☒ Info Package	Date: September 29th, 2023

Dept. Manager	GM/ Director	CAO

The District of North Vancouver
INFORMATION REPORT TO COUNCIL

September 29, 2023
Case: PLN2023-00055
File: 08.3060.20/055.23

AUTHOR: Tamsin Guppy, Development Planner

SUBJECT: Public Information Meetings – DNV East Keith Supportive Housing

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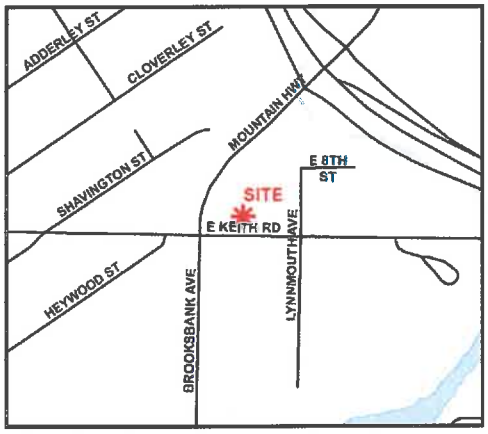
REASON FOR REPORT:

The purpose of this report is to inform Council of upcoming in-person and virtual public information meetings (PIMs) for the proposed rezoning to permit a supportive housing project on the 1200 Block of East Keith Road.



SUMMARY:

The District of North Vancouver is proposing to amend the Zoning regulations for the District lands located on the 1200 block of East Keith Road. The proposed changes would permit a 65-unit supportive housing project to provide homes for people on the North Shore who are experiencing or at risk of homelessness.

BC Housing, in partnership with the District of North Vancouver, Lu'ma Native Housing Society, and Vancouver Coastal Health are holding virtual and in-person public meetings to provide information on the proposed project and opportunities to answer questions from the public.

PUBLIC MEETING DETAILS:

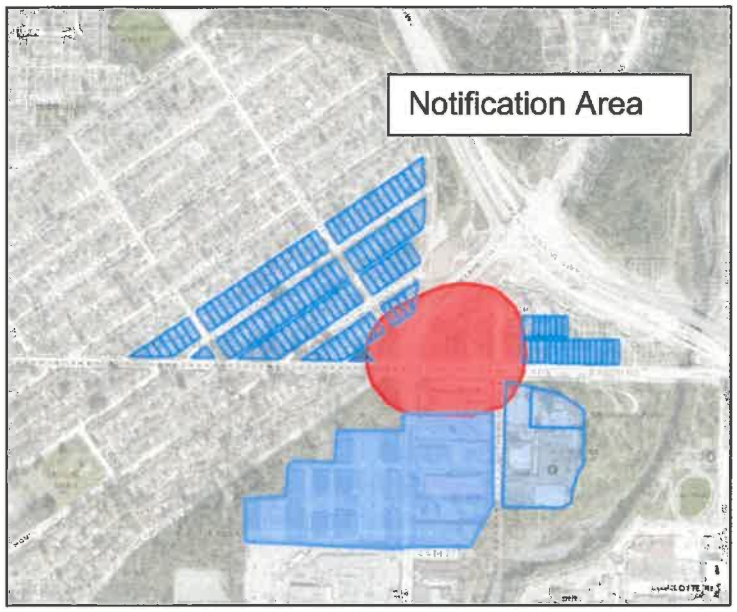
Virtual Public Information Meeting

- Tuesday, **October 17, 2023 – 7:00 to 8:30 pm, Online**
  Register at: **https://East-Keith-Road-1.eventbrite.ca**
- Wednesday, **October 25, 2023 – 7:00 to 8:30 pm, Online**
  Register at: **https://East-Keith-Road-2.eventbrite.ca**

In-Person – Open House
Date: November 8, 2023
Time: 6:30 – 8:00 pm
Location: Holiday Inn, 700 Old Lillooet Road

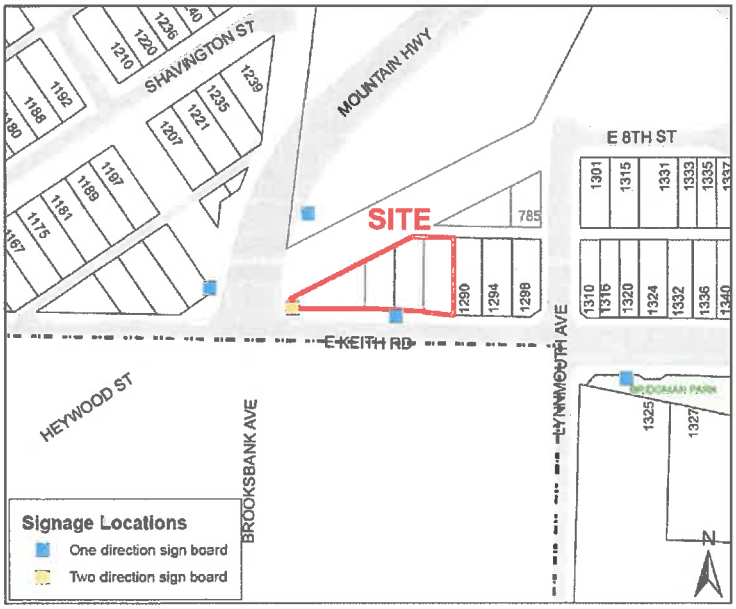
PUBLIC NOTIFICATION:

In accordance with District's Non-Statutory Public Consultation for Development Applications Policy, the notification for the meetings includes those lands within the 100 metres radius area and beyond but also recognizes the physical barrier of the TransCanada Highway, Lynn Creek and the adjacent parklands.



Notification includes:

1. 553 letters sent to owners and occupants in the neighbourhood, as shown on the map to the right, with the required 100 metre (328 ft) notification area highlighted in the red circle.
2. Six (four one-directional sign boards and one two-directional sign boards) notification signs are installed in five locations on and near the adjacent lands (see adjacent map for locations)
3. A newspaper advertisement placed in three editions of the North Shore News.
4. A District webpage with links to the public information meeting information: https://www.dnv.org/business-development/east-keith-road-supportive-housing
5. And the announcement of the East Keith project was posted on the District's social media accounts, Facebook and X (formerly Twitter) along with a News Item on the DNV.org homepage. Additional posts will be shared in the coming



days on social media to publicize the online and in-person public open house opportunities along with registration links at the BC Housing page.

Stakeholder Engagement:

In addition, outreach with identified stakeholders is underway. This outreach includes phone calls, referrals and workshops. To date staff and partner agencies have connected with representatives from:

- Carleton at the Club;
- North Shore Winter Club;
- Developer of the adjacent land assembly;
- North Star Montessori School;
- Park Place Montessori Daycare;
- Dinosaur Daycare;
- North Vancouver Community Association Network;
- RCMP;
- SD44;
- City of North Vancouver;
- District of West Vancouver;
- Tsleil-Waututh Nation;
- Squamish Nation;
- North Shore Homelessness Task Force; and
- Medical Health Officer for North Shore.

As the public engagement progresses, if additional stakeholder groups are identified, staff and partner agencies will endeavour to connect and consult.

Media Interest:

North Shore News:

- https://www.nsnews.com/local-news/north-vancouver-to-host-supportive-homeless-housing-7610098

Daily Hive:

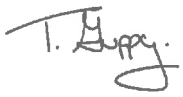
- https://dailyhive.com/vancouver/north-vancouver-keith-road-supportive-housing-homeless

Connect CRE

- https://www.connectcre.ca/stories/b-c-north-van-partner-on-social-housing-project/

Full details on the results of the public engagement process and stakeholder sessions will be included in a report prior to the Public Hearing which is tentatively scheduled for November 21, 2023.

Respectfully submitted,



Tamsin Guppy
Development Planner

Attachments:

1. Notification letter
2. Signage copy

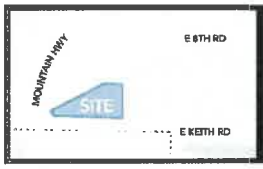
Hyperlink to October 3rd Agenda, Bylaw Introduction report for this proposal is item 8.6 on the agenda

REVIEWED WITH:

☐ Community Planning		☐ Clerk's Office		External Agencies:	
☐ Development Planning		☐ Communications		☐ Library Board	
☐ Development Engineering		☐ Finance		☐ NS Health	
☐ Utilities		☐ Fire Services		☐ RCMP	
☐ Engineering Operations		☐ ITS		☐ NVRC	
☐ Parks		☐ Solicitor		☐ Museum & Arch.	
☐ Environment		☐ GIS		☐ Other:	
☐ Facilities		☐ Real Estate			
☐ Human Resources		☐ Bylaw Services			
☐ Review and Compliance		☑ Planning	JP		

Development Proposal

Supportive Housing



East Keith Rd
at Mountain Hwy

LEARN MORE

For project details and to register for community meetings:

letstalkhousingbc.ca/north-vancouver-east-keith-road

- **Tuesday, Oct. 17, 2023**
  7:00 to 8:30 pm, Online
- **Wednesday, Oct. 25, 2023**
  7:00 to 8:30 pm, Online
- **Thursday, Oct. 26, 2023**
  5:30 to 7:30 pm, In person

Rezoning Info:

DNV.org/east-keith-road-supportive-housing

DISTRICT OF NORTH VANCOUVER
BC HOUSING
Vancouver Coastal Health

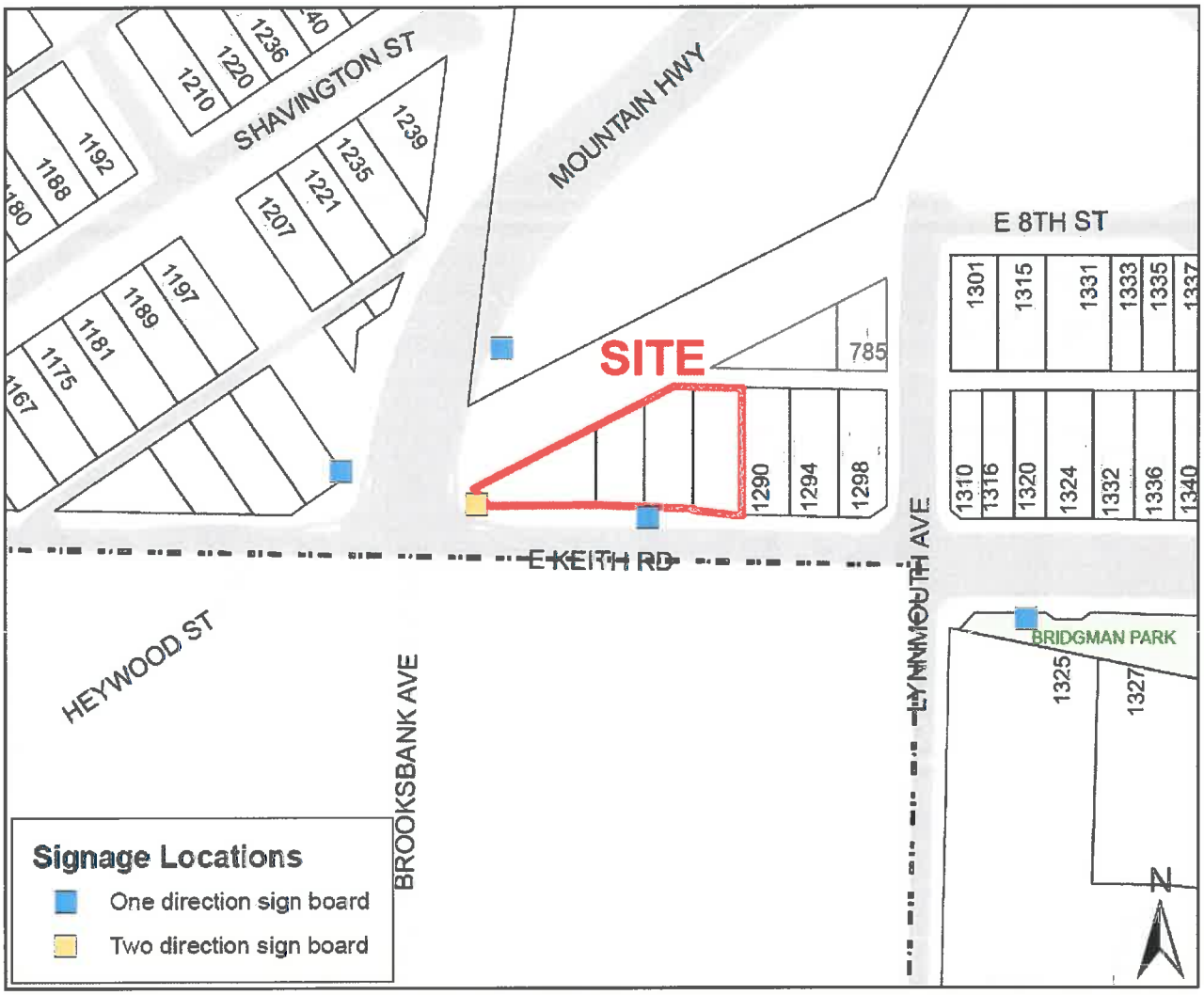

Development Proposal


Development Proposal
Supportive Housing
East Keith Rd at Mountain Hwy
LEARN MORE
Rezoning Info:




Development Proposal
Supportive Housing


Development Proposal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MOUNTAIN HWY
E 8TH ST
SITE
E KEITH RD
HEYWOOD ST
BROOKSBANK AVE
LYNNMOUTH AVE
BRIDGMAN PARK
1210
1220
1236
1192
1188
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Signage Locations
One direction sign board
Two direction sign board

District of North Vancouver

Engagement Summary Report – East Keith Road Supportive Housing

21 November 2023

LUCENT QUAY CONSULTING

Document Number: 6165734

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About this report

This report provides a summary of the community engagement organized by BC Housing, in partnership with the District of North Vancouver, Lu'ma Native Housing Society and Vancouver Coastal Health and the input received. The purpose of this engagement was to inform the community and collect public feedback on the proposed supportive housing development on the 1200 block of East Keith Road. Engagement took place between 27 September and 20 November 2023, prior to the District of North Vancouver public hearing.

This report includes:

- A summary of the notification activities to inform people about the engagement process
- An overview of opportunities to participate
- A summary of feedback and input received through activities conducted during the engagement process

This report was prepared by Lucent Quay Consulting Inc. on behalf of the District of North Vancouver. Lucent Quay Consulting Inc. is a Vancouver-based communications and engagement firm.

Note that the input received reflects the interests and opinions of people who chose to participate in this engagement process.

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Background

The number of people experiencing homelessness is rising. Social service providers across the North Shore are reporting a growing number of vulnerable populations at risk of homelessness, while wait lists for social and non-market housing continue to grow. The District of North Vancouver's community-generated *Official Community Plan* calls to diversify the housing supply to address important issues in the municipality, including homelessness.

The District of North Vancouver, BC Housing, Lu'ma Native Housing Society and Vancouver Coastal Health are working together to create much-needed housing with supportive services to address and prevent homelessness on the North Shore. A permanent supportive housing project is proposed for the District-owned site on the 1200 block of East Keith Road.

About the project

BC Housing and the District of North Vancouver are proposing to build 65 new homes with support services in the 1200 block of East Keith Road. The six-storey building would have 65 studio homes, including five units of Complex Care Housing, for members of North Shore communities who are experiencing or at risk of homelessness.

The District owned site is designated for apartment housing in the Official Community Plan. The site has good access to transit, parks and green space and the mix of community amenities available nearby.

Lu'ma Native Housing Society would operate the building, with joint Lu'ma and Vancouver Coastal Health staff on site 24/7 to provide supports, including meal programs, life and employment skills training, as well as health and wellness support services and a connection and reconnection to community, culture, teachings, ceremony and traditional food.

The homes would be for people over the age of 19 and include seniors and people with disabilities, with a priority for people in the local community. Project highlights include:

- All units would be studio apartments with a private bathroom and kitchen.
- The units are intended as permanent homes.
- All the homes would include 24-7 support services.
- Support services include:
    - Daily meals
    - Life and employment skills training
    - Connections to health care
    - Access to community services
- At least 5% of the homes will be fully wheelchair accessible, with all homes designed to be universally adaptable to residents of all abilities.
- The building will also include amenities such as shared laundry, a dining area, program space and parking for staff and visitors.

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Engagement Activities

The purpose of engagement was to inform the community of the proposal and collect public feedback on the proposed supportive housing development on East Keith Road. Engagement took place between 27 September and 20 November 2023, prior to the District of North Vancouver public hearing.

Notifications

A plan was developed to meet all requirements to provide the public with notice of the opportunity to participate in the engagement process.

Neighbourhood letters

A neighbourhood letter was sent to 553 residents and local businesses on 29 September 2023 by the District. The letter provided:

- Information about the supportive housing development
- Information about the operator
- Invitation to register for Neighbourhood Information Sessions
- Links to the BC Housing's *Let's Talk Housing* webpage and the District project rezoning webpage
- Contact for community relations at BC Housing to send questions or comments

A copy of the notification letter and a map of the notification area is provided as Appendix 1.

Stakeholder information sessions

Emails were sent to nearby businesses and organizations to provide the neighbourhood letter, details about information sessions, and to offer the opportunity for small group meetings. Representatives notified participants directly through internal communication channels.

BC Housing Webpage – Let's Talk Housing

The community was invited to visit BC Housing's *Let's Talk Housing* webpage to find out more information about the project and submit feedback. A link to the webpage was included in the neighbourhood letters, on the District of North Vancouver rezoning webpage and on display boards at community open houses.

This digital platform launched 27 September 2023 and includes the following:

- Information about the supportive housing development
- Information about key project personnel
- Information about Complex Care Housing including link
- Rezoning and development information
- Information about the non-profit operator
- Question or comment form
- Neighbourhood information session registration details
- Contact information for questions or comments

- Link to Supportive Housing information
- Links to download information sheet and open house presentation boards
- Documents for download: Community Benefits of Supportive Housing and Open House Presentation Boards
- Link to video of Neighbourhood information session from 25 October 2023: https://www.youtube.com/watch?v=yiCQPldQDNw&t=23s

The project web page URL is: letstalkhousingbc.ca/north-vancouver-east-keith-road

Comments and questions received on the BC Housing Community Relations email and Q&A are included as Appendix 2.

District of North Vancouver Rezoning Webpage

The community was invited to visit the District rezoning webpage to find out more information about the rezoning process. A link to the rezoning page was included in the neighbourhood letters, on the *Let's Talk Housing* webpage and on display boards at community open houses.

This digital platform launched 27 September 2023 and includes the following:

- Information on the project
- Contact information for questions and comments
- Links to key documents and steps in the process
- Status and progress updates
- Council Report
- Links to the Public Hearing details

The rezoning web page URL is: dnv.org/business-development/east-keith-road-supportive-housing

Social Media Posts

The District of North Vancouver sent notifications and reminders using Facebook and Twitter during the engagement period.

Project site signage

The District of North Vancouver posted notification signs at the project site on 29 September 2023.

Project signage provided the following information:

- Link to the Let's Talk Housing website for project details and
- Dates and times for neighbourhood information meetings
- Link to District rezoning webpage
- Names and logos of project partners

Additional public information session dates were added to the signs on 30 October 2023.

Five signs were posted in the following locations:

- Mountain Highway facing south
- Mountain Highway facing north
- Corner of Mountain Highway and East Keith Road facing West
- Corner of Mountain Highway and East Keith Road facing South
- East Keith Road facing south

A photos of project signs and a map of locations is included as Appendix 3.

Advertising in Local Newspaper

BC Housing placed print advertisements in the North Shore News that included the following information:

- Project information
- Dates and times of Neighbourhood Information Sessions
- Link to register for session
- Link to *Let's Talk Housing* webpage
- Link to District rezoning webpage

Advertisements were placed on the following dates:

- Wednesday, 11 October 2023
- Wednesday, 18 October 2023
- Wednesday, 1 November 2023

Copies of advertisements are included as Appendix 4.

Engagement methods

Community members were invited to ask questions and provide input through the virtual neighbourhood information sessions, community open house, the *Let's Talk Housing* webpage and via the BC Housing community relations email address. See the Summary of Response section of this report for key themes of input received.

Neighbourhood Information Sessions and Open House

Neighbourhood information sessions were held online using Zoom and one public open house was held in the District of North Vancouver. Sessions provided an opportunity for the public to learn more about the project, ask questions and provide input.

