [REDACTED] and live fairly close to the [REDACTED].
I have some concerns regarding the supportive housing proposal on West 16th.

1. The 5 story building is out of sync with the accepted heights in the neighbouring condo and rental units, 4 stories would be more fitting.
2. I have a concern about who will occupy the units, will males be living with the women and children on a part or full time basis? This could be problematic.
3. Where will the children from the proposed complex be attending school?
4. Will there be supervision for any occupants who use drugs or have excessive alcohol dependencies?
5. Will the supervisors (24/7) be qualified professionals who would be able to assist in cases of overdose, violence, disputes etc...?
6. Will the occupants be screened before moving in? What criteria will be used?

A facility such as the proposed supportive housing development impacts the entire neighbourhood. This is a District neighbourhood which has certainly taken on big changes recently in the construction of the sewer treatment plant. We have also been impacted by the Spirit Trail which at times resembles a bicycle highway. Neighbours do not feel safe walking, children are at risk and serious accidents have occurred along this trail despite residents' voiced concerns.

As a community, we demand a completely transparent process in the decision to initiate any and all new developments which impact our neighbourhood. All concerns need to be addressed in open and honest dialogue.

Louise McLay

Sent from my iPad

From: [REDACTED]
To: [DNV Input](#)
Date: February 28, 2021 9:28:38 PM
Attachments: [ATT00013](#)

This message is brought to you by
[Fido](#)

Re: Public Hearing of Tuesday, March 2, 2021 @ 7pm Official Community Plan and Zoning Bylaw Amendments.....Bylaws 8486 and 8487.....West 16th and Lloyd Avenue Submission: While changes to amend the OCP land use will create housing the main concern is the loss of Light Industrial Commercial land use that cannot be replaced and jobs of this type move to other districts so with it another bigger loss of taxation revenue for our district. Jobs are part of the OCP land use and soon less taxation revenue from locale workers will start to effect the future of the next having people work in their own communities. Thank you for allowing me to submit my concerns relating to West 16th Street and Lloyd Avenue From: Boris Lucan [REDACTED]
[REDACTED]

fido 

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Public Hearing Date Change: DNV W. 16th Supportive Housing Project
Date: March 03, 2021 10:21:27 AM

Forwarded for information.

From: Lisa Muri <MuriL@dnv.org>
Sent: February 26, 2021 2:47 PM
To: Jennifer Paton <paton@dnv.org>
Cc: Mayor and Council - DNV <Council@dnv.org>
Subject: Re: Public Hearing Date Change: DNV W. 16th Supportive Housing Project

I stand corrected, online meetings.

Councillor Lisa Muri
District of North Vancouver
604 929 2550
604 209 9770

On Feb 26, 2021, at 2:40 PM, Jennifer Paton <paton@dnv.org> wrote:

Thank you for your comments! My understanding is that the webinar did not have an attendance limit but the online meetings had up to 15 members of the public able to sign up (this wasn't impacted by staff attendance but rather meeting format). Staff are definitely supportive of an additional webinar format with no limit on attendance and I will be sure to forward your comments to the project team.

Have a nice weekend,
Jennifer

Jennifer Paton
Assistant General Manager, Planning
<[image001.jpg](#)>

355 West Queens Road
North Vancouver, BC V7N 4N5
patonj@dnv.org
604-990-2319

<[image002.jpg](#)>
<[image003.jpg](#)>
<[image004.jpg](#)>

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons above.

From: Lisa Muri <MuriL@dnv.org>

Sent: February 26, 2021 2:10 PM

To: Jennifer Paton <paton@dnv.org>

Cc: Mayor and Council - DNV <Council@dnv.org>

Subject: Re: Public Hearing Date Change: DNV W. 16th Supportive Housing Project

I completely support more opportunities for neighborhood input through webinar. An issue that came up, was that there were almost as many staff at the webinars as there were residents. Given there was a limit in numbers can this be taken into account? Limited staff, so more spaces can be given to those that want to learn about the project. Thank you.

Councillor Lisa Muri
District of North Vancouver
604 929 2550
604 209 9770

On Feb 26, 2021, at 1:21 PM, Jennifer Paton <paton@dnv.org> wrote:

Council,

I'm writing to advise of a date change for the W. 16th public hearing. It has come to the attention of staff that some owners may not have received direct, mailed notification of the public hearing. Out of an abundance of caution, the public hearing will be rescheduled from March 2 to Tuesday, March 30th to ensure that all statutory processes have been followed.

Due to this postponement, BC Housing and partners are discussing the possibility of adding another community information webinar, given the community's interest in learning more about the project yet being mindful of spring break. Should an additional webinar be scheduled, staff will keep Council apprised.

All efforts will be made to ensure the public is aware of the public hearing's change of date.

Jennifer Paton
Assistant General Manager, Planning
[<image001.jpg>](#)

355 West Queens Road
North Vancouver, BC V7N 4N5
patonj@dnv.org
604-990-2319

[<image002.jpg>](#)

[<image003.jpg>](#)

[<image004.jpg>](#)

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons above.

From: [REDACTED]
To: [DNV Input](#)
Cc: [Casey Peters](#); [James Gordon](#)
Subject: Bylaw 8486 - 355 West Queens
Date: March 02, 2021 10:37:02 AM

Please notify the Council:

[REDACTED]

I am NOT in support of the new Bylaw 8486 for the following reasons:

1. The development will draw heavily on already thin infrastructure in the neighbourhood such as public transportation, available free parking space (for the staff, the project clients and surely their numerous visitors) and sewer (especially the [1st street](#) pumping station).
2. The proposed development is exempt from paying a full municipal tax as non-profit and as such the taxation rate will not be on par with the use of infrastructure required by this development. Let the Council be reminded that it rose the property taxes again this year, and that's in addition to perceived property value increases causing the significant increases to Property Tax payments to the District by the existing residents. What is District providing back in return? Putting more burden to the neighbourhood is simply not fair.
3. The proposed development includes an InSite safe injection facility and also poses the risk to the safety and well-being of neighbourhood residents due to increased likelihood of crime, drug use or otherwise. By approving this development the Council would show their insensitivity to the fragile fibre of this neighbourhood and put it in danger.
4. The size of the development well surpasses the size of the social issues in the neighbourhood (estimated up to 20 potential "visible" clients vs 60 units with possibly over 100 rooms) and even in the whole of the North Vancouver. It seems that the Province found a convenient location for them to deal with their issues. Council should be reminded that they are under no obligation to solve Province's issues and their acts should be in the best interest of the District taxpayers - this development is not it.
5. The five storey height of the proposed development will no doubt affect the view from the street-level buildings (ie the ones in LoCap, not the Pemberton Heights) - clear evidence that the District had zero consideration for us in accepting to look into this proposal.

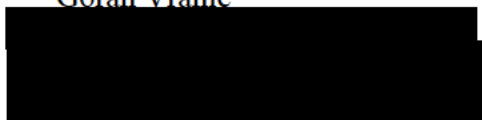
Not directed to the project but nevertheless of value would be District's consideration to ease off on densification especially taking into account the ongoing pandemic.

Also I believe it would be of much more value for the community if District took initiative in bringing some of the more attractive projects to us here on Lower Capilano such as rec centres etc. Likewise I could think the Province would be spending tax dollars wiser if they considered improving the bridge traffic - both vehicular and public transport.

Mr. Mayor and Council members, please REJECT this project and Bylaw.

Best regards,

Goran Vranic



Sent from my iPhone

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Supportive Housing – 1577 Lloyd Ave
Date: March 02, 2021 3:30:39 PM
Attachments: [image001.png](#)

Forwarded for information.

From: Gartry, Rob (Vancouver, BC) <[REDACTED]>
Sent: March 02, 2021 10:55 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Supportive Housing – 1577 Lloyd Ave

To whom it may concern,

I am writing you today to show my complete and utmost support for the permanent supportive housing project for single women and women's families set at the corner of Lloyd Ave and West 16th street. [REDACTED] and I would support it even if I lived right in front of it.

We so desperately need alternative housing on the North Shore for all communities and social groups.

The North Shore NEEDS this place, with URGENCY. We must continue showing we are capable of compassion and evidence-based approaches to help all in our communities.

Regards,

[REDACTED]
Rob Gartry

[REDACTED]

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Cc: [Casey Peters](#)
Subject: FW: 60 unit supportive house project
Date: March 02, 2021 4:14:45 PM

Forwarded for information.

From: Denise kellahan <[REDACTED]>
Sent: March 02, 2021 4:11 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: 60 unit supportive house project

Dear Mayor and Council members, I am writing in support of the proposed 60 member supportive housing project for women. I welcome this here in North Vancouver and hope it is the start of other supportive projects and affordable housing which is so badly needed. Thank you for your good work on this issue. Regards, Denise Kellahan

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: The latest tree-cutting of Bowser Trail Green Belt incident
Date: March 03, 2021 8:20:50 AM
Attachments: [INTERSECTING PANDEMICS THREATEN THE EXISTENCE OF HUMAN LIFE & ALL LIVING THINGS.docx](#)

Forwarded for the record.

From: Irwin Jerome <[REDACTED]>
Sent: March 02, 2021 12:28 PM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: Newsroom, North Shore News <editor@nsnews.com>
Subject: Fw: The latest tree-cutting of Bowser Trail Green Belt incident

To DNV Mayor Little and Council

The attached article ("Intersecting Pandemics Threaten the Existence of Human Life & All Living Things" has already been sent to community members of LCCRA for their attention in response to the excess amount of tree cutting that has recently been occurring in the Bowser Trail Green Belt area of the community, along with the note:

[REDACTED], has mentioned [REDACTED] spoke to you about your apparent concerns over the latest wave of tree-cutting along the Bowser Trail Green Belt area. It's pathetic from my own historical perspective and involvement of what has or hasn't gone on in Lower Capilano over the years regarding real community-wide involvement and input about the course and direction of life in general in this neck of the woods ever since our local OCP was considered null and void.

The latest grinding of the chain saws and moaning sounds of the death of trees has caused me to once again put pen to paper, for whatever it's worth, to once more give my two cents of what it all means in the greater realm of things for what ever little that may mean to any one else.

To me it's just another reminder of how, historically, politicians constantly "Do Things" rather than "With" to the citizenry who, I imagine are always just supposed to bend over and take everything in the rear like a man or a woman, however the case may be, with little to no real dialogue beforehand as it once was in the old days about how the outcome or what is done affects all of the surrounding world of life as it continues to evolve.

See attached for your interest.

Cheers

INTERSECTING PANDEMICS THREATEN THE EXISTENCE OF HUMAN LIFE & ALL LIVING THINGS

Op-Ed; Jerome Irwin, 24th Feb, 2021



18 & 12-Storey Towers in Lower Capilano 'Village' Plan --



Proposed Social Housing in Lower Capilano Community

AN OVER-HEATED PLANET, UNCONTROLLED HUMAN POPULATION & COVID-19

A triad of intersecting world-wide pandemics simultaneously threatening humanity and all living things today are the end results of human being's insatiable greedy human desire for endless, unchecked growth. Ugly, profit-based, commercial development, unimaginative high-rise towers and mega-social housing projects continue to destroy every living thing in their wake in an impossible attempt to try to accommodate the out-of-control millions of human refugees, of one sort or another, who, in a desperate attempt to escape the horrid, unwanted realities and conditions of wherever they happen to live, continue to everywhere spread like a deadly virus. The simultaneously-disastrous spreading effects of an out-of-control over-heated planet, with its own endless hosts of mutant variants, each as potentially ugly and menacing as all the others before it, also continue to adversely impact upon the earth's flora and fauna to the detriment of all concerned. A fourth worldwide pandemic that adds to the other three involves the gradual simultaneous deterioration and loss of once former democratic principles and rules of law. This quartet of pandemics is what the human race now faces in kind because of the particular choice of moral universes it has chosen to create for itself. A universal effect of these intersecting pandemics not only inexorably leads to the ultimate demise of the principles of democracy and democracy itself but to the very reason and purpose of life itself.

Such principles either begin or end with how much real democracy exists at the local level of every community and the humans who inhabit them, as well as how much latitude and control they collectively have over their ultimate destiny and extent to which they are externally-driven and conditioned by a *one size fits all* philosophy mercilessly driven by the market forces of the Bezos, Zuckerberg and Musk's of the world who are the '*Dr. Strange Love*' originators of mega-entities like Amazon, Facebook and Space X, rather than each community's own collective existential sense of itself and unique reason for being.

THE CAUSE & EFFECTS OF OUR OVER-HEATED PLANET EARTH

As the Earth becomes hotter and hotter with each passing year; the ever-expanding populations of human societies and cultures, combined with the ever-evolving mutations of Covid-19 viruses; continue to meld into a deadly Mega-Pandemic cocktail mix, which can only escalate with no signs of diminishment or lessening in their intensity.

The upshot of it all is that the consequent accumulative effects of Global Warming have now simply led to long-dormant bacteria and viruses, trapped, for countless centuries, deep within glaciers and layers of permafrost to become revived and awakened as the Earth's climate continues to heat up. Thus, long hidden viruses like Covid-19 and their endless variety of mutant variants are more and more in the ascendancy. They will only continue to do so the warmer the Earth becomes, with the obvious consequences too frightful to even contemplate.

Throughout human history it has been a constant race against time between the madness of humanity's conscious awareness, or lack thereof, of itself as a species and why the species ultimately is here on earth, beyond some basic biological drive for survival and self-aggrandizement.

However, as human society, as some would say, 'has become more intelligent and sophisticated', with the passage of the species mental-intellectual-technical know-how to travel to far distant places, like Planet Mars and beyond, their sole intention remains fixated, as it always has been since the beginning of time, in perpetuating the maniacal vision of those like Amazon Chairman Jeff Bezos whose sole vision of the future of deep space exploration could be characterized as

being nothing more than a grandiose *Star Trek Mission* to explore infinite planets in search of endless sources of precious natural resources to be endlessly mined and exported back to Earth, solely for the self-aggrandizement of only a selected few at the detriment and loss of the many.

While, at the same time, other, more spiritually earth-connected and attuned, humans would otherwise contend that, as time progresses, humanity's societies and cultures, in the main, instead have only continued to become more stupid and unsophisticated', especially in matters of life that really count; such as simply spiritually and materially caring for the welfare and well-being of one another as fellow beings, as well as all the surrounding planetary lifeforms around themselves, as if it were the actual sacred duty to do so, in a higher form of reality and consciousness, that it is.

Allowing Global Warming to continue, virtually unabated, while the debate rages on as to whether humans need ever bigger and more flash SUV's, or more and more fossil fuelled products or less of them all to reverse it, is one of those as yet still unanswered seminal questions, towards which modern society remains all but at sea to markedly do anything meaningful about as it continues to primarily allow, willy-nilly, their myopic masculine, hegemonial-corporate leaders to continue to basically rule, as they see fit, the course and direction of all of life on the planet. The end result is that such basic human greed that only continues to facilitate so many aggressive, disruptive planetary forces and drive the human species onward to some final end.

ONE LOCAL PERSPECTIVE OF HOW THESE INTERSECTING PANDEMICS CONTINUE TO SPREAD

At the risk of stating for the record yet another monotonous 'Let Dead Dogs Lie', 'Sour Grapes' footnote observation about the typical kind of endless commercial development and way that human expansion continues to spread everywhere on the planet, some still more expansive commentary must be made in passing here about how the larger-scale human and environmental issues of our times always get boiled down and translated at the local, grass-roots level; as is the case on British Columbia's North Shore in Canada, and more specifically in the tiny Lower Capilano Community, named after old Chief Joe Capilano of the once sovereign Squamish Nation of the whole region, that once so proudly thought of itself as "*The Mouse That Roars*", prepared

to defy any and all in defense of its sense of itself, where this writer has happened to reside for the past half century.

In this case, one of the issues pertains to a local Lower Capilano green belt tree-cutting incident whose lack of ultimate resolution, over the years, from the perspective of some of its more committed community activists and leaders, was its own long-range vision for itself and a healthy green belt it felt was needed to not only protect and preserve itself from the incursions of unwanted outside commercial and residential development but provide, as well, a protected, sacrosanct 'homeland' for all the wild animals, birds, insects and denizens of the natural world.

As in every community in Canada, if not the world, there are always fundamental issues of life that are always in play. A constant issue is the wide gap that perpetually exists between direct community involvement in the health and welfare of its community and that of dis-connected outsiders who always have a far different set of agendas, goals and perspectives in mind of what needs to remain and what needs to go. Especially how it directly relates to the overall lofty issues and concerns that one could characterize as 'the ultimate destiny of life' that surrounds one's self, family and neighbors. These are always the same unresolved, always existent, universal issues of inexorable growth, development and destruction of the natural world.

In the specific case of Lower Capilano, it has to do with the original negotiations and dialogue that once-upon-a-time occurred or didn't occur between members of the then local Lions Gate/Lower Capilano/Norgate/Lower Pemberton home owner/resident associations and their mayor and council politicians over the type/size/quality/extent of commercial, residential and natural green belt development that ultimately was or wasn't going to become a future reality in and along the nearby Marine Drive/Capilano Rd traffic corridors and surrounding communities; more specifically over what then was the envisioned concept of what erroneously was being called the *Marine Drive/Capilano Rd High-Rise Village Plan* that outside developer interests and politicians alike were heralding at the time as a soon to become an absolutely world-class, singularly-emblematic, 'Gateway To The North Shore'.

In the minds of the leaders among the local District home owners, residents and their representative associations, as well as their counterparts located within the adjoining North Vancouver City itself, they already could nervously see, from their unique local vantage points, of what was yet another 'shuck and drive' spiel that was being put to them and what, in the end, much to their chagrin, was inexorably going to happen to life on the North Shore as they knew and loved it.

Reality over the span of years that since have followed have shown that what eventuated has indeed been far less 'world-class' or hardly 'emblematic' then what originally was envisioned by the local people themselves; especially among those who were committed to addressing a wide array of planetary growth issues affecting everything from mega-commercial and high-rise development and expansion to out-of-control climate crisis intervention and sensitive, healthy management of the community's 'Bowser Trail' Green Belt borders along its residential area.

What was conceivable back then as well as even now continues to remain markedly different, if not at stark odds, with what could be called the *hegemonic masculine perspectives* of what too many local and offshore developers, corporate investors, city planners and the like, back then continue to have locked into their mindset as to where the evolutionary direction of the North Shore, like it or not, must inexorably go.

The upshot of it all years later, as all the proverbial dust still continues to settle, is that the reality of the mega development project that originally involved the Marine Drive-Capilano Rd corridor in question still remains in process of development, and, as a result, the legacy and still unknown ramifications of so much unwanted, excessive development will inexorably most likely demand the eventual need to create yet another third major bridge crossing from the North Shore into Vancouver, along with the consequent further spread of even more high-rise density, and elaborate traffic egress systems on and off the North Shore. "There goes the Neighbourhood", as the old saying goes.

These major changes to future life on the North Shore, compared to how it once was lived by the local Squamish First Nation people and those early pioneers from other lands who clamored to their shores for the same pristine, untrammelled beauty, were significantly altered back then, when DNV politicians and planners, impatient with the dissenting voices of too many local people who had a very different alternative vision of what the North Shore's indigenous beauty and untrammelled life still could conceivably become, were essentially 'cut out of the loop'.

Without any fanfare or District-wide community dialogue, debate, or so much as a by-your-leave, the progressive concept of what back then were local community Official Community Plans (OCP's), that were the product of years of extensive local resident participation, visionary-imagination and direct involvement, along with a lot of blood, sweat and tears, were simply unilaterally, ruthlessly abolished by the politicians in their glass palaces' and 'ivory towers', with the single stroke of a pen. It was as if at the time the powers-that-be were officially saying by their actions and deeds to we residents, "You and your perspectives don't really count in the same way any more. Rather than individual communities with different individual needs, visions and imaginings for itself, we prefer an official plan of the future where one size simply fits all. So we will now run everything the way we see fit from our chambers."

THIS IS HOW REAL DEMOCRACY SILENTLY SUCCUMBS WITH BARELY A WHIMPER

What continues to happen in places like British Columbia's North Shore, as it does everywhere else to grass-roots democracy on a seminal scale in places like Lower Capilano, is small potatoes compared to what continues to happen to the greater demise of democracy and more sweeping and complex, violent reactions to its loss on a larger scale in places like China, Hong Kong, Russia, and the United States

Such violent reactions world-wide could be characterized as yet still another long-standing horrific, unchecked, pandemic – An *Anti-Democratic Pandemic* - that continues to sweep through human civilization. One salient case in point is the violent protests and attacks that occurred in

the U.S. Capitol in Washington. D.C.. One could simply characterize all such events, whether at a simple local level or more complex national or international level, as microcosms of the macrocosm.

Another upshot of all the constant political maneuvering and conflicted visions of what life could be and still become, that continues unabated at whatever planetary level of human activity, is that direct, democratic, activist involvement in the future destined course of life, be it on Canada's North Shore or the Planet at large, is continually discouraged by the powers-that-be; who seek to replace these democratic longings with ever more centralized, distant and aloof autocratic and authoritarian forms of governmental rule, controlled less and less by the directly impacted-upon local people themselves, and more by a plethora of Napoleon, Hitler or Trump-like megalomaniacal forces of visionless change, whether welcomed or not by the people themselves. The rest is history, as yet another old saying goes.

Words (2225)

TAG LINE: World's Uncontrolled Population Growth, Uncontrolled housing development, Uncontrolled Commercial Development Amazon.com, Facebook.com, Space X Enterprises, Uncontrolled spread of Covid-19 variants, democracy vs authoritarian rule, North Vancouver District government-controlled vs community-controlled life

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Cc: [Casey Peters](#)
Subject: FW: Development
Date: March 03, 2021 8:24:37 AM

Forwarded for the record.

From: Simone Page <[REDACTED]>
Sent: March 02, 2021 10:23 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Development

Dear Staff,

I am writing as a community member to voice my support for the Lloyd avenue Supportive Housing Project. This is housing that will provide a community for mothers and will not only support one person, but whole families, thereby improving the integrity of the community.

Thank you,
Simone Page

From: [Michael Hartford](#)
To: [DNV Input](#)
Subject: FW: 1577 Lloyd Social Housing Project aka the 16th Street Project - Public Hearing Input
Date: March 03, 2021 7:31:08 AM

Please see below an inquiry regarding this public hearing, and my response back to the resident.

Michael

Michael Hartford
Section Manager, Development Planning
District of North Vancouver Development Planning
mhartford@dnv.org

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons below:



From: Michael Hartford
Sent: February 18, 2021 12:11 PM
To: Hazen Colbert <[REDACTED]>
Subject: RE: 1577 Lloyd Social Housing Project aka the 16th Street Project - Public Hearing Input

To clarify, the intended housing operator at this site is RainCity Housing – BC Housing did not indicate they are the building operator, rather they confirmed that landlord/tenant disputes would be eligible to be considered by the Residential Tenancy Branch.

Michael

Michael Hartford
Section Manager, Development Planning
District of North Vancouver Development Planning
mhartford@dnv.org

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons below:



From: Hazen Colbert <[REDACTED]>
Sent: February 18, 2021 11:50 AM
To: Michael Hartford <HartforM@dnv.org>
Subject: Re: 1577 Lloyd Social Housing Project aka the 16th Street Project - Public Hearing Input

Hi Michael

Yes it is very helpful.

The narrative at First Reading was a bit unclear since BC Housing is named only as the funding partner not the operator.

I suggest the words found at First Reading be modified at Public Hearing to be consistent with the response from BC Housing which is that they are the building operator. These are the words from First Reading.

BC Housing will be funding the project and RainCity Housing ("RainCity") will be the building operator.

Thank you

Hazen

From: Michael Hartford <HartforM@dnv.org>
Sent: February 18, 2021 11:39 AM
To: Hazen Colbert ([REDACTED]) <[REDACTED]>
Subject: RE: 1577 Lloyd Social Housing Project aka the 16th Street Project - Public Hearing Input

Hello Mr. Colbert:

Your inquiry regarding dispute resolution has been forwarded to me for a reply.