The District of North Vancouver, BC Housing and the project partners hosted four neighbourhood information sessions and one in-person open house on the following dates:

Session	Format	Date	Time
Online Session #1	Zoom meeting	Tuesday, October 17, 2023	7:00 to 8:30 pm
Online Session #2	Zoom meeting	Wednesday, October 25, 2023	7:00 to 8:30 pm
Open House	In person, Holiday Inn and Suites North Vancouver	Wednesday, November 8, 2023	6:30 to 8:00 pm
Online Session #3	Zoom meeting	Thursday, November 9, 2023	11:30 am to 1:00 pm
Online Session #4	Zoom meeting	Wednesday, November 15, 2023	7:00 to 8:30 pm

Project team representatives from all project partners were present at online and in person sessions:

- BC Housing Development
- BC Housing Operations, Coordinated Access and Assessment
- District of North Vancouver Development Planning
- District of North Vancouver Community Planning
- Lu'ma Native Housing Society Supportive Housing Operations
- Vancouver Coastal Health Complex Care, Mental Health and Substance Use

Online sessions included a presentation from representatives of BC Housing, the District and Lu'ma Native Housing Society followed by a facilitated question and answer dialogue.

The in person, open house session was a drop-in session with presentation boards available for viewing, subject matter experts available to answer questions and a printed Community Benefits fact sheet available to take away. Comment forms were available to collect feedback from participants.

A copy of the information session presentation is included as Appendix 5.

A copy of the fact sheet and presentation boards is included as Appendix 6.

Public open house comment forms are included as Appendix 7.

A video recording of the online Neighbourhood Information Session #2 presentation was made available on the *Let's Talk Housing* webpage for those who were unable to attend: https://www.youtube.com/watch?v=yiCQPldQDNw&t=23s

Stakeholder Information Session and Open House

Stakeholder engagement sessions were held online using Zoom, and in person. Sessions provided an opportunity for interested community groups to learn more about the project, ask questions and provide input.

The District of North Vancouver, BC Housing and the project partners hosted one online information session and one in-person open house on the following dates:

Stakeholder Information Sessions	Format	Date	Time
Online Session – North Star Montessori	Zoom meeting	Thursday, November 2, 2023	7:00 to 8:30 pm
Open House – Carlton at the Club	In person, Holiday Inn and Suites, North Vancouver	Tuesday, November 14, 2023	6:30 to 8:00 pm

Project team representatives from all project partners were present at online and in person sessions:

- BC Housing Development
- BC Housing Operations, Coordinated Access and Assessment
- District of North Vancouver Development Planning
- District of North Vancouver Community Planning
- Lu'ma Native Housing Society Supportive Housing Operations
- Vancouver Coastal Health Complex Care, Mental Health and Substance Use

The online session included a presentation from representatives of BC Housing, the District, Vancouver Coastal Health, and Lu'ma Native Housing Society followed by a facilitated question and answer dialogue.

The in-person session was a drop-in session with presentation boards available for viewing, subject matter experts available to answer questions and a printed Community Benefits fact sheet available to take away. Comment forms were available to collect feedback from participants.

Comment form is included as Appendix 8.

BC Housing Community Relations Email

Participants were encouraged to email BC Housing community relations representatives to:

- Asks questions
- Provide comments
- Register for a neighbourhood information session

BC Housing responded to questions and provided information about registering for neighbourhood information sessions to participants.

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Participation

A variety of methods for participation were provided during the engagement period, as outlined in the table below.

Engagement method	Description
Neighbourhood Information Session #1 – Zoom • Tuesday, October 17, 2023, 7:00 to 8:30 pm	• 30/30 registered • 32 people attended
Neighbourhood Information Session #2 – Zoom • Wednesday, October 25, 2023, 7:00 to 8:30 pm	• 30/30 registered • 33 people attended
Stakeholder Information Session **North Star Montessori** – Zoom Thursday, November 2, 2023, 7:00 to 8:30 pm	• 34 attended
Neighbourhood Open House – In person • Wednesday, November 8, 2023, 6:30 to 8:00 pm	• 232 registered • Approximately 200 people attended
Neighbourhood Information Session #3 – Zoom • Thursday, November 9, 2023, 11:30 am to 1:00 pm	• 30/30 registered • 19 people attended
Stakeholder Information Session **Carlton at the Club** – In person open house Tuesday, November 14, 2023, 6:30 to 8:00 pm	• 23 people attended
Neighbourhood Information Session #4 – Zoom • Wednesday, November 15, 2023, 7:00 to 8:30 pm	• 30/30 registered • 21 people attended
***Let's Talk Housing* webpage – Q&A**	• A total of 36 communications were submitted online
***Let's Talk Housing* webpage – Activity**	• 1,934 visitors • 2,700 total visits • 86 views/downloads of Community Benefits fact sheet • 10 views/downloads Open House Presentation Boards • 7 video views
Community Relations Email line – Q&A	• A total of 79 communications were submitted to BC Housing by email
District of North Vancouver Email line – Q&A	• As of noon on 21 November 2023, 139 submissions from 110 people were published on the District of North Vancouver webpage
Public Open House Comment Forms	• A total of 63 comment forms were submitted
Stakeholder Open House Comment Forms	• A total of one comment form was submitted

Engagement method	Description
District of North Vancouver Social Media	• Twitter October 11 527 impressions 8 engagements, 5 link clicks • Twitter November 7 574 impressions, 7 engagements, 3 link clicks • Facebook November 7 2,390 impressions, 375 engagements, 19 reactions, 36 comments, 42 link clicks

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Summary of input

KEY THEME	WHAT WE HEARD
Community safety	• Concerns about increased crime • Concerns about safety in parks • Concerns about proximity to schools and daycares • Concerns about residents' safety near busy intersection • Questions about safety features of the building and staffing
Complex Care Housing	• Questions about what Complex Care is and how it works with supportive housing • Questions about staffing and whether operators can provide care required
Environment	• Concerns about effects to current green space and loss of trees • Concerns about wildlife in the area • Questions about environmental assessments conducted • Questions about responsibility for keeping parks in area clean
General support for project	• Comments expressing support for project in this location • Comments supporting project but not in location proposed • Comments that more projects like this should be built in the District • Agreement that this type of project is needed on the North Shore • Agreement assistance like this should be provided to marginalized groups on the North Shore • Agreement that programs like these provide positive results • Agreement that projects like these should be built in the District of North Vancouver • Agreement that there is a need for projects like this in the community • Comment that more supportive housing units should be built • Questions about inclusion of pets • Comment that location is appropriate with access to transit shopping, nature, trails and other amenities • Support for providing necessary tools for survival to help people get back on their feet
Homelessness	• Questions about number of people experiencing homelessness on the North Shore • Comments not agreeing that people experiencing homelessness are present in the District of North Vancouver
Operations	• Questions about staffing and whether it would be 24 hours a day and 7 days a week • Questions about the type of services offered • Questions about substance use on site

KEY THEME	WHAT WE HEARD
	• Questions about safe supply and safe injection • Question about cleanliness in proximate to facility • Questions about how tenancy will be administered • Questions about how operator will address safety concerns or incidents • Questions about operator and connection to neighbours • Questions about assurances that residents will be from the North Shore • Questions about involvement in the community and relationship with key partner agencies including first responders
Other supportive housing projects	• Questions about how this project is different from other projects in the District • Questions about whether residents in another facility will be moved to this facility • Concerns about operator and experience with other facilities
Property values	• Concerns that project will affect property values
Property taxes	• Questions about whether cost will be passed on to residents
Site Choice and municipal process	• Questions about process for selecting development site • Questions about public hearing process • Questions about whether first responders are consulted as part of the rezoning process. • Questions about the development potential of the adjacent properties • Concerns that site is not appropriate for the project • Comment that location is not close to transit or amenities
Supportive Housing Model	• Questions about resident selection • Questions about rent and how it is calculated • Questions about programs available to residents • Questions about staffing • Questions about how resident requirements and monitoring • Questions about how supportive housing is different from a shelter
Traffic and parking	• Concerns about increased traffic and parking in the area • Concerns about first responder access to development

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Summary

The engagement activities for this project were well subscribed, with a high level of interest, concern and support demonstrated by community members.

The questions and comments were generally supportive of the need for developing a supportive housing project in the District of North Vancouver to provide homes for people who are experiencing homelessness or at risk of homelessness. Many nearby residents expressed concerns about potential changes to the neighbourhood. Key themes identified included questions about building operations, location of this project, safety and security, possible drug use outside of the property, maintenance in adjacent park areas, impact on property values, how the project will affect parking, access and traffic and information on how to participate in the public hearing.

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Appendices

Appendix 1 – Neighbourhood Notification Letter and map of notification area

September 29, 2023

Neighbourhood Update

New supportive homes coming to 1200 block of East Keith Road

Dear Neighbour,

We are writing to share our plans to build 65 new homes with support services in the 1200 block of East Keith Road in the District of North Vancouver. These new homes are an important part of our effort to address and prevent homelessness on the North Shore.

ABOUT THE PROJECT

BC Housing, The District of North Vancouver and Lu'ma Native Housing Society are partnering to build this much-needed housing. If approved, this six-storey building would provide new homes with support services to members of our North Shore communities who are experiencing or at risk of homelessness.

BC Housing would fund the construction and operation of this building. All the homes would be studio apartments with a private bathroom and kitchen. Support services would include daily meals, life and employment skills training, and connections to health care and other community services. The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community. This site also has good access to public transit and community amenities.

Five units in this building would offer Complex Care Housing services provided through Vancouver Coastal Health. Through this program, Lu'ma Native Housing Society and Vancouver Coastal Health jointly offer person-centred health and social services to select residents. Complex care housing provides individualized care and culturally safe services that could include primary health care, psychiatry, family and peer supports and more. This program gives many people an even better chance at successfully moving out of homelessness and into healthy, stable lives.

ABOUT THE OPERATOR

BC Housing selected Lu'ma Native Housing Society through a fair and open process to manage this building and provide services to the residents. Lu'ma brings over 40 years of experience managing affordable housing while offering a wide range of programs, services and initiatives that aim to alleviate poverty and improve the overall health of the urban Indigenous community. While Indigenous cultural services will be available, residents are not required to be Indigenous.

COMMUNITY ENGAGEMENT

The District of North Vancouver and BC Housing are proposing to rezone this site for residential use. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November 2023. During October and November, we will be hosting **Neighbourhood Information Sessions** where neighbours can learn more, ask questions and share feedback on the proposal (dates and registration details on reverse).

Neighbourhood Information Sessions

- Tuesday, October 17, 2023 – 7:00 to 8:30 pm, Online
  Register at: **East-Keith-Road-1.eventbrite.ca**
- Wednesday, October 25, 2023 – 7:00 to 8:30 pm, Online
  Register at: **East-Keith-Road-2.eventbrite.ca**
- Wednesday, November 8, 2023 – 6:30 to 8:00 pm, In person*
  Location: Holiday Inn and Suites, 700 Old Lillooet Rd, North Vancouver
  Register at: **East-Keith-Road-open-house.eventbrite.ca**
  **Drop in format; all welcome. Registration is appreciated to help with planning.*

You can also learn more about this project and register for information sessions by visiting **letstalkhousingbc.ca/north-vancouver-east-keith-road.**

Learn more about the District of North Vancouver rezoning process by visiting **dnv.org/east-keith-road-supportive-housing.**

A caring community can contribute greatly to the success of supportive housing residents. We commit to keeping lines of communication open throughout this project, answering questions, and addressing any concerns. We will also share direct contact information for the housing when it is available.

Please continue checking **letstalkhousingbc.ca/north-vancouver-east-keith-road** for the latest project updates. You can also email **communityrelations@bchousing.org** at any time with questions or comments.

Sincerely,

BC Housing
District of North Vancouver
Lu'ma Native Housing Society
Vancouver Coastal Health



Map illustrating proposed supportive housing site.

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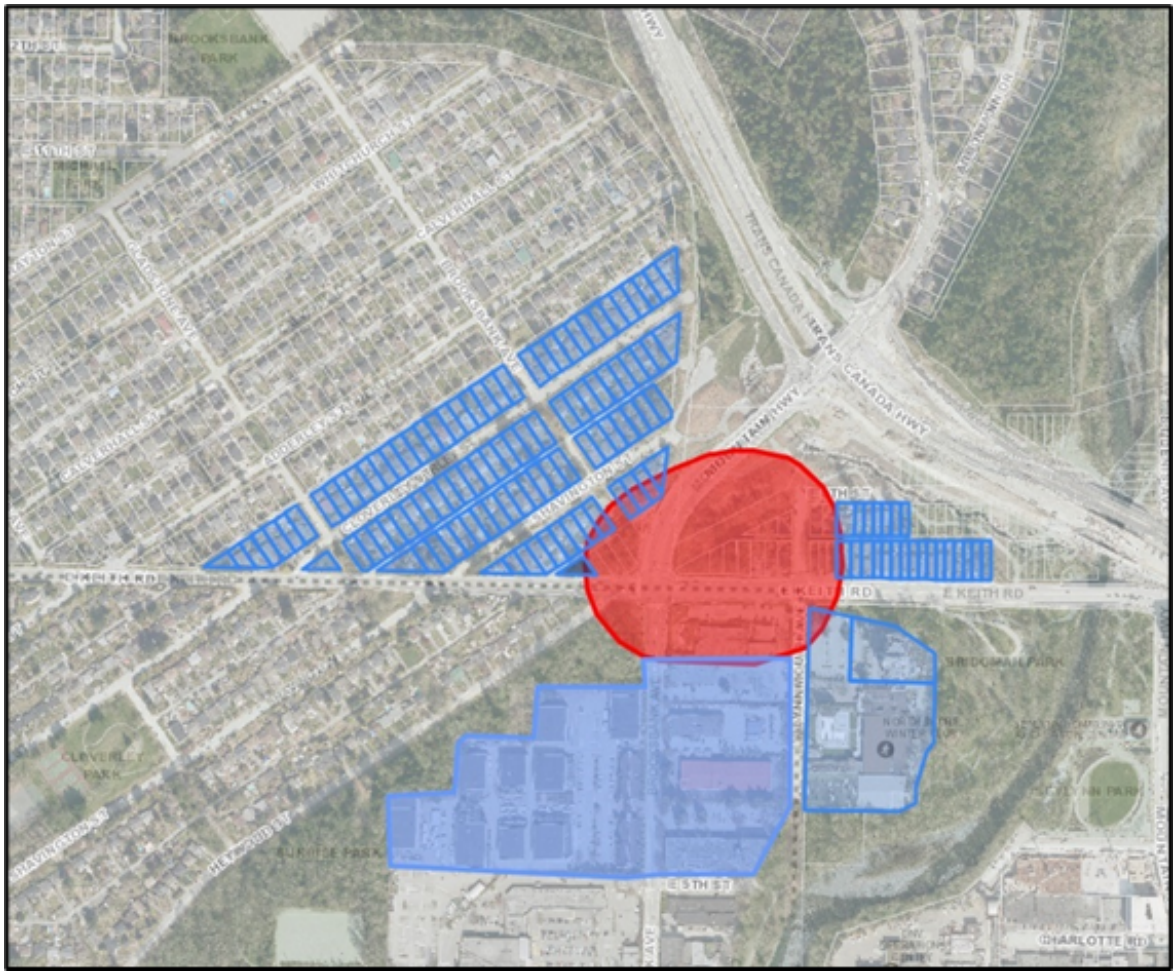

East Keith Road supportive housing project – Neighbourhood letter distribution area

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Appendix 2 – Verbatim questions and comments from Let's Talk Housing webpage and Community Relations email

Community Relations/Let's Talk Enquiries & Responses

East Keith Road, North Vancouver

September 28 – October 10, 2023

Community Feedback
Good morning, I have tremendous compassion and empathy for the difficulties surrounding people dealing with homelessness, addiction, and mental health. I have been directly affected by these circumstances within my own family. I am extremely concerned about the location of the proposed project. There is a brand-new multimillion dollar elementary school that will be built within a few blocks of this housing project. Has anybody done their due diligence or considered the implications of the proximity of an elementary school and a project housing people with very complicated and not easily managed life circumstances? Theoretically it sounds wonderful to create a supportive living environment for people dealing with homelessness. The reality is much more nuanced and difficult to mange. I speak from experience as I've dealt with a family member in these circumstances for several years. These challenging circumstances lead to unpredictable, unsafe behaviors that are unsettling and frankly scary to witness and be around. We can pretend that is not the case but anybody within this industry knows that the answers do not lie in providing a studio apartment and life skills courses. I would like some direct answers on how the location of this project makes any sense?
CR Response
Thank you, for reaching out with your feedback and sharing your thoughts around the planned development of East Keith Road. We deeply respect your input as a community member and as a family member of someone impacted by homelessness. We have heard and shared your concerns with the development team. Incoming residents of supportive housing should not be assumed to have criminal tendencies or wish to bring violence to the neighbourhood. Many supportive housing sites for people experiencing homelessness across the province have been operating in their communities and near schools for 10+ years with minimal issues and with support from the community. To provide you with some data - 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. A BC Housing from 2019 reported that 82% of survey respondents across seven modular supportive housing sites reported experiencing positive interactions with neighbours in the surrounding community since they moved in. We look forward to working with the community with future engagement opportunities surrounding the possible development of this project. Please stay in touch with us with any further questions or concerns by emailing us at communityrelations@bchousing.org. We will also be posting information regarding community engagement through the Let's Talk page: District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca) I am linking more information regarding supportive housing in the below report: Community Benefits of Supportive Housing (bchousing.org)

Community Feedback
How is the district and Lu'ma ensuring that this project does not become a hub for criminal activity like other supportive projects in Yaletown and Lonsdale?
CR Response
Thank you for reaching out to us. I hope to answer both of your questions here. Please know that we respect your feedback, and questions as community engagement is extremely important to us. B.C. is facing many challenges with respect to housing, homelessness, and health in communities across the province. This has only been amplified by the COVID-19 pandemic, which has created significant health and safety concerns for our province's most vulnerable. Those eligible for supportive housing may be seniors, people with disabilities, people who have employment but no housing, or people who are working through mental health concerns and/or substance use. Incoming residents of supportive housing should not be assumed to have criminal tendencies or wish to bring violence to the neighbourhood. Safety of the community, residents and staff is a priority. Supportive housing includes important safety features, both for residents and the community that include: • Experience: Lu'ma brings over 40 years of experience as an operator, and will ensure that all staff have the appropriate training and skills necessary to support the clients. Lu'ma will be responsible for working with residents and community partners to set appropriate policies for that building The required training for staff, as required by BC Housing, includes, but is not limited to crisis prevention training; first Aid/CPR; mental health first aid training; domestic violence and safety planning; substance use awareness and safety training; and trauma-informed training. • Staffing: The most important security feature, both for residents and the community, would be staffing. Staff will be available onsite 24 hours a day, seven days a week, to provide support for residents and manage the building. Staff will also be available to respond to any concerns from neighbours. A "Who to Call" sheet will also be posted on our Let's Talk page to ensure that the community has the ability to keep an open line of communication with the operator, BCH, and local services. • Building Design Features: Each site will be fenced with one main point of access, which allows for the management of people entering and leaving the building through features such as fob access or digital intercom; Additional access limits include landscaping (e.g. hedges), gates, lighting; Security systems throughout the site and property to monitor activities, and the entire site will be lit at night from lights on each building. • Resident Mix: Residents would assess on an individual basis with programming and services in the new building tailored to those who will be moving in and their own self-identified needs. Supports will be matched appropriately to ensure the right level of support to all. • Property Maintenance: Regular sweeps of the property and the immediate area by staff and residents will help maintain cleanliness. • Agreements: Residents will sign Good Neighbour program agreements around expectations for respect and safety of themselves and others Please know that all community engagement opportunities will continue to be posted on our Let's Talk page, so I encourage you to stay abreast with any updates. (Links provided)

Community Feedback
How is this project ensuring that DNV land is being used to support DNV residents?
CR Response
Thank you for reaching out with your question. We are partnering with the District of North Vancouver and other local partners on a proposal for a new project that will deliver approximately 60 new supportive homes and five complex care spaces for people experiencing, or at-risk of homelessness, in the community. If approved, this project would provide housing for people who are currently living in shelters or sheltering outside in the North Shore. We encourage community feedback, and will continue to post updates and engagement opportunities on our Let's Talk page: (links provided)

Community Feedback (Repeat Commenter, Follow-up to CR Response)
Good afternoon, Thank you for responding to my original question this morning. I would like to comment on a few things regarding your email response. First and foremost -I never mentioned or assumed criminal tendencies and violence in my question. I find it interesting that you used those words in your response. In addition, statistics can be skewed a number of ways to reflect a position more favorable to specific outcomes. Of course, I believe there are opportunities for positive interactions but do they out way the complexities associated with the size of housing being proposed? I think the comparisons of supportive housing being providing are not reflective of the size and scope of the proposed project. Supportive housing in neighborhoods where there are six, eight or 10 people living in a home together with supports in place cannot be compared to a six story - 65 unit building. As an aside, I worked in supportive housing many years ago and totally support diversity and integration of all people to be included in our neighborhoods. I am very aware of larger supportive housing projects in the lower mainland and I don't think you can respond to my concern's in good faith knowing all the challenges and potential difficulties which could vastly affect the surrounding neighborhoods. Finally, our collective views of BC Housing are very low which makes if difficult to entrust or endorse the project being proposed.
CR Response
Thank you, I appreciate you providing additional feedback and background of your position. I apologize if any of our messaging was misconstrued. Our ultimate goal is to partner with the District of North Vancouver to offer help to those struggling to find stable housing in their communities and to provide any information we can to support surrounding residents and businesses. The proposed project site along the 1200 block of East Keith Rd. is ideal for supportive housing as it's close to transit, services and amenities – all of which promote community and connection that supportive housing residents need in order to lead healthier lives. The proposal is still in its early stages and requires rezoning and permitting approval by District Council and funding approval by the Province. The District of North Vancouver is leading on that work and will share the specific date with the community soon. Engagement opportunities will include:

1. Information letters to local community members and businesses;
2. Neighbourhood Information Sessions to be scheduled later this fall;
3. A public hearing at which members of the public will have the opportunity to share their views with Council before a decision is made.