You raised the question below regarding the proposal for supportive housing on W. 16th Street at Lloyd Avenue:

"Should a rental or the right of the Society to enter into a rental agreement come under a dispute, which organization will arbitrate the matter - The Residential Tenancy Bureau or the Civil Resolution Tribunal?"

BC Housing has been consulted on this question and the response is that when the program agreement is being challenged (such as through a tenant having a dispute with the housing operator), the issue can be brought before the Residential Tenancy Branch for arbitration and decisions made at that level are upheld.

I hope this information is helpful.

Michael

Michael Hartford
Section Manager, Development Planning
District of North Vancouver Development Planning
mhartford@dnv.org

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media

channels by clicking the icons below:



From: Hazen Colbert <[REDACTED]>
Sent: February 14, 2021 7:04 PM
To: Casey Peters <PetersC@dnv.org>
Cc: [REDACTED] megan curren [REDACTED]>; BETTY FORBES <[REDACTED]>; [REDACTED]; Jordan Back [REDACTED]>
Subject: [REDIRECTED]1577 Lloyd Social Housing Project aka the 16th Street Project - Public Hearing Input

Ms. Peters,

Over the past two weeks I have called and emailed you numerous times regarding the subject proposal. You have regrettably failed to respond.

NSCHAC supports the project and is seeking guidance as to how operational matters will be managed.

Raincity Housing and Support Society is a BC Society which will manage rentals.

The undersigned, President and Executive Director of NSCHAC, is a member of the Society as a result of a donation to the Society through CanadaHelps.org.

Our most recent question is, "Should a rental or the right of the Society to enter into a rental agreement come under a dispute, which organization will arbitrate the matter - The Residential Tenancy Bureau or the Civil Resolution Tribunal?"

This question is very important. The only people with standing before the RTB are people who are tenants or landlords. However under the CRT ANY person who is a member of the **Raincity Housing and Support Society** can challenge any decision of the Society at the CRT.

I am a veteran of the CRT and have NEVER lost a case.

Should members of the Norgate Community decide to challenge an empowering bylaw, they may not have to rely on the Judicial Review Act. They could simply join the Society and challenge the decision of the Society at the CRT at a cost of \$125.

The CRT would likely decide it cannot hear the matter and refer it to the Supreme Court but that would create a minimum of 18 months delay for just \$125.

I think all of us want to make this project a success. To do that a **huge amount of lifting** is required before the Public Hearing. Are you and DNV Planning to doing that lifting?

Sincerely

Hazen Colbert
President and Executive Director
NSCHAC

From: Hazen Colbert <[REDACTED]>
Sent: February 6, 2021 2:08 PM
To: dnvcouncil@dnv.org <dnvcouncil@dnv.org>; milburnd@dnv.org <milburnd@dnv.org>; James Gordon <gordonja@dnv.org>; petersc@dnv.org <petersc@dnv.org>
Cc: [REDACTED] megan curren [REDACTED]; BETTY FORBES [REDACTED]; [REDACTED]; [REDACTED]; Jim Hanson <[REDACTED]>; Jordan Back [REDACTED]
Subject: 1577 Lloyd Social Housing Project aka the 16th Street Project - Public Hearing Input

Attn: Ms. Casey Peters

Input to Public Hearing

Mayor and Council,

I write as the President and Executive Director of North Shore Community Housing Advisory Committee (NSCHAC).

NSCHAC's mission is, among other things, to ensure that aging members of the LBGTQ+ community have access to quality, affordable housing, and to encourage good governance, social justice and equity in municipal land use decisions.

NSCHAC fully supports the development of this project subject to these governance requirements which are presented responsibly and solely to ensure social equity:

1.Low barrier designations require that, at all times residents must be open to personal and residential examination and superintendence for non-prescribed, illegal drugs by a trained and qualified health care professional (not a police officer under any circumstances) but no more

than once per day.

Upon discovery, these drugs will be placed in a lock-up and returned to the resident when the resident departs the facility.

Continued residency will **NOT** require a nil result from superintendence. Longer periods of nil results will allow superintendence to be lifted, in some cases permanently.

Special rules for superintendence of residents under the age of 12 will be required.

Ongoing training and education is required for both staff and residents.

2.The use of methadone and naloxone etc on site is allowed and the community will be advised of this allowance, with the requirement that these substances be part of an approved Opioid treatment program with oversight by a medical doctor except in the case of a medical emergency.

3.RCMP criminal reference checks on all residents are required. Residents who have been found guilty of serious indictable offences for which a pardon was not granted will not be eligible for residency.

4.All residents must have filed a tax return for the previous year.

For the purpose of rent geared to income and other rent calculations, income will include the child tax benefit, the GST/HST credit, climate action credits and both child support and spousal support payments (amounts in arrears will not be considered income). Income earned on an Indian Reserve, while not considered taxable by the CRA will be income for means testing. While OAS will be considered as income, the guaranteed income supplement (GIS) will not be income. Amounts garnished or held back by the CRA are not considered income.

5.An asset test will be required. A person with assets exceeding \$100,000, or a family with more than \$250,000 will not be eligible for residency. An exemption will be made for one motor vehicle up to \$10,000 per residence. An exception may be made for residents of larger units where vehicles are required for work. Registered Education Savings Plans (RESPs) are exempted from asset calculations.

6.Children of municipal elected officials and municipal staff from any municipality will not qualify for residency at any time and/or any reason unless they are legally emancipated. Clients including past clients or clients in contemplation of representation by law firm Hanson & Co are not eligible for residency while any employee, associate or partner of the firm is a member of any municipal council in the Province.

7.The facility will be smoke free including all interior and exterior common areas. An exception can be made for genuinely, physically disabled people who are diagnosed with an addiction but are infirm and not able to leave their residence. Duty to accommodate will apply in such cases.

8.All youth residents (18 or under) must be full time registered in school or under the age of 5 unless verified as disabled by a medical doctor.

We look forward to alacrity in bringing this project to completion and will make ourselves available to assist in any way. **One of our board is accredited to do voluntary tax preparation which will help ensure at least one of the conditions is met, and has committed to providing his time to the residents of the facility including those residents get every nickel of social assistance available. That person is the undersigned.**

Sincerely

Hazen Colbert
President and Executive Director
North Shore Community Housing Advisory Committee

From: [REDACTED]
To: [DNV Input](#)
Cc: [Casey Peters](#)
Subject: Support for 1577 Lloyd Ave.
Date: March 03, 2021 9:01:44 AM
Attachments: [image001.png](#)
[Letter Re. 1577 Lloyd Ave.pdf](#)

Hi there,

I am writing you in support of the proposed project at 1577 Lloyd Ave. Please find attached my letter of support.

I sincerely hope this project gets approved, and I commend the DNV for bringing a project like this forward.

Cheers,

Kevin Hatch RSE

Twin Lions Contracting Ltd.

604 317-9485

www.twinlionscontracting.com





Twin Lions Contracting LTD.
104 – 980 West 1st Street
North Vancouver, BC V7P 3N4

March 2, 2021

Dear Mayor and Council,

I am writing to you today with regards to the proposed supportive housing project to be located at 1577 Lloyd Ave. This facility of 60 supportive housing apartments for women and women-led households is an amazing project that is deeply needed in our community. I would like to express my strong support for this project and would like to give the District a ton of credit for bringing it to the forefront.

Our business is located only a couple of blocks from the proposed project. I have also

Twin Lions Contracting has been a very active participant in the North Shore community and has been involved with many community projects where we have seen firsthand the need for such a project. We have seen that women and women with children are some of the most under-supported and marginalized demographics on the North Shore. During COVID-19, we had the opportunity to complete some work for the North Shore Women's Center, which reinforces my belief that this proposed project is a fantastic step forward in supporting our community. Not only will this project help get some families off the street, but I believe it will set an example of leadership and show other communities the benefit of supporting our women.

I know there is a ton of support for this project from my fellow business owners in the area, and I will be sharing this with the hope that they will also articulate that support to the council. We are sincerely looking forward to seeing this project move forward, and to seeing our leadership continue to step up and support those in need. Our community will be stronger for it.

Sincerely,

Kevin Hatch
President, Twin Lions Contracting LTD.
604-317-9485
kevin@twinlionscontracting.com

From: [Genevieve Lanz](#)
To: [Mayor and Council - DNV](#)
Cc: [DNV Input](#)
Subject: FW: Local Business Owner has concerns about the project located at 1577 Lloyd Ave, NV
Date: March 03, 2021 1:11:03 PM
Attachments: [CCC Letter March 3 2021.pdf](#)

Forwarded for information.

From: Mathew Bond <bondm@dnv.org>
Sent: March 03, 2021 1:10 PM
To: Genevieve Lanz <LanzG@dnv.org>
Subject: Fwd: Local Business Owner has concerns about the project located at 1577 Lloyd Ave, NV

Begin forwarded message:

From: California Cult Classics <californiacultclassicswine@gmail.com>
Date: March 3, 2021 at 12:23:20 PM PST
To: bowinn.ma.mla@leg.bc.ca
Subject: Local Business Owner has concerns about the project located at 1577 Lloyd Ave, NV

Please see our letter regarding the project proposed for 1577 Lloyd Ave

Copied to

BackJ@dnv.org, BondM@dnv.org, CurrenM@dnv.org, Muril@dnv.org, mayor@dnv.org,
ForbesB@dnv.org, HansonJ@dnv.org,

Admin CCC
Good wine makes good friends!

California Cult Classics
1083 Roosevelt Crescent
North Vancouver, BC, V7P 1M4
phone [\(604\)988-4470](tel:(604)988-4470) fax [\(604\)988-4483](tel:(604)988-4483)
www.californiacultclassics.com
<http://winemakinginvancouver.com>
"A Napa Valley Winery in Vancouver"

Please check out some of our videos below
[California Cult Classics - Napa Valley in Vancouver](#)
[Corporate Gifting Program | California Cult Classics](#)
[Napa Valley Wines](#)

Media Links
[California Cult Classics | MONTECRISTO](#)
[B.C. winemaker cultivates unique brand niche BIV](#)

DOUG RUSSELL, CONNOISSEUR

“Vancouver American Wine Society’s past president and cellar master - and California Cult Classics member - Doug Russell held a blind tasting of CCC’s premier cabernet....Russell proclaimed the event the best cabernet tasting in the 30-year history of the Vancouver American Wine Society.”



California Cult Classics Winery

1079 & 1083 Roosevelt Crescent, North Vancouver, BC V7P 1M4

March 3, 2021

California Cult Classics Winery is located at 1079 & 1083 Roosevelt Crescent in North Vancouver, BC and we have concerns about the proposed project for a 60-unit supportive housing project at 1577 Lloyd Ave.

Our business has been operating at our current location for over 15 years.

We have tried to voice our concerns, but the public hearings are always full and there does not seem to be any other way of being heard other than to write this letter and send it to the local councillors and mayor.

We have seen an increase of homelessness, theft, dumpster fires, etc in our area over the years and we do not feel this project should be approved as we feel it will put local business at more risk of increased vandalism, theft, etc in the area.

We are now losing some of our parking spaces as the building manager has to install fencing up around the already locked dumpsters that are constantly broken into and set on fire. One of our employees came in early to find a homeless person with their bike parked in front of our main front door sleeping under our window doing crack in the morning. We have people camping out by the dumpsters, a client came into our business for 2 hours and had her roof racks stolen from her car. We have items stolen from our cars on an ongoing basis if we leave anything in them.

We also are looking into upgrading our security system and installing cameras to try and deal with the crime in the area and for the safety of our employees and clients.

We would like to know how you are handling the concerns from local business owners with respect to this project and will our concerns have any impact on whether this project gets approved or rejected.

Frank Gigliotti

President/Owner of California Cult Classics Winery

From: [Genevieve Lanz](#)
To: [Mayor and Council - DNV](#)
Cc: [DNV Input](#)
Subject: FW: Local Business Owner has concerns about the project located at 1577 Lloyd Ave, NV
Date: March 03, 2021 1:12:55 PM
Attachments: [Panache Ent Letter March 3 2021.pdf](#)

Forwarded for information.

From: Mathew Bond <bondm@dnv.org>
Sent: March 03, 2021 1:12 PM
To: Genevieve Lanz <LanzG@dnv.org>
Subject: Fwd: Local Business Owner has concerns about the project located at 1577 Lloyd Ave, NV

Begin forwarded message:

From: Dorothy Gigliotti <dgigliotti@californiacultclassics.com>
Date: March 3, 2021 at 12:30:21 PM PST
To: bowinn.ma.mla@leg.bc.ca
Subject: Local Business Owner has concerns about the project located at 1577 Lloyd Ave, NV

Please see our letter regarding the project proposed for 1577 Lloyd Ave

Copied to

BackJ@dnv.org, BondM@dnv.org, CurrenM@dnv.org, MuriL@dnv.org, mayor@dnv.org,
ForbesB@dnv.org, HansonJ@dnv.org,

Admin

Panache Entertainment
1085 Roosevelt Crescent
North Vancouver, BC, V7P 1M4
phone (604)988-4470
www.californiacultclassics.com

"A Napa Valley Winery in Vancouver"

Panache Entertainment

1085 Roosevelt Crescent, North Vancouver, BC V7P 1M4

March 3, 2021

Panache Entertainment is located at 1085 Roosevelt Crescent in North Vancouver, BC and we have concerns about the proposed project for a 60-unit supportive housing project at 1577 Lloyd Ave.

Our business has been operating at our current location for over 15 years.

We have tried to voice our concerns, but the public hearings are always full and there does not seem to be any other way of being heard other than to write this letter and send it to the local councillors and mayor.

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We would like to know how you are handling the concerns from local business owners with respect to this project and will our concerns have any impact on whether this project gets approved or rejected.

Frank Gigliotti

President/Owner Panache Entertainment

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Public Hearing - West 16th & Lloyd Not Streaming
Date: March 03, 2021 4:28:08 PM

Forwarded for information.

From: Casey Peters
Sent: March 03, 2021 10:44 AM
To: Tracey Baxter [REDACTED] >
Subject: RE: Public Hearing - West 16th & Lloyd Not Streaming

Hello,

It has come to the attention of staff that some owners may not have received direct, mailed notification of the public hearing. To ensure that everyone has an opportunity to participate, the public hearing will be rescheduled from March 2 to Tuesday, March 30th at 7:00 p.m.

Staff have updated various locations on our website and updated the signs installed on the site with the new date. A new notice will be mailed and new advertisements will be placed in the North Shore News informing residents of this change.

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: Tracey Baxter <[REDACTED]>
Sent: March 02, 2021 7:18 PM
To: Casey Peters <PetersC@dnv.org>
Subject: Public Hearing - West 16th & Lloyd Not Streaming

Hello,

I'm reaching out in regards to the public hearing for West 16th and Lloyd scheduled for March 2nd at 7pm, the streaming link does not seem to be working. Will a recording of the hearing be available?

Also note that the event is not listed in the council meeting calendar: <https://www.dnv.org/our-government/council-meeting-calendar>

Perhaps the event was rescheduled, if so, no updated notifications were sent out.

Thank you,
Tracey

[Council meeting calendar | District of North Vancouver](#)

Regular Council meetings are usually held each Monday, except on statutory holidays. We provide a 30-minute public input period at the beginning of regular Council meetings, during which you can speak to Council on any item of interest for three minutes.

www.dnv.org

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: March 2nd Public Hearing - Feedback/Questions
Date: March 04, 2021 2:21:57 PM

Forwarded for information.

From: Casey Peters
Sent: March 04, 2021 2:12 PM
To: 'Tracey Baxter' <[REDACTED]>
Subject: RE: March 2nd Public Hearing - Feedback/Questions

Hello,

Thank you for your input. The mandate of this proposed building is to work with women and families including their children to provide a safe, secure and supportive environment for the people that will be living at the site and the neighbours that live around the building as well.

The information sessions were intentionally scheduled as small group discussions to ensure that we got as close as we can to an in-person, roundtable meeting while operating under COVID restrictions. The format of the session included several breaks for questions as well as time at the end of the meeting. We also held a longer webinar session on February 23 that could host as many people who wanted an opportunity to participate.

A new Online Neighbourhood Info Session (webinar) has been added to continue to raise awareness, answer questions, and hear public input on this project. The meeting will be held on Thursday, March 11 from 7-8:30 and residents can register at: <https://letstalkhousingbc.ca/north-vancouver-west-16> Like the webinar held on February 23rd, this Online Neighbourhood Info Session has unlimited participation and is open to all who register.

I have worked with our partners at BC Housing and RainCity Housing to respond to your specific questions below. I would also encourage you to contact Amelia Ridgway, RainCity's Associate Director, as she would be able to respond to questions focussed on how a supportive housing building is operated. She can be contacted at aridgway@raincityhousing.org or 604-215-5995.

1. What additional police services does the District have planned to be able to respond to increased crime activity? Has this been incorporated into the budget planning?
The building will have a RCMP liaison officer that will work closely with RainCity to monitor any increases in criminal activity. Given that the population at this building will be women and families we are not anticipating a lot of criminal activities associated with this building.

The RCMP notes that as with any new developments in the community, they consider all potential and real impacts. The RCMP are well positioned to provide appropriate responses when called upon and their deployment model also utilizes metrics and analytics to respond to community needs.

2. Can residents in the immediate area be guaranteed police response and action when criminal

activity takes place? I work downtown and there is zero response to the regular calls we submit related to drug activity, car break ins, theft, vandalism, verbal threats, physical assaults, loitering, litter, drug dealing, disturbance of the peace, etc.

Calls for service to any police detachment are prioritize for response based on urgency. How calls are prioritized is a decision that is made by the RCMP.

3. Will the District be supplying 24/7 security patrols in the area immediate to the supportive housing development? My concern is that if you allow drug addicts into the facility it will attract other drug addicts to the area and we'll see them sleeping in doorways or under overhangs.

Should this proposal be approved, RainCity staff would be on-site 24/7 and would be available to respond to concerns in the immediate area around the building.

4. The other concern is that BC Housing stated that the supportive housing often houses abused women, it is not uncommon for an abuser to follow their victim to continue to harass them. How will the District ensure that these types of violent people are not hanging around?

This proposed project would include the additional support of staff that are well-trained to monitor and respond to concerns as they come up, and to call the RCMP for support if needed.

5. If drug users are permitted to reside in the supportive housing this will attract drug dealers, it's just the way. What plans does the District have in place to deal with this?

It is important to remember the residents of this project will be women and women-led families. If there are issues regarding drug dealers, that is a matter for the RCMP.

6. Will the District be supplying daily clean up services to deal with things like discarded used needles and other drug paraphernalia, feces, garbage, vandalism and power washing areas that have a foul odor (this is the case in Gastown in the summer, the streets need to be hosed down daily due to the urine and feces on the sidewalks)?

Any concerns around the issues in this question can be raised and problem solved at the Community Advisory Committee that would be established should the project be approved. A comparison to the Gastown area might not be appropriate as the supportive housing building in that community serves a different population than would be living in this location.

7. Will the supportive housing allow prostitution on site? In some of the SRO's downtown women bring clients into their rooms to conduct business. If prostitution is permitted my concern is that it is attracting the wrong kind of activity in the neighbourhood.

This building is not an SRO. These units are proposed to be a permanent home which the resident pays rent to occupy. Again, a comparison to the buildings in Gastown is not appropriate as those buildings serve a different population.

8. My residence is adjacent to the development site, if our buildings become victim to graffiti, garbage, loitering, human feces, etc., will the District be responsible for covering the costs to keep our buildings in good working order? It would be unacceptable to think that the residents have to pay for activity brought in by the supportive housing development.

RainCity staff and tenants will participate in regular neighbourhood clean ups such as garbage etc.

Again, as noted above, any concerns around issues of this nature can be raised and addressed at the

Community Advisory Committee that would be established should the project be approved.

BC Housing notes that issues such as those cited above can't be assumed to be directly related to residents of the supportive housing development. If these potential concerns become an issue if the project is approved, neighbours can contact RainCity to explore causes and resolution ideas at that time. Crimes can be reported to the police.

9. In the community session it was referenced that the residents at the supportive housing will be required to sign a code of conduct agreement in order to be a tenant, I'd like to know what will happen if these rules are not followed? Will they be evicted, or where will they be relocated to? My concern is that we'll see homeless camps popping up in our parks. If homeless camps start popping up how does the District plan on dealing with this? Already there are a number of homeless people camping in our parks and forests, it's terrible all around.

BC Housing is working province-wide to address housing issues. The District recently approved a 90-unit non-market rental project on Oxford Street (near Phibbs Exchange) and is working with BC Housing to build more affordable units in the District.

This building is part of the solution around finding homes for women and families that are homeless or at risk for being homeless, and is one preventive measure regarding homeless camps.

There would be an eviction process for residents that do not follow the program agreement guidelines. RainCity would work with BC Housing to find alternatives for people who can no longer live in accommodation such as this, and would work on a re-housing plan.

10. My understanding is that tenants of the supportive housing will be required to pay rent, how will drug users have enough money to support their drug habit and pay rent?

If a resident is an income assistance recipient, their shelter allowance will cover the rent. For those not on income assistance, generally the rent charge is 30% of monthly income.

11. How will the District ensure that residences and businesses are targeted for theft, or that citizens are not being robbed on the street?

As mentioned earlier, the building will have a RCMP liaison officer that will work closely with RainCity to monitor any increases in criminal activity. Given that the population at this building will be women and families we are not anticipating a lot of criminal activities associated with this building.

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: Tracey Baxter [REDACTED]
Sent: February 25, 2021 2:28 PM
To: DNV Input <input@dnv.org>
Subject: March 2nd Public Hearing - Feedback/Questions

Hello,

In regards to the West 16th St and Lloyd Ave supportive housing development I am submitting feedback and questions for the March 2nd public hearing.

I attended one of the community sessions held by BC Housing and my understanding was that BC Housing and RainCity Housing were to share the feedback collected during the session. I do have some concerns about how accurate the representation of the feedback will be. Of the twenty attendees at the session, seven were representatives of the project, that means only 14 people were present from the community, a very small sample size. The majority of the time was spent on given a presentation but very little time was left to ask questions. Although the presentation was helpful and informative, I don't feel confident that an accurate representation of people's concerns was captured.

My concerns mainly lie with the decision to allow drug addicts in the facility. During the session very little discussion was dedicated to this serious issue that was an obvious concern for myself and other participants. When you invite this type of activity in to your neighbourhood there is a negative impact on everyone. I'd like to know what the District of North Vancouver has planned to manage the inevitable increase in crime related activity? When this question was asked at our information session the District's representative didn't have an answer, this was very concerning.

Overall, I'm in support of this project, but without allowing drug addicts. Drug addicts need support as well but I'm not convinced this is the right solution and the risk of how this will impact the community is very serious. The District of North Vancouver has a responsibility to its residence to ensure the community is safe and pleasant to live in.

I have seen firsthand, in multiple situations, where bringing drug addicts into a community causes all sorts of problems and there seems be little to no response to manage the crime from all levels of government.

Here is a list of questions that I have that were not answered at the information session:

- What additional police services does the District have planned to be able to respond to increased crime activity? Has this been incorporated into the budget planning?
- Can residents in the immediate area be guaranteed police response and action when criminal activity takes place? I work downtown and there is zero response to the regular calls we submit related to drug activity, car break ins, theft, vandalism, verbal threats, physical assaults, loitering, litter, drug dealing, disturbance of the peace, etc.
- Will the District be supplying 24/7 security patrols in the area immediate to the supportive housing development? My concern is that if you allow drug addicts into the facility it will attract other drug addicts to the area and we'll see them sleeping in doorways or under overhangs.