Community Feedback
I love to help people but please pay attention to the safety and security of families living in this area. With rising crime rate in our city, we all concern about this proposal. Please stop it
CR Response
Thank you for taking the time to provide feedback about the proposal for supportive housing on East Keith Road. Please know that we hear you and your concern. If approved, this project would provide housing for people who are currently living in shelters or sheltering outside in the North Shore. When people are housed, they can access services like health care and skills training to help support their health and well-being. People who experience homelessness are as varied as any other neighbour. They may be seniors, people with disabilities, people who have employment but no housing, people who are working through mental health concerns and/or substance use. The proposal is still in its early stages and requires rezoning and permitting approval by District Council and funding approval by the Province. We deeply encourage the community to provide feedback and participate in upcoming engagement sessions. Engagement opportunities will include: Information letters to local community members and businesses; Neighbourhood Information Sessions to be scheduled later this fall; A public hearing at which members of the public will have the opportunity to share their views with Council before a decision is made. Vital information and engagement sessions will continue to be posted on our Let's Talk page: (Links provided)

Community Feedback
Homeless people could bring different issues to neighbourhood such as random assault, break in or drugs abuse, etc. We can find many examples from news / interviews from east hastings street. While this residential area is a quiet and safe place for years, and most of the houses don't install a gate, what will the district / BC Housing / Lower mainland operations do to keep the residents safe? Also, what is the criteria to select who can receive the service?
CR Response
Thank you for taking the time to share your input. People without homes are often only able to focus on basic survival needs, but once in supportive housing, public disturbances decline as people go through a stabilization period and transition from survival mode and living on the streets into having their own home. It is important to keep in mind that people who experience homelessness are as varied as any other neighbour. They may be seniors, people with disabilities, people who have employment but no housing, people who are working through mental health concerns and/or substance use.

If approved, supportive housing operations will be provided by Lu'ma Native Housing Society. Lu'ma is an experienced operator with more than 40 years of background working in the housing sector. Supports will be similar to those offered at other supportive housing projects, including access to outreach workers, life skills training, employment assistance, connection and referral to community services and support groups.

In addition, safety of the community, residents and staff is a top priority to us. Supportive housing includes important safety features, both for residents and the community that include:

-Experience: Experienced non-profit housing operators will be hired to manage the buildings.

-Staffing: The most important security feature, both for residents and the community, would be staffing. Staff will be available onsite 24 hours a day, seven days a week, to provide support for residents and manage the building. Staff will also be available to respond to any concerns from neighbours.

-Building Design Features: Each site will be fenced with one main point of access, which allows for the management of people entering and leaving the building through features such as fob access or digital intercom; Additional access limits include landscaping (e.g. hedges), gates, lighting; Security systems throughout the site and property to monitor activities, and the entire site will be lit at night from lights on each building.

-Resident Mix: Residents would assess on an individual basis with programming and services in the new building tailored to those who will be moving in and their own self-identified needs. Supports will be matched appropriately to ensure the right level of support to all.

-Property Maintenance: Regular sweeps of the property and the immediate area by staff and residents will help maintain cleanliness.

-Agreements: Residents will sign program agreements around expectations for respect and safety of themselves and others.

-Community Advisory Committee: One of the most important ways we foster safety is through the development of a Community Advisory Committee to discuss any emergent and ongoing issues towards building a safer and healthier community, with representation that may include BC Housing, the health authority, the municipality, local RCMP, local service providers, local supportive housing residents and community members at large.

Our goal is to build and maintain positive relationships and ensure the building would be integrated well into the neighbourhood. We invite you and other community members to participate in the neighbourhood information sessions, as we move through the rezoning process. All opportunities to participate, plus vital community information will continue to be posted on our Let's Talk page.

Community Feedback
This is a huge deal for residents of E Keith Rd and everyone I talked to today was almost entirely taken by surprise by this news coming out in the past couple of days. This is absolutely unacceptable and this will impact impact in the neighborhood, from safety of our people esp. kids as there are playgrounds and daycares in the area, sanitary, and the value of the properties. This neighborhood has already gone through so much with tons of new developments in the past few years and the increased traffic and noise introduced in the area as a result of the highway and Keith Rd widening which has caused a lot of trouble for people who have been living in the area for a few years. This is simply the last straw and we're not happy with the decision. I'm a property owner at 1360 Keith Rd East.
CR Response
Thank you for taking the time to reach out to us. We respect and appreciate all feedback provided from the community. The District of North Vancouver, BC Housing, Lu'ma Native Housing Society and Vancouver Coastal Health are working together to create much-needed housing with supportive services to address and prevent homelessness on the North Shore. The number of people experiencing homelessness is rising. Social service providers across the North Shore are reporting a growing number of vulnerable populations at risk of homelessness, while wait lists for social and non-market housing continue to grow. The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community as there is significant, unmet local need. This district-owned site was chosen because of its location near easy-to-access transit, community services, and amenities. BC Housing is focused on building relationships within the local community and keeping communications lines open and accessible. As part of the rezoning process, District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal. For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing. You can also learn more about this project and register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road. You can also email communityrelations@bchousing.org at any time with questions or comments.

Community Feedback
This project will add more chaos to an already chaotic intersection. A six storey building has no place on that corner. We live directly across the proposed site on Heywood street. This is a family Neighbourhood with young children living up and didn't the street, we are extremely uncomfortable with this proposal. There is a brand new elementary school being built in the neighborhood which has

given us hope of a bright future for families living south of Keith road. This project is a massive step backward for this vision of safe community. We appreciate that homelessness is a huge societal problem that needs to be addressed, however this is the wrong neighborhood for this project.

CR Response

Thank you for taking the time to reach out to us. We respect and appreciate all feedback provided from the community. The District of North Vancouver, BC Housing, Lu'ma Native Housing Society and Vancouver Coastal Health are working together to create much-needed housing with supportive services to address and prevent homelessness on the North Shore.

The number of people experiencing homelessness is rising. Social service providers across the North Shore are reporting a growing number of vulnerable populations at risk of homelessness, while wait lists for social and non-market housing continue to grow. The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community as there is significant, unmet local need. This district-owned site was chosen because of its location near easy-to-access transit, community services, and amenities.

BC Housing is focused on building relationships within the local community and keeping communications lines open and accessible. As part of the rezoning process, District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal.

For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing.

For more information on supportive housing: Community Benefits of Supportive Housing (bchousing.org)

You can also learn more about this project and register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

You can also email communityrelations@bchousing.org at any time with questions or comments.

Community Feedback

I am writing this letter in opposition to the proposal from BC Housing and the District of North Vancouver to build 65 new homes with support services in the 1200 block of East Keith Road. While Bowinn Ma is calling for compassion from the community, I ask council to be compassionate to the current residences of the community.
Not long ago, the the intersection of Keith and Mountain Highway was a beautiful green space where I, as a young girl, ran around and played in the forest after school. My children will sadly not have that opportunity, as the area was destroyed by urban development to the highway. Now the Province and District are proposing further destruction to the last remaining green space in the area with a homeless shelter. The District must look at the hard facts when it comes to the implications of placing a homeless shelter in the middle of a family neighborhood. A study by the University of Pennsylvania evaluating the effects of homeless shelters on property crimes in the nearby communities showed that it caused a

56% increase in property crimes with thefts from vehicles, other thefts, and vandalism driving the increase. This study was conducted in Vancouver. How can politicians ask the community to be compassionate when the development is putting our families daily lives at risk? There is a daycare across the street from the proposed development. An elementary school up the street and soon to be another elementary school down the street. Young children should not bear the burden of being exposed to upticks in property crime.
Statistics Canada shows that homeless shelters are largely inhabited by men, 70% to be exact. With 65 units being proposed by the shelter and the potential for the majority of them to be inhabited by men with undefined complex needs is worrisome to me as a woman.
I am asking the District to examine the implications of building a homeless shelter to the community. The Calverhall and surrounding areas are family neighborhoods with plenty of children enjoying the wonderful parks and forests. Please place the interests of our community at the forefront of your decision making process.

CR Response

Thank you for taking the time to provide us with your feedback. Please know that we respect and acknowledge your input, as it is your lived experience in the community.

With this proposed project, BC Housing, the District of North Vancouver, Lu'ma Native Housing Society and Vancouver Coastal Health are responding to the urgent need for homes with support services in the community. These new homes are an important part of our effort to address and prevent homelessness on the North Shore. The number of people experiencing homelessness is rising. Social service providers across the North Shore are reporting a growing number of vulnerable populations at risk of homelessness, while wait lists for social and non-market housing continue to grow. The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community as there is significant, unmet local need. All residents would sign a residential tenancy agreement providing roots to grow and nurture and would pay rent.

I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal.

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You can also learn more about this project and register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

In addition, we are always listening here, at Community Relations. Please feel free to share any additional feedback, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback

I am writing this letter in opposition to the proposal from BC Housing and the District of North Vancouver to build a 65 unit Supportive Housing complex in the 1200 block of East Keith Road. While our Mayor, Mr. Little, calls for compassion from us the community, we ask you, council, to have compassion to us, the current residences of the community.

Keith and Mountain Highway has undergone immense change over the last 5 years. With the new overpass and highway upgrades our area has seen a dramatic increase in traffic and noise pollution. Our once quiet streets are now short cuts during rush hour traffic. Our kids cannot freely play in the streets or even our yards for that matter out of safety that the stop sign for example at the corner of Cloverley and Brooksbank where I live in my home, is run by hundreds of vehicles racing to cut into traffic on Keith road. They blow through school zones in the Brooksbank and Sutherland area unaware that the bell has just rung and hundreds of kids are about to walk home…. Without any sidewalks or pedestrian safeguards in place for our children, it has become a huge safety issue in our community.

What you are proposing at the corner of Keith and Brooksbank is going to further encroach on our community. There will be an increase in traffic. You are proposing density at one of the busiest intersections in North Vancouver. I cannot think of a worse location to build. The construction of this building alone would impede the traffic flow causing even more congestion and problems in our Calverhall neighborhood and surrounding areas. What solutions do you have in place for this impact on our community ? What safeguards will you provide to us to address these ongoing issues no doubt made worse by further density and congestion in this community.

The District just completed a beautiful trail system linking our kids to a beautiful new park at Bridgeman. The green space we walk through to the river and park will be dug up and replaced with 6 stories of building… Is this what your goal was when you went to great lengths to plant and create a beautiful ecosystem to replace what the highway couldn't ?
A parking lot and a building with more traffic is far from what that intersection needs. We need to protect our green spaces and allow this particular intersection and interchange to mature and return to what it was before it was completely ripped apart.

Lastly, with regards to the type of housing you propose, since the highway project and trail system has been completed it has granted easy access to and from our community. With this new access has brought many unwanted visitors to our area. Theft and crime has seen an uptick. We notice used needles on our trails and in our laneways. With this style of accommodation you are proposing to build it will no doubt house individuals who have addiction and mental health concerns. My big question to the you is how will you protect our community from increase in crime and violence as these supportive shelters statistically bring? What criteria will need to be met and continually met by the individuals who will temporarily call this place home ? What restrictions will there be ? And what perimeters will be in place ?

I am asking the District to examine the implications of building a homeless shelter in the community. The Calverhall and surrounding neighborhoods are full of families and children… of who deserve to explore our trails and forests without worry or concern.

We hope you place the interests of our community in your decision making process.

CR Response

The District of North Vancouver, BC Housing, and Lu'ma Native Housing Society are working together to create much-needed housing with support services to address and prevent homelessness on the North Shore. The District-owned property was selected because of its location near easy-to-access transit, community services, and amenities. The homes would be for adults, seniors, and people with disabilities, with a priority for people in the local community as there is significant, unmet local need.

If approved, Lu'ma Native Housing Society and Vancouver Coastal Health would operate the building, with joint staff from Lu'ma and Vancouver Coastal Health on site 24/7 to provide supports, including meal programs, life, and employment skills training, as well as health and wellness support services and a connection and reconnection to community, culture, teachings, ceremony, and traditional food. Over the past 40 years, Lu'ma has developed, owns, and manages more than 550 affordable housing units and 300 supportive units. BC Housing and Lu'ma Native Housing Society have an excellent track record of managing similar buildings and programs in the lower mainland.

Lu'ma would work within its responsibilities of being a property manager of this site. With proposed 24/7 staffing Lu'ma is in a good position to deal with and tend to any issue arising on site while also ensuring the privacy rights of the tenants are upheld. Supports could include cultural outreach workers, elders, tenant support workers and homemakers along with connections and reconnections to community and culture. Culture is healing and that begins with building community as a main goal. Health care will be provided by mobile health clinics and a connection to community resources. Life and employment skills training will also be provided. All residents would sign a residential tenancy agreement providing roots to grow and nurture and would pay rent.

I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal.

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You can also learn more about this project and register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

In addition, we are always listening here, at Community Relations. Please feel free to share any additional feedback, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback
I hope your doing well today, I am reaching out in regards to the proposed supportive housing development for the corner of Keith road and Mountian highway. While I fully support and understand the need for supportive housing I don't believe that this location is a suitable one for a number of reasons. The main one being that this is suitated directly across from a

large daycare center and bridge man park which is a high traffic playground area with vulnerable children attending the area daily.
I would like to understand what accountability and background checks will be in place to ensure a safe environment for the children in the area.
I have a child that attends park place and this proposal makes me very uneasy for the safety and well-being of the children.
Some of the main concerns is I want to ensure that our children are not exposed to higher levels of criminal activity and high risk people, especially being in such a close proximity to children. Another concern is as the potential impact it will have on parks and more exposed drug usage and uncomfortable situations in the park area.
I do support this endeavour in a different location and believe a location should be chosen with ample distance from children.
Thank you for your time today.

CR Response

Thank you for taking the time to provide us with your feedback. We respect and appreciate your position.

The District-owned property was selected because of its location near easy-to-access transit, community services, and amenities. If approved, Lu'ma Native Housing Society and Vancouver Coastal Health would operate the building, with joint staff from Lu'ma and Vancouver Coastal Health on site 24/7 to provide supports, including meal programs, life and employment skills training, as well as health and wellness support services and a connection and reconnection to community, culture, teachings, ceremony and traditional food. BC Housing and Lu'ma Native Housing Society have an excellent track record of managing similar buildings and programs in the lower mainland.

Lu'ma would work within its responsibilities of being a property manager of this site. With proposed 24/7 staffing Lu'ma is in a good position to deal with and tend to any issue arising on site while also ensuring the privacy rights of the tenants are upheld.

I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal.

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In addition, we are always listening here, at Community Relations. Please feel free to share any additional feedback, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback – **Follow up email, additional questions**

Thank you for the feedback. I attended the District Hall meeting earlier this week and plan to attend the information sessions in the coming weeks and months.
Thank you for the additional context with respect to the proposed project. As a resident in the community, I am requesting additional details with respect to safety concerns that I have for families and children in the area.
1. Will narcotics and alcohol be permitted onsite?
2. What are Complex Care Housing Services? In the project proposal it appears to include psychiatry care?
3. What is defined as onsite 24/7 security? What role will the RCMP play in maintaining the safety of the surrounding areas?
From an environmental perspective, I'm curious why this location was chosen? There are many areas on the North Shore that are already zoned for residential use. Sadly, a substantial portion of the ravine and surrounding areas were destroyed by the highway extension.
4. Why are we destroying more green space that has already been reduced substantially?
5. Is BC Housing aware that there are a number of bears and coyotes that inhabit the area?
6. What environmental assessments have been made?
I look forward to continuing the discussion and appreciate the time and effort you and your team are making with the community to respond to our concerns. Answers to my questions above will enable me to provide more informed feedback at the neighborhood information sessions.

CR Response

That's great to hear. We look forward to your participation. I hope to answer your questions to the best of our ability. As we are still in very early stages, information is limited in some areas.

1. Will narcotics and alcohol be permitted onsite?
Residents may make personal choices regarding their consumption habits. BC Housing follows the widely recognized and proven Housing First model. A harm reduction approach means staff are available to support any residents who are in various phases of substance use. To help people who use substances, they need, first and foremost, a safe and secure place to sleep, food to eat, and access to services so that they can stabilize their lives and move forward. In addition, overdose prevention services will be available to residents.

2. What are Complex Care Housing Services? In the project proposal it appears to include psychiatry care?
Complex Care Housing is a provincial initiative that provides a ground-breaking approach to support people who have both mental health and substance use issues, alongside other health concerns like trauma or acquired brain injuries.

If approved, this housing project will also include Complex Care Housing jointly coordinated by Lu'ma Native Housing Society and Vancouver Coastal Health that provides individualized care and culturally safe services that could include primary health care, psychiatry, family and peer supports and more. The enhanced wraparound services and supports provided through Complex Care Housing will help people with the greatest needs get connected to the housing, care and supports they need to thrive on site.

Complex Care Housing is voluntary, and the services will follow an individual, even if their housing changes. This program will provide an enhanced level of integrated health and social supports that

serve people where they live, for as long as they need it. This program gives many people an even better chance at successfully moving out of homelessness and into healthy, stable lives.

3. What is defined as onsite 24/7 security? What role will the RCMP play in maintaining the safety of the surrounding areas?

The most important security feature, both for residents and the community, would be staffing. Staff will be available onsite 24 hours a day, seven days a week, to provide support for residents and manage the building. Staff will also be available to respond to any concerns from neighbours. Each site will be fenced with one main point of access, which allows for the management of people entering and leaving the building through features such as fob access or digital intercom. Additional access limits include landscaping (e.g. hedges), gates, lighting, security systems throughout the site and property to monitor activities, and the entire site will be lit at night from lights on each building.

Neighbours will be given a direct contact for the building for any related concerns. Staff will be on site and available to respond in a timely manner regarding safety concerns. For concerns unrelated to residents or the property, people should call the RCMP non-emergency line or municipal bylaw staff. Always call 911 when someone's health, safety or property is in jeopardy or a crime is in progress. The District will be able to speak to RCMP presence as the operator and BC Housing are responsible for the site and immediate area around the building.

4. From an environmental perspective, I'm curious why this location was chosen? There are many areas on the North Shore that are already zoned for residential use. Sadly, a substantial portion of the ravine and surrounding areas were destroyed by the highway extension. Why are we destroying more green space that has already been reduced substantially?

The site owned by the District of North Vancouver was chosen as it has good access to transit options, parks and green space and the mix of community amenities available in nearby Lynn Creek Town Centre.

The retention of existing, mature trees is often difficult, as their location may conflict project plans and because the development of new infrastructure and buildings can create unsustainable stress on established root systems. However, BC Housing works with our partners to maximize the opportunity to create housing on project sites and develop a design that fits with the neighbourhood – including the retention of existing greenery as much as possible. We assess every opportunity to protect existing trees wherever possible for all our projects, including this one.

In this case, some existing trees will be removed to provide a safe building envelope and staff and visitor parking. A replanting plan will be part of the design process and will include new trees and shrubs to improve the streetscape and support the local ecosystem.