- The other concern is that BC Housing stated that the supportive housing often houses abused women, it is not uncommon for an abuser to follow their victim to continue to harass them. How will the District ensure that these types of violent people are not hanging around?
- If drug users are permitted to reside in the supportive housing this will attract drug dealers, it's just the way. What plans does the District have in place to deal with this?
- Will the District be supplying daily clean up services to deal with things like discarded used needles and other drug paraphernalia, feces, garbage, vandalism and power washing areas that have a foul odor (this is the case in Gastown in the summer, the streets need to be hosed down daily due to the urine and feces on the sidewalks)?
- Will the supportive housing allow prostitution on site? In some of the SRO's downtown women bring clients into their rooms to conduct business. If prostitution is permitted my concern is that it is attracting the wrong kind of activity in the neighbourhood.
- My residence is adjacent to the development site, if our buildings become victim to graffiti, garbage, loitering, human feces, etc., will the District be responsible for covering the costs to keep our buildings in good working order? It would be unacceptable to think that the residents have to pay for activity brought in by the supportive housing development.
- In the community session it was referenced that the residents at the supportive housing will be required to sign a code of conduct agreement in order to be a tenant, I'd like to know what will happen if these rules are not followed? Will they be evicted, or where will they be relocated to? My concern is that we'll see homeless camps popping up in our parks. If homeless camps start popping up how does the District plan on dealing with this? Already there are a number of homeless people camping in our parks and forests, it's terrible all around.
- My understanding is that tenants of the supportive housing will be required to pay rent, how will drug users have enough money to support their drug habit and pay rent? How will the District ensure that residences and businesses are targeted for theft, or that citizens are not being robbed on the street?

I look forward to hearing answers to these questions at the March 2nd meeting, it would be extremely irresponsible to approve this plan without further thinking through all the risks of having drug addicts living in a residential area.

Thank you for your time in reviewing my concerns.

Tracey

From: [REDACTED]
To: [DNV Input](#)
Subject: Public Hearing for West 16th Supportive Housing
Date: March 04, 2021 5:56:51 PM
Importance: High

I am writing in support of the West 16th Supportive Housing Project. [REDACTED] of the proposed housing; [REDACTED]

I believe that more supportive housing projects are needed in the Greater Vancouver area, due to a growing number of unhoused and precariously housed families, and am pleased that the District of North Vancouver has considered making available land that is located close to a park, school and a transit corridor.

[REDACTED] and have visited families in one of Rain City Housing's projects, the Budzey building. I found it to be well managed with front desk staff that were helpful to families in the building, and who screened each visitor to the building, which enhanced the feeling of safety for the women and families living there.

There is a great benefit in provision of housing to alleviate poverty for low income children and their families. Children growing up in stable and supportive homes have a better future and more opportunities, as shown through research. Research published by UBC HELP which evaluates the overall development of all kindergarten children in BC with the Early Development Instrument, summarized that *"the social and economic costs of not addressing vulnerability in the early years is immense in every sector from health, to education, to child welfare and employment, and later the criminal justice system."* (*EDI BC: 2019 Provincial Report pg 7*)

Investment in supportive housing is a crucial step that will pay off for the benefit of children and families, and in doing so, for the North Shore community as a whole.

Sincerely,

Tamara Olson
[REDACTED]

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: West 16th Street supportive housing
Date: March 09, 2021 2:51:47 PM

For the record.

From: PairofKnees <[REDACTED]>
Sent: March 09, 2021 1:30 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Fwd: West 16th Street supportive housing

Dear Mayor and Council

Could you please have the relevant in the email below added to the public meeting info for this proposal

Thanks

David

----- Forwarded message -----

From: **Community Relations** <communityrelations@bchousing.org>
Date: Tue, Mar 9, 2021 at 9:26 AM
Subject: RE: West 16th Street supportive housing
To: PairofKnees <[REDACTED]>

Hello,

All supportive housing sites have a minimum of two staff onsite at all times.

This is just a minimum requirement, and there will often be more staff than that onsite.

This building is specifically targeted for single women and women-led families who are experiencing homelessness. There is no age limit for children as members of those families.

Residents would sign a Program Agreement and would be expected to abide by it. The Program Agreement would address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others.

You can find a sample program agreement in the documents section of this page:
<https://letstalkhousingbc.ca/north-vancouver-west-16>

If there are problems with specific individuals, staff would work to address those issues.

Sincerely,

Sam

BC Housing Community Relations Team

From: PairofKnees <[REDACTED]>
Sent: Monday, February 1, 2021 1:58 PM
To: Community Relations <communityrelations@bchousing.org>

Subject: Re: West 16th Street supportive housing

Hi Margherita

The property is the new proposed development for women led families at 1577 Lloyd Avenue North Vancouver.

I have a second question how many elementary aged children would you estimate would be in this 60 unit with a mixture of 2, 3 & 4 bedroom units

Thanks

David

On Mon, Feb 1, 2021 at 1:12 PM Community Relations

<communityrelations@bchousing.org> wrote:

Hi David,

Thanks for your email. Can you please give me a specific address for the development you're inquiring about? In which city of BC? I'll then be able to get some answers for you.

Appreciate it and chat soon.

Sincerely,

Margherita

Community and Tenant Affairs Team

BC Housing

From: PairofKnees [REDACTED] >

Sent: January 28, 2021 10:51 AM

To: Community Relations <communityrelations@bchousing.org>

Subject: West 16th Street supportive housing

How many staff will there be onsite?

Is there an age limit for children?

What is criteria that they no longer meet the needs to reside there?

Thanks

David Knee

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Cc: [Casey Peters](#)
Subject: FW: Proposed West 16th Street supportive housing North Vancouver
Date: March 09, 2021 2:54:47 PM

For the record.

From: PairofKnees <[REDACTED]>
Sent: March 09, 2021 1:33 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Fwd: Proposed West 16th Street supportive housing North Vancouver

Dear Mayor and Council

Could you please have the relevant in the email below added to the public meeting info for this proposal

Thanks
David

----- Forwarded message -----

From: **Community Relations** <communityrelations@bchousing.org>
Date: Tue, Mar 9, 2021 at 9:30 AM
Subject: RE: Proposed West 16th Street supportive housing North Vancouver
To: PairofKnees <[REDACTED]>

Hello,

Thank you for contacting BC Housing.

The new homes would offer safe and secure housing to single women and women-led families experiencing or at risk of homelessness.

For some women, this will be their forever home. For others, staff will work to support them as they transition to more independent living and market rentals.

Supportive housing tailors its response to clients, to help them maintain their housing and work on healing.

Supports may include on-site family support workers, life skills training, employment

assistance, connection and referral to community services and support groups, depending on the unique needs of each resident.

We will have more information on the specific services available in this building as we work to move forward with this project.

This is not a safe injection site for the general public. Drugs will not be provided.

BC Housing's supportive housing buildings are operated based on the widely recognized and proven *Housing First* model. Residents at these sites, and all other supportive housing buildings that BC Housing is affiliated with, are permitted to make their own choices in regard to lifestyle. This includes the decision to abstain or use drugs/alcohol in the privacy of their homes. If they choose to use, the operators would work with each tenant ensure they use safely.

We take a harm reduction approach, which means staff is available to support any residents who are in various phases of substance use and the building would be set up with the ability to provide a safe space for residents only, to ensure the safety of residents who are active substance users.

Harm reduction acknowledges that many people may not be in a position to remain abstinent. The harm reduction approach meets people where they are at and provides an option to engage with peers, medical and social services in a non-judgmental way.

The overarching goal of the harm reduction approach is to prevent the negative consequences of substance use and to improve health. Harm reduction approaches and programming are seen as a best practice for engaging with individuals with substance use issues.

The operator would work with Vancouver Coastal Health in determining best practices to ensure tenants are safe and healthy.

When residents are ready to make a change, staff on site would connect them with the appropriate support services.

Sincerely,

Sam

BC Housing Community Relations Team

From: PairofKnees <[REDACTED]>
Sent: Tuesday, February 9, 2021 10:35 AM
To: Community Relations <communityrelations@bchousing.org>
Subject: Proposed West 16th Street supportive housing North Vancouver

As there has been very little information on the District of North Vancouver website on who will be living in and what actual services will be available in this facility could you please respond to questions below so that I may respond to the public online information meeting in the next few weeks. If you do not have the answers to my questions below could

you please forward them to the organisation that does

What of the following services will be available at this facility?

General education?

Job training?

Health education?

Medical services?

Financial education?

Alcohol abuse recovery?

Drug rehab?

Safe injection site?

Are there any other services?

Could you please tell me who of the following will occupy the 40 bachelor suites in this facility?

Single women

Women with babies

Teenage pregnancy

Senior women

Disadvantaged women

Abused women

Are there any other?

What is the estimated average length of stay for people using this Facility

Thanks

David Knee

From: [Casey Peters](#)
To: [REDACTED]
Subject: RE: Lloyd supportive housing project
Date: March 11, 2021 12:34:44 PM

Hello,

Thank you for your input.

As mentioned in my email below, we have arranged for an additional community meeting this Thursday, March 11. You can sign up in the top right corner of the link below:

[District of North Vancouver, Supportive Housing – 1577 Lloyd Ave. | Let's Talk Housing BC](#)

I have responded to your specific questions below but I would also encourage you to contact Amelia Ridgway, RainCity's Associate Director, as she would be able to respond to questions focussed on how a supportive housing building is operated. She can be contacted at aridgway@raincityhousing.org or 604-215-5995.

Supportive housing is an opportunity for people to leave the streets and shelter system for safe and stable housing that will contribute to an improved quality of life. This type of housing project tailors its response to clients, to help them maintain their housing and work on healing. The proposed operator, RainCity Housing, notes that part of supportive housing is recognizing that some people will sometimes choose to use substances as many of us across society do in our own homes. RainCity takes steps to ensure that if a resident makes that choice, they can make time to talk about it, offer harm reduction services as needed, and provide additional supports when necessary. Each person is required to sign a program agreement outlining certain commitments they will need to meet in order to live there. They would also sign a good neighbour agreement that speaks to not only how they will interact with the other women and children living in the building, but also with neighbours in the surrounding area.

A safe injection site is not associated with this proposed project.

If the project is approved, RainCity would establish a Community Advisory Committee to support the successful integration of the building into the community, with representation from BC Housing, the District of North Vancouver, RainCity, Vancouver Coastal Health, RCMP or community policing, and community members.

RainCity staff and tenants would participate in regular neighbourhood clean ups such as garbage etc. Again, as noted above, any concerns around issues of this nature could be raised and addressed at the Community Advisory Committee that would be established should the project be approved.

Your email also noted a concern about the distance from the Norgate Elementary School. The proximity to shops, services, and the school were seen as an asset to this location. If approved, this building will house children and - being within walking distance to a school - would be a benefit to the families. Many supportive housing sites for people experiencing homelessness across the province have been operating in their communities and near schools for 10+ years, with no issues

and with support from the community. There are over 210 provincially-funded supportive housing sites across the province that are within 500 metres of a school, and 52% of provincially-funded supportive housing sites in B.C. within 500 metres of schools have been operating for 10+ years.

Your email noted a concern about this rezoning setting a precedent for other rezoning projects. As with most significant projects in the District, a site-specific rezoning and Official Community Plan (OCP) amendment is necessary prior to the project proceeding. As with every proposal there is a balancing of objectives, especially with a limited land supply. Furthermore, such changes require additional public engagement to ensure the public is informed about issues that might impact them, and Council is informed of the community's interests in advance of making a decision.

Council has the discretion to accommodate zoning changes. No precedent is created as Council retains the right to approve or deny any future proposal on its own merits. In general terms, zoning and OCP designations need to change over time to ensure the community adapts to changing circumstances.

The Public Hearing has been rescheduled for Tuesday, March 30. Details on the Public Hearing process can be found at the following link: [Speak at a public hearing | District of North Vancouver \(dnv.org\)](https://dnv.org/speak-at-a-public-hearing)

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: Casey Peters
Sent: March 08, 2021 1:27 PM
To: [REDACTED]
Subject: RE: Lloyd supportive housing project

Hello,

Thank you for your emails and apologies for the delayed response. I will work with our partners to prepare a response to you as soon as possible.

We have arranged for an additional community meeting this Thursday. You can sign up in the top right corner of the link below:

[District of North Vancouver, Supportive Housing – 1577 Lloyd Ave. | Let's Talk Housing BC](https://dnv.org/1577-lloyd-ave-let-s-talk-housing-bc)

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: Sandra Orton-Tweed <[REDACTED]>
Sent: March 08, 2021 12:30 PM
To: Jordan Back <BackJ@dnv.org>; Mathew Bond <bondm@dnv.org>; Megan Curren <CurrenM@dnv.org>; Lisa Muri <MuriL@dnv.org>; Mayor's Office DNV <mayor@dnv.org>; Betty Forbes <ForbesB@dnv.org>; James Hanson <hansonj@dnv.org>
Subject: RE: Lloyd supportive housing project
Importance: High

I am resending this because I am guessing that for some strange reason, it did not get through to any of you! I really was hoping for some kind of response regarding this very very serious matter. There are a lot of North Van residents who are feeling like we are being ignored these days. I know everyone is busy, and you are doing your best, but maybe you could select one person on the council to respond to me and others who are concerned about this housing project?

Thank you,
Sandra

From: Sandra Orton-Tweed
Sent: March 3, 2021 10:46 AM
To: backj@dnv.org; Mathew Bond <bondm@dnv.org>; Megan Curren <CurrenM@dnv.org>; Lisa Muri <MuriL@dnv.org>; mayor@dnv.org; forbesb@dnv.org; hansonj@dnv.org
Cc: Sandra Orton-Tweed <[REDACTED]>
Subject: Lloyd supportive housing project

Hello Mayor Little and council,
Unfortunately I couldn't attend any of the times that were set aside for community input on this proposed Supportive Housing project, so I thought I should send an email instead with my thoughts. I would really appreciate a response. (I sent this to communityrelations@bchousing.org on February 8th but NEVER got a response.)

I am all for helping the most vulnerable in our neighbourhood, so for that reason I am in favour of this proposal. We definitely need more housing that helps people on limited budgets, single moms, and the such. However, I do have a few concerns with this particular type of supportive housing.

My biggest issue with it is that it is low-barrier and I don't see anything that says there are plans to wean people off of drugs if they have a drug problem. I am not in favour of people using illegal drugs anywhere—in their homes, on the streets, anywhere. I would love to hear about the plans to HELP any residents who might have a drug addiction and return them to becoming productive members of our society. In all of the places where I volunteer, this is always the plan---to help them get back on their feet---NOT to enable a drug addiction. I am NOT in favour of a housing project that enables drug users and looks the other way. Can someone clarify this for me so that I can feel better about this housing project? I know countless renters in Vancouver, North Vancouver, Montreal, and other cities and apartment buildings do NOT allow illegal drugs to be used; it is cause for immediate eviction, so why is this one allowing it? [REDACTED] is completely split on this project. Many are for it because we see the benefits of helping these struggling members of our society, but many are terrified that crime (mainly breaking into cars and backyards) and drug paraphernalia on the streets and alleys are going to increase. We need some reassurances please. We already have a little bit of a problem in certain back alleys and laneways with needles and syringes being left behind. People are scared there may be more occurrences if drugs are allowed in this building because it will attract more drug users.

Also of concern is the fact that this housing project is a mere 3 or 4 blocks from Norgate Community Elementary School. This is a huge concern for [REDACTED] I believe a liquor store (which is a legal drug) cannot be within 400 metres of a school. This housing project is just 700m from the school but we are not talking about legal drugs....we are talking about illegal drugs that are shot into one's arm and then needles are left on the ground for innocent hands to pick up.

Also, I have heard rumours that it is planned to become a safe injection site in the future. If this is just a rumour, can you also squash this? That is also troubling to have near an elementary school and several daycares. The purpose of these safe injection sites is to attract all drug users that need help and make sure they safely use clean drugs and sanitized needles and not OD...but the part that worries us is it will "attract" drug users from all over the North Shore, will it not?

Finally, the rezoning issue is also quite a concern because if it is approved, then it is setting a precedent and we may see many more rezoning projects. [REDACTED] and its outskirts is going to turn into a busy, overcrowded area with buildings that the infrastructure cannot support. I don't have a lot of information or knowledge on this subject so I may be totally wrong, and please let me know if I am, but that is just what it seems like will happen.

So, those are my concerns. I wanted to go to the meeting last night but heard it was postponed till the end of the month. Hopefully it works out with my schedule and I will be able to attend the new time. When is it, by the way? I never got that information.

Thank you for listening to my concerns, and I hope to hear back from some or all of you soon.

Sincerely,
Sandra Tweed

From: [Adriana Reiher](#)
To: [DNV Input](#)
Subject: FW: Lloyd supportive housing project
Date: March 15, 2021 3:07:48 PM

Kind Regards,

Adriana Reiher
Council Liaison/Support Officer

From: Casey Peters <PetersC@dnv.org>
Sent: March 15, 2021 3:06 PM
To: Adriana Reiher <reihera@dnv.org>
Subject: FW: Lloyd supportive housing project

Hi Adriana,

Not sure where this one fits into our process. It was original originally sent to Council but the follow up email was only sent to staff at DNV/Raincity.

Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: Casey Peters
Sent: March 15, 2021 3:05 PM
To: Sandra Orton-Tweed <[REDACTED]>
Cc: aridgway@raincityhousing.org; Bill Briscall <bbriscall@raincityhousing.org>
Subject: RE: Lloyd supportive housing project

Hello,

I have worked with our partner at RainCity to respond to your questions.

1. I am guessing you will have drug users that do not want help, however. Are you unable to do anything about this scenario?

From RainCity:

Residents at the purposed site, like other supported housing facilities that operate throughout the

province, will be able to make choices around their lifestyle – which includes use of substances in their homes. We believe in a harm reduction approach which includes making sure that people are making the safest choices possible and encouraging open, honest dialogue about problematic substance use.

Based on our other supported housing program for families, we anticipate a lower use of substances in this building generally. Many families that will be living here will be looking to make healthy choices in order to provide the safest environment possible for their children. We will work closely with other health services in the community to provide support and referrals as needed.

2. So what happens if they break these commitments— the program agreement and the good neighbour agreement.

From RainCity:

When an aspect of one or other of the agreements is broken, the nature of that breach is considered in the context of the person's residency and other related factors. Our goal is to maintain someone's housing whenever possible though breaches may result in an end of program agreement. Decisions around ending a program agreement include consultation with the Director supporting the program.

3. Can we see a copy of the agreements?

A copy of a Agreement Example can be found on the documents section of the Let's Talk site:

<https://letstalkhousingbc.ca/18528/widgets/78024/documents/48477>

[District of North Vancouver, Supportive Housing – 1577 Lloyd Ave. | Let's Talk Housing BC](#)

4. Regarding the safe injection site and whether it could change in the future:

From the District:

The proposed zone that has been written for this site permits residential uses and the accessory uses are limited to typical accessory uses for a residential building and office uses/support services related to the operation of the building. A safe injection site would not comply with those uses and if there were a future amendment to the zoning to permit it then a new public hearing would be required. The same notification would occur including signs on the site, newspaper advertisements, and mailouts sent to the neighbours.

5. How are the community members chosen for the Community Advisory Committee?

From RainCity:

Community member representation is filled through an application process with preference given to people who:

- Are willing to abide by the CAC Terms of Reference and the required time commitment;
- Are currently affiliated with multiple community organizations or larger groups, such as PAC members, strata chairs and BIA members;
- Have experience representing their community on other committees/boards, etc.;
- Live or work within close proximity to the housing site.

6. Questions regarding regular neighbourhood clean-ups:

From RainCity:

Once the building is open, daily sweeps of the building's exterior will be done. Based on your question, there are pre-existing issues related to garbage in the surrounding area, as there are in most communities, and we look forward to working together with other members of the community and the District to help improve conditions in the neighbourhood more generally.

7. Just out of curiosity, do all of those 210 provincially funded housing sites allow illegal drugs?

From RainCity:

BC Housing's supportive housing buildings are operated based on the widely recognized and proven Housing First model. Residents at this housing, and all other supportive housing buildings that BC Housing is affiliated with, are permitted to make their own choices in regard to lifestyle. This includes the decision to abstain or use drugs/alcohol in the privacy of their homes.

Regards,
Casey

Casey Peters
Senior Development Planner
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604-990-2388
cpeters@dnv.org

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From: Sandra Orton-Tweed <[REDACTED]>
Sent: March 12, 2021 12:48 PM
To: Casey Peters <PetersC@dnv.org>
Cc: aridgway@raincityhousing.org
Subject: Lloyd supportive housing project

First of all, I really appreciate you responding to me because I have been waiting for over a month to find out the answers to these questions. Your answers are clear and to the point. I really appreciate that. I hope it is okay to ask follow up questions. And I really hope you don't take any of them the wrong way. I just want concise, correct information as I will relaying this back to the community. I have cc'd Amelia, in case she wants to give input as well. Again, thank you so much for your time and help. My questions are below each section in red.

Hello,

Thank you for your input.

As mentioned in my email below, we have arranged for an additional community meeting this Thursday, March 11. You can sign up in the top right corner of the link below:

[District of North Vancouver, Supportive Housing – 1577 Lloyd Ave. | Let's Talk Housing BC](#)

I have responded to your specific questions below but I would also encourage you to contact Amelia Ridgway, RainCity's Associate Director, as she would be able to respond to questions focussed on how a supportive housing building is operated. She can be contacted at aridgway@raincityhousing.org or 604-215-5995.

Supportive housing is an opportunity for people to leave the streets and shelter system for safe and stable housing that will contribute to an improved quality of life. This type of housing project tailors its response to clients, to help them maintain their housing and work on healing. The proposed operator, RainCity Housing, notes that part of supportive housing is recognizing that some people will sometimes choose to use substances as many of us across society do in our own homes. RainCity takes steps to ensure that if a resident makes that choice, they can make time to talk about it, offer harm reduction services as needed, and provide additional supports when necessary. Each person is required to sign a program agreement outlining certain commitments they will need to meet in order to live there. They would also sign a good neighbour agreement that speaks to not only how they will interact with the other women and children living in the building, but also with neighbours in the surrounding area.

It sounds like a really great program and hopefully it focuses on getting any drug users back on their feet. I am all for that!

1. I am guessing you will have drug users that do not want help, however. Are you unable to do anything about this scenario?
2. So what happens if they break these commitments— the program agreement and the good neighbour agreement.

3. Can we see a copy of the agreements that they need to sign?

A safe injection site is not associated with this proposed project.

1. But can it change in the future? These are the kinds of things that citizens worry about....the application says one thing. Then they are given the go-ahead, and then a year or 2 later, suddenly they are applying for changes or amendments and the neighbours no longer have a say.

If the project is approved, RainCity would establish a Community Advisory Committee to support the successful integration of the building into the community, with representation from BC Housing, the District of North Vancouver, RainCity, Vancouver Coastal Health, RCMP or community policing, and community members.

1. How are these members chosen? (in particular the community members)

RainCity staff and tenants would participate in regular neighbourhood clean ups such as garbage etc. Again, as noted above, any concerns around issues of this nature could be raised and addressed at the Community Advisory Committee that would be established should the project be approved.

1. I would love to know what “regular” means. I think the main problem with a lot of the answers that my friends, [REDACTED], etc.. have been hearing is such vague language I utilized. “I believe”, “it is in my opinion that”, “regular” instead of the more specific “weekly, daily...”, “there are no plans at this time”, “my understanding is...”, This troubles us because if anything ever happens that we are not happy with, they will just go back and say “well that is what I thought at the time”, or “we never said the cleanups would be weekly, we just said “regular”.

Your email also noted a concern about the distance from the Norgate Elementary School. The proximity to shops, services, and the school were seen as an asset to this location. If approved, this building will house children and - being within walking distance to a school - would be a benefit to the families. Many supportive housing sites for people experiencing homelessness across the province have been operating in their communities and near schools for 10+ years, with no issues and with support from the community. There are over

210 provincially-funded supportive housing sites across the province that are within 500 metres of a school, and 52% of provincially-funded supportive housing sites in B.C. within 500 metres of schools have been operating for 10+ years.

1. Yes I see your point about being close to a school when the focus is on single moms, that's a real plus....i guess my main concern was if the area is not kept clean, kids walking to and from school would be finding dangerous drug paraphernalia. [REDACTED]

[REDACTED] a few years ago and many years prior to that as well, and we focused our attention on the grounds immediately surrounding Norgate school.....i am/was deeply saddened by the amount of garbage and dangerous items like needles, broken beer bottles, and cans that had been used to smoke something, that we found. So when I heard about this housing project, my mind instantly went to a negative place of "oh my gosh, now what are we going to find when we clean up?" I am hoping that the Raincity staff and tenants will be able to handle this effectively.

2. Just out of curiosity, do all of those 210 provincially funded housing sites allow illegal drugs?

Your email noted a concern about this rezoning setting a precedent for other rezoning projects. As with most significant projects in the District, a site-specific rezoning and Official Community Plan (OCP) amendment is necessary prior to the project proceeding. As with every proposal there is a balancing of objectives, especially with a limited land supply. Furthermore, such changes require additional public engagement to ensure the public is informed about issues that might impact them, and Council is informed of the community's interests in advance of making a decision.

Sounds fair. So if a building near this one wanted to rezone, it would have to go through the same process, right?

Thanks again for being patient with me and other concerned citizens. We just want to know exactly what we are getting, if approved.

Council has the discretion to accommodate zoning changes. No precedent is created as Council retains the right to approve or deny any future proposal on its own merits. In general terms, zoning and OCP designations need to change over time to ensure the community adapts to changing circumstances.

The Public Hearing has been rescheduled for Tuesday, March 30. Details on the Public Hearing process can be found at the following link: [Speak at a public hearing | District of North Vancouver \(dnv.org\)](#)

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: Casey Peters
Sent: March 08, 2021 1:27 PM
To: [REDACTED]
Subject: RE: Lloyd supportive housing project

Hello,

Thank you for your emails and apologies for the delayed response. I will work with our partners to prepare a response to you as soon as possible.

We have arranged for an additional community meeting this Thursday. You can sign up in the top right corner of the link below:

[District of North Vancouver, Supportive Housing – 1577 Lloyd Ave. | Let's Talk Housing BC](#)

Regards,
Casey

Casey Peters

Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: Sandra Orton-Tweed [REDACTED] >
Sent: March 08, 2021 12:30 PM
To: Jordan Back <BackJ@dnv.org>; Mathew Bond <bondm@dnv.org>; Megan Curren <CurrenM@dnv.org>; Lisa Muri <MuriL@dnv.org>; Mayor's Office DNV <mayor@dnv.org>; Betty Forbes <ForbesB@dnv.org>; James Hanson <hansonj@dnv.org>
Subject: RE: Lloyd supportive housing project
Importance: High

I am resending this because I am guessing that for some strange reason, it did not get through to any of you! I really was hoping for some kind of response regarding this very very serious matter. There are a lot of North Van residents who are feeling like we are being ignored these days. I know everyone is busy, and you are doing your best, but maybe you could select one person on the council to respond to me and others who are concerned about this housing project?

Thank you,
Sandra

From: Sandra Orton-Tweed
Sent: March 3, 2021 10:46 AM
To: backj@dnv.org; Mathew Bond <bondm@dnv.org>; Megan Curren <CurrenM@dnv.org>; Lisa Muri <MuriL@dnv.org>; mayor@dnv.org; forbesb@dnv.org; hansonj@dnv.org
Cc: Sandra Orton-Tweed <[REDACTED]>
Subject: Lloyd supportive housing project

Hello Mayor Little and council,
Unfortunately I couldn't attend any of the times that were set aside for community input on this proposed Supportive Housing project, so I thought I should send an email instead with my thoughts. I would really appreciate a response. (I sent this to communityrelations@bchousing.org on February 8th but NEVER got a response.)

I am all for helping the most vulnerable in our neighbourhood, so for that reason I am in favour of this proposal. We definitely need more housing that helps people on limited budgets, single moms, and the such. However, I do have a few concerns with this particular type of supportive housing.

My biggest issue with it is that it is low-barrier and I don't see anything that says there are plans to wean people off of drugs if they have a drug problem. I am not in favour of people using illegal drugs anywhere—in their homes, on the streets, anywhere. I would love to hear about the plans to

HELP any residents who might have a drug addiction and return them to becoming productive members of our society. In all of the places where I volunteer, this is always the plan---to help them get back on their feet---NOT to enable a drug addiction. I am NOT in favour of a housing project that enables drug users and looks the other way. Can someone clarify this for me so that I can feel better about this housing project? I know countless renters in Vancouver, North Vancouver, Montreal, and other cities and apartment buildings do NOT allow illegal drugs to be used; it is cause for immediate eviction, so why is this one allowing it? [REDACTED] is completely split on this project. Many are for it because we see the benefits of helping these struggling members of our society, but many are terrified that crime (mainly breaking into cars and backyards) and drug paraphernalia on the streets and alleys are going to increase. We need some reassurances please. We already have a little bit of a problem in certain back alleys and laneways with needles and syringes being left behind. People are scared there may be more occurrences if drugs are allowed in this building because it will attract more drug users.

Also of concern is the fact that this housing project is a mere 3 or 4 blocks from Norgate Community Elementary School. This is a huge concern [REDACTED] I believe a liquor store (which is a legal drug) cannot be within 400 metres of a school. This housing project is just 700m from the school but we are not talking about legal drugs....we are talking about illegal drugs that are shot into one's arm and then needles are left on the ground for innocent hands to pick up.

Also, I have heard rumours that it is planned to become a safe injection site in the future. If this is just a rumour, can you also squash this? That is also troubling to have near an elementary school and several daycares. The purpose of these safe injection sites is to attract all drug users that need help and make sure they safely use clean drugs and sanitized needles and not OD...but the part that worries us is it will "attract" drug users from all over the North Shore, will it not?

Finally, the rezoning issue is also quite a concern because if it is approved, then it is setting a precedent and we may see many more rezoning projects. [REDACTED] [REDACTED] and its outskirts is going to turn into a busy, overcrowded area with buildings that the infrastructure cannot support. I don't have a lot of information or knowledge on this subject so I may be totally wrong, and please let me know if I am, but that is just what it seems like will happen.

So, those are my concerns. I wanted to go to the meeting last night but heard it was postponed till the end of the month. Hopefully it works out with my schedule and I will be able to attend the new time. When is it, by the way? I never got that information.

Thank you for listening to my concerns, and I hope to hear back from some or all of you soon.

Sincerely,
Sandra Tweed

From: [Genevieve Lanz](#) on behalf of [Infoweb](#)
To: [Mayor and Council - DNV](#)
Cc: [DNV Input](#)
Subject: FW: Lloyd housing proposal
Date: March 16, 2021 9:19:47 AM

Forwarded for the record.

From: Jenny Harte <[REDACTED]>
Sent: March 15, 2021 6:35 PM
To: Infoweb <infoweb@dnv.org>
Subject: Lloyd housing proposal

Dear Councillors,

[REDACTED]
[REDACTED] Here I have been
blessed to [REDACTED].

[REDACTED]
[REDACTED] while they themselves
are overcoming, what would seem from outward appearances, to be insurmountable
challenges.

The courage, tenacity, humour, grace, resilience, honesty and love that [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED] women enter broken
and have their lives transformed - one day at a time.

[REDACTED] women and children with proper supports, services and stable housing become
invaluable and outstanding leaders of their family, their housing community and the
community at large.

Jean Swanson, who has worked tirelessly with End Legislated Poverty recently presented to
the United Nations, a brief on the Downtown Eastside. As a result of her work, this area has
been declared a Crisis Zone in need of Emergency Global relief.

Today, in this time of rapid globalization compounded by the pandemic, myriad basic human
rights are going unmet.
[REDACTED]

Through meetings with groups at SFU, UBC and BC Children's Hospital in 2021, teams
consistently acknowledged that many basic human rights are being violated in our community
due to the paucity of supports and services for children and families in the way of funding,
food, housing, equality, equity and access to care.

Building this proposed housing is one small drop in the ocean, but it will make a once in a lifetime difference to the children and families who will be housed there.

It is obvious that with waitlists of over 10,000 for BC Housing and impossible waitlists for co-operative housing - so much more work is needed.

Furthermore it is unfathomable why more housing developers are not legislated to have a decent amount (say 25%) of suites and units designated for social housing. This would go far towards ending our national housing crisis.

Clearly from empirical data, families and children thrive in multi income /multi generational communities .

For these many compelling reasons i implore you to approve the much needed affordable housing project for women and children in the Lloyd area.

When I voted for you it was exactly with the hope that these issues of social justice in our community would be addressed. I continue to hope and place my trust in you to ameliorate these critical and heartbreaking social issues and work towards a more equitable and just community where goodness may take root and flourish.

A true measure of a society is how well we treat those on the margins. As well how we live our lives and the choices we make today will impact our world for generations to come.

I hope with all my heart that this project is approved and that there will be many more vitally needed endeavours like this being brought to fruition in the upcoming years.

Yours Truly,
Jenny McCulloch.

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: District Supportive Housing (W 16th Street) - Community Meeting March 11
Date: March 24, 2021 2:01:21 PM

Forwarded for the record.

From: Casey Peters <PetersC@dnv.org>
Sent: March 11, 2021 4:17 PM
To: Genevieve Lanz <LanzG@dnv.org>
Subject: FW: District Supportive Housing (W 16th Street) - Community Meeting March 11

Hi Genevieve,

The following email was sent to email addresses where a concern was expressed about not being able to attend the community meetings. I'm not sure whether this needs to be added to input but figured best to forward to you.

Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: Casey Peters <PetersC@dnv.org>
Sent: March 11, 2021 2:03 PM
To: Casey Peters <PetersC@dnv.org>
Subject: District Supportive Housing (W 16th Street) - Community Meeting March 11

Hello,

You are receiving this email as you expressed a concern that you were not able to register for one of the previous community meetings held for the Supportive Housing project on W. 16th Street. As you may have seen advertised, an additional webinar was added for tonight (March 11) at 7pm. You can register at the BC Housing Let's Talk page (top right corner on the link below):

[District of North Vancouver, Supportive Housing – 1577 Lloyd Ave. | Let's Talk Housing BC](#)

If you are not able to attend this session there are a few other ways for you to learn about the project. A recording of one of the previous meetings will be posted on the Let's Talk site shortly. You are also able to reach out to myself or one of the representatives from each the partners and

contact information is included below:

Amelia Ridgway
Associate Director, RainCity Housing
aridgway@raincityhousing.org
604-215-5995

Stanley Yuen
Development Manager, BC Housing
syuen@bchousing.org
778-452-6484

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
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From: [REDACTED]
To: [DNV Input](#)
Subject: Supportive Housing for Women-led households at Lloyd and 16th
Date: March 17, 2021 10:07:09 AM

I'm emailing **my support** for the proposed, supportive housing at Lloyd and 16th in North Vancouver. [REDACTED]

We need this type of housing for vulnerable women in our community. The number of homeless, or at risk of becoming homeless, women and children is increasing and after accessing Emergency Shelters or Safe houses women and their children need stable, permanent housing to meet basic needs and rebuild their lives. We often don't see them as they stay with friends or family or live in the every increasing number of old, rusting RV's and trailers found on our streets.

The Supportive Housing proposed offers 24/7 staffing, life and employment skills, meal programs and health and wellness support services to help women and families to thrive. Women in our community on Income Assistance will be able to afford to live here and raise their children here as the units are offered at the shelter rates. The location is not disruptive to any established single-family neighbourhoods and yet it is within walking distant to a school, daycare, shopping and transit. It's my understanding this project has the necessary funding and that Rain City will be the operator. I can see no reason why we would not support this. A community is only as strong as it's weakest link. We need this.

Sincerely,

Lynne Westwood-Smith

From: [REDACTED]
To: [DNV Input; Genevieve Lanz](#)
Subject: West 16th Supportive Housing
Date: March 17, 2021 4:27:42 PM
Attachments: [Letter - Lloyd & 16th - March 17, 2021.pdf](#)

Dear Ms. Lanz

Please find attached a letter in support of the proposed five-story building at 16th and Lloyd in North Vancouver. I understand that the facility will offer 60 units ranging from studios to 4 bedroom suites. [REDACTED]
[REDACTED] In this capacity we see on a regular basis the desperate need for this type of housing.

If you have any questions about the attached, please let me know.

Best regards,

Ian Wright

[REDACTED]
Ian S. Wright
[REDACTED]

[REDACTED]

March 17, 2021

Dear Ms. Lanz:

My understanding is that somewhere between 120 and 146 women and families on the North Shore are homeless or at risk of homelessness and that due to the pandemic, these numbers are increasing. Of course these figures don't include those homelessness women and children that are "invisible" as they often stay with friends or family, in trailers, etc.

This type of housing is particularly needed for those women and children moving out of Emergency Shelters or Safe Houses that need stable, permanent housing to meet their basic needs and rebuild their lives. That this facility is supportive, offering 24/7 staffing, life and employment skills, meal programs, etc., will help greatly in helping this women and families to stabilize and thrive.

I have heard that there may be some opposition to the proposed development by local residents concerned for the safety or character of their neighbourhood. However, other developments such as this have not had any such negative consequences, but rather have had a positive impact on the community and the surrounding area.

Ian S. Wright

From: [REDACTED]
To: [DNV Input](#)
Subject: Raincity Housing
Date: March 18, 2021 11:31:23 AM

Attention: Municipal Clerk

This was previously sent to Bowin Ma and all district councillors. No one responded to my letters specifics. I received only form responses saying that either I was not a constituent and therefore would not get a response and to forward to my local MLA.

A recent notice was delivered regarding the updated Public Hearing on this development (March 30). I am resubmitting my letter to voice our concerns if this project moves forward.

To whom it may concern,

We are writing to you regarding the Raincity Housing 60 unit building proposed for the site at Lloyd Avenue in North Vancouver.

[REDACTED] we are already seeing homelessness, people living in motorhomes, people living in tents in the park, crime and drug paraphernalia and garbage [REDACTED] [REDACTED] already a high crime area with regular break-ins to customer and personal vehicles. Have you taken a walk in McKay Creek park at night and felt safe? Or even in the daytime?

As this is a "low barrier" project for women and their families, there is concern regarding the freedom to use drugs without consequence as there will be an Overdose Prevention Service within the building. Is this not just a safety net that allows people to use drugs without fear of consequence? And as violence is not permitted against anyone in the building, could someone high beyond reason not take out their anger and frustrations on others, including children? This seems highly likely as there would be no regulation of the drugs brought in and would not be discovered until the above scenario ensues (i.e. drug use and overdose or violence when intoxicated). And even then, there is no "3 strikes you're out" rule in place.

We are not talking about average people renting a suite in an average building. We are talking about people with past issues, obviously with drug addiction as part of that past, and anything that may be attached to that (overdose, violence, crime). And are all these homeless women from North Vancouver only? Applicants will be coming from all over the lower mainland.

We believe in helping others but with a no consequence system, they can be stuck in the same scenarios they are trying to leave.

As it was originally outlined in the flyer sent to locals, this is to be for single women and women-led families. What it does not state is that there will be 40 studio apartments out of 60 units being built. Therefore a much higher percentage of women who have come from complete homelessness, and probably drug and alcohol abuse than there will be of women with children. How is this safe for children?

And as we continue to take away businesses and replace with retail/housing buildings instead there will no longer be businesses to work at. If this building goes in, regardless of which type of housing it is, it sets a precedent for other like buildings to replace current industrial companies in the area.

We are against this type of housing being put in an area that is already struggling with the negative impact of the people already living here.

Yours truly,

Chris Roper and Joanne Lamb

[REDACTED]

--

Joanne Lamb

[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Opposed to rezone
Date: March 18, 2021 1:00:41 PM

Dear Council;

I am emailing to express that we are strongly opposed to your rezoning at Lloyd Ave/ Churchill crescent.

1. This area is not zoned for commercial / residential mixed use
2. [REDACTED] we have already been hit hard over the last 2 years with endless construction on Capilano road with a multi tower complex that is still ongoing causing noise and traffic congestion.
3. We are also in the midst of the 2 year water treatment build [REDACTED] West 1st. [REDACTED] looking out towards downtown Vancouver. [REDACTED] listen to pile driving and construction for over a year. This project is currently on a 24 hour a day schedule.
4. The construction on West 1st has plugged up the traffic going anywhere on the low road. If you try to use Marine Drive, you will be clogged going towards the Lions Gate Bridge due to Capilano road. If you try to go East, you will be clogged due to Mackay bridge construction.
5. [REDACTED] already has the North Shore Shelter and Housing on W 2nd. I believe that every "hub" in the district needs to be involved. If more low income housing or another shelter is needed, maybe it could be built in an area that has not endured as much as the Norgate/ lower Capilano area has. It is unbelievable that this is being considered [REDACTED] There are many other areas in North Vancouver that have not contributed to our society.

District Areas contributing to the North Shore's wellness:

Lower Capilano: North Shore Shelter and Housing/ Harvest Project/ Water Treatment Centre / Hamilton area low income housing
Highlands/ Edgemont: nothing
Lynn Valley: Offers low income housing apartments
Mt Seymour Hub: Minimal low incoming housing
Deep Cove: nothing

It seems as though the Lower Capilano/ Norgate and Lynn Valley hubs are contributing their fare share to our North Shore wellness. Upper North Vancouver, Seymour and Deep Cove need to do their fare share.

My vote for this rezoning is a NO. Perhaps you could look into Upper North Vancouver, Seymour or Deep Cove.

Thank you,
Jamie Allan





From: [Casey Peters](#)
To: [DNV Input](#)
Cc: [Adriana Reiher](#)
Subject: FW: Raincity Housing
Date: March 18, 2021 4:15:47 PM

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: Casey Peters
Sent: March 18, 2021 4:15 PM
To: [REDACTED]
Subject: RE: Raincity Housing

Hello,

Thank you for your input.

I have responded to your specific questions below but I would also encourage you to contact Amelia Ridgway, RainCity's Associate Director, as she would be able to respond to questions focussed on how a supportive housing building is operated. She can be contacted at aridgway@raincityhousing.org or 604-215-5995.

The mandate of this building is to work with women and families including their children to provide a safe, secure and supportive environment for the people that will be living at the site and the neighbours that live around the building as well. This program is an opportunity for positive change in people's lives and a re-entry into stability and hopeful change in their lives.. As your email below notes, there is an existing homeless population in the District.

This type of housing project tailors its response to clients, to help them maintain their housing and work on healing. The proposed operator, RainCity Housing, notes that part of supportive housing is recognizing that some people will sometimes choose to use substances as many of us across society do in our own homes. RainCity takes steps to ensure that if a resident makes that choice, they can make time to talk about it, offer harm reduction services as needed, and provide additional supports when necessary. Each person is required to sign a program agreement outlining certain commitments they will need to meet in order to live there. They would also sign a good neighbour agreement that speaks to not only how they will interact with the other women and children living in the building, but also with neighbours in the surrounding area.

Your email referenced “low barrier” and RainCity notes that because this would be a building that would house families, we would not classify this program as a low barrier program – we would use the term supportive housing because this is a more fulsome and accurate way to describe the support services that would be offered to the women and women-led families that would be living there. Sometimes the term “low barrier” gets mistaken for meaning that there will be no rules or guidelines that people living there need to follow. This is not the case and would not be so in this building – each person is required to sign a Program Agreement and good neighbour agreement as outlined above.

Your email noted a concern about this rezoning setting a precedent for other rezoning projects. As with most significant projects in the District, a site-specific rezoning and Official Community Plan (OCP) amendment is necessary prior to the project proceeding. As with every proposal there is a balancing of objectives, especially with a limited land supply. Furthermore, such changes require additional public engagement to ensure the public is informed about issues that might impact them, and Council is informed of the community’s interests in advance of making a decision.

Your email asked about whether the tenants would be north shore residents. These units are for north shore residents and BC Housing has noted that they are confident that there is enough of a need that there will be no issue will finding appropriate tenants.

Regards,

Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

Get the latest information on the District’s response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons below:



From: Joanne Lamb [REDACTED]
Sent: March 18, 2021 11:31 AM
To: DNV Input <input@dnv.org>
Subject: Raincity Housing

Attention: Municipal Clerk

This was previously sent to Bowin Ma and all district councillors. No one responded to my letters specifics. I received only form responses saying that either I was not a constituent and therefore would not get a response and to forward to my local MLA.

A recent notice was delivered regarding the updated Public Hearing on this development (March 30). I am resubmitting my letter to voice our concerns if this project moves forward.

To whom it may concern,

We are writing to you regarding the Raincity Housing 60 unit building proposed for the site at Lloyd Avenue in North Vancouver.

[REDACTED] we are already seeing homelessness, people living in motorhomes, people living in tents in the park, crime and drug paraphernalia and garbage [REDACTED] already a high crime area with regular break-ins to customer and personal vehicles. Have you taken a walk in McKay Creek park at night and felt safe? Or even in the daytime?

As this is a "low barrier" project for women and their families, there is concern regarding the freedom to use drugs without consequence as there will be an Overdose Prevention Service within the building. Is this not just a safety net that allows people to use drugs without fear of consequence? And as violence is not permitted against anyone in the building, could someone high beyond reason not take out their anger and frustrations on others, including children? This seems highly likely as there would be no regulation of the drugs brought in and would not be discovered until the above scenario ensues (i.e. drug use and overdose or violence when intoxicated). And even then, there is no "3 strikes you're out" rule in place.

We are not talking about average people renting a suite in an average building. We are talking about people with past issues, obviously with drug addiction as part of that past, and anything that may be attached to that (overdose, violence, crime). And are all these homeless women from North Vancouver only? Applicants will be coming from all over the lower mainland.

We believe in helping others but with a no consequence system, they can be stuck in the same scenarios they are trying to leave.

As it was originally outlined in the flyer sent to locals, this is to be for single women and women-led families. What it does not state is that there will be 40 studio apartments out of 60 units being built. Therefore a much higher percentage of women who have come from complete homelessness, and probably drug and alcohol abuse than there will be of women with children. How is this safe for children?

And as we continue to take away businesses and replace with retail/housing buildings instead there will no longer be businesses to work at. If this building goes in, regardless of which type of housing it is, it sets a precedent for other like buildings to replace current industrial companies in the area.

We are against this type of housing being put in an area that is already struggling with the negative impact of the people already living here.

Yours truly,

Chris Roper and Joanne Lamb

[REDACTED]

--

Joanne Lamb

[REDACTED]

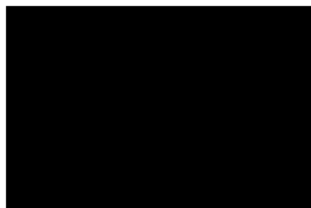
From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Rain city housing
Date: March 22, 2021 10:00:35 AM

Forwarded for the record.

From: Dan Krogh [REDACTED]
Sent: March 20, 2021 10:56 AM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: [REDACTED]
Subject: Rain city housing

I'm just writing all of you people again since you haven't even given us the courtesy of replying to previous emails. None of the businesses in this area want a rain city housing development in [REDACTED] [REDACTED] you have misrepresented it as a woman's shelter, which we all know it is not. You will be bringing increased crime [REDACTED] Most of the businesses in this area are small mom and pop operations, that have worked decades to build them up. Rain city specializes in housing drug addicted people which is great, but it is done at the expense of the communities that they go into. All of the businesses down here have been lobbying you to try and get you to listen, but it has fallen on deaf ears. [REDACTED] daycares and an elementary school in this area, would you want your children exposed to open drug use and drug paraphernalia left on the street. If you can't answer yes then maybe you should rethink allowing them to build a crack house down here. When one of the people down here spoke to Casey Peters, she was asked why a woman's shelter needed a drug clause in their rental agreement, laying out where they could use their drugs and the quantises they were allowed to keep in their rooms. It would seem to me that that is promoting drug use. When she was asked about eliminating that clause, she said that was a deal breaker for Rain city. Have you people even asked some of the neighborhoods that have had these developments go in what they thought? So if you're still hell bent on putting in this development, how about you lead by example and put one in your neighborhood.