5. Is BC Housing aware that there are a number of bears and coyotes that inhabit the area? What environmental assessments have been made?

At this point, we do not have this information readily available. However, we encourage you to bring any outstanding questions forward to our engagement events.

Community Feedback
Not a question. I think the east keith is a perfect location, close to transit, shopping, medical, etc etc. Good choice!
CR Response

Thank you so much for sending in your note of support! We are looking forward to engaging with the community over this exciting proposal.
As you may've seen, we are welcoming everyone to join us at our upcoming Neighbourhood Information Sessions to learn more about this proposed project. Please feel free to join us!
Tuesday, October 17, 2023– 7:00 to 8:30 pm, Online
Register at: East-Keith-Road-1.eventbrite.ca(External link)
Wednesday, October 25, 2023– 7:00 to 8:30 pm, Online
Register at: East-Keith-Road-2.eventbrite.ca(External link)
Wednesday, November 8, 2023– 6:30 to 8:00 pm, In person*
Location: Holiday Inn and Suites, 700 Old Lillooet Rd, North Vancouver
Register at: East-Keith-Road-open-house.eventbrite.ca(External link)
*Drop in format; all welcome. Registration is appreciated to help with planning.

If you have any questions that may arise throughout this process, please reach out to us at communityrelations@bchousing.org.

Community Feedback
Have the district considered the impact that this type of housing will have on the safety and quality of the residents? This is very concerning as we have seen how this type of housings increase the violence and crime numbers in neighborhoods and for hard working tax payers that have worked and waited years to be able to afford to live in neighborhoods that is safe for their children and now suddenly with no choice they will be exposed to high risk neighborhood! We deserve to have a choice. I wish we could find another way to support vulnerable people instead of making other people pay mentally, physically and financially for their lack of support!
CR Response
Thank you for taking the time to submit your feedback regarding this proposed project. We respect and appreciate all feedback provided from the community. The District of North Vancouver, BC Housing, Lu'ma Native Housing Society and Vancouver Coastal Health are working together to create much-needed housing with supportive services to address and prevent homelessness on the North Shore. People without homes are often only able to focus on basic survival needs. All residents in supportive housing have made a choice to work towards living a healthy, stable life. Our priority is to meet people where they are in their journey and assist them in moving forward, by: Step One – Moving people experiencing homelessness into independent and permanent housing. Step Two – Providing additional supports, services, guidance and encouragement as needed. BC Housing and the non-profit operator are committed to working with neighbours to help create a safe, healthy and inclusive community. More information on supportive housing can be found here: Community Benefits of Supportive Housing (bchousing.org) I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we

will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal.

For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing.

We will continue to update our Let's Talk page with any important information and community engagement opportunities. You are able to register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

Please feel free to share any additional feedback with communityrelations@bchousing.org, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback
I would like to voice my concern about the supportive housing under application on East Kieth Road. This proposed facility would be located directly across from Parkplace Daycare Centre, walking distance to two other before and after care facilities, walking distance to an elementary school and a busy children park (Bridgman). I find it hard to believe that this is a good location for such a place to house 65 persons at risk or suffering from homelessness. Which also usually brings other issues of addiction and crime with it. We live in a young family oriented community which I hardly believe this an appropriate location for such a facility.
CR Response
Thank you for taking the time to provide us with your feedback regarding the proposed project at East Keith Road. We respect and acknowledge your position as a resident of the area. We know that many people are struggling to find stable housing in their communities right now, and that need is even greater for people experiencing homelessness. That's why we are partnering with the District of North Vancouver and other local partners on a proposal for a new project that will deliver approximately 60 new supportive homes and five complex care spaces for people experiencing, or at-risk of homelessness, in the community. When people are housed, they can access services like health care and skills training to help support their health and well-being and work towards leading a more healthy and stable life. The proposed project site along the 1200 block of East Keith Rd. is ideal for supportive housing as it's close to transit, services and amenities – all of which promote community and connection that supportive housing residents need to lead healthier lives. I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal. For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing.

More information on Supportive Housing can be found at: Community Benefits of Supportive Housing (bchousing.org)

We will continue to update our Let's Talk page with any important information and community engagement opportunities. You can register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

Please feel free to reach out anytime with additional questions.

Community Feedback
I would like to express my concern about the proposal for a supportive housing development at the proposed location. This area and the surrounding have many young families and pet owners that call it home. I am worried about the confrontations that may occur with the users of the support facility and residents. Previous incidents have resulted in tragic circumstances for a pet owner. As a resident and a pet owner in the area I cannot support this proposal.
CR Response
Thank you for taking the time to provide us with your feedback regarding the proposed project at East Keith Road. We respect and acknowledge your position. We know that many people are struggling to find stable housing in their communities right now, and that need is even greater for people experiencing homelessness. That's why we are partnering with the District of North Vancouver and other local partners on a proposal for a new project that will deliver approximately 60 new supportive homes and five complex care spaces for people experiencing, or at-risk of homelessness, in the community. When people are housed, they can access services like health care and skills training to help support their health and well-being and work towards leading a more healthy and stable life. The proposed project site along the 1200 block of East Keith Rd. is ideal for supportive housing as it's close to transit, services and amenities – all of which promote community and connection that supportive housing residents need to lead healthier lives. More information on Supportive Housing can be found at: Community Benefits of Supportive Housing (bchousing.org) I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal. For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing. We will continue to update our Let's Talk page with any important information and community engagement opportunities. You can register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

Please feel free to reach out anytime with additional questions.

Community Feedback
I do not think supportive housing on Keith Road is appropriate. Close to the proposed site are: daycare across the street (Park Place Montessori daycare) Northshore Winter club North Star Montessori Elementary School Bridgman Park All of the above have lots of kids around which is not appropriate for a supportive housing building. Another site would be more appropriate. (I vote for West Vancouver!)
CR Response
Thank you for taking the time to provide your feedback. The proposed project site along the 1200 block of East Keith Rd. is ideal for supportive housing as it's close to transit, services and amenities – all of which promote community and connection that supportive housing residents need in order to lead healthier lives. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal. Neighbourhood Information Sessions • Tuesday, October 17, 2023– 7:00 to 8:30 pm, Online o Register at: East-Keith-Road-1.eventbrite.ca • Wednesday, October 25, 2023– 7:00 to 8:30 pm, Online o Register at: East-Keith-Road-2.eventbrite.ca • Wednesday, November 8, 2023– 6:30 to 8:00 pm, In person* o Location: Holiday Inn and Suites, 700 Old Lillooet Rd, North Vancouver o Register at: East-Keith-Road-open-house.eventbrite.ca o *Drop in format; all welcome. Registration is appreciated to help with planning. A caring community can contribute greatly to the success of supportive housing residents. We commit to keeping lines of communication open throughout this project, answering questions, and addressing any concerns. We will also share direct contact information for the housing when it is available. Important updates will continue to be posted on our Let's Talk page: District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca)

Community Feedback
Has anyone considered any other locations for supportive housing other than this one? Has anyone consulted the local community? The neighborhood is extremely concerned (many are against) about this development and the impact to the surrounding areas and pathways (safety). Unfortunately SRO's do not have a good reputation and as much as there is a housing need, this neighborhood has been

repeatedly hit with ongoing issues such as huge increase in traffic issues, additional noise and the entire mountain highway interchange (which has not helped)

Maybe another neighborhood can take a hit. Not this one again.

CR Response

Thank you for reaching out to us and providing your feedback.

We understand that there are still many questions and concerns that the community have surrounding this proposed project. The District of North Vancouver is leading on the rezoning submission, which will include community engagement. Throughout the development and rezoning process, the District will reach out to local businesses, community groups and support services to inform and engage with them about this important initiative.

The proposed project site along the 1200 block of East Keith Rd. is ideal for supportive housing as it's close to transit, services and amenities – all of which promote community and connection that supportive housing residents need in order to lead healthier lives.

As part of the rezoning process, District Council will hold a Public Hearing tentatively scheduled in November. Prior to this, community members are invited to join Neighbourhood Information Sessions to learn more, ask questions and share feedback on the housing proposal:

Neighbourhood Information Sessions

- Tuesday, October 17, 2023– 7:00 to 8:30 pm, Online
    - Register at: East-Keith-Road-1.eventbrite.ca
- Wednesday, October 25, 2023– 7:00 to 8:30 pm, Online
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    - **Drop in format; all welcome. Registration is appreciated to help with planning*

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A caring community can contribute greatly to the success of supportive housing residents. We commit to keeping lines of communication open throughout this project, answering questions, and addressing any concerns. We will also share direct contact information for the housing when it is available.

Updates for East Keith road will continue to be posted on our Let's Talk page: District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca)

BC Housing Community Relations/Let's Talk Enquiries & Responses

East Keith Road, North Vancouver

October 11 – October 20, 2023

Community Feedback
How are you going to improve the infrastructure to support this development? Additionally, how are the "homeless" supposed to afford this? This is about the developer making money, not actually caring about the unfortunate. Under no circumstances should this be approved
CR Response
Thank you for reaching out to us with your questions. The District of North Vancouver, BC Housing, and Lu'ma Native Housing Society are working together to create much-needed housing with support services to address and prevent homelessness on the North Shore. This site was chosen as a site that meets the criteria for supportive housing, including proximity to services, and transit. The land is designated for apartment housing in the District of North Vancouver's Official Community Plan but currently zoned for single family housing so a rezoning to match the Official Community Plan designation is proposed. With the addition of supportive housing, the local community and neighbourhood will see employment generated during construction, increased local spending, and less homelessness. It is estimated that approximately half of the value generated through dedicated-site supportive housing returns to the government in cost reallocations due to decreased use of services such as emergency health services, justice services, hospital services, child welfare services, and other social services such as homeless shelters and basic needs supports. The people who would apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming. BC Housing will work with local service providers to determine the criteria and to select residents, while recognizing that this housing will specifically be targeted to people from North Shore communities. Food security programing will ensure no one residing in our programs is ever hungry with food available 24/7. Every potential resident is considered on an individual basis to ensure that the housing and services provided by the program match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and health care services. I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. For more information about the District of North Vancouver rezoning process please visit: https://dnv.org/east-keith-road-supportive-housing. You can also learn more about this project by visiting https://letstalkhousingbc.ca/north-vancouver-east-keith-road. Our two October online community information sessions are at capacity, however, there registration is still open for the in-person event on Wednesday, November 8th.

In addition, we are always listening at communityrelations@bchousing.org. Please feel free to share any additional feedback, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback
Any update regarding the lease of the Travelodge Supportive Housing project in Lions Gate Village?
CR Response
We appreciate your patience in our response. The current lease is due to expire towards the end of November. BC Housing, as the lease holder, is in discussions with the landowner about a possible extension.

Community Feedback
The two online events were sold out. How can you expect to get feedback when you don't allow the public to participate?
CR Response
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road You might be interested to know that we have had a few other inquiries about the online sessions being full. If we are able to schedule a third session before the Council hearing on November 21, we will reach out to you directly. Otherwise, we hope to see you on the 8th.

Community Feedback (Repeat Commenter, Follow-up to CR Response)
How do you expect to get feedback if your events are sold out and the public cannot participate ?
CR Response
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road

You might be interested to know that we have had a few other inquiries about the online sessions being full. If we are able to schedule a third session before the Council hearing on November 21, we will reach out to you directly. Otherwise, we hope to see you on the 8th.

Community Feedback
Are you able to increase the online session capacities? I'm a home-owner directly impacted and yet unable to sign up for any of the sessions. Please increase the number of sessions or the capacity of attendees. Thank you
CR Response
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road You might be interested to know that we have had a few other inquiries about the online sessions being full. If we are able to schedule a third session before the Council hearing on November 21, we will reach out to you directly. Otherwise, we hope to see you on the 8th.

Community Feedback
I am wondering if you will be adding any spaces to the online information meetings? I would love to participate but have two young children at home that I can't bring out to an in person event.
CR Response
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road You might be interested to know that we have had a few other inquiries about the online sessions being full. If we are able to schedule a third session before the Council hearing on November 21, we will reach out to you directly.

Community Feedback
I have a family home within 2 blocks of this proposed development, my concerns are around safety for my family. What security will the management of this building provide.
CR Response
Thank you for reaching out with your question. BC Housing is committed to being good neighbours. All new supportive housing that we develop across the province provides a safe community both inside and outside the building. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. The safety of residents, staff and the surrounding community is a priority. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. If the project is approved, BC Housing and the operator, Lu'ma Native Housing Society, will share direct contact information with the surrounding community and commit to keeping open lines of communication. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood. Please do not hesitate to reach out to communityrelations@bchousing.org with any further questions or feedback.

Community Feedback
I see the new proposal in keith road . I am not really happy about it. I see drug using and selling at the Bridgman park and around that area… My kids goes to North Star Montessori school and they walk to Bridgman. I don't think it is a safe place for kids and family that walk and use that park .
CR Response
Thank you for taking the time to provide us with your feedback. We respect and appreciate your position as it is your lived experience in the community. The District-owned property was selected because of its location near easy-to-access transit, community services, and amenities. These homes are intended for people experiencing or at risk of homelessness in our North Shore Communities. People who experience homelessness are as varied as any other neighbour. All residents in supportive housing have made a choice to work towards living a healthy, stable life. If approved, Lu'ma Native Housing Society and Vancouver Coastal Health would operate the building, with joint staff from Lu'ma and Vancouver Coastal Health on site 24/7 to provide supports, including meal programs, life and employment skills training, as well as health and wellness support services and a connection and reconnection to community, culture, teachings, ceremony and traditional food. BC

Housing and Lu'ma Native Housing Society have an excellent track record of managing similar buildings and programs in the lower mainland.

BC Housing is committed to being good neighbours. All new supportive housing that we develop across the province provides a safe community both inside and outside the building. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. The safety of residents, staff and the surrounding community is a priority. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry.

I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

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You can also learn more about this project by visiting https://letstalkhousingbc.ca/north-vancouver-east-keith-road. Our two October online community information sessions are at capacity, however, there registration is still open for the in-person event on Wednesday, November 8th.

In addition, we are always listening here, at Community Relations. Please feel free to share any additional feedback, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback

I am writing this letter in opposition to the proposal from BC Housing and the District of North Vancouver to build 65 new homes with support services in the 1200 block of East Keith Road. While Bowinn Ma is calling for compassion from the community, I ask council to be compassionate to the current residences of the community.
Not long ago, the the intersection of Keith and Mountain Highway was a beautiful green space where I, as a young girl, ran around and played in the forest after school. My children will sadly not have that opportunity, as the area was destroyed by urban development to the highway. Now the Province and District are proposing further destruction to the last remaining green space in the area with a homeless shelter. The District must look at the hard facts when it comes to the implications of placing a homeless shelter in the middle of a family neighborhood. A study by the University of Pennsylvania evaluating the effects of homeless shelters on property crimes in the nearby communities showed that it caused a 56% increase in property crimes with thefts from vehicles, other thefts, and vandalism driving the increase. This study was conducted in Vancouver. How can politicians ask the community to be compassionate when the development is putting our families daily lives at risk? There is a daycare across the street from the proposed development. An elementary school up the street and soon to be another elementary school down the street. Young children should not bear the burden of being exposed to upticks in property crime.

Statistics Canada shows that homeless shelters are largely inhabited by men, 70% to be exact. With 65 units being proposed by the shelter and the potential for the majority of them to be inhabited by men with undefined complex needs is worrisome to me as a woman.
I am asking the District to examine the implications of building a homeless shelter to the community. The Calverhall and surrounding areas are family neighborhoods with plenty of children enjoying the wonderful parks and forests. Please place the interests of our community at the forefront of your decision making process.

CR Response

Thank you for taking the time to provide us with your feedback. Please know that we respect and acknowledge your input, as it is your lived experience in the community.

With this proposed project, BC Housing, the District of North Vancouver, Lu'ma Native Housing Society and Vancouver Coastal Health are responding to the urgent need for homes with support services in the community. These new homes are an important part of our effort to address and prevent homelessness on the North Shore. The number of people experiencing homelessness is rising. Social service providers across the North Shore are reporting a growing number of vulnerable populations at risk of homelessness, while wait lists for social and non-market housing continue to grow. The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community as there is significant, unmet local need. All residents would sign a residential tenancy agreement providing roots to grow and nurture and would pay rent.

I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal.

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You can also learn more about this project and register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

In addition, we are always listening here, at Community Relations. Please feel free to share any additional feedback, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback - Follow-Up **from Let's Talk Enquiry**
I've enrolled in Nov 8. For the two other sessions, I want the following question raised, and I will raise with handouts at Nov 8: Q: How does BC Housing expect to manage the proposed East Keith Road facility and its impact on the surrounding environment, when the related facility at West 2nd is having a serious impact on its surrounding environment, for years now ? From the attached photos taken October 15, and a daily occurrence - open drug use and homeless people in drug distress, garbage everywhere and in park, homeless people living in Mosquito Creek park area.
CR Response
Thanks for following up. We're glad you were able to enroll in the Nov. 8th session. Regarding your question, BC Housing is committed to being good neighbours. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood. Lu'ma Native Housing Society and Vancouver Coastal Health would operate the building if this project is approved. Joint staff from Lu'ma and Vancouver Coastal Health will be on site 24/7 to provide supports, including meal programs, life and employment skills training, as well as health and wellness support services and a connection and reconnection to community, culture, teachings, ceremony and traditional food. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. The safety of residents, staff and the surrounding community is a priority. In addition, residents would sign a Residential Tenancy Agreement and would be expected to abide by it. The Agreement would address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others. If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood. Please do not hesitate to reach out with any further questions.

Community Feedback – Same neighbour as above, follow up from Let's Talk Enquiry
There is evidence these facilities cause problems to the neighborhoods. I have provided you with proof, from the first example Lookout Transitional Housing located at 705 West 2nd. I expect these to be the same issues, regardless of management company, including Luma.

A second example is the facility managed by Hollyburn Services located at 2038 Casano Drive. This facility is located a 2-3 minute drive from the proposed Luma East Keith facility. Issues with the Hollyburn facility over 5 years:

- Regular attendance by RCMP over the past 5 years to deal with violent occupant situation. 4-5 police cars arrive at once and block street. Violent occupant has been arrested and taken away in some cases.
- Lights on in windows 24 hours a day. No window coverings and violent occupants have been nude/unclothed and visible to women, families and children from the street.
- No window coverings. Windows regularly smashed out by violent occupant and covered up for months by plywood, degrading the appearance of the neighborhood.
- Garbage regularly strewn by employees and violent occupant on grounds and left for days. Garbage cans tipped over and left for days, attracting bears. Masks and gloves left on grounds for days with staff walking by and not picking up.
- Violent occupants smashing out employee car windows parked in driveway. Employees no longer park in driveway, and homeowners cautious of parking vehicles in their driveways for fear of damage.
- 4-6 cars coming and going at 7am, 4pm, 11pm with shift change. Parking in violation of bylaws. Staff occupy street parking in exact same spots on street 24 hours a day, hampering fire and emergency vehicles, and taking parking away from homeowners. Broken down vehicles with loud mufflers arriving and leaving late at night/morning. DNV bylaws attending regularly wasting taxpayer resources.
- Employees and violent occupant smoke cigarettes and cannabis in view of families and children, daily. Cigarette buts thrown on property with property littered with 1000s of cigarette butts, blown onto street for children to pick up.
- Employees and violent occupant using the F* You towards neighbors. Male employees using the F* You words to female neighbors when they are asked to be quiet when arriving for their shift at 11pm and not conduct loud meetings with loud music playing in driveway, on street.
- Employee dog put out on roof as punishment, and employees regularly leave dogs barking in cars, while employees on shift.

Photos attached as proof. Issues documented with RCMP, City/District MLAs, and DNV/City Councils, therefore, all are aware.

Hollyburn Service told the neighbours the same comments as you stated below 5 years ago, and gave assurances problems would be corrected. The problems I have stated continue to today.

I will be raising at the Nov 8 meeting.

CR Response

Thank you for sending us supplementary information. Please know that I have forwarded this communication to our Development Team overseeing the project. We look forward to continuing the conversation, as BC Housing and the District of North Vancouver will both be present to hear all concerns and feedback.

Please feel free to reach out to us in the meantime with any additional questions.