Dan Krogh



Dan and Karyn Krogh



From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Rain city housing
Date: March 22, 2021 11:26:34 AM

Forwarded for the record.

From: Adriana Reiher <reihera@dnv.org>
Sent: March 22, 2021 10:53 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: FW: Rain city housing

Dear Mayor and Council,

Please see the reply by Development Planning staff to residents Dan and Karyn Krogh regarding their input on the supportive housing project.

Thank you for your input.

The purpose of the Public Hearing is to provide members of the community with the opportunity to share their input with Council. The written input and the input received at the March 30th Public Hearing is provided to Council for their consideration prior to voting on the OCP and Zoning Bylaws.

The proposal we are discussing is for supportive housing, which is different from a shelter. These proposed units would be someone's permanent home where they live in a self-contained unit and pay a monthly rent. In contrast, a shelter is temporary access to a bed for one night at no cost.

The proposed operator, RainCity Housing, notes that part of supportive housing is recognizing that some people will sometimes choose to use substances as many of us across society do in our own homes. RainCity takes steps to ensure that if a resident makes that choice, they can make time to talk about it, offer harm reduction services as needed, and provide additional supports when necessary. Each person is required to sign a program agreement outlining certain commitments they will need to meet in order to live there. They will also sign a good neighbour agreement that speaks to not only how they will interact with the other women and children living in the building, but also with neighbours in the surrounding area.

Amelia Ridgway, RainCity's Associate Director, can be contacted at aridgway@raincityhousing.org or 604-215-5995. Amelia would be able to respond to any specific questions or concerns that you may have about how a supportive housing building is operated.

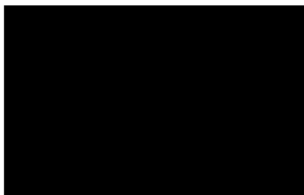
Kind Regards,

Adriana Reiher
Council Liaison/Support Officer

From: Dan Krogh [REDACTED]
Sent: Saturday, March 20, 2021 10:56 AM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: [REDACTED]
Subject: Rain city housing

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Dan Krogh



Dan and Karyn Krogh



From: [Genevieve Lanz](#)
To: [DNV Input](#)
Cc: [Casey Peters](#)
Subject: FW: homeless shelter on Lloyd
Date: March 24, 2021 4:23:44 PM
Attachments: [CCE03242021_0008.pdf](#)

For the record.

From: Dan Krogh [REDACTED]
Sent: March 24, 2021 4:05 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: homeless shelter on Lloyd

This is the type of development that is being proposed for Lloyd ave in North van.

Disorder on Granville irks restaurateurs

Business owners, employees fearful as 'illegal and dangerous' behaviour spikes

SUSAN LAZARIK

Ian Turnbull, who with his wife runs an all-day restaurant on Granville Street in downtown Vancouver, says a typical day is plagued by increasingly worse "illegal and dangerous" activities.

"The back alley is like something out of a war zone," said Turnbull, owner of Brunch between Helmcken and Davie streets. "Anything goes back there, you wouldn't believe the amount of syringes, feces, people who looked and acted in a threatening manner, the profanity, yelling directly at you."

He said an Asian couple eating on the street patio endured racist slurs, and "I could walk you down the street and you would see three people shooting up on the sidewalk a few stores down at any time of the day."

These are concerns shared by other businesses and homeowners as the pandemic

and homelessness have collided. While the province has created housing for the homeless, problems remain, and businesses like Turnbull's are stuck in the middle and are increasingly having to serve as de facto police officers and city cleaners.

Authorities acknowledge the disorder but plead for compassion for the marginalized dealing with extra challenges during COVID-19.

"The illegal activity that goes on, it's non-stop," said Bryan Dob, who has owned the Domino's pizza restaurant across the street from Brunch for the past three years.

He has had delivery e-bikes stripped or stolen from in front of the store, individuals walk into the store, go behind the counter, take a drink and leave, and his staff find human feces "four times a week in front of the store."

"They (staff) don't even call the police anymore," he said. "We understand the grow-



Ian Turnbull says the alley behind his Brunch eatery is like 'a war zone.' MIKE BELL

ing concern and frustration for businesses in that area," said Vancouver police spokeswoman Const. Tania Visintin, who said the VPD have

received 248 calls for the 1100 block since Jan. 1.

Both restaurants say the frequency of incidents Turnbull calls "illegal and danger-

ous" has increased since the Howard Johnson hotel was bought by the province and converted to temporary sup-

portive housing last June.

"You're so afraid of speaking out for anything, now because of criticism," said Turnbull.

"But if we don't speak out, then nothing's going to be done. And people, if they're suffering from addictions or other issues, they won't be able to get help."

The idea was for the hotel to be converted into a "mix of affordable rental homes for people in Vancouver with different incomes, from young families to seniors," according to an emailed statement from an unnamed spokesman from the Ministry of the Attorney General, which is responsible for housing.

"We know there have been some challenges," said the statement. "However, getting people housed indoors where they can get the wraparound support services they need is much better than street homelessness where people may be tenting in front of stores."

From: [REDACTED]
To: [DNV Input](#); bowinn.Ma.MLA@leg.bc.ca; [Jordan Back](#); [Mathew Bond](#); [Megan Curren](#); [Lisa Muri](#); [Mayor's Office DNV](#); [Betty Forbes](#); [James Hanson](#)
Subject: Raincity Housing
Date: March 24, 2021 4:17:18 PM
Attachments: [scan.pdf](#)

A follow-up to our letter sent on March 5, and then again March 15th when we had no response, I am attaching an article as found in today's (March 24th, 2021) The Province newspaper, regarding ongoing problems with a newly established supportive housing building in downtown Vancouver. This outlines the issues [REDACTED] are concerned will happen when the proposed Raincity Housing is built [REDACTED]. Vandalism, theft, human feces in the street, and drug paraphernalia strewn about. As previously stated, we already have this problem [REDACTED] and are sure this housing unit will contribute greatly to these existing problems.

It has also been pointed out to us that the agreement for accommodation outlines the following:

"K. Drug Use: 1. Keeping/storing drugs in your suite is permitted provided that it is an amount that is deemed as personal use. If you choose to use drug(s) orally, intravenously and/or nasally, you are to utilize the Overdose Prevention Service located within the building."

We were told that this is not an "in-site" drug use facility. Yet if you choose to use drugs, you are to "utilize" the services provided. Is this not the same thing?

We are opposed to this housing facility, as are a large number of businesses and residents in our neighbourhood, and are stating this for the record.

Chris Roper and Joanne Lamb
[REDACTED]



Virus-free. www.avast.com

Disorder on Granville irks restaurateurs

Business owners, employees fearful as 'illegal and dangerous' behaviour spikes

SUSAN LAZARUK

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From: [Genevieve Lanz](#)
To: [Mayor and Council - DNV](#)
Cc: [DNV Input](#); [Casey Peters](#)
Subject: FW: Form submission from: Share your thoughts with Mayor and Council
Date: March 25, 2021 3:10:56 PM

Forwarded for information.

-----Original Message-----

From: infoweb@dnv.org <infoweb@dnv.org> On Behalf Of Gyula Huszar via District of North Vancouver
Sent: March 25, 2021 2:19 PM
To: Infoweb <infoweb@dnv.org>
Subject: Form submission from: Share your thoughts with Mayor and Council

Submitted on Thursday, March 25, 2021 - 14:19 Submitted by user: Anonymous Submitted values are:

Your name: Gyula Huszar

Your email address: [REDACTED] Your phone number: [REDACTED] What would you like to tell Mayor and Council?

To His Worship, Mayor Little and Council,

I'm taking the time this workday afternoon to type this email because it is important. [REDACTED]
[REDACTED] the proposed Supportive Housing Initiative at Marine Drive and Lloyd Avenue.

There are elements of the proposal that are at odds with the reality of addiction and the reality of what will happen to this neighbourhood if the proposal goes ahead as planned.

I could elaborate at length, but instead I've cut and pasted a comment of mine from my Facebook page. This was written 3 years ago and the observations and predictions ring true even today.

Having perused the 'Supportive Housing Agreement' I see that the use of illegal drugs is condoned and supported with an 'Overdose Prevention Service' as well as an agreement to allow small amounts of illegal drugs in the suites. There are rules regarding how and where drugs can be stored and used, but these will be ignored. If you don't believe me, ask 50 addicts and get their opinion on this.

North Vancouver District has largely been spared from the nightmares of Mission and the DTES. Do not bring that scenario here. Our first responders, healthcare system, sanitation workers and police forces do not deserve what will come of letting RainCity trick us into thinking this helps the community. Every single one of the business owners in the area that I've talked to about this agree that this is a seriously flawed proposal.

[REDACTED] 3 years ago

This is on my Facebook page;

"Addiction can't be beaten with InSites all over the place; it's a fact of life. All that InSite has managed to do, in the grand scheme of things, is serve as a beacon for addicts who live where intravenous drug use is poorly tolerated. They move here.

What's needed for harm

reduction is a revisiting of our antiquated laws that put addicts outside of the law and hence out of its aegis. To make the point crystal clear, I'll elaborate.

If drugs, of all kinds, were freely available with a prescription, the underworld that deals in drugs would shrivel.

With the economic driver that is drug prohibition gone all citizens would be safer. Agreed?
The petty crime that is rampant here would be reduced to a trickle. Agreed?
If addicts were no longer criminals many would opt to get back into the societal fold. Agreed?
Insurance companies would save billions from claims due to theft from cars, homes, carports etc. Agreed?

Think about it. Then write your M.P. Oppose any more of these 'InSites'. They don't help, they are less than a band-aid on this open wound on society."

I've read earlier in the thread that the number of fatal overdoses in Vancouver has multiplied by a factor of 10 in the last decade; that Vancouver has the highest rate of fatal overdoses in North America, and we have had the supposed benefit of this InSite for that period.

Draw your own conclusions.

Thank you all for your consideration,

Gyula Huszar

From: [Adriana Reiher](#)
To: [DNV Input](#)
Subject: FW: SUPPORTIVE HOUSING 16TH ST AND LLOYD
Date: March 26, 2021 11:34:41 AM

Kind Regards,

Adriana Reiher
Council Liaison/Support Officer

From: Casey Peters <PetersC@dnv.org>
Sent: March 26, 2021 11:21 AM
To: [REDACTED]
Subject: RE: SUPPORTIVE HOUSING 16TH ST AND LLOYD

Hello,

Thank you for your input.

Your email noted that there should be rules and guidelines in place for the residents and I've included a link below to a sample of a housing agreement that tenants would be required to sign:

<https://letstalkhousingbc.ca/18528/widgets/78024/documents/48477>

Your email also noted a concern regarding the proximity to industrial lands. The surrounding lands include a mix of light industrial, commercial, and residential uses. The Marine Drive and Pemberton corridors are areas in transition and a number of residential units have been constructed and occupied in the past several years. The partners for the project are aware of the adjacent uses and will consider those uses in the building and landscape design. This location was selected as it is District-owned land and it offers easy access to existing health services, counselling, public transportation, and schools, which are key criteria for success.

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons below:



From: Garry Speranza [REDACTED]

Sent: March 25, 2021 3:13 PM

To: DNV Input <input@dnv.org>; bowinn.Ma.MLA@leg.bc.ca; Jordan Back <BackJ@dnv.org>; Mathew Bond <bondm@dnv.org>; Megan Curren <CurrenM@dnv.org>; Lisa Muri <MuriL@dnv.org>; Mayor's Office DNV <mayor@dnv.org>; Betty Forbes <ForbesB@dnv.org>; James Hanson <hansonj@dnv.org>

Subject: SUPPORTIVE HOUSING 16TH ST AND LLOYD

To Whom it may concern,

We support subsidized housing for women with children, however we do have some concerns. By allowing drugs and alcohol, it can bring unintended consequences for the safety of the children and to other community members. We are not insinuating that all people in subsidized housing will result to using drugs and alcohol leading to issues, but this is something that we are concerned may happen.

We understand the residents will pay rent and at a very reduced price and with that we believe there should be rules and guidelines that must be followed in order to protect the children and inspire healthy living.

In addition, we don't believe an industrial zoned area is a great place to raise a child and we cannot see how this can benefit anyone.

Respectfully

[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
To: [DNV Input](#); bowinn.Ma.MLA@leg.bc.ca; [Jordan Back](#); [Mathew Bond](#); [Megan Curren](#); [Lisa Muri](#); [Mayor's Office DNV](#); [Betty Forbes](#); [James Hanson](#)
Subject: SUPPORTIVE HOUSING 16TH ST AND LLOYD
Date: March 25, 2021 3:13:51 PM

To Whom it may concern,

We support subsidized housing for women with children, however we do have some concerns. By allowing drugs and alcohol, it can bring unintended consequences for the safety of the children and to other community members. We are not insinuating that all people in subsidized housing will result to using drugs and alcohol leading to issues, but this is something that we are concerned may happen.

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Respectfully

[REDACTED]
[REDACTED]

[REDACTED]

From: [Genevieve Lanz](#)
To: [Mayor and Council - DNV](#)
Cc: [DNV Input](#)
Subject: FW: Form submission from: Share your thoughts with Mayor and Council
Date: March 26, 2021 8:52:48 AM

Forwarded for information.

From: Gyula Huszar [REDACTED]
Sent: March 25, 2021 5:56 PM
To: Genevieve Lanz <LanzG@dnv.org>
Subject: Re: Form submission from: Share your thoughts with Mayor and Council

Thank you Genevieve once again. I hope to help overcome this scourge that plagues us with realistic goals and realistic thinking. If the Mayor and Council can help achieve this [REDACTED] then maybe we can act as a beacon of hope for other cities and towns in the depths of dealing with the fallout of addiction. I know experts in the field of addiction management and we all generally have the same views. Perhaps we can engage such notables as Dr. Julio Montaner, Dr. Gabor Mate, or David Pavlus. I think this would be a good start on the road to recovery and treatment.

Sincerely,
Gyula Huszar

On Thu, Mar 25, 2021 at 3:12 PM Genevieve Lanz <LanzG@dnv.org> wrote:

Good afternoon,

Thank you for your email, the below has been circulated to Council and staff.

Genevieve Lanz
Deputy Municipal Clerk

District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

lanzg@dnv.org
604-990-2212

-----Original Message-----

From: infoweb@dnv.org <infoweb@dnv.org> On Behalf Of Gyula Huszar via District of North Vancouver
Sent: March 25, 2021 2:19 PM
To: Infoweb <infoweb@dnv.org>
Subject: Form submission from: Share your thoughts with Mayor and Council

Submitted on Thursday, March 25, 2021 - 14:19 Submitted by user: Anonymous Submitted values are:

Your name: Gyula Huszar

Your email address: [REDACTED] Your phone number: [REDACTED] What would you like to tell Mayor and Council?

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There are elements of the proposal that are at odds with the reality of addiction and the reality of what will happen to this neighbourhood if the proposal goes ahead as planned.

I could elaborate at length, but instead I've cut and pasted a comment of mine from my Facebook page. This was written 3 years ago and the observations and predictions ring true even today.

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Agreed?

Insurance companies would save billions from claims due to theft from cars, homes, carports etc. Agreed?

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Draw your own conclusions.

Thank you all for your consideration,

Gyula Huszar,

From: [Adriana Reiher](#)
To: [DNV Input](#)
Subject: FW: Local Business Owner has concerns about the project located at 1577 Lloyd Ave, NV
Date: March 26, 2021 11:57:17 AM

Kind Regards,

Adriana Reiher
Council Liaison/Support Officer

From: Casey Peters <PetersC@dnv.org>
Sent: March 26, 2021 11:49 AM
To: californiacultclassicswine@gmail.com
Subject: RE: Local Business Owner has concerns about the project located at 1577 Lloyd Ave, NV

Hello,

Thank you for your input.

Your letter indicated that you were not able to sign up for any of the information sessions that were held. Following your email below, an additional webinar was added on March 11. I sent an email to yourself and to others who had not been able to participate advising of this additional meeting.

Your input below will be included in the Public Hearing materials for Council's consideration. I have included a link below with information about the Public Hearing on Tuesday, March 30 should you wish to participate: [Watch meetings and hearings live online | District of North Vancouver \(dnv.org\)](#)

Your email noted concerns regarding with the cleanliness of the community. Should the project be approved, RainCity staff and tenants would participate in regular neighbourhood clean ups. Any concerns around issues of this nature could be raised and addressed at the Community Advisory Committee that would be established should the project be approved.

Your letter also expressed concerns regarding crime. Should this project be approved, the building will have a RCMP liaison officer that will work closely with RainCity to monitor any increases in criminal activity. The RCMP notes that as with any new developments in the community, they consider all potential and real impacts. The RCMP are well positioned to provide appropriate responses when called upon and their deployment model also utilizes metrics and analytics to respond to community needs.

Regards,

Casey

Casey Peters

Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons below:



From: Mathew Bond <bondm@dnv.org>
Sent: March 03, 2021 1:10 PM
To: Genevieve Lanz <LanzG@dnv.org>
Subject: Fwd: Local Business Owner has concerns about the project located at 1577 Lloyd Ave, NV

Begin forwarded message:

From: California Cult Classics <californiacultclassicswine@gmail.com>
Date: March 3, 2021 at 12:23:20 PM PST
To: bowinn.ma.mla@leg.bc.ca
Subject: Local Business Owner has concerns about the project located at 1577 Lloyd Ave, NV

Please see our letter regarding the project proposed for 1577 Lloyd Ave

Copied to

BackJ@dnv.org, BondM@dnv.org, CurrenM@dnv.org, MuriL@dnv.org, mayor@dnv.org,
ForbesB@dnv.org, HansonJ@dnv.org,

Admin CCC
Good wine makes good friends!

California Cult Classics
1083 Roosevelt Crescent
North Vancouver, BC, V7P 1M4
phone [\(604\)988-4470](tel:(604)988-4470) fax [\(604\)988-4483](tel:(604)988-4483)
www.californiacultclassics.com
<http://winemakinginvancouver.com>
"A Napa Valley Winery in Vancouver"

Please check out some of our videos below
[California Cult Classics - Napa Valley in Vancouver](#)
[Corporate Gifting Program | California Cult Classics](#)
[Napa Valley Wines](#)

Media Links
[California Cult Classics | MONTECRISTO](#)

[B.C. winemaker cultivates unique brand niche BIV](#)

DOUG RUSSELL, CONNOISSEUR

“Vancouver American Wine Society’s past president and cellar master - and California Cult Classics member - Doug Russell held a blind tasting of CCC’s premier cabernet....Russell proclaimed the event the best cabernet tasting in the 30-year history of the Vancouver American Wine Society.”



From: [Adriana Reiher](#)
To: [DNV Input](#)
Subject: FW: Supportive Housing
Date: March 26, 2021 2:01:13 PM

Kind Regards,

Adriana Reiher
Council Liaison/Support Officer

From: Casey Peters <PetersC@dnv.org>
Sent: March 26, 2021 1:24 PM
To: [REDACTED]
Subject: RE: Supportive Housing

Hello,

Thank you for your input. I have responded to your questions below.

- I have a concern about who will occupy the units, will males be living with the women and children on a part or full time basis? This could be problematic.
 - Men are allowed to reside in the building, but women will be considered the head or lead tenant of each unit. The woman would retain the tenancy if there is a need for one tenant to move out.
- Where will the children from the proposed complex be attending school?
 - It is anticipated that children will attend Norgate Community Elementary - Xwemélch'stn
- Will there be supervision for any occupants who use drugs or have excessive alcohol dependencies?
 - Part of supportive housing is recognizing that some people will sometimes choose to use substances, as many of us across society do in our own homes. RainCity want to make sure that if they're making that choice, then RainCity can find ways and make time to talk about it, offer harm reduction services as needed, and provide additional supports when necessary.
- Will the supervisors (24/7) be qualified professionals who would be able to assist in cases of overdose, violence, disputes etc...?
 - RainCity staff will be onsite 24/7 and are well trained to monitor and respond to concerns as they come up.
- Will the occupants be screened before moving in? What criteria will be used?
 - Women-led families and single women who apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming. BC Housing would work with local service providers to determine the criteria and to select residents, while recognizing that this housing would specifically be targeted to women and families. All new residents would pay rent and sign a program agreement and good neighbour agreement.

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons below:

-----Original Message-----

From: Louise McLay [REDACTED]
Sent: February 28, 2021 6:31 PM
To: DNV Input <input@dnv.org>
Cc: [REDACTED]
Subject: Supportive Housing

To Whom it May Concern:

[REDACTED]
I have some concerns regarding the supportive housing proposal on West 16th.

1. The 5 story building is out of sync with the accepted heights in the neighbouring condo and rental units, 4 stories would be more fitting.
2. I have a concern about who will occupy the units, will males be living with the women and children on a part or full time basis? This could be problematic.
3. Where will the children from the proposed complex be attending school?
4. Will there be supervision for any occupants who use drugs or have excessive alcohol dependencies?
5. Will the supervisors (24/7) be qualified professionals who would be able to assist in cases of overdose, violence, disputes etc...?
6. Will the occupants be screened before moving in? What criteria will be used?

A facility such as the proposed supportive housing development impacts the entire neighbourhood. This is a District neighbourhood which has certainly taken on big changes recently in the construction of the sewer treatment plant.

[REDACTED] the Spirit Trail which at times resembles a bicycle highway.

[REDACTED] do not feel safe walking, children are at risk and serious accidents have occurred along this trail despite residents' voiced concerns.

[REDACTED] we demand a completely transparent process in the decision to initiate any and all new developments [REDACTED] All concerns need to be addressed in open and honest dialogue.

Louise McLay

Sent from my iPad

From: [Ma.MLA, Bowinn](#)
To: [REDACTED]
Cc: communityrelations@bchousing.org; [DNV Input](#); [Jordan Back](#); [Mathew Bond](#); [Megan Curren](#); [Lisa Muri](#); [Mayor's Office DNV](#); [Betty Forbes](#); [James Hanson](#)
Subject: RE: Raincity Housing
Date: March 26, 2021 5:41:56 PM

Good evening Joanne,

Thank you submitting your feedback to the council and to me. I applaud the work of this council in prioritizing this land at 1577 Lloyd Ave for supportive housing and look forward to welcoming its residents to our community.

British Columbia is currently faced with two public health emergencies. In addition to the coronavirus pandemic, we are also faced with a crisis of drug overdose. Over 1700 British Columbians died in 2020 to this cause of death, making it the fifth most frequent cause of death in the province, after cancer, heart disease, stroke, and diabetes. It is ranked second in terms of potential years of life lost and has actually brought the life expectancy at birth in British Columbia for the first time in decades.

Addiction is an issue that exists throughout our province in all of our communities. It is not an ailment limited to people of certain incomes or housing status. We are working hard to expand treatment services as quickly as possible, but treatment only helps those who are alive to make it that far. A compassionate approach to addiction that recognizes it as a health issue rather than a criminal matter is a critical step.

People die when they use alone. Overdose prevention is therefore one of the many services that staff will provide to residents in order to prevent death. However, this is not the same as a publicly-accessible Insite Supervised Injection Site.

In your service,

Bowinn Ma, MLA
North Vancouver-Lonsdale
Skwxwú7mesh-ulh Temíxw & səliłwətaʔ təməxʷ

Community Office: 604-981-0033 | 50-221 W. Esplanade Ave, North Vancouver, BC, V7M 3J3
BowinnMaMLA.ca | [Fb.com/BowinnMa](https://www.facebook.com/BowinnMa) | [@BowinnMa](https://twitter.com/BowinnMa)
شما و خانواده تان اولویت اول من هستيد

From: Joanne Lamb [REDACTED]
Sent: March 24, 2021 4:17 PM
To: input@dnv.org; Ma.MLA, Bowinn <Bowinn.Ma.MLA@leg.bc.ca>; backj@dnv.org; bondm@dnv.org; CurrenM@dnv.org; MuriL@dnv.org; mayor@dnv.org; forbesb@dnv.org; hansonj@dnv.org
Subject: Raincity Housing

A follow-up to our letter sent on March 5, and then again March 15th when we had no response, I am attaching an article as found in todays (March 24th, 2021) The Province newspaper, regarding ongoing problems with a newly established supportive housing building in downtown Vancouver. This outlines the issues that we, [REDACTED] are concerned will happen when the proposed Raincity Housing is built [REDACTED] Vandalism, theft, human feces in the street, and drug paraphernalia strewn about. As previously stated, [REDACTED] and are sure this housing unit will contribute greatly to these existing problems.

It has also been pointed out to us that the agreement for accommodation outlines the following:
"K. Drug Use: 1. Keeping/storing drugs in your suite is permitted provided that it is an amount that is deemed as personal use. If you choose to use drug(s) orally, intravenously and/or nasally, you are to utilize the Overdose Prevention Service located within the building."

We were told that this is not an "in-site" drug use facility. Yet if you choose to use drugs, you are to "utilize" the services provided. Is this not the same thing?

We are opposed to this housing facility, [REDACTED]
[REDACTED] and are stating this for the record.

Chris Roper and Joanne Lamb
Pemberton Auto Services Ltd.



Virus-free. www.avast.com

From: [REDACTED]
To: [DNV Input](#)
Subject: West 16th/Lloyd Supportive Housing
Date: March 28, 2021 1:43:37 PM

To Mayor Little and Councillors,

I am writing in support of amendment to the OCP land use designation and bylaw 8487 as it relates to the proposed supportive housing development at West 16th Street and Lloyd Avenue.

Housing is a human right. Yet 35,000 people are homeless each day in Canada. We must not sit idle in the face of this reality.

The District of North Vancouver has the easy choice to allow this development to proceed and to provide purpose-built supportive housing in our community.

The right to housing is critical to a person's health, dignity, safety, inclusion, and contribution to their community. Without appropriate housing, it is hard to get or keep a job, have access to health care, have proper sanitation, recover from illnesses, and get children into schools.

Homelessness isn't someone else's issue. It is our issue. The positive ripple effects of supportive housing are well-documented. It benefits all of us to break the cycle of homelessness, one person, one family at a time.

This Council has the authority to amend the OCP and pass the bylaw and should do so.

Thank you,
Michelle Sheardown

[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Re: Public Hearing for 16th and Lloyd supportive housing
Date: March 29, 2021 11:47:35 AM

To whom it may concern

Re: Public Hearing for West 16th and Lloyd supportive housing project

The purpose of this email is to offer my support for this proposed housing project.

Given the high cost of rental units, extremely low vacancy rates and very minimal available rental housing at below market rates or affordable or co-op housing on the North Shore, I think this is a very necessary project that is long overdue.

It is distressing and shocking to know that between 120 -146 women led families on the North Shore have been identified as homeless or at risk of homelessness. These women led households are so vulnerable in many ways and this collaborative development is strategically designed to provide permanent housing that will meet the basic needs of these women and their children. As the rents in this housing project will be offered at shelter rates, women on income assistance will be able to afford to live there. This supportive housing development will offer more than just a roof over their heads. It will be permanent housing for them which will help meet their most basic of human needs (and rights) and provide a basis from which to rebuild their lives. This supportive house project will also offer support staff 24 hours a day, life and employment skills, meal programs and health and wellness support services all of which will help these women and families to thrive.

Given the mandate and mission of this supportive housing project -is this not what reflects a healthy society, supporting those less privileged to live safely, be able to provide for their families and be contributing members in our society??

It is my hope and prayer that this project will be given the green light to go ahead on March 30th. It is the right thing to do.

Respectfully submitted,
Dena Gartner

Sent from my iPad

From: [REDACTED]
To: [DNV Input](#)
Subject: Public Hearing of March 30/2021
Date: March 29, 2021 3:49:30 PM

Municipal Clerk: For Bylaws 8486/8487, amendments of OCP land use of West 16th & Lloyd Ave. This rezoning from Light Industrial to CRMU1 should not be allowed to proceed without taking into account that the taxes n jobs lost [REDACTED] which fill a two fold need once taken can not be replaced ever again. A development like this located where do individuals take their opportunities but to other cities. This equates to a loss of more tax base for the rising costs [REDACTED] housing cannot be the only source of future tax revenue. Well paying jobs are getting harder to replace especially now as we more forward thru this pandemic. BORIS Lucan [REDACTED]
[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Public Hearing: March 30/2021
Date: March 29, 2021 4:14:29 PM

Municipal Clerk: West 16th & Lloyd Avenue amendments to Bylaws 8486/ 8487. The loss of Light Industrial land once removed for housing takes away more from [REDACTED] such as well paying jobs that leave and end up in other cities that appreciate large tax revenues. These tax revenues also inject funds that will not be replaced easily once taken away and again I must say well paying jobs much needed as we move forward from this pandemic. This city will need a higher tax revenues as we move into the future and job losses work against that

From: [REDACTED]
To: [DNV Input](#)
Subject: Objection against Public Hearing for west 16t street and Lloyd Avenue
Date: March 30, 2021 12:19:19 AM

Hi

[REDACTED]

I would like to mention that we have objections to this project.

[REDACTED]

This street does not have enough capacity for whole another building.

There is already a restaurant, bakery and daycare business and few other businesses in this street which makes this neighbourhood crazy busy. Having this building [REDACTED] [REDACTED] because of car traffic.

We are absolutely against this project and please hear our voice about this matter.

Best Regards
Sahar and her Family

From: [James Gordon](#)
To: [DNV Input](#); [Genevieve Lanz](#)
Cc: [James Gordon](#)
Subject: FW: Public Hearing - Woman's Support Project 16th
Date: March 30, 2021 9:29:58 AM

From: [REDACTED]
Sent: March 30, 2021 9:11 AM
To: James Gordon <gordonja@dnv.org>
Subject: Public Hearing - Woman's Support Project 16th

To Whom it May Concern,

[REDACTED] and we support the project at 16th.

Our MLA Bowinn Ma has spoken in favour and she is right.

This project is badly needed in North Vancouver.

Jennie Tailia

[REDACTED]

Sent from [ProtonMail](#), encrypted email based in Switzerland.

From: [REDACTED]
To: [DNV Input](#)
Subject: Bylaws 8486 & 8487 Proposed amendments to Official Community Plan
Date: March 30, 2021 10:26:28 AM

I'm extremely concerned with this project and the potential impact on [REDACTED] and the North Shore Community as a whole. I will list them in order of my most urgent concerns.

Rezoning from LIGHT INDUSTRIAL USE:

We can't turn North Vancouver into just a bedroom community. Taking away light industrial land reduces the vitality of [REDACTED]. We need places/companies to support [REDACTED]. From tool and machine repairs to animal crematoriums, from body shops to artist studios; from exterminators to landscape suppliers, from brewery's to garden centers, from dance studios to glass repairs, from pet care to machine shops. Availability of light industrial zoned land use is already in short supply and what is available is highly sought after and expensive. We MUST strive to keep as much supportive services as possible for the health [REDACTED]. Once this land is developed into residential it is gone from this very limited supply of light industrial land! Currently it is a parking lot but it could be so much more and the DNV needs to look at what we need which is not another high density housing project.

Increased crime associated with marginalized groups:

I agree that a housing project of this type is likely a good idea for the North Shore but we need to share the responsibility among ALL communities not just one. Norgate and surrounding area already houses one shelter organization, Outlook/Harvest House. The design of this supportive housing project feels like "The Projects". It is too dense, it looks like an institution and sounds like an institution. There has been no confirmation of if this housing will include men as part of the family unit or if drug use will be allowed on premisses. These are big questions that I have asked and have not yet been answered by the DNV. In this area there is a significant presence of people living on the street in RV's and people squatting in the trees. We already have an abundance of crime [REDACTED] and this project is bound to add to the proliferation. Placing two shelters/housing options in such close geographic proximity places an unfair burden on Norgate [REDACTED].

Norgate is a dumping ground:

It feels like Norgate is a dumping ground for all the projects no other community in North Vancouver wants. [REDACTED], are always fighting the big projects. [REDACTED] steam rolled and the result is a shrinking sense of community.

Norgate already houses the water treatment plant that services the WHOLE north shore. This monstrous facility is becoming a significant highly industrial looking component [REDACTED] [REDACTED] 3 years of construction noise with an additional 2-3 years more until complete. And while promised to be odour free that is yet to be seen. But the reality is, we all know what is swirling around in those glass towers and that alone impacts [REDACTED].

High density with the lower Capilano Village and the proliferation of 4 story condo complexes along Marine Drive. Marine Drive is no longer a community friendly street, it is a 'chute' with dedicated bus lanes, constant vehicles, no street parking and loss of pedestrian friendly shopping. Gone is the relaxing feel of shops and services. You literally take your life into your hands as a pedestrian trying to cross Marine Drive.

And while I love the notion of the Spirit Trail it has become an autobahn for commuting cyclists that exhibit little or no respect for the fact its a shared path through a community filled with families. I can no longer walk the trail [REDACTED] after numerous altercations and collisions with cyclists. It is not safe! And what makes it worse is the DNV refuses to help.

Additionally the ever present threat that a light rail transit system will one day be part [REDACTED] is enough to make me scream. But I doubt anyone would hear us over the escalating screech of the trains shunting.

Excuse the rant and back to the point, [REDACTED] I strongly believe adding this type of housing, in this location, will NOT benefit North Vancouver and will place an unfair onus on the Norgate Community. The housing of this project needs to be shared by other communities in the DNV.

Sincerely,
Joan Fedoruk

From: [REDACTED]
To: [DNV Input](#)
Subject: Re Public Hearing today, March 30, re Women's Supportive Housing W 16th & Lloyd Ave
Date: March 30, 2021 10:35:33 AM

Hello Mayor and Council,

Re the Public Hearing today, March 30, 2021 to permit creation of a 5-storey, approximately 60 unit supportive housing development for women and women-led families:

I strongly support the proposed 60 unit supportive housing for women and women led families at West 16th and Lloyd Ave.

In a just society, this housing option needs to be available for the vulnerable.

Sincerely,
Laurie Parkinson

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Support for supportive housing
Date: March 30, 2021 11:12:24 AM

To whom it may concern:

I'm writing to voice my support for this housing project for single moms. Providing women and children with a safe place to live is one of the best ways to reduce domestic violence and child abuse. It also leads to much better outcomes for kids, so they have a better chance at a better life.

Regards,

Lorie Barton

[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Public hearing for West 16th supportive housing
Date: March 30, 2021 11:20:56 AM

Hello,

I am unable to attend tonight's meeting but wanted to send an email showing my strong support of this housing project. So proud of the DNV for this project. Hope to see more.

We are seeing more families struggling with the cost of housing. This not nearly enough but a great start. I sat in on the public information session and was impressed with how well they took the community needs into consideration and how they are taking the client needs into consideration. Great joint project and would like to see it move forward.

Thanks,
Nichol Reichardt
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Public Input - RE: Bylaws 8486 & 8487 OCP and Rezoning for W 16th Street
Date: March 30, 2021 12:23:09 PM

Dear Mayor & Council,

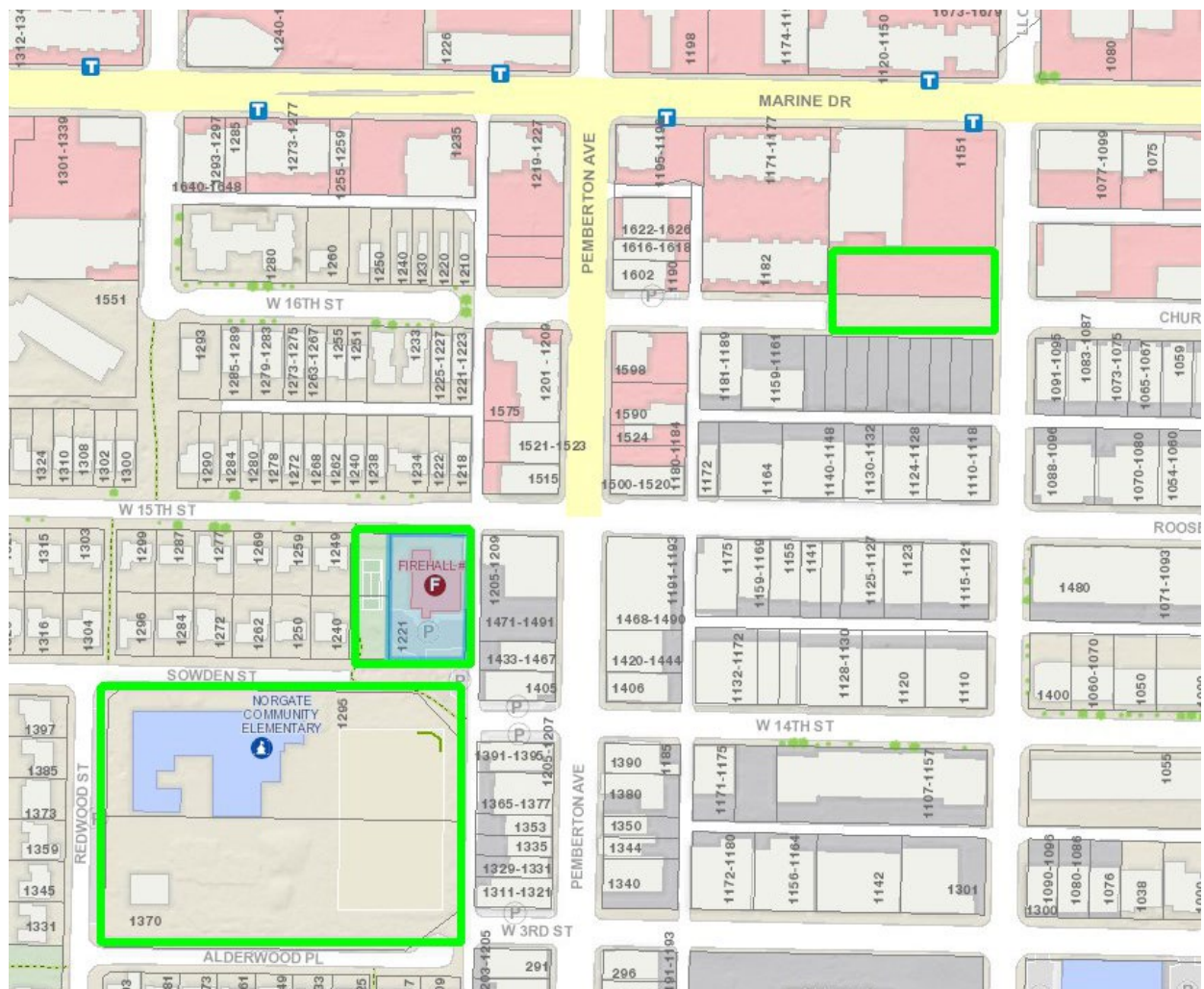
I wanted to write to you to share my thoughts on tonight's agenda/proposal because I think written words and images may be the better medium for sharing my thoughts on this matter.

I haven't got a specific or "congealed" sense of who, in fact, the intended clients of this facility will be: will they be women at risk of homelessness due to a substance-abusive lifestyle? Or will they be women at risk of homelessness due to difficult living arrangements such as domestic abuse?

This, to me, is a key and important question.

Because if it is the former – people involved in drugs or alcohol addiction – then this location is probably the better one for this facility. That being said, I am very concerned that there is no good "safe route" to Norgate School from this site to the school. I know [REDACTED] that the businesses along the 1600 Block of 16th are very busy, especially in the morning, with commercial trade traffic (There is a plumbing supply outlet there), so 16th is not very safe for kids. And the businesses along 15th, which have angled parking, are also not very conducive to safe walking for school-aged children. So vis-à-vis safety for children, I would much prefer that the Norgate Fire Station #5 were re-established at this location, and this proposed facility be built at 1221 W 15th Street, immediately adjacent to Norgate Community Elementary.

But if drug addiction is likely an issue with this facility, then directly adjacent to the school is absolutely NOT advisable.



Therefore, I can't really advise you – either way I want a facility provided for women at risk of homelessness. But where? That depends on the accurate answer to the question I don't know?

So would you, Council, please answer that question for yourselves and then make the appropriate decision? If drugs are likely to be prevalent – then build it on 16th. If not, then please build a new FireHall on 16th and a new housing facility at 1221 West 15th.

Now a couple more things for you to consider:

1. Co-relating the expected unit capacity of this proposal to the most recent homeless count for the North Shore – It would appear that this facility will have enough capacity to house every single woman from the most recent homeless count – and that's a good thing. But how much are West Vancouver and North Vancouver City contributing? Or will they be building the appropriate men's shelters?
2. It's a good thing we are sheltering women – and they should be first – but I am also looking to the greater number of homeless that are males. Where is the much-needed help from

them? Hopefully there will be a following announcement of such

Therein are my thoughts on the matter – I ask you to seek accurate answers to every question – to wisely discern the best path forward and to make the best decision for not only our homeless women, but also for the neighbourhoods and the children

Sincerely,

Peter Teevan

From: [REDACTED]
To: [DNV Input](#)
Subject: Public Hearing tonight, March 30th, at 7 pm (Bylaws 8486 & 8487) Proposed women's supportive housing.
Date: March 30, 2021 2:50:21 PM

Dear Mayor and Council,

I have just learned about the above public hearing tonight but won't be able to attend it.

I wish to let you know that I am very excited to learn about this project and wholly support it.

I can't forget the memory of a friend of mine who rang our doorbell seeking help from her violent

husband, 2 plastic bags in her hand ,accompanied by 2 of her minor aged children.

This happened, not on the east side of Vancouver, but on our North Shore!!

I hope the women's housing will get a speedy approval.

Thank you for your attention,

Nachiko Yokota

[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: support For women-led housing
Date: March 30, 2021 2:26:14 PM

Dear Mayor, Council and Staff:

Please accept this email as support for the women-led housing proposed for 16th and Lloyd.

We walked the block there on Sunday. There are already four new buildings nearby and so the idea of this area being revitalized and becoming a lovely neighbourhood to live in is on its way!

We've been waiting a long time for this project to be on the agenda. We talked about it with Mr Walton a while ago. We're so glad it's finally here. Let's make it happen.

Women who lead households will be thrilled for the support. If I (Jenn) needed it I would be thankful it was there. Even people this weekend, in [REDACTED] Lynn Valley trauma, might want to use it one day. It's important.

With thanks for the opportunity to express our opinion and support,

Jennifer & Robbie Ohlhauser
[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Attn DNV: 335 W Queens Road, North Vancouver, March 30 hearing feedback to oppose
Date: March 30, 2021 1:48:32 PM

Good afternoon,

[REDACTED] and of course more customers means better business, however I also
[REDACTED] and dont want to have a
government owned apartment complex [REDACTED] as this was not part of the plan when I
[REDACTED] Therefore I oppose the project

Thank you!!

Kim Lee

From: [REDACTED]
To: [DNV Input](#)
Subject: NO to "355 West Queens Rd, NV"
Date: March 30, 2021 1:39:01 PM

I am a resident of [REDACTED] and received a letter to input my feedback regarding the rezoning of 1 355 West Queens Rd, NV for the development of 60 unit supporting housing for women and women led families.

It would be an **absolute no!**

Thank you for the opportunity

Armin

From: [REDACTED]
To: [DNV Input](#)
Subject: Urge to vote in favor of supportive housing project on the north shore- Lloyd & West 16th
Date: March 30, 2021 1:16:46 PM

To Mayor Little and Councillors,

I am writing in support of the amendment to the OCP land use designation and bylaw 8487 as it relates to the proposed supportive housing development at West 16th Street and Lloyd Avenue.

Housing is a human right. In 2018 the District of North Vancouver established the Rental and Affordable Housing Strategy which identified that homelessness is on the rise in North Vancouver, and that women and children are increasingly vulnerable. Now we need to show that we are serious and commit with real actions.

Homelessness isn't someone else's issue. It is our issue. It benefits all of us to break the cycle of homelessness, one person, one family at a time. [REDACTED], I can only imagine the struggle single mothers go through, especially when they are at the risk of becoming homeless. Every bit of support we can offer is desperately needed.

I urge you to vote in favor of the housing project tonight.

Thank you,

--

Kind regards,

Marian Hakze
[REDACTED]

From:



To:

[DNV Input; James Gordon](#)

Subject:

Submission to Public Hearing West 16th Street and Loyd Avenue, March 30, 2021

Date:

March 30, 2021 4:09:33 PM

Attachments:

[March 30, 2021 DNV council presentation.doc](#)

Thank you Mr. Mayor and Council members for reading and considering my submission to the Public Hearing West 16th Street and Lloyd Avenue Re: Bylaws 8486 and 8487 proposed amendments to the OCP, March 30, 20121.

██████████ I also believe that in order to make a community work, all areas of the district have to take something that might not be pleasing to some but is an overall benefit to the whole. I support DNV/RainCity and BC Housing in trying to find a solution to homelessness on the North Shore.

That being said, **I do not support the rezoning of this light industrial area. The rezoning proposal is a form of Spot Zoning and Spot Zoning is the thin edge of the wedge.** I don't think the district should permit this form of Spot Zoning which is not part of the OCP and is not part of any comprehensive zoning plan.

What makes this form of Spot Zoning even worse is that the proposed building structure on the property substantially exceeds the maximum height restrictions of the neighbouring residential component along Marine Drive

This Light Industrial area is a small and unique part of the neighbourhood, there are so many different kinds of wonderful little businesses that make up this area. There are also many businesses that moved into this area because it was affordable for them to operate. These businesses give back to the Norgate community, the DNV and the greater community as a whole. These small businesses are part of the glue to the community.

As I said earlier, each area within the district, has to carry its share to make the community as a whole work. This area and Norgate are doing their share of lifting. ██████████ **are currently in the midst of massive redevelopment** ██████████ **This includes, The Secondary Sewer Treatment Facility** that is currently being constructed with the completion date not expected for another 2-3 years. This project will be to the benefit not only to the DNV but to the whole of the North Shore.

We don't know what this will do ██████████ property values once everyone is able to see the large 4 story glass cylinders that will be placed on top of the already, I believe, 7 story high, cement storage tanks that will spin the North Shore's human waste around in full view regardless of whether it is hidden behind fancy stained glass. We all know, what it is ██████████ We don't know what and if there will be a smell issue, we are told there won't be, but until it is up and running, none of us know.

We have just finished the massive redevelopment of Residential and Commercial along the Marine Drive corridor and are still in the midst of having the Bridge replaced at Fell.

██████████ in the midst of the **redemption of the Lower Capilano Village Hub** which has been under construction for the last two + years. The traffic congestion along Capilano Road and Marine Drive route is unbelievable, even with covid. Transit is also at its max.

██████████ lovely little park in Norgate with a narrow pathway ██████████ would stroll along or

meander [REDACTED] bikes, in the mornings, evenings any time of day, you could stop and meet your neighbours and meet new ones. Then the DNV made it a part of the Spirit Trail which was wonderful but unfortunately instead of using Welsh Street for the bikes, the DNV opened it up to commuter bikes, it is now used as a Tour de France thoroughfare at 20-30+ kilometres per hour. This also includes the assist bikes that bikers of all ages come ripping through at crazy speeds. When we ask people to slow down you are just yelled at with obscenities. The district put up a slow down signs, but what is a sign good for? They could care less. Norgate users feel safer on the road than the path.

THE HOUSING PROJECT:

Comments regarding the Information Webinar on February 23, 2021 with BC Housing, RainCity and DNV

I appreciated the lady from RainCity Housing, she received questions and answered the questions with mindfulness and thoughtfulness.