Community Feedback
I am writing with regards to the proposed supportive housing development for Keith Road and Mountain Highway in North Vancouver. My 3 year old son currently and soon my 9 month old son will be attending Park Place daycare, which is directly across the street from the proposed supportive housing. We frequently walk to and from daycare and pass right by this proposed development. I am extremely concerned of the continued safety of doing this if this development is approved. As a young mother, I would be very worried to walk my kids to daycare and to walk back home alone. I am concerned about the risks of encountering used needles, feces, open drug use, excessive loitering and garbage that unfortunately is associated with areas where people experiencing homelessness are located. I am worried about my kids seeing open drug use and for them to constantly see people loitering around right outside where they are meant to feel safe to play. I work in health research and I understand the importance of providing subsidized and supportive housing and care for people with addiction and mental illness, however, I strongly believe that this location, directly across the street from a daycare is extremely inappropriate. I previously lived near the North Shore Shelter & Housing Centre - Lookout Society and felt very unsafe walking by the facility alone as a young woman, particularly under bridges or through pedestrian tunnels. I worry that this facility will support a similar population and render our currently safe and clean pathways and parks (which include numerous paths under bridges and tunnels) unsafe for myself and my children. I am interested to hear how and why this location was chosen and what social environmental scans/assessments were done. If sufficient due diligence has been completed, I would be interested in hearing the justification for this location and how it will impact the current residents of this neighbourhood and would like to know planned mitigation strategies to keep our streets clean and safe. I will be attending all community meetings possible regarding this proposed development and look forward to providing further feedback.
CR Response
Thank you for providing us with your feedback surrounding East Keith Road and Mountain Highway. Please know that we respect and appreciate your input as it is your lived experience, and we hear your concerns. Though we are still in the very early stages of this proposal, we strive to provide as much information as possible. We anticipate hearing many questions regarding the site selection and are sharing community input with the DNV and our development team. The District of North Vancouver reviewed all parcels owned land that could be suitable for this type of project, and then advised BC Housing of land availability. BC Housing then conducted its due diligence and identified this site as being appropriate. This site was chosen as a site that meets the criteria for supportive housing, including proximity to services, and transit. The land is designated for apartment

housing in the Official Community Plan but currently zoned for single-family housing so a rezoning to match the Official Community Plan designation is proposed.

While an arborist's report has been done, and a mix of vegetation will need to be removed, efforts will be made to preserve and replant as appropriate. As part of the design work to come at the next stage, a replanting plan will be included.

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 225 provincially funded supportive housing sites across the province that are within 500 metres of a school. 57% of provincially-funded supportive housing sites in B.C. within 500 metres of schools have been operating for 10+ years.

Most importantly, your concerns of safety and security surrounding the neighbourhood and your family are heard. BC Housing is committed to being good neighbours and the safety of residents, staff and the surrounding community is a priority.

The most important security feature, both for residents and the community, is staffing. The building would have experienced staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in a timely manner. With proposed 24/7 staffing Lu'ma Native Housing Society is in a good position to deal with and tend to any issue arising on site, while also ensuring the privacy rights of the tenants are upheld. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. Residents would sign a Residential Tenancy Agreement and would be expected to abide by it. The Agreement would address expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and others. It is important to note that all residents in supportive housing have made a choice to work towards living a healthy, stable life.

We understand that there is much more conversation to be had with the community and look forward to your valuable participation. The Wednesday, November 8th Neighbourhood Information Session is still open for registration. You will be able to find updates surrounding the proposal, and a link to register at District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca). In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

Of course, if you have any further questions, we are always listening here.

Community Feedback
Dear Erin Harron (Executive Director, Lower Mainland Operations), I am writing this letter with regard to BC Housing and the District of North Vancouver's proposal to build 65 new homes with support services in the 1200 block of East Keith Road, North Vancouver. As noted on the site https://letstalkhousingbc.ca/north-vancouver-east-keith-road "…The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community." In addition, there would be "…[f]ive units in this building which would offer Complex Care Housing services." Complex Care Housing as defined on the BC Government's website is housing that "…works to address the needs of people who have overlapping mental health and substance use issues, trauma or acquired brain injuries that are often left to experience homelessness or at risk of eviction." With services that may include access to addiction medicine, overdose prevention, psychiatrist services and medication management.https://www2.gov.bc.ca/gov/content/mental-health-support-in-bc/complex-care-housing I am not in favour of having a facility at this proposed location that provides complex care services for a demographic that needs addiction treatment and monitoring. Less than five blocks north from the proposed housing facility a new elementary school will be built in the coming year. Individuals with substance use and mental health issues may pose a risk to our community and most importantly to elementary school-age children who will be walking to school either on the road or via the forest trails behind the proposed complex. The new elementary school, which is to be built in the Cloverley neighbourhood in 2024, will have the capacity for 585 students and will include a neighbourhood learning centre and child care as well. The school will be ready for students for the 2026-27 school year. https://news.gov.bc.ca/releases/2023ECC0045-000942 Additionally, I do not think it is reasonable to offer low-income families, single parents, fixed-income seniors and physical disabled individuals subsidized housing units with those who require addiction treatment, overdose treatment or psychiatric services. Clearly, those who have substance abuse issues and mental health issues have a detrimental impact on the community as seen with the Downtown Eastside. A complex care facility requires a host of support services which would be best offered in a setting that has this as a primary focus and one in which the safety of the wider community can be assured. As a resident in the area, I am in support of a facility for subsidized housing on Keith Road and Mountain Highway, North Vancouver, but not complex care housing at this proposed location.
CR Response
Thank you for providing us with your feedback surrounding East Keith Road and Mountain Highway. Please know that we respect and appreciate your input and we hear your concerns. We anticipate hearing many questions regarding the site selection and are sharing community input with the DNV and our development team, including Erin Harron. People who experience homelessness are as varied as any other neighbour. All residents in supportive housing have made a choice to work towards living a healthy, stable life. An important piece to each residents' success is being integrated, not isolated, from the community. DNV considered other locations; however, this site is a district-owned property of the right size, that offers access to transportation and other support services that residents will need including good access to transit options, parks and green space and the mix of community amenities available in nearby Lynn Creek Town Centre.

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 225 provincially funded supportive housing sites across the province that are within 500 metres of a school. 57% of provincially funded supportive housing sites in B.C. within 500 metres of schools have been operating for 10+ years.

We acknowledge that there is much more conversation to be had with the community and look forward to your valuable participation. The Wednesday, November 8th in-person Neighbourhood Information Session is still open for registration. You will be able to find updates surrounding the proposal, and a link to register at District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca). In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

Of course, if you have any further questions, we are always listening here.

Community Feedback – Forwarded from Tamsin Guppy
I had a call this afternoon from resident of ***(removed)*** who would have liked to attend one of the virtual sessions but they were full when he went to sign up. Jennifer sent me a response to use which included the line that you might be keeping a list of people in case another session is set up – if that is the case can you please add resident? His email is ***(removed)*** and his number is ***(removed).***
CR Response – Response directly to resident
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road You might be interested to know that we have had a few other inquiries about the online sessions being full. If we are able to schedule a third session before the Council hearing on November 21, we will reach out to you directly. Otherwise, we hope to see you on the 8th. For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing. We will continue to update our Let's Talk page with any important information and community engagement opportunities. You are able to register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road. Please feel free to share any additional feedback with communityrelations@bchousing.org, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback
Why is this type of development being proposed so close to a major park? (250m to Bridgman Park) Why is this type of development being proposed so close to so many daycares (about 7 in close proximity and all use Bridgman Park daily) 1 directly across the street. Why is this type of development being proposed in a single family residential neighbourhood? If this is a district development why is it proposed so close to the City of North Vancouver businesses? Have they had input? Why isn't a more appropriate location for this type of development being proposed? (There is excellent real estate and locations along Riverside in North Vancouver that would be closer to emergency services for inevitable over flow and further away from single family neighbourhoods so they don't have to pick up the burden of this type of development.) The existing supportive housing in North Van on Bewicke Ave. cannot control the homeless as it is from camping outside of their boundaries and prevalent drug use on their doorstep every day. Why would we bring this activity into a single family neighbourhood so close to parks, trails, and daycares. How can an event be sold out online? Will there be a recording to view later? Why is this a residential rezoning? it sounds like it should be institutional based on the services provided.
CR Response
Thank you for providing us with your feedback surrounding East Keith Road and Mountain Highway. Please know that we respect and appreciate your input, and we hear your concerns. Though we are still in the very early stages of this proposal, we strive to provide as much information as possible. We anticipate hearing many questions regarding the site selection and community safety and are sharing community input with the DNV and our development team. I hope to provide information to your three Let's Talk inquiries in this one message. The District of North Vancouver's Rental and Affordable Housing Strategy identified that homelessness is on the rise in North Vancouver, and District residents are increasingly vulnerable. This site was chosen as a site that meets the criteria for supportive housing, including proximity to services, and transit. The land is designated for apartment housing in the Official Community Plan but currently zoned for single family housing so a rezoning to match the Official Community Plan designation is proposed. The District of North Vancouver has heard from residents that they are concerned for unsheltered members of our community and clearly support building homes in the District. We will work with area residents and community stakeholders to ensure that this specific project is supportable. These homes would be for adults, seniors and people with disabilities, with a priority for people in the local community as there is significant, unmet local need. It is important to note that all residents in supportive housing have made a choice to work towards living a healthy, stable life. We will be posting the slideshow presented at the Neighbourhood Information Sessions, however, registration is still open for the Wednesday, November 8th in-person session. In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. I am also attaching one of our resources, which dives deeper into the community benefits of supportive housing to provide you with some more in-depth information. Community Benefits of Supportive Housing (bchousing.org)

We encourage participation, and of course, if there's any further questions, you may reach out to communityrelations@bchousing.org.

Community Feedback
What specific safety measures and strategies will be put in place to ensure the well-being of existing residents in neighborhoods with the new homeless housing developments?
CR Response
BC Housing is committed to being good neighbours. All new supportive housing that we develop across the province provides a safe community both inside and outside the building. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in a timely manner. The safety of residents, staff and the surrounding community is a priority. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. Upon accepting a home in this building, supportive housing residents would be required to sign a Residential Tenancy Agreement and would be expected to abide by it. The Agreement would address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others. If the project is approved, BC Housing and Lu'ma Native Housing Society will share direct contact information with the surrounding community and commit to keeping open lines of communication. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood.

Community Feedback
Are you able to increase the amount of people that can be involved in the next online session (Oct 25th) We live on 8th Street East and are directly impacted by the proposed housing
CR Response
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road You might be interested to know that we have had a few other inquiries about the online sessions being full. If we are able to schedule a third session before the Council hearing on November 21, we will reach out to you directly. Otherwise, we hope to see you on the 8th.

Community Feedback
I'm writing to you to ask you to increase the number of people who can attend the next online session on October 25th. I would also like to know if the online session held on Oct 17th can be reviewed on line. This proposed development will have major impact on the neighbourhood and deserves to receive full and thorough investigation and consultation before any approval is given.
CR Response
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road You might be interested to know that we have had a few other inquiries about the online sessions being full. If we are able to schedule a third session before the Council hearing on November 21, we will reach out to you directly. Otherwise, we hope to see you on the 8th.

Community Feedback
Is there an opportunity to give input outside of the meetings? I can't see a link to virtual consultation anywhere but I feel like I've seen that as an option somewhere.
CR Response
Thank you for reaching out to us here. In addition to the meetings, you are able to share any feedback or ask questions by emailing communityrelations@bchousing.org. We will ensure that your feedback is shared with our development team, as well as the District of North Vancouver.

Community Feedback
As a resident of the District of North Vancouver, specifically the new Lynn Creek development area, I would like to voice my concerns over this proposed rezoning application. Historically there have been reports of increased crime in many areas where similar supportive housings have been built. I am concerned not only for the safety of my family, my neighbours, and local businesses, but also the possible damage an uptick in crime will do to property values and the reputation of this newly developing community. I believe in compassion and helping those in need however, the safety and wellbeing of the existing neighbourhood and its residents should not be compromised in doing so. I will be attending the information meeting on Oct 25th along with my community to reiterate our collective stance on this project. Thank you for your time and consideration of our concerns.
CR Response
Thank you for providing us with your feedback surrounding East Keith Road and Mountain Highway. Please know that we respect and appreciate your input, and we hear your concerns.

Though we are still in the very early stages of this proposal, we strive to provide as much information as possible. We anticipate hearing many questions regarding the site selection and community safety and are sharing community input with the DNV and our development team.

The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community as there is significant, unmet local need on the North Shore. Our goal in partnership with DNV, VCH, and Lu'ma Native Housing Society is to bring vulnerable folks inside and provide them with the appropriate supports needed. All residents in supportive housing have made a choice to work towards living a healthy, stable life.

We understand that there is much more conversation to be had with the community and look forward to your valuable participation on October 25th. You will be able to find updates surrounding the proposal, and a link to register at letstalkhousingbc.ca/north-vancouver-east-keith-road. In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. I am also attaching one of our resources, which dives deeper into the community benefits of supportive housing to provide you with some more in-depth information.

Of course, if you have any further questions, we are always listening here.

BC Housing Community Relations/Let's Talk Enquiries & Responses

East Keith Road, North Vancouver

October 20 – November 1, 2023

Community Feedback
I was on the Zoom neighbourhood information session yesterday (2023-10-17). There was a slide near the beginning of the presentation that listed over 160 people that were either at risk or being homeless or were homeless. Could you please break that down for me. How many are homeless? How many are at risk of being homeless? Also if a resident of the supportive housing unit is found to have committed a criminal offence in the surrounding community do they lose their housing there?
CR Response
Thank you for your participation on Oct. 17th! I appreciate your patience in us getting back to you. The 2023 Homeless Count in Greater Vancouver was released this month, which outlines the statistics and provides some very helpful information. The North Shore homeless counts are broken down on pg. 19-22 of this document: 2023_Homeless_Count_for_Greater_Vancouver.pdf (hsa-bc.ca) To address your second question, we are absolutely committed to creating a safe environment for everyone in the community, including residents living in our buildings. While we do not discriminate against people based on their past experiences with the criminal justice system, we have no tolerance for acts of violence either by or against residents living in supportive housing. Every potential resident is considered on an individual basis to ensure that the housing and services provided by Lu'ma Native Housing Society match the support services that they need to be successful in stabilizing their life. Of course, if there are any additional questions or feedback, I am more than happy to help.

Community Feedback (Response to Let's Talk Question)
That response did not answer any of the questions and more or less just repeated the jargon already posted on the website. I am looking for specific responses to the questions. Keep in mind that I have done consulting as an engineer for BC Housing projects and know the process. The municipality highlights a few parcels that they own already and assess the site for funding. While this parcel might make fiscal sense, putting a development of this nature in a single family residential neighborhood is inappropriate and a burden for the residents of the neighborhood and everyone that uses the nearby parks that you mentioned.
CR Response
Thanks for expanding on your question about the location choice for this project. I'll try to share what additional details I can here. I'd also encourage you to attend our Open House on November 8th if you're able, as we'll have project specialists available to discuss specifics. Regarding parks and schools, to put it simply, every neighbourhood has them. There are over 225 provincially funded supportive housing sites across the province that are within 500 metres of a school, and 57% of these have been operating successfully for 10+ years. For supportive housing to be successful, it is extremely important for residents to live in, and be part of a community as well as have access to transit and services. This is not possible on a remote property. Please also understand that people who experience homelessness are as varied and different as any other neighbour. These new homes will be for adults, seniors and people with disabilities who struggle to maintain stable housing for a wide variety of reasons. We cannot and do not assume that supportive housing residents bring crime or violence to a neighbourhood. In reality, people experiencing homelessness are our most vulnerable neighbours, and more often the victims of crime rather than perpetrators. From experience, we know that bringing folks indoors from the North Shore's streets, parks and trails will increase their personal safety and well-being immensely, as well as the safety of the entire community.

Community Feedback
We were thrilled to hear of this much needed supportive housing project until we saw the location. This is an intersection which was originally built to help with traffic problems, and which has not accomplished that goal. The traffic is still hugely backed up at there in the morning and afternoon rush hours, particularly from 3 – 6 pm. And to this you want to add 60+ units of housing? We endured years of construction for very little gain, and now the city wants to add even more volume. It really is untenable. I totally agree that this is exactly the housing required, but we are perplexed and frustrated by this decision. I also wonder about all the empty units in the extensive luxury condos around North Vancouver. Could some of those not be used to provide subsidized housing?
CR Response
Firstly, thank you for reaching out to us with your feedback and your agreement that supportive housing is much needed in our communities! We anticipate hearing many questions regarding the site selection and are sharing community input with the DNV and our development team. DNV considered other locations; however, this site is a district-owned property of the right size, that offers access to transportation and other support services that residents will need including good access to transit

options, parks and green space and the mix of community amenities available in nearby Lynn Creek Town Centre.

We acknowledge that there is much more conversation to be had with the community moving towards the rezoning application. The Wednesday, November 8th in-person Neighbourhood Information Session is still open for registration, however, we are looking at feasible dates for possibly another virtual information session. If you are interested in joining the waitlist for the tentative online session, let me know and I will be sure to add you.

You will be able to find updates surrounding the proposal, and a link to register at the District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca). In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

Of course, we are always listening here. Please feel free to reach out with any additional questions or feedback at any time.

Community Feedback
I think this project is great! Will the building include bicycle parking and/or places to securely store and charge mobility devices?
CR Response
Thank you for your kind message of support! The building will include secure bicycle parking. As we are still in the very early stages of development, charging of mobility devices (i.e., e-scooters, e-bikes) is not a detail that has been solidified yet. Our development team overseeing the project will work with the operator to discuss this. We appreciate you bringing this topic forward!

Community Feedback (Repeat commenter, Follow up to CR Response to Let's Talk Inquiry)
I am signed up for the open house. I also have experience with the existing supportive housing on the north shore and walking over/around people so high on drugs that their bodies fold in half and they pass out with their crack pipe in hand on the sidewalk. I have been around there when the homeless people fight with each other and one of them got bear maced and when the police came the only thing the guy was worried about was assembling the crack pipes, he had with what drugs he had on him and taking off while the police just watched him go and did nothing. I have been around that shelter when the homeless who get kicked out of the housing site for drug use set up a tent city on the spirit trail and block people from going under the bridge to their apartments safely because they want to sit there and use drugs openly. That's nice that you assume homeless people don't bring crime, but that is just turn a blind eye to facts and extremely naive. Relying on "the community" to rehabilitate these people's lives is placing a burden on the community that don't want it. I don't know how you think bring homeless people to the north shore somehow increases the safety of the entire community when there are no homeless people that currently reside in the area you are trying to build this project.
CR Response
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road You might be interested to know that we have had a few other inquiries about the online sessions being full. If we can schedule a third session before the Council hearing on November 21, we will reach out to you directly. Otherwise, we hope to see you on the 8th.

Community Feedback
I am writing concerning the above-noted project proposed by BC Housing. This type of supportive housing is needed but the issue that needs addressing relates to its proposed location on Keith Road. In that regard, my question for BC Housing as project proponent is as follows: Information Request #1: Has BC Housing conducted a study of the potential short and long term social and economic impacts the project could have on the surrounding neighbourhood which consists of an established nearby residential community, commercial facilities located on Brooksbank Avenue and Keith Road, a major private recreational facility (North Shore Winter Club) and a community park (Bridgman Park) operated by the District of North Vancouver. Experience with similar supportive housing projects developed by BC Housing elsewhere would be helpful in providing the public and District of North Vancouver elected and administrative officials with an understanding of the expected effects the Keith Road project is likely to have on the adjacent neighbourhood. BC Housing needs to provide this information as part of its submission to the district in connection with the rezoning application which will be subject to public hearing in November. I look forward to receiving your response to the Information Request.
CR Response
We appreciate you reaching out for more information. District staff are leading the rezoning process for the proposed project and BC Housing would provide funding to build the housing if approved by council. Regarding impact studies, I am linking you to a BC Housing report which addresses this regarding dedicated-site supportive housing. More resources and reports can be found on: Research Centre Library - BC Housing. SROI Analysis: The Social and Economic Value of Dedicated-Site Supportive Housing in BC (bchousing.org) 8.6 Bylaws 8643 and 8644- Rezoning and Development Cost Charge Waiver for East Keith Road Supportive Housing Project.pdf We acknowledge that there is much more conversation to be had with the community to address various feedback and questions. The Wednesday, November 8th in-person Neighbourhood Information Session is still open for registration where you will have the opportunity to ask questions to our development team, the DNV, and project partners (Vancouver Coastal Health, Lu'ma Native Housing Society). You will be able to find updates surrounding the proposal, and a link to register at the District of North Vancouver – East Keith Road. In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

Community Feedback
With a very large daycare across the road, and a park just down the road that the daycare often visits (Bridgman Park), how does BC housing plan to address the statistically likely increase in crime, increase in needles/garbage/human feces, and decrease in community safety, that go hand-in-hand with these types of developments? There is enough evidence to support that claim, and one only has to look at the recent contentious council meetings out of Kitsilano when a similar SRO unit was placed across the street from an elementary school. It is realistic and fair to raise these questions and it is irresponsible to have a knee-jerk reactions about Nimby-ism and how it's going to be different this time. What is the plan to make sure that this will not have those same statistically likely outcomes?
CR Response
Thank you for reaching out to us with your questions and thoughts surrounding the proposed East Keith Road supportive housing. Please know that we greatly appreciate your input. The safety of residents, staff and the surrounding community is a top priority. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. The most important security feature, both for residents and the community, is staffing. The building would have experienced staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. With proposed 24/7 staffing, Lu'ma is in a good position to deal with and tend to any issue arising on site while also ensuring the privacy rights of the tenants are upheld. Upon accepting a home in this building, supportive housing residents would be required to sign a Residential Tenancy Agreement and would be expected to abide by it. The Agreement would address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others. Lu'ma staff would work with residents and the neighbours to foster good neighbourhood relations. In addition to over 40 years of experience, Lu'ma already collaborates with the Car 22 program. This pilot program is a partnership between VCH, North Vancouver RCMP and the West Vancouver Police Department and is aimed at assisting marginalized and vulnerable populations in the community who face mental health challenges. The Car 22 program also works with the Integrated First nations Unit on the North Shore. From conversations, staff from Lu'ma are keen to develop a deeper relationship with the RCMP in North Vancouver as they have in other jurisdictions through the local community policing liaisons. It is important to note that all residents in supportive housing have made a choice to be there, and work towards living a healthy, stable life. You are correct that it is absolutely fair to raise questions about this proposal, which is why we are hosting engagement sessions for the community to participate in, as well as the District's Public Hearing, tentatively scheduled for November. BC Housing, the DNV, Vancouver Coastal Health, and Lu'ma Native Housing Society, along with additional partners will be available to listen to feedback and answer questions. You will be able to register for our November 8th in-person session via: Neighbourhood Open House - East Keith Road Supportive Housing Tickets, Wed, 8 Nov 2023 at 6:30 PM | Eventbrite

Community Feedback
Is anyone collecting comments and concerns from the community, to submit to council? I have two young children and may not be able to attend the Nov 8 event in person, but I still have some very deep concerns about the location of this proposal.
CR Response
Yes, we are here at Community Relations. Each week, our team is gathering and presenting the latest feedback and questions to the District of North Vancouver and our development team so they can stay abreast with the voices of the community and address the concerns that lie within. If you'd like to put together a letter, or a general list of your feedback, we'll be sure to add it into our reporting.

Community Feedback
Mayor and Council, I'm am writing in regard to the homeless shelter currently under review for the site across the street from Park Place Daycare, and just up from the Bridgman Playground. Myself and neighbours have deep concerns about the site chosen for this facility. There is a daycare centre across the street. One of the few that we have in this area. We have a high proportion of young children in this community. We are deeply concerned with the implication that their safety is less important than the comfort level of people experiencing homelessness. The project planners can protest all day that we can't assume that this facility will increase crime, but we know that this is not realistic. We all read the news. These same statements were made to the residents of Yaletown, and now the police chief directly connects the increase in violent crime in their neighbourhood to the social housing that was put there. The same group proposed to manage this centre, currently manages the Travelodge facility near Lionsgate Bridge. Eight people have died in that centre since March 2022. Of course, not all, but some residents in these facilities do abuse narcotics - and in this location they can do so in the nearby parks where our children play, under the bridges where we go for walks and by the daycares that our children attend. They can break into cars and homes to fund their habits, they can leave their needles for children to grab, their crack pipes for dogs to eat and they can explode in violence without any warning. We've all heard about the stabbings happening regularly downtown and on the buses in other municipalities. Our children use this bus line to go to school. Yes, we are aware that not all residents will act in this manner, but even one is too many when it's our children who are at risk. How can the comfort level of a small proportion of the district be more important than our children's safety? Especially when you could purpose available federal funding toward purchasing a site further

away from our daycares and parks. Please be more considerate of our community. There is a daycare across the street from this site.

CR Response

Looped in response to other emails sent directly to CR Inbox from this community member

Community Feedback

I was given this email address to contact with questions about the homeless shelter, currently proposed for across the street from Park Place Daycare Centre, and just up the street from the recently updated Bridgeman Playground. Is this the only location available for this project in the district? Wouldn't it be safer for the community to put it in a less residential area (maybe not so close to the some of the few daycares that we have)?

Any clarification would be greatly appreciated, as this site choice is causing myself and neighbours a great deal of stress.

CR Response

We anticipate hearing many questions regarding the site selection and are sharing community input with the DNV and our development team. DNV considered other locations; however, this site is a district-owned property of the right size, that offers access to transportation and other support services that residents will need including good access to transit options, parks and green space and the mix of community amenities available in nearby Lynn Creek Town Centre.

We also emphasize that people who experience homelessness are as varied and different as any other neighbour. These new homes will be for adults, seniors and people with disabilities who struggle to maintain stable housing for a wide variety of reasons. We cannot and do not assume that supportive housing residents bring crime or violence to a neighbourhood. People experiencing homelessness are our most vulnerable neighbours, and more often the victims of crime rather than perpetrators. From experience, we know that bringing folks indoors from the North Shore streets, parks and trails will increase their personal safety and well-being immensely, as well as the safety of the entire community.

We acknowledge that there is much more conversation to be had with the community to address various feedback and concerns. The Wednesday, November 8th in-person Neighbourhood Information Session is still open for registration. You will be able to find updates surrounding the proposal, and a link to register at the District of North Vancouver – East Keith Road. In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

Community Feedback

I would like to point out that you knowingly misrepresented the truth with the statements made in your previous email. The individuals you are planning on moving into the Keith Rd site are currently engaging in illegal activities in and around the Travelodge site and have been reported as increasing crime in that area. We can and should assume they will do the same in our neighbourhood.

Where is the compassion for our children and their safety? There is a daycare centre across the street.

If something happens to a child, a member of our community, or a business because of your misleading the public about the safety of this facility, who will be liable? Who should be held accountable? BC Housing for lying to us? The DNV council for approving this dangerous facility to be

built across the street from a daycare? Or will you all just say “Oops! Oh well, better luck next time? Sorry, we ruined your neighbourhood, but better yours than ours”,? You could find another site further away from homes and schools, but this is just the cheapest option and that’s all you care about.

You are putting addicts beside a liquor store and marijuana dispensary. You are putting our children in danger. You are opening our homes to break-ins. Our homes, the law-abiding citizens who work our asses off to pay our taxes and live here, to provide a safe space for our children to grow up.

There are elementary schools and parks all around this site.

There is a daycare across the street.

We implore you to try harder to find another option that’s safer for your citizens.

There is a daycare across the street.

CR Response

Firstly, thank you for your patience in our response and please know that we have shared your input with the development team, the DNV, and our partners. We want to ensure that your voice is heard, and your concerns are addressed as the safety of the surrounding community, residents, and staff is a priority. Due to the amount of information requests we’ve fielded, we’ve added two additional community information sessions on November 9th and November 15th if you are unable to join us at the November 8th in-person session.

Ultimately, our goal is to bring our most vulnerable folks inside. The residents at supportive housing have chosen to be there and gives people a safe place to live where they can connect to services they need to stabilize and rebuild their lives. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. Upon accepting a home in this building, supportive housing residents would be required to sign a Residential Tenancy Agreement and would be expected to abide by it. The Agreement would address expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and their community and neighbours.

If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood. Our partners have also confirmed that direct engagement is underway with the local preschool as this topic has been presented at previous information sessions.

Community Feedback

If something happens to a child, a member of our community, or a business as a result of your misleading the public about the safety of this facility, who will be liable? Who should be held accountable? BC Housing for lying to us? The DNV council for approving this dangerous facility to be built across the street from a daycare? Or will you all just say “Oops! Oh well, better luck next time?

Sorry, we ruined your neighbourhood, but better yours than ours",? You could find another site further away from homes and schools, but this is just the cheapest option and that's all you care about.

You are putting addicts beside a liquor store and marajuana dispensary. You are putting our children in danger. You are opening our homes to break-ins. Our homes, the law-abiding citizens who work our asses off to pay our taxes and live here, to provide a safe space for our children to grow up.

There are elementary schools and parks all around this site.

There is a daycare across the street.

We implore you to try harder to find another option that's safer for your citizens.

There is a daycare across the street.

How is it going to be any different from what is going on at the Travelodge site? Please outline to us the management plan that will improve conditions over the current situation.

We've spoken to the members of the RCMP and we know what is happening there. If this is approved, members of the RCMP have said they are expecting crime to increase at our homes, schools and daycares. It's mind boggling to us that you continue to try to rationalize this to us. In that location, it will put our children in danger. There's no way around that.

CR Response

Ultimately, we meet people where they are at in their journey and support them towards healthier futures. We believe everyone deserves safe, secure housing. All residents in supportive housing have made a choice to work towards living a healthy, stable life. We work with marginalized communities and individuals in such a way that enables them to be accountable in creating their own pathways to self-sustaining wellness.

The Travelodge is a former motel that is being used as temporary, emergency housing. In contrast, this proposed project at East Keith Road, if approved, would feature a building meant to house these members of our community. The architect hired by BC Housing has lots of experience designing buildings like this, and has been working with BC Housing, VCH and Lu'ma representatives to design a building meant to foster inclusion and community among residents, and to address community concerns. It's worth noting that Bylaw officers have attended the Travelodge site to confirm that both the property owner site manager and BC Housing site manager follow the municipality's expectations of the day-to-day operations of the site.

At the end of the day, Aimee, we are here to provide more information towards a project, but we recognize that the community has very valid questions and feelings around the project itself where continued dialogue over email might not be the most satisfactory solution. We've listened to the community and have added two additional virtual information sessions, which we hope you can participate in. You'll have the opportunity there to ask questions to the BCH development team and our partners, including but not limited to Lu'ma Native Housing Society, Vancouver Coastal Health. I am providing a link here: District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca)

Community Feedback
I rarely see homeless people in the area. Can you please provide data on the local (neighborhood) homeless population as it doesn't make sense to me to place this centre in an area that isn't struggling with homelessness.
CR Response
Thank you for reaching out to us for more information! The most useful resource to provide you with this information will be the 2023 Homeless Point in Time Count which was just released here in October. Data pertaining to the North Shore is listed starting on page 18.

Community Feedback
On June 23, 2023, MLA Karin Kirkpatrick wrote a letter (https://www.bcunitedcaucus.ca/wp-content/uploads/2023/06/Letter-to-Minister-Kahlon-re-North-Vancouver-Travel-Lodge-June-23-2023.pdf) to Housing Minister Ravi Kahlon highlighting concerns arising from the supportive housing project at The Travelodge Motel site at 2060 Marine Drive, North Vancouver. What is being done to ensure these problems aren't replicated at the East Keith Road site?
CR Response
Thank you for taking the time to reach out to us. The East Keith Road proposal is different from the Travelodge, as the Travelodge is a former motel that is being used as temporary, emergency housing. In contrast, this proposed project, if approved, would feature a building meant to house these members of our community. The architect hired by BC Housing has lots of experience designing buildings like this, and has been working with BC Housing, VCH and Lu'ma representatives to design a building meant to foster inclusion and community among residents, and to address community concerns.

Community Feedback – Tamsin Guppy Response to DNV Directed Letter
I am writing in reference to the proposal to create 65 new homes with support services at 1200 East Keith Road (and the associated rezoning). I recognize the dire need for supportive housing in our community, particularly low rent housing for seniors and people with disabilities, as well as for families. I strongly support addressing the needs of people who are homeless or at risk for homelessness. But I have some critical questions/concerns before I can support this particular proposal. First, I would like to be much clearer on who will be included in the proposed development. The needs of seniors and persons with disabilities are very different from those of people who are experiencing homelessness because of complex addiction and mental health needs. Putting low-income seniors together with individuals who might be more volatile is not a great combination (for everyone's well-being and safety). I understand that there will be "wraparound supports" for up to 5 individuals, which is great. Is that a small number of residents who might be experiencing such significant challenges? But chronic homelessness itself presents very complex challenges for individuals. And, if the plan is to bring in more people who are experiencing homelessness because of complex addiction and/or mental health needs, then much more needs to be planned for to ensure that this provides a productive and positive addition to the community. My suggestions/concerns are borne from my close experience with a housing initiative for individuals who were homeless in the City of Vancouver. This was a 50-bed TMH building at Little Mountain near

Queen Elizabeth Park (close to my former residence). As proponents of social housing in general, my neighbours and I were in support of the TMH when it was first proposed. As in this proposal, we were told there would be supports in place for residents, that there would be a community advisory council, and that we shouldn't anticipate any adverse effects. The reality was in stark contrast to those promises. Supports for TMH residents came mainly in the form of young, well-intentioned "key workers" without much training or support to understand the complex needs of residents. Crime immediately spiked, with local businesses and neighbours experiencing theft from yards and cars and break ins. We watched drug deals unfold in front of our houses. We found drug paraphernalia in our parks, yards, and alleys (where children were playing). TMH staff took no responsibility for visitors and others who came and were disruptive (e.g., yelling; stealing). We saw an increase in homeless encampments in our local parks. When we took concerns, even with video evidence, to our "point person" on the community advisory committee, we were discounted. It wasn't until we organized as a community and sent a list of concerns to Mayor and City Council, BC Housing, the service providers and the Police that we received any consideration, and that came first from the Police. As we entered into conversations with these groups, we started to see the huge costs being born, well beyond the cost of staffing the TMH alone. These were psychological, in citizen's sense of safety in their own homes, and financial. Financial costs were evident for both community members (e.g., businesses repairing damage, residents putting up fences and adding cameras, repairing damages, replacing lost property) and for Vancouver City as a whole (e.g., in policing, park rangers). The large rise in property taxes in Vancouver is in part a reflection of the significant unanticipated costs of their current housing initiatives.

If this development is intended to reach a similar population, then this may well be our community's experience. Given that, I have several suggestions/concerns:

1. In terms of supports, given the overrepresentation of Indigenous people in our homeless population, there is a critical need for Aboriginal Health to also be involved, as well as Lu'ma and Vancouver Coastal Health. Further, given that many people who experience chronic homelessness have complex needs, social workers, mental health workers, addiction workers, and other kinds of wraparound supports may be needed for a wider range of residents.

2. It is critical that plans for engaging with the community are in place well before this development is approved. Currently, the rezoning proposal states, "Once in operation, Lu'ma will also build connections with the neighbourhood and provide a point person for any questions or concerns that neighbours may have." Connections need to be built now, and consultation needs to start through the planning process. This proposal needs to realistically include considerations/ impacts on the entire community, not just focus on this single site.

3. Similarly, given our experience, there needs to be a plan for collaborations between service providers, RCMP/police, Lu'ma Housing, the DNV (for adjacent parks, other services), businesses, community health offices, and community members built in up front. For example, in our experience, it was helpful when the service provider recognized the importance of their looking for drug paraphernalia in the immediate vicinity of the TMH; and for Police and the community to collaborate with the TMH manager should any concerns arise (which benefited residents of the TMH too, who were often victimized given their vulnerability).

4. Finally, there needs to be a commitment up front for a partnership to cover the costs that will be incurred. For example, BC Housing needs to support the DNV now and into the future to ensure supports are available (e.g., policing, park rangers, resident supports, etc), to ensure that, as in Vancouver, property taxes aren't inflated by costs that can be anticipated, depending on the nature of this development.

All of my comments might not be relevant, depending on the answer to my first question… who will be the residents in this development? But, if the intent is to address chronic homelessness among the many people in our community with complex needs, then these concerns need to be addressed as part of planning.

DNV Response

Thank you for taking the time to provide some very useful input that really digs into the types of issues you experienced on another supportive housing project. Your input will be shared with Mayor and Council and I will forward it to the partners who will be involved in the operating this facility should this project go ahead as proposed.

In listening to the experts discuss this proposal and in visiting another supportive housing project that has complex care units, I can offer the following thoughts for consideration – but again I will forward your very specific comments on to the potential operators of this proposed facility (Vancouver Coastal Health and Lu'ma Native Housing Society):

a) Housing is a basic human need: First and foremost, this project is about getting people who currently live on the North Shore and are experiencing homelessness indoors with a safe studio apartment to live in and 24-7 support services. The people who will live in this building are already living on the North Shore in our community but doing so out of their cars or out of tents and tarps. Many of the impacts you describe are already occurring, however, giving people a safe place to live provides an opportunity for healing to begin.

b) Building a community within a supportive housing project: In both visiting a supportive housing project run by Lu'ma Native Housing Society and listening to Vancouver Coastal and Health and Lu'ma speak about how this project would operate, they talk about a resident selection process where they match applicants with the services that will be on site and the capacity of the programs that are operating. They also emphasize that safety for the residents is a key concern, as residents need to feel safe in their new home, so operators look at how they can create a community of residents who match the support resources available to them.

c) Adding Funds and Staff: Vancouver Coastal Health and Lu'ma Native Housing Society have experience with complex care housing and with providing complex care units in supportive housing projects and both organizations find that having complex care units in a supportive housing setting is an added benefit to all the residents in the supportive housing project, as the complex care units bring deeper funding and resources to provide greater support services to the project.

d) Supportive housing isn't for everyone: This housing project will be one project on a continuum of housing choices and different people with different needs may be served in different housing options – but this is one key tool to deal with the homeless component of today's housing crisis.

BC Housing Community Relations/Let's Talk Enquiries & Responses

East Keith Road, North Vancouver

November 2 – November 8, 2023

Community Feedback
When it comes to supportive housing, everyone's biggest worry is safety. There must be reasons for it, this is not new and has been shown in other areas. I will outline the concerns/considerations later on. I am in agreement with helping people to be self-sustainable and rehabilitate into society, but I am not fully convinced this is the best solution. I think a lot of thinking and considerations should be put in place and addressed. Housing is an issue in Vancouver and will continue to be so. I think the consideration is balancing out the succession rate versus others taking advantage of the helping hand. I think there are 2 root causes. 1) People's ability to be self sustainable and rehabilitate into society, which looks like you are addressing with the proposal. 2) General housing affordability. It has become now that living on a slightly low income is better than working hard to try to sustain because of the benefits. This needs to be addressed appropriately and everyone needs to be taken into consideration. Otherwise there is no motivation to be independent. Always handing out doesn't set a good example of how one should be. It's like wild animals no longer knowing how to hunt and get their own food as they get fed by humans. Soon they become dependent, we have to keep feeding them endlessly and they die because they lose their instincts. I worked really hard to afford a place in this area to escape from Vancouver's environment. North Vancouver has a reputation and a lifestyle which makes it attractive to some. Changing that will devalue and downgrade it. Attracting a different population will gradually change the environment. The consideration is ensuring people that live there are a good match, so that they don't "drag" each other down. The selection of the people eligible for supportive housing has to be very strict, perhaps a community opinion on it to ensure the correct measures are in place. It is in question whether this is the best area. There are lots of trails in this area by Lynn Creek. It is a family area where people like to go for walks after dinner and at night. Currently, there isn't enough lighting. Already there are some hidden areas with tarps. It will become more of an attraction to have more people live outdoors in this area. It is already a worry with a community centre nearby with shared parking with the building. It is difficult to control entry in apartment buildings (easy theft) and there are lots around. In addition, a bus hub and a metal and bottle exchange centre already makes it accessible and an ideal target for some. It can easily become like terminal station/Main st. A suitable area with the right surrounding should be considered. Too easily accessible may not always be a good thing. Think about if this was the building beside where you live. What would be your concerns? What needs to be done to address those. Make it real. If you were receiving this service. What is it that is most needed? What are some things that you might use to take advantage of? How do we prevent that from happening?