The format of having people putting their questions in the chat line and then having the moderator read the question and then ask someone from the panel to answer the question, just left more unanswered questions. What I found was the questions were not always clear, so the panel would try to answer the question, and there was no way for the panel member to ask for clarification. At the same time there was no room for the person asking the question for further clarification from the Panel member. It would have been so much clearer if the person asking the question was able to ask their question directly. There were a few questions, that were asked that never got an answer, because the presenter thought it meant something else. There was a question about the Norgate School that never really got answered.

One particular question asked, “what is the total number of people, when this project is totally build out, could potentially live in the development”. The answer from the panelist, something to the effect, “well I really don't know, I haven't done the numbers. If its really important, I could get my calculator”. The moderator then said we will put that on the list to follow up. The reason the question is important to me, and maybe others, it gives a broader picture of how many people will be living in this space.

The other thing that concerns me is the Spin on the description of the building “Women and Children and Women-Led Families.” There is a false sense of purpose ie. it reads as if only women and children will live there, when in fact, men will be living there as well. Prior to this meeting, most people I spoke to about this, we all thought great idea, women and children, safe environment, I can get behind that. Then when you find out what it does mean, you think, what else are they not telling us. Transparency is really important. Most of us know that Homelessness is a huge issue and needs to be addressed, give all the facts and let us make decisions based on fact not on spin.

For this large a development there should be more opportunities to have more factual clarity.

Thank you for taking the time to read and consider this and I wish you all the very best in your deliberations.

From: [Adriana Reiher](#)
To: [DNV Input](#)
Subject: FW: Supportive Housing
Date: March 30, 2021 4:15:51 PM

Kind Regards,

Adriana Reiher
Council Liaison/Support Officer

From: Casey Peters <PetersC@dnv.org>
Sent: March 30, 2021 4:14 PM
To: Louise McLay [REDACTED]
Subject: RE: Supportive Housing

Thank you for your email.

The zoning change would only impact the nine District-owned parcels. There is no change to the zoning on any of the surrounding sites.

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons below:



From: Louise McLay [REDACTED]
Sent: March 30, 2021 11:00 AM
To: Casey Peters <PetersC@dnv.org>
Subject: Re: Supportive Housing

Thank you Casey for answering my questions.

I am in agreement that a Women's and Children's housing project is necessary, however I disagree with the idea that men would be permitted, also I am not in favour of the height of the building.

I also understand that the District is going to request a zoning change to the light industrial area that

the proposal is targeting and want to know if this change covers all of the light industrial businesses surrounding the development area.

I will be following the developments from the meeting this evening.

Louise McLay

Sent from my iPad

On Mar 26, 2021, at 1:24 PM, Casey Peters <PetersC@dnv.org> wrote:

Hello,

Thank you for your input. I have responded to your questions below.

- I have a concern about who will occupy the units, will males be living with the women and children on a part or full time basis? This could be problematic.
 - Men are allowed to reside in the building, but women will be considered the head or lead tenant of each unit. The woman would retain the tenancy if there is a need for one tenant to move out.
- Where will the children from the proposed complex be attending school?
 - It is anticipated that children will attend Norgate Community Elementary - Xwemélch'stn
- Will there be supervision for any occupants who use drugs or have excessive alcohol dependencies?
 - Part of supportive housing is recognizing that some people will sometimes choose to use substances, as many of us across society do in our own homes. RainCity want to make sure that if they're making that choice, then RainCity can find ways and make time to talk about it, offer harm reduction services as needed, and provide additional supports when necessary.
- Will the supervisors (24/7) be qualified professionals who would be able to assist in cases of overdose, violence, disputes etc...?
 - RainCity staff will be onsite 24/7 and are well trained to monitor and respond to concerns as they come up.
- Will the occupants be screened before moving in? What criteria will be used?
 - Women-led families and single women who apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming. BC Housing would work with local service providers to determine the criteria and to select residents, while recognizing that this housing would specifically be targeted to women and families. All new residents would pay rent and sign a program agreement and good neighbour agreement.

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons below:

-----Original Message-----

From: Louise McLay [REDACTED]
Sent: February 28, 2021 6:31 PM
To: DNV Input <input@dnv.org>
Cc: [REDACTED]
Subject: Supportive Housing

To Whom it May Concern:

[REDACTED]
I have some concerns regarding the supportive housing proposal on West 16th.

1. The 5 story building is out of sync with the accepted heights in the neighbouring condo and rental units, 4 stories would be more fitting.
2. I have a concern about who will occupy the units, will males be living with the women and children on a part or full time basis? This could be problematic.
3. Where will the children from the proposed complex be attending school?
4. Will there be supervision for any occupants who use drugs or have excessive alcohol dependencies?
5. Will the supervisors (24/7) be qualified professionals who would be able to assist in cases of overdose, violence, disputes etc...?
6. Will the occupants be screened before moving in? What criteria will be used?

A facility such as the proposed supportive housing development impacts the entire neighbourhood. This is a District neighbourhood which has certainly taken on big changes recently in the construction of the sewer treatment plant.

[REDACTED] impacted by the Spirit Trail which at times resembles a bicycle highway. Neighbours do not feel safe walking, children are at risk and serious accidents have occurred along this trail despite residents' voiced concerns.

[REDACTED] a completely transparent process in the decision to initiate any and all new developments which impact our neighbourhood. All concerns need to be addressed in open and honest dialogue.

Louise McLay

Sent from my iPad

From: [REDACTED]
To: [DNV Input](#)
Subject: RE Public Hearing tonight, March 30th at 7PM (Bylaws 8486 & 8487) Proposed women's supportive housing
Date: March 30, 2021 4:39:17 PM

Hello - I'm writing to let you know that I firmly believe We need more supportive housing options for women-led families in our communities. I am therefore in favour of DNV's supportive housing development at 1577 Lloyd Ave.

Sincerely
Andrea Harris

[REDACTED]

Living, working and playing on the unceded territory of the Coast Salish Peoples, including the territories of the xwməθkwəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and Səlilwətaʔ/Selilwitulh (Tsleil-Waututh) Nations.

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Cc: [Casey Peters](#)
Subject: FW: Article relating to Public Hearing tonight (March 30) on 16th and Lloyd
Date: March 30, 2021 5:49:37 PM
Attachments: [After the Shouting - do Shelters and Supportive Housing Harm Neighbourhoods.pdf](#)

Forwarded for the record.

-----Original Message-----

From: Corrie Kost <corrie@kost.ca>
Sent: March 30, 2021 4:46 PM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: Peter Teevan <pteevan@shaw.ca>
Subject: Article relating to Public Hearing tonight (March 30) on 16th and Lloyd

Your Worship & Members of Council,

For the record...

The attached article, IMHO, is well worth reading considering the concerns expressed by the local community. My support for this proposal remains strong and consistent with the view that a measure of a community is proportional to how well it treats its most vulnerable and disadvantaged. We are all in this together.

Please do not redact any of the material nor this email.

Yours truly,
Corrie Kost
2851 Colwood Dr.
N. Vancouver, V7R 2R3

After the Shouting, Do Shelters and Supportive Housing Harm Neighborhoods?

Author Jesse Coburn

Date February 25, 2015

<https://citylimits.org/2015/02/25/after-the-shouting-do-shelters-and-supportive-housing-harm-neighborhoods/>



Adi Talwar

This shelter near Westchester Square in the Bronx touched off a tense community battle in 2009. Now, however, many neighbors say the shelter has had little impact.

For Jeremy Gallant, it started with the flyers.

“Fundraiser to Help Stop the Plan to Warehouse Homeless Families on Cooper Ave!” was the headline of one. “Come out and support your community,” it continued.

“It just struck me as backwards,” said Gallant, 23, a lifelong resident of Glendale, Queens, a middle-class neighborhood that borders on the site of the proposed homeless shelter. “I couldn’t believe that people thought that [protesting plans for] a homeless shelter would be helping our community,” he said.

So Gallant decided to voice his opinion: “I went over to the fundraiser,” he said, “asked the musician playing there if he knew any Rolling Stones songs that he could back me up on, and sang ‘Gimme Shelter’ for the crowd.”

The performance didn't go over very well, said Gallant. "A few boos, in fact."

The ongoing dispute in Glendale is one of many battles over homeless shelters that have raged in neighborhoods across New York City recently. Rates of homelessness in the five boroughs climbed rapidly in 2014 before easing slightly in January. More than 58,000 people now sleep in shelters every night, according to the city's daily shelter census. These bitter fights over shelters shine a spotlight on New York's growing ranks of poor and dispossessed, and on the city's increasing difficulty of accommodating all of them. And as the cost of living in New York continues to rise while wages stagnate, no clear end to the problem is in sight.

A map of disputes

The contested shelters are widely dispersed across the city. A residence for homeless families in Elmhurst, Queens, sparked a wave of protests this summer that drew attention in the press for their sheer virulence. Among the sources of frustration in Elmhurst was the lack of notice given to the community beforehand—a grievance that other neighborhoods have aired as well.

"There was absolutely no community input on the placement of the shelter," said City Councilman Donovan Richards Jr. of another recent dispute, this one in Far Rockaway, which falls into his district. Because of local opposition there, the Department of Homeless Services (DHS) ultimately nixed its plans for the facility this fall—an outcome that Richards saw as fair. "Far Rockaway is home to a number of shelters," he said, citing a nearby facility for homeless families that opened over the summer.

Aaron Biller raised similar objections over Freedom House, an emergency shelter on the Upper West Side that originally housed 400 homeless adults. "This area has become oversaturated," said Biller, the president of the civic group Neighborhood In The Nineties. "[We're] doing far more than about 90 percent of the other neighborhoods in the city." In November, DHS yielded to local pressure and reduced the number of Freedom House residents down to 200.

Biller said that Freedom House's proximity to schools was another issue, as did Richards in the case of the proposed shelter in Far Rockaway. Schools also have been a sticking point in Glendale and Middle Village, where DHS has spent more than a year trying to turn a contested property on Cooper Avenue, a vacant factory building, into a shelter for more than 100 homeless families. "We're the most crowded school district in the city right now," said Salvatore Crifasi of the Glendale / Middle Village Coalition, which is raising money to challenge DHS' plans in court.

Javier Lacayo, a spokesman for Glendale's City Councilwoman Elizabeth Crowley, echoed this concern, questioning whether the area can "accommodate a large influx of new students in a school district that does not even have adequate space for children already living here."

Crifasi of the neighborhood coalition brought up other issues with the plan as well, including the size of the facility, alleged zoning and procedural violations and the employment opportunities of prospective residents.

But as Gallant sees it, objections like these are a thin veil for what's actually driving the opposition in Glendale. "The real reason they don't want [the homeless] there is that they'll diminish the quality of their neighborhood," he said. "If you walk around the neighborhood and listen to people, that's the only thing they're talking about."

What does the research say?

What effects do residential facilities for the homeless really have on their surroundings? Are the anti-shelter groups in Far Rockaway, Glendale, Elmhurst and on the Upper West Side right? Does housing for the homeless put an undue strain on local services and pose a threat to schoolchildren? Does the city give communities too little input or concentrate such facilities unfairly in certain neighborhoods?

A number of studies have sought to address questions like these. And while the quantitative research on the subject is not comprehensive, it does offer insight into the legitimacy of some of the common concerns surrounding residences for the homeless.

Most such studies have focused on the impact of supportive housing—long-term subsidized residences for special needs populations (e.g. the formerly homeless) that usually offer an array of services like on-site case management and job training. Supportive housing is not the same thing as shelters, which usually only allow for short or mid-length stays.

Unfortunately, few studies have addressed the impact of shelters themselves. And while there is some overlap between certain types of supportive housing and shelters, findings on the former may not apply to the latter. The distinction between the two is often lost in local disputes over supportive housing, which is why it's worth examining the impact of each respectively, insofar as reliable assessments exist.

Researchers say that two of the most common concerns about residences for the homeless—shelters and supportive housing—are that they will reduce property values and increase crime. Accordingly, these claims have received the most attention in scholarship.

A study released by NYU's Furman Center in 2008 found that supportive housing in New York City does not have a negative impact on nearby property values. In fact, the authors found that, five years after a supportive development opens, nearby property values tend to have risen more than in similar areas with no such facility. Importantly, neither the size of the building nor the density of the neighborhood had any impact on these results.

A 1999 study conducted by the Urban Institute, a think tank based in Washington, D.C., came to similar conclusions about property values—in this case in Denver. It also looked at the impact of supportive housing on Denver's crime rates. These researchers determined that, on average, crime rates were not higher near supportive housing compared to similar areas with no such development, except for disorderly conduct charges within 500 feet of facilities.

A subsequent report by the same researchers largely reiterated these findings, although it also identified a trend of increased total and violent crime within 500 feet of new supportive housing—and near larger facilities in particular. While the difference in the average levels of crime between the supportive housing areas and other areas was not statistically significant, it might have become so if the trend had continued unabated after the period of observation.

However, facilities for “the most threatening clientele” were no more strongly associated with this trend than others, which led the authors to hypothesize that the residents themselves were not responsible for these upticks in criminal behavior, but rather constituted a large pool of potential victims that may have attracted crime from the outside. (It's worth noting that some advocates question [how applicable the Denver findings are](#) to the model of supportive housing used in New York.)

Little scholarship exists on the impact of shelters and supportive housing on a neighborhood's quality of life—a fact that may reflect the nebulousness of that term. A 1993 study conducted in suburban Virginia did, however, survey residents on their perceptions of four small group homes for the mentally ill that had faced strong local opposition upon opening. The vast majority of respondents reported that the homes had little impact on things like “distressing incidents,” “neighborhood appearance” or “the experience of children,” suggesting that, at least in some cases, local concerns that such facilities will damage a community's quality of life can prove untrue.

The contention that shelters or supportive housing would put a strain on local services and amenities is similarly difficult to assess. Kathy Dawkins, a spokesperson for New York City's Department of Sanitation, said that the department's borough chiefs had not observed any increase in litter on streets where new shelters open: “Based on the response I've received,” she said, “this is unfounded.”

Harry Hartfield, a spokesperson for the city's Department of Education, would not directly answer a question on the strain that new family shelters may put on schools, saying only: "Every student in New York City—no matter where they live—is entitled to a high-quality education, and the DOE is committed to providing the resources and services our students need to thrive." (Hartfield also did not directly answer a question about the threat that shelters allegedly pose to nearby schools.)

As for the complaints of overcrowding in Glendale's schools, a 2011 report by the city's Independent Budget Office did find that 90 percent of classes in School District 24 (which includes Glendale and Elmhurst) exceeded targeted capacity levels—among the highest in the city that year. But DOE's Enrollment, Capacity & Utilization Report for 2013-2014 offers a more nuanced picture of the student-to-capacity ratio in the vicinity of the proposed shelter. P.S./I.S. 87, the "zoned" elementary and middle school for the Cooper Avenue site, operated at only 90 percent of targeted capacity last school year. However, the zoned high school, Queens Metropolitan High School, operated at 123 percent of targeted capacity.

There is one common complaint about shelters, at least, that's received strong affirmation from a report on the topic: that DHS' procedures in siting new shelters are inequitable and opaque. A report released by the city comptroller's office in May 2013 identified a systematic tendency at DHS to bypass established procurement procedures and to avoid community input when opening new shelters. The authors also found that city-run shelters for families and adults are not distributed evenly across the city, as many neighborhood groups have argued. (DHS did not respond to questions about its siting procedures.)

In fact, these facilities seem to be overwhelmingly clustered in poor neighborhoods: The community district encompassing the Upper West Side had only four such shelters at the time of the study, while the Central Harlem district had 22. Of course, there are other sorts of facilities that local residents may take issue with and that may cluster differently. But in the case of city-run family and adult shelters, at least, it's particular poor communities that contain the most.

Some exceptions notwithstanding, these publications and statements indicate that concerns about the impact of residential facilities for the homeless on surrounding neighborhoods often prove untrue—at least in the case of supportive housing. Of course, much depends on the context and management of the facility, and size seems to matter in certain cases as well. These findings can't be generalized, but they are suggestive: the local effects of housing for the homeless may not be as outsized as they seem.

After the battles

The recent sparring over shelters is nothing new. Facilities for the homeless have long faced opposition from civic groups and local politicians, and the fights that break out over them have been well chronicled in the pages of neighborhood newspapers.

Far less attention has been paid to the performance of some of these controversial facilities after they opened. Were the early opponents right? Was a particular shelter or supportive housing facility a bane on its neighborhood as expected?

Westchester Square, a diverse, middle-class neighborhood in the Bronx, played host to one of the largest such fights in the city's recent history. In August 2009, local residents were surprised to discover that a new building expected to serve as private rental housing had instead become a 38-unit shelter for homeless families, offering three- to six-month stays.

The backlash began almost immediately. "No sane person can honestly argue that the presence of a homeless shelter in a residential community presents no irreparable harm," said John Bonizio, the chairman of a neighborhood merchant's association, to the *Bronx Times*. "Properties in communities with shelters are considered less desirable. That's irreparable, and we intend to show that this is what exactly is happening here."

“I feel the Bronx is already oversaturated with such facilities,” Bronx Borough President Ruben Diaz Jr. was quoted as saying in the *Daily News*. “Forcing more of them into our borough, especially without any real dialogue, is unfair.”

The lack of advanced warning was a particularly sore spot. City Councilman James Vacca said DHS had only informed him of the shelter shortly after it opened; he described the department’s actions as an “ambush.”

DHS defended its expedited procedures, arguing that it was responding to a crisis-level increase in homelessness at the time. (The number of homeless New Yorkers rose by nearly 3,000 people that summer, according to the Coalition for the Homeless.) These emergency conditions justified skipping certain time-consuming administrative steps, the department said. In fact, DHS had no written contract with the facility manager, the non-profit Basic Housing Inc., which it was paying on a per diem basis—allegedly \$90 per unit per night. (Basic Housing did not respond to a request to comment for this story.)

The concerns of residents were many. “Westchester Square is a very nice, family-oriented neighborhood and we want to keep it that way,” one local said to the *Bronx Times*. “The type of people living in the area now just don’t care about it and leave dirt everywhere,” another told the paper, referring to clients of other social service facilities in the area. “I can’t park my motorcycle in my driveway any more. I have to lock it in my garage because I am concerned it will get stolen,” still another said. State Assemblyman Michael Benedetto summed up the prevailing mood about the new shelter: “This is Mayor Bloomberg telling the community to drop dead.”

Residents protested outside of Bloomberg’s district campaign office for eight straight weekends. A group of neighbors and local merchants sued the city for not giving advanced notice to the local community board or conducting a fair share analysis—a public assessment of the number of city facilities in a given neighborhood. The comptroller’s office even joined the lawsuit, claiming DHS had flouted obligatory administrative procedures.

In June 2013, State Supreme Court Justice Geoffrey D. Wright sided with the plaintiffs, requiring DHS to review future shelter contracts with the comptroller’s office and stiffening community board notification requirements. In his decision, Wright compared DHS in its siting practices to a “CIA black op” and characterized the department’s financial dealings with the Westchester Square shelter operator as “suffused with subterfuge, double talk and evasion.”

The decision did not call for the shelter’s closing, however, and it’s still there today—a well-kept, inconspicuous building on a quiet residential street. It’s hard to imagine now that this same shelter provoked such outrage when it opened.

Annete Montoya has lived directly across the street from the building for four years and has little to report. “It’s kind of quiet,” she said. Montoya has seen a few disputes between residents or their friends out front, but she said that was rare. “Maybe I’ve seen that three or four times these past years.”

“There’s no problems around here,” said another area resident who’s lived nearby for almost two decades and asked not to be named. “It’s quiet, very quiet,” he said, adding that the facility hadn’t increased crime or street litter, as far as he knew. As for property values, he remembers his own home depreciating around the time the shelter opened, but that could have been due to the recession or the rise in foreclosures in the area, he said. (The sheer number of variables that influence property values and crime rates is among the reasons why it would be difficult to assess the quantitative impact of a single shelter or supportive housing development on its surroundings.)

“It worked out good,” the neighbor said of the shelter. “You hardly see anybody talking about it anymore. The same people who were out there [protesting]—they ain’t out there anymore. Where are they now?”

Sandi Lusk is one of those former protesters. A longtime area resident, Lusk was a vocal member of the opposition to the shelter and a plaintiff in the lawsuit.

Today, Lusk takes little issue with the facility itself. “The shelter has caused no problems,” she said in a recent interview. Its impact? “Very negligible.” According to Lusk, the building hasn’t hindered development or reduced the area’s quality of life, as some had originally feared, nor did she think that it had harmed commerce or increased crime.

Lusk emphasized that her primary gripe with the shelter had always been the expedited and furtive circumstances of its opening: “We know there’s a homeless crisis in this city,” she said. “The issue was examining these policies and trying to have these policies change.”

Porsha Johnson, 25, has been living in the shelter for three months, and her experiences there largely matched the perceptions of her neighbors. “It seems like a good neighborhood.” As for the shelter, she said “I don’t hear about any crime,” nor was she aware of any conflicts between residents and other community members.

Why had the shelter’s impact on Westchester Square been so minimal, despite the early concerns to the contrary? One resident pointed to factors like good management and the overall cohesion of the neighborhood. He also brought up the fact that families live there. “If it was a men’s shelter,” he said, “it would be a totally different story.”

Fear in Astoria

That Westchester Square resident might be imagining a place like the Residence at Hallet’s Cove, a 50-unit supportive housing development in Astoria, Queens, that provides long-term apartments and a range of services to formerly homeless, mentally ill adults. According to the website of Urban Pathways, the non-profit that runs the facility, nearly three quarters of residents are men. (Urban Pathways declined to comment for this story.)

The Residence, which operates primarily with state funding, opened in late 2012, but plans for the facility caught the attention of neighbors as early as October 2009, with a local outcry following shortly thereafter. “Certainly, no community can be thrilled about such a project,” then City Councilman Peter F. Vallone Jr. was quoted as saying in the *Western Queens Gazette*. “But in this instance the consequences could be dire for a neighborhood that has long been struggling to improve itself.” Among Vallone’s concerns were that the facility would hamper development and that its location was too isolated from amenities and transit to integrate effectively into the community.

Vallone’s constituents agreed. “I feel it’s a burden for us,” one resident said to the *Gazette*. “We worry about the children.” Another told to the *Daily News*, “We’re already saturated with mentally ill, recovering drug addicts,” presumably referring to other social service facilities in the area.

In December 2008, the local community board voted against the Residence 35 to 1. Addressing Urban Pathways, board member Rose Marie Poveromo said: “Your population is using drugs, has HIV/AIDS, and the area for your proposal has drug problems to begin with.”

The fight continued well into 2011. “We can’t sustain the additional strain of a 50-unit development for homeless people with special needs,” Vallone told the *Western Queens Gazette* that October.

Despite these protests, plans for the building moved forward. And today, according to some community members, none of those original concerns have proven true. Glad Gelin, 25, lives directly across the street from the Residence and says that it’s a fairly unassuming part of the neighborhood. “I didn’t even know what it was,” he said. “I thought it was for the elderly.” Gelin didn’t associate any problems with the facility, nor did he think

that it had increased crime or litter in the community. “I heard a lot of yelling coming from there [once],” he said. “But not really anything drastic.”

Elfege Leylaverigne, 37, has lived across the street for a year and a half, and his perception of it largely matched Gelin’s. “Never, really never,” he said, when asked if he’d observed any problems associated with the facility. “A lot of people don’t feel safe or secure in this neighborhood,” he said, referring to some of the other tenants in his building and their concerns about the housing project across the street. “But it’s more fantasy than reality.”

Even Vallone, the former city councilman who claimed that the Residence would hinder development, now says that its impact has been minimal. “As far as I know, there have been no complaints,” said Vallone, who now has a private law practice. “I pass it just about everyday and I don’t see any problems.” (It hasn’t impeded development either: a billion-dollar residential complex is in the works for a nearby site.)

Ismail Abbas, 42, spent a week at the facility, staying with a friend who lives there permanently. Abbas said that the building does have some internal maintenance issues, and described some residents as a little rough around the edges, but agreed that it had a low profile in the neighborhood. “If you look at it from the outside, it looks very nice.”