CR Response
Thank you for sharing your thoughts and concerns regarding supportive housing in North Vancouver. Your perspective is important, and I appreciate your willingness to engage in this discussion. I understand that safety is a paramount concern when it comes to supportive housing, and you've raised valid points that require careful consideration. It's clear that you care deeply about the well-being of the community and want to ensure the best outcomes for everyone involved. Please know that all feedback is collected and shared with our project team so they have visibility around the community's input. Your concerns about the balance between helping people become self-sustainable and addressing housing affordability are crucial. The District of North Vancouver's Rental and Affordable Housing Strategy identified that homelessness is on the rise in North Vancouver, and District residents are increasingly vulnerable. The District of North Vancouver's 2023 Housing Needs Report identifies key priorities to address housing challenges and deliver a range of social and supportive homes. As you mentioned, there's been examples of folks experiencing homelessness close to the project area, with others living out of parked cars on District streets. Those experiencing homelessness are as varied as any other neighbour and we cannot assume they will bring criminal tendencies. They may be seniors, people with disabilities, people who have employment but no housing, people who are working through mental health concerns and/or substance use. Those who live in supportive housing have actively made the choice to be there. Our goal is to bring those folks outside, in to provide them with the supports they need to begin to stabilize their lives and move into more permanent housing. In addition, all residents are required to pay rent, and sign a Good Neighbour Agreement which focuses on property, safety of themselves, staff, and the community, conduct and behaviour, and communication. Every potential resident is considered on an individual basis to ensure that the housing and services provided by the program match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and health care services. Staff from Lu'ma Housing Society will be on site 24/7 to provide supports, including meal programs, life and employment skills training, as well as health and wellness support services and a connection and reconnection to community, culture, teachings, ceremony and traditional food. BC Housing and Lu'ma are focused on building relationships within the local community and keeping communications lines open and accessible. In addition to emphasize measures taken around safety and security, this would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. With proposed 24/7 staffing Lu'ma is in a good position to deal with and tend to any issue arising on site, while also ensuring the privacy rights of the tenants are upheld. If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Lu'ma staff would work with residents and the neighbours to foster good neighbourhood relations. We acknowledge that there is much more conversation to be had with the community moving towards the rezoning application. You will be able to find updates surrounding the proposal, and a link to register for our upcoming information sessions at District of North Vancouver – East Keith Road | Let's

Talk Housing BC (letstalkhousingbc.ca) In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

Community Feedback
Thank you for your information session last night for the parents of children attending North Star Elementary School. I really appreciate you taking the time to address some of our concerns. After hearing the proposal and understanding more about the project, I would like to ask that you reconsider the location of the proposed Supportive Housing Project on East Keith Road. While I do agree with the need for Supportive Housing, I feel strongly that the right location for it is critical to keep the surrounding community safe. I can understand, from an outside perspective, how the East Keith Road location looks ideal for a project of this type - however I don't think your team realizes that the location of this proposed development is actually in the heart of a very child-focused area. As mentioned in your presentation, the Supportive Housing site will include a fenced facility, security cameras, architecture and landscaping to reduce crime, a direct phone line to residents in the area to contact the RCMP, and increased monitoring of parks and neighboring areas to clean up drug-related debris and garbage. If all of these measures are needed, the neighborhood and children in the area are being put at an additional risk. The East Keith Road location is directly across the street from a daycare, half a block away from an elementary school, and one block away from a park used by hundreds of children daily. The children at the elementary school and daycare use Bridgman Park daily, walk the trails in the area, and explore the neighborhood on a regular basis. It is not the right location for a project where the majority of people who will be living there are struggling with substance abuse and mental health issues - including some of whom will have severe and complex mental health issues. The sad reality is that the location of this proposed Supportive Housing Project will impact the safety of these children. How is this trade-off of children's safety justified? I realize that a lot of hard work and planning has gone into this project so far, but I am urging you to reconsider the site location of this project for the greater good of the surrounding community. Perhaps, one of the sites that you mentioned near the Phibbs Exchange would be better suited for a Supportive Housing Development, and the East Keith Road Site would be better for a Low Income Housing Development? One of your team members had mentioned that there are schools and children's facilities in all areas of our community, and so moving the location would not solve the children's safety concern. However, the East-Keith Road location is unique due to the fact that there are numerous children's facilities in extremely close proximity to this proposed project.

The Phibbs exchange area is not in direct proximity to an elementary school or a busy children's park, while residents of the Supportive Housing Project will still have easy access to public transit and other needs.

This change in location would alleviate many people's concerns about the safety of the hundreds of children using the East Keith Road/Bridgeman Park area, and allow you to gain more support from the community regarding this Supportive Housing Project.

Please reconsider the location of this project for the safety of our children.

Thank you for your time. I look forward to your response.

CR Response

Firstly, I wanted to say thank you for taking the time the other day to attend our information session at North Star Elementary to learn more about the proposed project at East Keith Road. I completely understand and hear your concerns around the selected site, especially when it comes to the safety of children in the vicinity. As you know, many folks share the same thoughts and feelings. Bridging the concerns of the community while addressing the well-being of our most vulnerable population is complex and challenging. Ultimately, feedback such as this is important, as you represent the community in which this proposal is located.

To provide a bit more context as to why this specific site was selected, DNV staff identified all the District-owned land resources, which included lands that could be available for development. Staff utilized this assessment of the District land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included:

- a site that could accommodate 50-75 units,
- access to transportation and other support services that the residents require,
- good access to transit options, groceries, parks, and green space, and
- a mix of community amenities available.

I can also clarify that while the District does own a variety of parcels of land, not all are designated or appropriate for residential use, and of those that are residential, very few are right sized for a 65-unit apartment building. Here you can find in-depth information on the DNV Report to Council.

As you mentioned, there is a need for supportive housing in the community, but we cannot assume that the folks that have made a choice to live there will bring criminal tendencies to the neighbourhood. All residents in supportive housing have made that important choice to work towards living a healthy, stable life. Every potential resident would be considered on an individual basis to ensure that services and programming provided match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and health care services.

People who live in supportive housing need to abide by the rules outlined in the program agreement, including expectations for paying rent, maintaining the unit, involvement in individualized case planning, signing the Good Neighbour Agreement, and more. The Program Agreement also addresses

expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and others. Once folks are given an opportunity to come inside from our parks and trails, they can begin to stabilize their lives in a supportive and safe environment and begin to reintegrate and build positive community connections.

I want to thank you for your dedication to the safety of the children in our community and your commitment to finding the best solution for all residents. I hope that our collective efforts can lead to a resolution that prioritizes the welfare of everyone involved. In addition, please know that we share all feedback received to the District of North Vancouver, Lu'ma Native Housing Society, and our project partners to ensure that you are heard. Updates around this project will continue to be posted on our Let's Talk page, in addition to more community engagement opportunities. District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca).

Community Feedback (End of conversation from repeat emailer)
If safety was the number one priority, as it should be, then this facility would be put on the other side of the commercial area, away from the residential areas, parks and schools. You know that. Let's stop pretending safety is a priority here.
CR Response
Thank you for the response. Please know that I appreciate your commitment to your community, and I understand that at the end of the day, safety is absolutely the number one priority as it should be. I've continued to share our conversation to our development team and our project partners, so they are aware of the impact that this project has and how the community feels about it. I'm sorry that you feel that the information sessions will be a misrepresentation of information, but I do feel as though it will be valuable for those with strong feelings to present concerns in a face-to-face setting. As mentioned, those opportunities will all be listed on the Let's Talk page. District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca)

Community Relations Emails Received – No response provided yet

Community Feedback - Forwarded by Tamsin to provide further detail on specific questions
Thank you for drafting a response to my earlier email. I have a background in social policy from Simon Fraser University and a I am also a certified mediator/negotiator from the Justice Institute of BC. From my educational training and experience, it is always best to look at the finer details when making sound decisions. If you could please further expand on some of your points so that I may more fully understand your viewpoint, I would appreciate it – please see my comments and questions in the text of your letter. …Thank you for your input, your comments will be shared with Mayor and Council. Vancouver Coastal Health and Lu'ma Native Housing Society have experience with complex care housing and with providing complex care units in supportive housing projects and both organizations find that having complex care units is an added benefit to all the residents as supportive housing projects that include complex care units have deeper funding and resources to provide greater support services to all the residents.

While the addition of the complex care units will provide additional funding for the proposed supportive housing development, is this actually in the best interest of all residents?
If one looks at the services provided to individuals with mental health and drug addiction, a facility like Red Fish Healing Centre (funded by the government) is much more able to provide wholistic services to individuals who would qualify as complex-care housing candidates. The healing centre's goal is to address ' physical wellness, mental wellness, substance-free living [my underline], problem behaviours…treatment is provided by a specialized interdisciplinary team to deliver coordinated and comprehensive individualized care, ultimately leading to sustained treatment success, minimization of relapse and overall enhancement of the quality of care'. Once an individual has passed through this treatment process, they are then assessed for supportive housing. As noted by the Lu'ma representative on your information webinar, drug abstinence would not be a requirement for residence in the complex-care section of the proposed facility on Keith and Mountain Highway. I disagree with this as I believe that drug use at or around the facility can pose a risk to the community.

Tenants for this project will be assessed with the goal of maintaining safe and stable housing. This assessment process matches residents with the appropriate services provided. It also ensures the project will have a balanced mix of residents. What would be the assessment process for individuals who seek to reside in the complex-care portion of the residence? What is your definition of a balanced mix of residents? In my view, the assessment process should be one in which the complex-care residents are assessed based on their suitability for habitation with the other residents and the community in the surrounding area. Would a psychiatric assessment tool such as START http://www.bcmhsus.ca/health-professionals/clinical-professional-resources/risk-assessment-start-manuals be used, or would an individual's lack of housing be the only criteria?
As for 'a balance mix of residents', my concern is that low-income seniors and disabled residents, who I assume would qualify for supportive housing, would be required to live in a setting where other residents are buying and using street-purchased drugs.

The safety of residents, staff and the surrounding community is a priority. The most important security feature, both for residents and the community, is staffing. The building will have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in a timely manner. I would differ on this approach as I believe the key factor to ensuring safety is that individuals are appropriately assessed and housed in a setting in which their particular needs can best be met and where their and others' safety can be best assured. An example of this is Red Fish Housing where in-depth assessment and multi-layer treatment services are provided.
http://www.bcmhsus.ca/our-services/provincial-integrated-mental-health-addiction-programs/red-fish-healing-centre/model-of-care

If the project is approved, the operators of the building will share direct contact information with the surrounding community and commit to keeping open lines of communication. The goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood. As noted in my previous email with a link to the North Shore News, the Lu'ma-run housing facility on Capilano Road has proven to not be a positive experience for the community in the surrounding area.

Many supportive housing sites for people experiencing homelessness across the province have been operating in their communities and near schools with no issues. There are over 225 provincially funded supportive housing sites across the province that are within 500 metres of a school. 57% of provincially

funded supportive housing sites in B.C. within 500 metres of schools have been operating for 10+ years. My concern is not with supportive or subsidized housing, my concern is with the complex-care housing component of the proposed development which would serve a demographic that may be suffering from an array of diagnosed and undiagnosed mental health issues coupled with the use of street-acquired drugs in and around the facility.

Thank you once again for taking the time to provide your comments,

I look forward to learning more about the proposed development and further discussion at the in-person meeting next week on November 8th.

Community Feedback
It is November 5, 2023 and the site has not been updated with the date of the Public Hearing. We only know it will be sometime in November. When will this be updated to provide the public has sufficient notice

Community Feedback
No question, but I wanted to say I fully support this initiative! I have lived in North Van for 3 years. I own a condo at Keith and Lonsdale. I fully support the addition of any and all supported housing in the community. It's so nice to live in a city that is investing in housing and services for those who need it most.

Community Feedback
I'm an owner and resident at 680 Seylynn Crescent and a supporter of the rezoning and project at 1200 block of East Keith Road. The supportive housing sounds like a very thoughtful and caring approach to homelessness, poverty and isolation. I hope the project is approved and construction on that site is not too much of a disturbance to highway on ramp traffic.

Community Feedback
It seems like all the neighbouring houses and businesses are going to have to bear the burden of living next to at risk people. This is no easy task, and it becomes even harder or impossible for those living in single family houses. This is no small change; it is big change for the area. How is this being address? It sounds like the residents of those houses are just going to have to take all costs with zero benefits for them. This is one of the only cases where I see development being a loss scenario for current resident! Where the plans to help the people currently living in the area?

Community Feedback
Will this project include a shared/supervised injection space?

Community Feedback
Please specify the sites proposed to BC housing for this development. Under Rezoning and Development, if this project goes ahead what is DNV considering as fair compensation for property

owners in the immediate area taking into consideration the seeming lack of appetite for approving permits for the area to the east that is already rezoned?

Community Feedback
The district is requesting the development fee of $694,000 be waived. Who will be paying for this fee?

BC Housing Community Relations/Let's Talk Enquiries & Responses

East Keith Road, North Vancouver

November 8 – November 17, 2023

Community Feedback
It is November 5, 2023 and the site has not been updated with the date of the Public Hearing. We only know it will be sometime in November. When will this be updated to provide the public has sufficient notice?
CR Response
Good morning, The Public Hearing has been set for November 21st. You will find information related to the public hearing on the District of North Vancouver's website: Speak at a public hearing | District of North Vancouver (dnv.org) Council minutes, agendas, and notices (dnv.org)

Community Feedback
No question, but I wanted to say I fully support this initiative! I have lived in North Van for 3 years. I own a condo at Keith and Lonsdale. I fully support the addition of any and all supported housing in the community. It's so nice to live in a city that is investing in housing and services for those who need it most.
CR Response
Thank you for sharing your support for the initiative to add supportive housing in North Vancouver! Your positive perspective reflects a commitment to improving the quality of life for everyone on the North Shore. We're excited for the future of this supportive housing site, though there is much more work to do before it comes to fruition! The District of North Vancouver is holding a public hearing on November 21st. If you're interested in participating, information can be found on the DNV website: Council minutes, agendas, and notices (dnv.org) We will also be posting important updates around East Keith Road on our Let's Talk page as we have them! Thank you again for your note of support.

Community Feedback
I'm a owner and resident at 680 Seylynn Crescent and a supporter of the rezoning and project at 1200 block of East Keith Road. The supportive housing sounds like a very thoughtful and caring approach to homelessness, poverty and isolation. I hope the project is approved and construction on that site is not too much of a disturbance to highway on ramp traffic.
CR Response
Thank you for sharing your support for the initiative to add supportive housing in North Vancouver! It's heartwarming to hear your enthusiasm for a more inclusive and compassionate community. Your positive perspective reflects a commitment to improving the quality of life for everyone on the North Shore! We're excited for the future of this supportive housing site, though there is much more work to do before it comes to fruition! We are sharing all feedback collected with our development team and project partners. We will also be holding upcoming community information sessions this week and next. If you're interested in joining last-minute, registration links can be found on our Let's Talk page: District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca) Also, we will be posting important updates around East Keith Road on this page as we have them! Thank you again for your notion of support.

Community Feedback
You are destroying our family-friendly Lynnmour Community. Please don't waste our taxes on projects like this. I know that you don't care about our feedback. You proved it when you approved the zoning change by HolidayIn 180 units 6:1. That's when my family realized, that we would need to research where DNV officials live and move there as these projects won't be approved in these neighbourhoods.
CR Response
Thank you for taking the time to submit your thoughts. I understand that you're feeling frustrated and concerned about the proposed changes happening in the Lynnmour Community. Community changes are challenging, especially when folks feel that it affects the sense of family-friendliness that neighbours value. It's essential for local officials to be responsive to the concerns of residents and to find a balance between development and maintaining the character of the neighborhood. It is important here to emphasize that people who experience homelessness are as varied as any other neighbour. All residents in supportive housing have made a choice to work towards living a healthy, stable life. To provide you with a bit more context around the Travelodge, it is a former motel that is being used as temporary, emergency housing which was in response to the COVID-19 pandemic. In contrast, this proposed project at East Keith Road, if approved, would feature a building meant to house these members of the North Shore community. The architect hired by BC Housing has lots of experience designing buildings like this, and has been working with BC Housing, VCH and Lu'ma representatives to design a building meant to foster inclusion and community among residents, and to address community concerns. It is important for the community to have the opportunity to speak. The District of North Vancouver will be hosting a public hearing on November 21st. I will link the details below if you are interested in registering:

Speak at a public hearing | District of North Vancouver (dnv.org)

Council minutes, agendas, and notices (dnv.org)

In addition, we are always listening at communityrelations@bchousing.org if you have any questions.

Community Feedback
Where is the link to the information on the public hearing on Nov 21?
CR Response
You can find the link to the information on the DNV website: https://www.dnv.org/government-administration/speak-public-hearing Council minutes, agendas, and notices (dnv.org) Thank you!

Community Feedback
I had dates mixed up and have missed the Nov 8th meeting. I'd like to ask if there a way to obtain the meeting minutes please. I think this project is vey exiting and important to the North Shore and in any other communities as there are not enough facilities to provide safe and sound social welfare and well-being homes to vulnerable people. The number of units proposed for this project is not enough to mitigate the current housing crisis but any is better than none. What will this housing be focused on providing and what it will be categorized as on the BC Housing list? What will be the qualification criteria for ones to apply and when will that become available to submit? Could this be function as additional assisted living place for senios and people with disability in the North Shore? I would appreciate to hear back with your reply. Thank you.
CR Response
Thank you for reaching out to us. I'm sorry you weren't able to attend the November 8th meeting! This Community Information Session was hosted as an open house with presenters from Lu'ma Native Housing Society, Vancouver Coastal Health, and our architect partners where folks went around the room to ask questions and gain more information. The poster boards which were used around the room are located here: 0c02d18444896d0af2ebda004e390a93_P03.1_North_Van_Commuity_Open_House_REDUCED.pdf (ehq-production-canada.s3.ca-central-1.amazonaws.com) We share in your excitement to see the positive impacts that this proposed building will bring to the most vulnerable folks in the community. This would be considered supportive housing under the BC Housing umbrella. The homes would be for adults, seniors and people with disabilities, with a priority for people on the North Shore as there is a significant, unmet local need. The people who would apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming. To provide you with a bit more information, this “housing-first’ model gives people a safe place to live where they can connect to services they need to stabilize and rebuild their lives. We work in partnership

with non-profit societies, like Lu'ma Native Housing Society, who operate supportive homes and provide on-site services to residents. Supports could include cultural outreach workers, elders, tenant support workers and homemakers along with connections and reconnections to community and culture. Culture is healing and that begins with building community as a main goal. Health care will be provided by mobile health clinics and a connection to community resources. Life and employment skills training will also be provided.

We will continue to post any important updates on our Let's Talk page, so stay tuned! Again, I appreciate you reaching out with your show of support for East Keith Road.

Community Feedback
Are people who have been diagnosed with serious mental health problems and people who have a drug addiction be together in this building ? If so, I worry that illegal drugs will become a problem amongst the mentally ill with disastrous results. I lost my schizophrenic son in June this way.
CR Response
First, I'm truly sorry to hear about the loss of your son, and I can only imagine the pain you must be going through. It's completely understandable that you would have concerns about the potential cohabitation of individuals with mental health conditions and those dealing with addiction in the same building. To speak to the residents of this proposed building, the people who would apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming that this space would provide. BC Housing will work with local service providers to determine the criteria and to select residents, while recognizing that this housing will specifically be targeted to people from North Shore communities. 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. If they choose to use, the operators would work with each tenant to 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. There are no plans to provide a safe supply program onsite; access to safe supply is part of a care plan between the patient and their doctor. Lu'ma Native Housing Society and Vancouver Coastal Health would work together 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. In this conversation, I feel it is important to mention the current proposal is for 60 studio apartments for supportive housing residents, with a proposed five spaces for Complex Care residents. Complex care housing (CCH) is a provincial initiative that provides a ground-breaking approach to support people who have both mental health and substance use issues, alongside other health concerns like trauma. This program will provide an enhanced level of integrated health and social supports that serve people where they live, for as long as they need it. Complex care housing has direct connections to treatment and specialized care, including support from nurses, peer workers, social workers and other health professionals.

Other supports that are provided to residents are outreach workers, life skills training, employment assistance, connection and referral to community services and support groups. Overall, all residents who have chosen to live in supportive housing have made that important choice to work towards living a healthy, stable life. We want to ensure that all residents, no matter what their needs are, are met with a safe haven with access to resources and successfully reintegrate back into the community in which they live in.

Community Feedback
No comment, but wholly support this initiative. If anything, a mix of 2 and 3-bedroom spaces would also be good to accommodate families.
CR Response
Thank you for sharing your support for the initiative to add supportive housing in North Vancouver! Your positive perspective reflects a commitment to improving the quality of life for everyone on the North Shore. We're excited for the future of this supportive housing site, though there is much more work to do before it comes to fruition! The District of North Vancouver is holding a public hearing on November 21st. If you're interested in participating, information can be found on the DNV website: Council minutes, agendas, and notices (dnv.org) We will also be posting important updates around East Keith Road on our Let's Talk page as we have them!