More to come

While community members in Astoria and Westchester Square have gotten used to the new homeless residences in their midst, other neighborhoods have kept up the fight. Opponents of the shelter in Glendale filed an appeal in late 2014 over the city’s environmental assessment of the proposed site, forcing DHS officials to appear in court to dispute the allegations behind the lawsuit. In the first days of the new year, the Upper West Side civic group Neighborhood in the Nineties appealed an earlier ruling on the controversial Freedom House shelter in an effort to close it entirely. And residents and politicians protested in Elmhurst again in December over DHS’ plans to make the family shelter on Queens Boulevard permanent.

Meanwhile, the city is still struggling to stanch the flow of New Yorkers out onto the streets. Many advocates have called for increased funding for more permanent forms of housing like supportive models. Mayor de Blasio is focused on reducing spending on cluster-site housing—individual shelter units in private rental buildings—and developing new rental subsidy programs. If such measures prove ineffective, however, it seems inevitable that the city’s homeless population, and its portfolio of shelters, will continue to grow, with more disputes likely to follow.

As the city braces for these new battles, it would do well to remember the old ones. The history of the facilities in Astoria and Westchester Square may not prove any universal truth about how shelters or supportive housing impact neighborhoods. There’s just too much variety—in function, size, location, management and population served—to speak categorically on the topic. But the success of both properties, despite the intense opposition they originally faced, does show that fears about housing for the homeless can be overblown—a finding that largely reinforces broader research.

What’s to blame for this gap between expectations and outcomes, between perhaps understandable assumptions and more nuanced truths? “They just don’t want the idea of a shelter in their neighborhood,” said Johnson, the resident of the Westchester Square facility, of local opponents. Sometimes, it seems, ideas can be more menacing than reality.

* * * *

This [story](#) first appeared on [City & State](#), with which City Limits is partnering to [cover crucial housing policy stories in 2015](#).

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15 thoughts on “After the Shouting, Do Shelters and Supportive Housing Harm Neighborhoods?”



1. AB on [February 25, 2015 at 10:05 am](#) said:

I'd like to say I didn't have any “expectations” when a huge, red-hued supportive housing building went up in my Fort Greene neighborhood (and what architect, with any experience in health care facilities erects a red facade for a structure to house people coming out of stressful and chemical-dependant lifestyles?). However, I also didn't expect the police or fire department or EMTs to appear on my block AT LEAST once a week. These calls aren't logged and counted? I'm sure they are, and us homeowners on the block will suffer declining property values and higher taxes and insurance premiums. (And then we found out the building was opened up to the affordable housing lottery program, because it was only 40% full of clients. So...now there's folks paying about \$800 a month, and of course, with that rent, they all have cars. Now there's a struggle for safe parking in the area. And the building's cameras don't work — found this out the hard way.) Most people I encounter on the block associated with the building are perfectly pleasant, but their transition is at the expense of their neighbors, especially when our structures were denied historical status similar to those just a stone's throw away by the BQE. Our townhouse row has now been lumped into a block that gives no reverence to the existing architectural style or the existing community and will be lost among the rush to build and rent supportive and/or affordable housing, concepts which are seemingly interchangeable when convenient.

[Reply ↓](#)



- native new yorker on [February 26, 2015 at 3:01 pm](#) said:

Color of the building aside, you have every right to be angry. Of course I don't know your particular politics but Fort Greene overwhelmingly voted for deBlasio. So how's that 'progressive politics' working out for you 24/7? deBlasio could care less about you or your home values. You are the 'enemy'. You worked hard and bought a home. But those homeless residents are more important than you. They are victims.

Calls to 311 and 911 are logged and counted. Your councilmember should be able to get that information. Beyond that I think you are stuck with that facility, and it will only get worse as time goes on. Secure your home and car as best you can. Once the summer comes it will be open season on you and your neighbors. Cops won't do much because they might be brought up on 'brutality' charges.

Funny thing is that deBlasio is placing these facilities in neighborhoods that voted for him. No facilities in eastern Queens or on the south/east shores of SI because he knows the opposition there will be stronger than he used to.

[Reply ↓](#)



- AB on [February 26, 2015 at 3:24 pm](#) said:

Thanks for the suggestion to contact my councilmember; I am very interested in tracking the emergency calls and escalations in my property taxes and insurance. While it's convenient to point fingers at the current administration, I have to say it was Bloomberg that shook hands and put the celebratory shovel-to-earth for the red eyesore on my block. He and the ancient zoning codes helped the steamrolling of neighborhoods (that deBlasio is allowing to continue), especially in Brooklyn. That, with the collective economy, make it both difficult to secure and then maintain and keep a home in NYC, and NONE of the pols, regardless of party, seem to care.

[Reply ↓](#)



- native new yorker on [March 2, 2015 at 11:47 am](#) said:

In most neighborhoods renters outnumber homeowners by a significant margin. But homeowners are more reliable voters and elected officials listen to civic associations and block associations. The NYC zoning codes can be bizarre and complex. I think that shelters can only be built in neighborhoods currently zoned for apartment buildings (R6 and above?). I'm zoned R3X, detached one/two family only.

[Reply ↓](#)



2. mameloshn on [March 2, 2015 at 2:21 am](#) said:


Shelter-opposing organizing is unfortunately rarely matched by organizing of people who are neutral or supportive, but that doesn't mean it represents the community's opinions. Neighborhood In The Nineties is loud as hell but I don't know many people who agree with them about Freedom House.

My kids go to one of the schools that NITN says it's concerned about being close to the shelter. The administration there is interested in meeting the needs of kids living in the shelter, not freaked out — because that's what schools are for. As far as security issues, a man staying in the shelter yelled harassing things at some kids in the school playground, but it doesn't take a shelter to make that guy show up.

The idea that permanent residents of a block are all safe to be around, and that shelter residents add some new danger never before seen there, is ridiculous. This is New York City, people!


There are plenty of things wrong with Freedom House and many other shelters, but they have more to do with treating residents like recalcitrant cattle than with being in our neighborhoods.

[Reply ↓](#)

-  native new yorker on [March 2, 2015 at 11:38 am](#) said:


Keep rationalizing about how that shelter won't eventually get worse and worse. Many shelter residents are drug users and ex-convicts. But gee whiz, that's nothing to worry about because how dare NYC residents demand to live on safe blocks.

[Reply ↓](#)

-  Mark on [March 17, 2015 at 10:42 pm](#) said:

I agree wholeheartedly with your comment.

[Reply ↓](#)

-  Mark on [March 17, 2015 at 10:18 pm](#) said:

I'm not sure where you live but it sounds like you've got your head in the sand. I've lived on 94th and West End for the last 15 years and have seen a dramatic decrease in the quality of life in this neighborhood since these shelters have been installed. Disturbances have decreased proportionally since the Freedom House were forced to reduce their number from 400 to 200. But that just shows how number of shelter residents directly correlate with problems in the neighborhood. The community and the population in the shelters both deserve better. Also, doesn't it matter to you that the city is paying \$3700 for a 8 by 10 room that doesn't have adequate security for the residents? We're all being forced to deal with the city's ineptitude about how to care for these populations. Certainly they shouldn't be forced to live in close quarter with other SRO residents who feel as though their lives are being negatively affected too. The whole thing is a mess. Would you change your tune if a child or someone you know is accosted by someone in these shelters?

I hope it doesn't come to that. I support NITN 100%

[Reply ↓](#)

-  mameloshn on [March 18, 2015 at 1:39 pm](#) said:

I wholeheartedly agree that Freedom House is a badly run shelter — that's an argument for a better management group, not about whether NIMBYism is primarily rational or primarily racist and anti-poor.

The claim that there are drug offenders etc living in shelters is a good example of that. We already know that low income people and non white people are disproportionately targeted by policing – it doesn't mean that the wealthier folks around the shelter don't have many of the same issues, or versions of them. Anyone with neighbors can attest that there are plenty of unstable and threatening people in fancy digs. Focusing on shelter residents as if they represent a threat that wouldn't be there without them is silly at best.

Beyond that, shelter is one of the most critical resources to stem the problems the NIMBYists say they're afraid of. So neighborhood advocates would do better to advocate for improving the shelter instead of moaning about it.

Of course no one who lives here is unconcerned with it — but there are useful responses and there are destructive ones. Unfortunately the latter are easier and more popular.

[Reply ↓](#)



- Tiane on [October 25, 2017 at 7:19 pm](#) said:

I appreciate your comments. Thanks for contributing.

[Reply ↓](#)



3. D_the_FactMan on [March 10, 2015 at 11:06 am](#) said:

Sounds a lot like the LULU (Locally Unwanted Land Use) reaction to community residences for people with disabilities. With over 50 studies on their impact on property values and neighborhood safety, nobody will fund more studies because the results have been so conclusive: as long as they aren't clustered together on a block or neighborhood, they do not hurt property values or reduce neighborhood safety. Unfortunately it's hard to get laypeople to accept that — they always object to the age of the studies. But like studies as to whether smoking causes cancer, the results are just too darn consistent to warrant more studies. With shelters and supportive housing, I'd like to see some studies that examine whether a concentration of them affect property values as well as whether they create a de facto social service district. Funding for studies is needed.

[Reply ↓](#)

4. Pingback: [San Franciscans increase \\$46,000 to cease homeless shelter in rich space | US information – waka news](#)
5. Pingback: [San Franciscans Raise \\$46,000 to Stop Homeless Shelter in Wealthy Area | NoPartySystem.Com](#)
6. Pingback: [San Franciscans raise \\$70,000 to stop homeless shelter in wealthy area – GENRIKO NEWS AGGREGATOR APP](#)
7. Pingback: [Homelessness Myths: What Are Common Misconceptions – ViralPosts](#)

From: [REDACTED]
To: [DNV Input](#)
Subject: 1577 Lloyd Avenue
Date: March 30, 2021 4:50:18 PM

I am very much in favour of DNV's supportive housing development for women and women-led families, at 1577 Lloyd Avenue.

Such a facility would be a welcome , and overdue, addition to the North Shore.

Sincerely,

Eoin Finn B.Sc., Ph.D., MBA

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: RE Public Hearing tonight, March 30th at 7PM (Bylaws 8486 & 8487) Proposed women's supportive housing
Date: March 30, 2021 4:55:15 PM

Dear all,

I understand this is being debated tonight and I would like you to know that I am very much in favour of DNV's supportive housing development for women and women-led families, at 1577 Lloyd Ave. It would be a fantastic achievement to give women this kind of support and I very much hope this project goes ahead.

Kind regards,

Lorna Pelly, [REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Women's Supportive Housing
Date: March 30, 2021 5:05:32 PM

Dear Mayor and Council

[REDACTED] I would like to express my support for this excellent initiative; it will be a great start for assisting and providing a measure of safety and security to some of our most vulnerable community members.

Thank you for your consideration.

Roz Isaac

[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Bylaws 8486 and 8487
Date: March 30, 2021 7:11:48 PM

[REDACTED] I want to extend my support for approving the bylaws that will permit the construction of a supportive housing complex for women and women-headed families.

Housing for women at risk when it comes to affordable housing is much needed and will meet a real need. The provincial government is playing an important partner role providing capital and operating costs.

It is a win-win project and I encourage NVD council to approve the bylaw changes.

Yours sincerely,

Stephen Howard

From: [REDACTED]
To: [DNV Input](#)
Subject: support for Raincity housing development March 30 2021
Date: March 30, 2021 7:53:14 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hello. I tried to join the zoom meeting, but was unable to be admitted from the waiting room. Here is a written submission to support this housing development

*Thankyou for soliciting feedback on this important development in our community. [REDACTED]
[REDACTED], I see the need for additional supports and services for our local residents. Currently I am seeing an increased need for services to support single mothers and their children. Housing costs on the North Shore are out of reach for most double income individuals. Single women and women – led families are at increased risk of homelessness, and without suitable supports, are unable to reside in our communities. The strength and appeal of the North Shore for families, with our access to good schools, recreation facilities, diverse outdoor trails and programs, and strong community engagement, is an environment that should be accessible to all children and families. This housing proposal is a welcome addition to bring us one step closer to creating an inclusive community.*

Sincerely,

Carolyn Neilson

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



From: [REDACTED]
To: [DNV Input](#)
Subject: Letter of Support for DNV Housing Project W. 16th St.
Date: March 30, 2021 7:55:51 PM
Attachments: [Letter of Support for DNV Housing Project - West 16th St..pdf](#)

Hello,

On behalf of the North Shore Women's Centre, please find the attached submission to the current public hearing regarding the housing development on W. 16th St.

With thanks,

Michelle Dodds, Executive Director

North Shore Women's Centre

131 East 2nd Street, North Vancouver BC V7L 1C2

604.984.6009

www.northshorewomen.ca



March 30th, 2021

Dear Mayor Little and Council,

On behalf of the North Shore Women's Centre, I am writing you to communicate our sincerest support of the proposed women-led Housing Development project on W. 16th Street and Lloyd Ave.

The North Shore Women's Centre is a non-profit agency established in 1973 that supports women, girls and gender diverse individuals across the North Shore. We operate a drop-in resource centre providing peer support, emergency food and toiletries, a laundry facility, public access computers and more, as well as a number of programs and services. We support women across a number of challenging life circumstances, including separation and other relationship breakdowns, domestic violence, poverty and other factors that can lead to housing insecurity.

Obtaining and maintaining safe accommodation is often near impossible for many participants in our programs due to a low supply of affordable housing along with additional barriers in participant's lives. Many have experienced extreme stress around the unpredictability of finding, affording, and sustaining housing, and the safety concerns that arise for them and their families as a result. We have supported multiple women who were employed while living out of their cars, and using recreation centres to maintain their hygiene. These circumstances are not a choice, but are rather the result of systemic barriers preventing them from being able to secure long-term, safe housing. They would have benefited greatly from a facility like the one planned for W. 16th Street and Lloyd Ave. as would a number of women seeking to leave abusive living situations with their children, but unable to locate a safer and affordable option on the North Shore.

RainCity Housing has implemented numerous successful initiatives in British Columbia incorporating housing with support services that enable residents to not only acquire but also sustain their housing over the long-term. The proposed project will allow women and their families stability, safety, connection, community, support and independence. Additionally, because the proposed housing development is designed for women-led families, if an intimate partner relationship with a man were to end, a woman and her children would be able to continue living in their home without the usual threat of gendered housing precarity. This factor is significant as it is more common for women to lose their housing when relationships end or there is domestic violence in their home.

We firmly believe that this proposed housing initiative will be a valuable addition to the North Shore allowing us to work together to meet an urgent need but also to foster a more connected, safe, engaged, vibrant and stronger community. It will serve as a model for equitable and sustainable community development. We applaud the decision of the District of North Vancouver to partner with BC Housing and RainCity Housing on this project and we hope that Bylaws 8486 and 8487, proposed amendments to the Official Community Plan and Zoning Bylaw, to permit the creation of a five-storey, approximately 60-unit supportive housing development for women and women-led families will be passed.

Thank you for your time and consideration.

Sincerely,

Michelle Dodds

Michelle Dodds, Executive Director

From: [REDACTED]
To: [DNV Input](#)
Subject: Need to get a turn to talk in the hearing happening right now
Date: March 30, 2021 8:00:38 PM

Hi

We are in the meeting , but why can't we interact, we have strong objection, even stronger after listening in to the hearing, i want to talk against this with my reasoning,
Can you help adding us into the list?

Best

Sahar

From: [REDACTED]
To: [DNV Input](#)
Subject: West 16th & LLOYD complex
Date: March 30, 2021 8:10:43 PM

Hi there,

I wanted to reach out regarding this project.

[REDACTED] is VERY upset about the possibility of the new social housing complex. We have reached out to our strata company and the city several times but feel we do not have a voice or a vote. [REDACTED] entire life savings invested into the condos that [REDACTED] have no doubt that a social housing complex, although needed, will undoubtedly negatively affect property values in the area.

Please let me know the outcome and the next steps.

Thank you so much.

Kindest Regards,
Sara

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Hearing for west 16th and Lloyd ave project
Date: March 31, 2021 10:03:56 AM

Forwarded for the record.

From: Amir A [REDACTED]
Sent: March 30, 2021 9:04 PM
To: Genevieve Lanz <LanzG@dnv.org>
Subject: Hearing for west 16th and Lloyd ave project

Hello

I have a question to be addressed:

Why the right of vote or speak is not given only to the people living next door? People who can prove they live in close proximity.

Thank you

Amir Amintabar, PhD

On Tue., Mar. 30, 2021, 8:18 p.m. Genevieve Lanz, <LanzG@dnv.org> wrote:

Hello,

Thank you for your email, following the registered speakers the Mayor will call for any new speakers. Please use the Raise Hand function to be added to the speakers list.

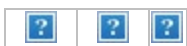
Thank you,

Genevieve Lanz
Deputy Municipal Clerk



355 West Queens Road
North Vancouver, BC V7N 4N5

lanzg@dnv.org
604-990-2212



Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons above.

From: Amir A [REDACTED]
Sent: March 30, 2021 8:16 PM
To: Genevieve Lanz <LanzG@dnv.org>
Subject: Can you add me to the list of speakers

Hello
Please add me to the list of speakers
Amir Amin

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Objection against Public Hearing for west 16t street and Lloyd Avenue
Date: March 31, 2021 10:03:38 AM

Forwarded for the record.

From: sahar jafari [REDACTED]
Sent: March 30, 2021 9:22 PM
To: Genevieve Lanz <LanzG@dnv.org>
Subject: Re: Objection against Public Hearing for west 16t street and Lloyd Avenue

Hi
Question to the counseling,
How can we propose to please give a heavier weight to people who live and own the building
compare who don't reside in close proximity to this project?

Best Regards
Sahar

On Tue, Mar 30, 2021 at 8:06 PM sahar jafari [REDACTED] wrote:

Thank you for your email. My name is Sahar

Best
Sahar

On Tue, Mar 30, 2021 at 8:02 PM Genevieve Lanz <LanzG@dnv.org> wrote:

Hello,

Thank you for the email, following the registered speakers the Mayor will call for any further speakers, I will let him know you would like to speak and you will be added to the list. At the time you are called upon, I will promote you to panelist so you will have microphone and video abilities. Please do not exit the browser while the move is happening.

Genevieve Lanz
Deputy Municipal Clerk



[355 West Queens Road](#)
[North Vancouver, BC V7N 4N5](#)

lanzg@dnv.org
604-990-2212



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From: sahar jafari [REDACTED]
Sent: March 30, 2021 7:59 PM
To: Genevieve Lanz <LanzG@dnv.org>
Subject: Re: Objection against Public Hearing for west 16t street and Lloyd Avenue

Hi
We are in the meeting , but why can't we interact, we have strong objection, even stronger after listening in to the hearing, i want to talk against this with my reasoning, Can you help adding us into the list?
Best
Sahar

On Tue, Mar 30, 2021 at 9:40 AM Genevieve Lanz <LanzG@dnv.org> wrote:

Good morning,

Thank you for your email, the below has been circulated to Council and staff, and added to the public record.

Genevieve Lanz
Deputy Municipal Clerk



[355 West Queens Road](#)
[North Vancouver, BC V7N 4N5](#)

lanzg@dnv.org
604-990-2212



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From: sahar jafari [REDACTED]
Sent: March 30, 2021 12:19 AM

To: DNV Input <input@dnv.org>

Subject: Objection against Public Hearing for west 16t street and Lloyd Avenue

Hi

[REDACTED]
[REDACTED]
I would like to mention that we have objections to this project. [REDACTED]
[REDACTED]

[REDACTED] does not have enough capacity for whole another building.

There is already a restaurant, bakery and daycare business and few other businesses in [REDACTED] neighbourhood crazy busy. Having this building will make [REDACTED] super busy and not quite safe [REDACTED] because of car traffic.

We are absolutely against this project and please hear our voice about this matter.

Best Regards

Sahar and her Family

From: [REDACTED]
To: [Genevieve Lanz](#); [DNV Input](#)
Subject: Add my question ;west 16th and Lloyd ave project
Date: March 30, 2021 9:33:25 PM

Hello

I have a question to be addressed:

Why the right of vote or speak is not given only to the people living next door? People who can prove they live in close proximity.

Thank you

Amir Amintabar, PhD

On Tue., Mar. 30, 2021, 8:18 p.m. Genevieve Lanz, <LanzG@dnv.org> wrote:

Hello,

Thank you for your email, following the registered speakers the Mayor will call for any new speakers. Please use the Raise Hand function to be added to the speakers list.

Thank you,

Genevieve Lanz

Deputy Municipal Clerk

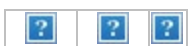


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lanzg@dnv.org

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From: Amir A [REDACTED]
Sent: March 30, 2021 8:16 PM
To: Genevieve Lanz <LanzG@dnv.org>
Subject: Can you add me to the list of speakers

Hello

Please add me to the list of speakers

Amir Amin

From: [REDACTED]
To: [DNV Input](#); [Mayor's Office DNV](#); [Megan Curren](#); [Mathew Bond](#)
Subject: 30 March 2021 Written Comments RE: 1577 Lloyd Ave
Date: March 30, 2021 9:43:45 PM

30 March 2021

Dear District of North Vancouver;

First, thanks for having me. I know I tried to withdraw, Minister Ma wanted me to but I didn't get a receipt so I decided to press on. Especially in the wake of recent events up there. I just hope and pray Minister Ma heard what I had to say - and the NorthVan community can accept my comments in the kindness it was intended.

Going after Minister Ma to me is in a word... intimidating. As if somehow I'm supposed to top the best MLA in the game... that's like telling me we are in Game 7 for the Stanley Cup on the same team and all the sudden I'm being passed the puck by Minister Ma. The Minister who saved TransLink and two of my friends' jobs trusts me with the game? [REDACTED]
[REDACTED]

That said, I would have given anything though to heckle [REDACTED] had this been in person. What a shameful delegation of fearmongering. Shameful.

AS TO THE PROJECT:

a) I hope you will listen to Minister Bowinn Ma - <https://youtu.be/CyM7Qd0xe64> - and the other strong women who spoke. This facility should be named after Minister Bowinn Ma and pay tribute to her awesomeness on so many issues - not just transit. I even put on WikiQuote this quote of Minister Ma's from 22 February 2018 when Minister Ma stated, "Housing affordability — I think it would be fair to say — is the number one issue across the province. There are, of course, many other extremely important issues, but housing affordability seems to be at the crux of it all. In my community, over and over, I hear from renters who tell me that if they lose their home in their current rent-controlled apartment, they will end up on the street. In my community, there are 750 members of the population who are homeless".

b) Going from parking cars to housing within 10 minutes walking of transit is good climate action. Bad climate action is free parking and denying low income housing near high quality transit.

c) I hope you review my 12 Feb. 2021 comments in your final deliberations - "SUPPORT 1577 Lloyd Ave Supportive Housing - here's some Minister Ma, MLA Quotes Why".

d) I hope it's made clear that drugs aren't cool and a commitment to harm reduction is key to retaining public support. North Vancouver IS an awesome community.

e) I hope NO traffic study and if there is one, TransLink is reached out to. As in I hope every single effort is made to encourage these housed ladies and their families to use transit as a permit condition, such as having a TransLink staffer brief these families on how to use transit. My friend Minister Ma went to the mattresses for better transit, and I want to see you requite that effort.

f) Finally, with f for friendship, I really wanted to give Minister Ma some space but the events of the past four days mean I really should show I *care* about her. So even though I attempted to withdraw, I decided to show up

anyway. Creed #1 for me is, "Decisions are made by those who show up" and creed #3 is "If you want a friend... be one." Minister Ma put your resident [REDACTED] on my map, TransLink on the map and NorthVan. I've patronized NorthVan AIRBNBs, businesses and more pre-pandemic to enjoy a wonderful community that needs to hear from your friends right now.

Thank you for taking my comments. I did attend a Community Information Session also and had my concerns allayed then in February.

Very sincerely;

Joe A. Kunzler
[REDACTED]