Community Feedback
Urgent Concerns Regarding Proposed Supportive Housing in Our Neighborhood 1200 E Keith Road Dear City Council, I hope this letter reaches you with a sense of urgency and a genuine desire to protect the well-being and interests of the residents of our community. I am writing to express my deep reservations and serious concerns about the proposed supportive housing development slated for our neighborhood. While I acknowledge the city's commitment to addressing homelessness, it is essential to recognize that the current proposed location raises significant and potentially irreversible issues for our community. My foremost concern is the matter of safety, both for the residents of the supportive housing facility and our existing community members. We need unequivocal assurance that the city will implement rigorous security measures and allocate sufficient resources for ongoing safety monitoring to mitigate any potential risks. Equally distressing is the impact this development may have on the safety of our children. Our neighborhood is home to numerous families with young children who deserve the right to grow up in an environment free from unnecessary risks. It is imperative that the city undertakes a comprehensive assessment of potential risks to children, and implements robust safety protocols to safeguard their well-being. Property values, a cornerstone of financial stability for many homeowners, are at stake. I insist on a thorough and transparent analysis of the potential impact this supportive housing facility could have on property values in our neighborhood. The city must be forthcoming with this information, as withholding such critical details only breeds mistrust among residents. I implore the city to reconsider the current location of the proposed supportive housing facility. It is clear that placing it in close proximity to populated areas poses a multitude of challenges. I strongly recommend exploring alternative locations, perhaps further away from densely inhabited regions, to strike a more reasonable balance between addressing homelessness and preserving the integrity of existing communities. Additionally, beyond safety and property values, the city must

address any other potential issues that may arise, such as traffic congestion, increased demand for local services, and the overall integration of the facility into our neighborhood's infrastructure. These issues require thorough consideration, and residents demand an active role in the decision-making process. I urge the city to engage in open, honest, and continuous communication with the community, providing regular updates and genuinely considering our input throughout this critical decision-making process. The future of our neighborhood is at stake, and I trust that you will take these concerns seriously. Thank you for your immediate attention to these pressing matters. I anticipate a robust, transparent, and community-centric discussion about the proposed supportive housing development in our neighborhood. Sincerely, Todd

CR Response

Thank you for sharing your thoughts and concerns regarding supportive housing in North Vancouver. Your perspective is important, and I appreciate your willingness to engage in this discussion. I understand that safety is a paramount concern when it comes to supportive housing, and you've raised valid points that require careful consideration. It's clear that you care deeply about the well-being of the community and want to ensure the best outcomes for everyone involved. Please know that all feedback is collected and shared with our project team, so they have visibility around the community's input. I did want to note that we did receive your Let's Talk inquiry as well.

To provide a bit more context as to why this specific site was selected, DNV staff identified all the District-owned land resources, which included lands that could be available for development. Staff utilized this assessment of the District land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included:

- a site that could accommodate 50-75 units,
- access to transportation and other support services that the residents require,
- good access to transit options, groceries, parks, and green space, and
- a mix of community amenities available.

I can also clarify that while the District does own a variety of parcels of land, not all are designated or appropriate for residential use, and of those that are residential, very few are right sized for a 65-unit apartment building. Here you can find in-depth information on the DNV Report to Council.

As you mentioned, there is a commitment to deliver safe and supportive housing, but we cannot assume that the folks that have made a choice to live there will bring criminal tendencies to the neighbourhood. All residents in supportive housing have made that important choice to work towards living a healthy, stable life. Every potential resident would be considered on an individual basis to ensure that services and programming provided by this site match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and health care services. People who live in supportive housing need to abide by the rules outlined in the program agreement, including expectations for paying rent, maintaining the unit, involvement in individualized case planning, signing the Good Neighbour Agreement, and more. The Program Agreement also addresses expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and others.

Once folks are given an opportunity to come inside from our parks and trails, they can begin to stabilize their lives in a supportive and safe environment and begin to reintegrate and build positive community

connections. In addition to emphasize measures taken around safety and security, this would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. With proposed 24/7 staffing Lu'ma Native Housing Society is in a good position to deal with and tend to any issue arising on site, while also ensuring the privacy rights of the tenants are upheld. If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Lu'ma staff would work with residents and the neighbours to foster good neighbourhood relations.

I want to thank you for your dedication to the safety of the children in our community and your commitment to finding the best solution for all residents. I hope that our collective efforts can lead to a resolution that prioritizes the welfare of everyone involved. I am attaching BC Housing's Community Benefits of Supportive Housing report, which includes data and statistics which I hope you find informative and useful. In addition, please know that we share all feedback received to the District of North Vancouver, Lu'ma Native Housing Society, and our project partners to ensure that you are heard. Updates around this project will continue to be posted on our Let's Talk page, in addition to more community engagement opportunities https://letstalkhousingbc.ca/north-vancouver-east-keith-road. The DNV will also be hosting a public hearing on November 21st, here is the link if you are interested in participating: https://www.dnv.org/government-administration/speak-public-hearing. Again, Todd, thank you for taking the time to voice your feedback and concerns around this project.

Community Feedback
I amongst the hundreds and hundreds of others, would like to voice my opposition for the awful idea for "supportive" housing on E Keith and Mountain Hwy. I live near the area where there are children playing in Bridgeman park, a daycare, and many young families nearby. This is a very developing neighborhood with many high and low rises about to be built. This location is not the spot to put severely mentally ill transient people with substance abuse issues. This will ONLY increase crime and make everyone in this entire neighborhood feel unsafe. Why was this location chosen? It's not close to any mental health, substance abuse, or medical care facilities. It's at a cross section of a busy road and where many young families live. You want to increase crime in this area with no actual plan to help these people? What would help in relocating this proposal? I'd be happy to organize a petition with the hundreds, if not thousands of my neighbors near the area opposing this proposal.
CR Response
Thank you for taking the time to reach out to us. It's clear that you care deeply about the well-being of the community and want to ensure the best outcomes for everyone involved. Please know that all feedback is collected and shared with our project team, so they have visibility around the community's input. I did want to note that we did receive your Let's Talk inquiry as well. To provide a bit more context as to why this specific site was selected, DNV staff identified all the District-owned land resources, which included lands that could be available for development. Staff utilized this assessment of the District land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included: • a site that could accommodate 50-75 units, • access to transportation and other support services that the residents require, • good access to transit options, groceries, parks, and green space, and

- a mix of community amenities available.

I can also clarify that while the District does own a variety of parcels of land, not all are designated or appropriate for residential use, and of those that are residential, very few are right sized for a 65-unit apartment building.

I hope to dispel the fact that there are no services provided to folks who are choosing to live at this proposed site. All residents in supportive housing have made that important choice to work towards living a healthy, stable life. We cannot assume that those who chose to live here will bring criminal tendencies. Every potential resident would be considered on an individual basis to ensure that services and programming provided by this site match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and on-site health care services. People who live in supportive housing need to abide by the rules outlined in the program agreement, including expectations for paying rent, maintaining the unit, involvement in individualized case planning, signing the Good Neighbour Agreement, and more. The Program Agreement also addresses expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and others. Here you will find an example of this agreement: Residential Tenancy Agreement Crime Free Housing Addendum (bchousing.org)
Once folks are given an opportunity to come inside from our parks and trails, they can begin to stabilize their lives in a supportive and safe environment and begin to reintegrate and build positive community connections. In addition to emphasize measures taken around safety and security, this would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. With proposed 24/7 staffing Lu'ma Native Housing Society is in a good position to deal with and tend to any issue arising on site, while also ensuring the privacy rights of the tenants are upheld. If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Lu'ma staff would work with residents and the neighbours to foster good neighbourhood relations.

Our goal is to foster open communication and collaboration to address the concerns of the community. We are committed to finding a solution that balances the needs of vulnerable populations with the safety and well-being of the neighborhood. Thank you for taking the time to express your concerns. We value your input and will keep you updated on the progress and any developments in this matter via our Let's Talk page District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca). In addition, I am sharing with you our Community Benefits of Supportive Housing brochure, which provides data around supportive housing in our neighbourhoods that I hope you find useful.

Community Member Response to CR

Thank you for your detailed response and the information provided. I appreciate the effort to address community concerns regarding the proposed supportive housing project at 1200 East Keith Road.

While I understand the outlined criteria for site selection and the commitment to providing services to residents, I want to emphasize our specific experience with Lu'ma Native Housing Society at the Travel Lodge location. Unfortunately, their presence there was associated with increased crime in the area and open drug use, impacting the safety and well-being of the community. It is crucial to consider the track record of Lu'ma as a neighbor and the potential risks associated with their operations.

Our primary concern is the safety of our community, especially with the proximity of daycares and families in the area. Given the challenges faced at the Travel Lodge site, we urge the Council to thoroughly evaluate the potential impact of this development on the safety and security of our neighborhood. Further consultations with the RCMP are essential to address potential safety risks adequately.

Moreover, we believe a better-suited site for such a development should include local access to a hospital, a police station, and safe drug use sites to ensure comprehensive support services for the residents.

CR Response

We're happy to do what we can. As you and I can both understand, there is more conversation and community collaboration to be had around this proposed supportive housing site. I want to assure you that your concerns will be taken into account as the Council evaluates the proposed development. The goal is to create a supportive housing environment that not only meets the needs of residents but also enhances the safety and harmony of the surrounding neighbours and community.

We've heard questions around how this site will compare to the Travelodge – and just to provide some information there, the site as you know is a former motel that is being used as temporary, emergency housing. In contrast, this proposed project at East Keith Road, if approved, would feature a purpose-built space meant to house vulnerable members of our community. The architect hired by BC Housing has lots of experience designing buildings like this, and has been working with BC Housing, VCH and Lu'ma representatives to design a building meant to foster inclusion and community among residents, and to address community concerns. In addition, Lu'ma already has a strong, positive relationship with the Car 22 program. This pilot program is a partnership between VCH, North Vancouver RCMP and the West Vancouver Police Department and is aimed at assisting marginalized and vulnerable populations in the community who face mental health challenges. Lu'ma endeavours to create and maintain positive community serving relationships benefiting those they serve, the community as a whole and Lu'ma as an organization.

I did want to advise you as well that there will be a public hearing hosted by the District of North Vancouver on November 21st. More information on the hearing and how you can participate will be on the DNV website. Public Hearing for 1200 block East Keith Road | District of North Vancouver (dnv.org)

Thank you again for sharing your thoughts, and please be assured that your input is heard and will be shared with our project team.

Community Feedback

This is not really a question, it is more of a concern. I am concerned about the placement of the supportive housing. Directly across the street from the Keith Road Supportive Housing proposal site there is a daycare and down from that there is a Montessori school and the North Shore winter club which offers numerous activities for youth. Many of us feel the residents of this building are too close to children as we know there will be some negative consequences. The residents will be walking right by these areas to access the mall or the park. There is a brand new, expensive playground in the park that could become congested with your clients and it could lead to uncomfortable encounters if drugs or alcohol are being used openly. Secondly, I fear for the lives of the residents who will wander the streets.

The traffic in this area is congested and frankly dangerous - unfortunately many of the drivers are too focused on getting from A to B and little care is paid to pedestrians. This site, in my mind, would be perfect for low income family housing or low income housing for single mothers. Day care across the street, a park and playground less than a block away and Super store within walking distance as well as Brooksbank. There is a community centre with more day care opening this Spring on Mountain highway. To me the neighborhood seems geared to young parents and their families as opposed to single occupants with addiction and mental health issues. I can't believe there isn't a piece of property geared more to their needs elsewhere in North Vancouver. I'm all for supportive housing but it does need to be supported and able to blend in with the already existing neighborhood therefore I'm recommending you move to single mothers and ther children on East Keith Road.

CR Response

Thank you for sharing your concerns about the proposed placement of the supportive housing on East Keith Road. It's clear that you deeply care about the well-being of the community and want to ensure that the housing aligns with the needs of the neighborhood. It's important to have open conversations about these matters to address any potential challenges so I appreciate you submitting your thoughts around this. Your suggestion of considering low-income family housing or housing for single mothers on East Keith Road is incredibly thoughtful, considering the existing amenities and community infrastructure. Hopefully with some information I can provide today, it can provide a bit more clarity around the proposed operation of the site, and the folks that will be living here.

People without homes are often only able to focus on basic survival needs. Our priority is to meet people where they are in their journey and assist them in moving forward, by moving people experiencing homelessness into independent and permanent housing and providing additional supports, services, guidance, and encouragement as needed. All residents in supportive housing have voluntarily made a choice to live there and work towards living a healthy, stable life. We cannot assume that those who chose to live here will bring criminal tendencies as there are many paths into homelessness. Every potential resident would be considered on an individual basis to ensure that services and programming provided by this site match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and on-site health care services. People who live in supportive housing need to abide by the rules outlined in the program agreement, including expectations for paying rent, maintaining the unit, involvement in individualized case planning, signing the Good Neighbour Agreement, and more. The Program Agreement also addresses expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and others.

Once folks are given an opportunity to come inside from our parks and trails, they can begin to stabilize their lives in a supportive and safe environment and begin to reintegrate and build positive community connections. In addition to emphasize measures taken around safety and security, this would be a purpose-built property and include security measures like well-lit and private grounds, extensive camera monitoring and a controlled single point of entry. Lu'ma Native Housing Society brings over 40 years of experience as an operator and with experienced 24/7 staffing, they are in a good position to tend to any possible issues that arise onsite, while also ensuring the privacy rights of the tenants are upheld. If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Lu'ma staff is dedicated to working with residents and the neighbours of the proposed site to foster positive relationships.

In terms of location, as you may know, has been a top subject of discussion. To provide a bit more context as to why this specific site was selected, DNV staff identified all the District-owned land resources, which included lands that could be available for development. Staff utilized this assessment of the District land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included:

- a site that could accommodate 50-75 units,
- access to transportation and other support services that the residents require,
- good access to transit options, groceries, parks, and green space, and
- a mix of community amenities available.

I can also clarify that while the District does own a variety of parcels of land, not all are designated or appropriate for residential use, and of those that are residential, very few are right sized for a 65-unit apartment building. Access to community services and transit is key for people without homes, but so is feeling part of a neighbourhood. With a remote site, there is no access to services, no regular transit access, and no integration with the community, which is essential for people who are working towards a healthy, stable life.

Our goal is to foster open communication and collaboration to share the concerns of the community with our project team. Your input is shared with our team, so they are able to stay connected to the community's feedback and concerns arising from this proposal. We are committed to finding a solution that balances the needs of vulnerable populations with the safety and well-being of the neighborhood. If you are interested in participating, the District of North Vancouver is holding a public hearing on November 21st pertaining to this site. Information on the hearing and instructions on how to participate can be found on the DNV website (dnv.org). In addition, I am sharing with you our Community Benefits of Supportive Housing brochure, which provides important data around supportive housing in our neighbourhoods that I hope you find useful. Community Benefits of Supportive Housing (bchousing.org)

Community Feedback
I attended the Open House, and realized after I had left I had no idea if there was any thought or plans on including pets into the design of the function of this building and the rooms/suites. I think pets have great therapeutic value for people, and I know there might be residents who want to move in, but don't want to leave their pets. So, if there is a good possibility that pets or companion animals or service animals are to join any of the other residents here, then I would like to hear what design considerations there are for them -- for example, I know there is a coyote pack that dens nearby. If cats are going to be allowed pets, is there going to be room for a safe outdoor enclosed "catio" area, so the cats can get some outside time but aren't taking off and getting hunted and killed by the local coyotes? If dogs are going to be allowed as pets, will there be a designated dog business location and waste disposal system built into the property, so that dog waste issues don't become an externality along the trail to the nearby park spaces?

CR Response
Firstly, I wanted to say thank you for taking the time to attend our open house the other week! I appreciate you bringing forward these important considerations about including pets in the design of the building and living spaces. Your insight into the therapeutic value of pets is wonderful, and it's heartening to hear your concern for both residents and their companions. We appreciate your thoughtful suggestions regarding the safety of outdoor spaces for cats and the need for designated areas and waste disposal systems for dogs. These are definitely important aspects to consider in creating a pet-friendly environment. Rest assured, your feedback is invaluable to us as we plan and design the spaces. Your input will certainly be taken into account as we explore ways to incorporate pet-friendly features into the building and its surroundings. As it is still very early in the process of development, this is a perfect time to share these ideas with our team, which I've gone ahead and done. Once again, thank you for bringing these concerns to our attention, and we look forward to creating a space that enhances the overall quality of life for both residents and their furry friends!

Community Feedback
I'm a member of the North Shore Winter Club, located near the new proposed East Keith housing. I'm aware that the Club Board President has been actively lobbying against the proposal because of concerns about "safety of children and families". I would like to make very clear that this view does not represent everyone at the Club and _he has no mandate to make such representations on behalf of the Club_. There was no discussion or vote on the matter among members. (I recognize that he and other members have every right to express their personal opinions—just not an institutional one.) This member, at least, is supportive of the proposal and offended by the direct line drawn between those in need of housing and "children's safety," and in particular the correlation of an Indigenous-run facility and "children's safety." Good luck with the much-needed development, I'm sure it will make a big difference for those lucky enough to be in it.
CR Response
Firstly, I want to share my appreciation for your thoughtful and supportive message around the East Keith Road development. Your willingness to speak out and clarify that the concerns raised do not represent the views of all NSWC members is important to continue fostering open and inclusive dialogue around this proposal. As you mentioned, folks very well have the right to express their feelings around this, and we're dedicated to keeping our lines of communication open and meeting North Shore community member's concerns with understanding and a willingness to engage in respectful, and informative conversation. Thank you for providing your outlook on the much-needed development, and your belief in the positive impact it can have on the most vulnerable folks in the North Shore community. Please feel free to stay abreast with any project updates via our Let's Talk page: District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca).

Community Feedback
I am writing regarding the proposed supportive housing project on East Keith Road in North Vancouver. First a few questions then some observations and concerns. Questions: 1. It is stated that the facility will have 24/7 support services. How many support workers will there be for 65 people 5 of which have complex care needs? 2. What guarantee is there the level of supports will be maintained in the future with changes in government, changes in political and public support, changes in management etc.? 3. What will the ratio of male/female residents be? 4. What other sites were explore and why was this one ranked highest on that list? Observations and Concerns: Site Suitability 1. There are no mental health support services, addiction support services, safe drug use facilities, health clinics, income and disability assistance services, etc... or anything of this matter nearby and that will not help with their transition into this housing. 2. A more appropriate area would be near a local hospital, mental health services, police and fire stations and a WorkBC centre. In North Vancouver the only area that has these services nearby is Lonsdale. 3. It seems ill-suited to put such a facility in very close proximity to public and private daycares, the new Cloverley Elementary, a new public rec centre, a family recreational facility, Bridgeman Park, a large newly constructed playground, local trails and residential housing. It seems completely contradictory to the Official Community Plan of the area which calls for: Class: Parks, Open Space, and Natural Areas. 4. The facility will be located on the intersection of two six lane very busy roads with very little setback from the roads. A very unsuitable location for people with drug or alcohol addiction and/or living with complex problems. 5. The intersection of Keith Road East and Mountain Highway is arguably the busiest on the North Shore. There will be a traffic nightmare created in the area during construction of this project which is proposed to last for three years. 6. There is no good spot to add an entrance for work crews and nowhere nearby to use as a worklot/parking lot for crews etc. Concerns: 1. This is a piece of taxpayer land that could be better used for much needed affordable housing for homeless families, those on disability and others. To put in a "low-barrier" "wet" facility seems totally inappropriate for the area. 2. BC Housing has done nothing to address the community's concerns and Lu'ma confirmed they will not screen for criminals or drug users, and not remove them from the housing if they commit crimes in the area. 3. I have no direct experience with Lu'ma but the research I have done seem to point to a history of not adequately supporting and addressing the mental health and addiction issues of their residents in the other properties they manage. The concerns over this being a wet facility where they can freely use drugs near schools, daycares, playgrounds and residential homes, along with the lack of management of this type of supportive housing, are why many people are opposed. 4. I'm happy for there to be housing here, but I am not happy for it to be low-barrier and for people who are actively using drugs and committing crimes to be funnelled into the neighborhood.

I attended the Open House on November 14 and was given very generic answers or even no answers to some questions. I felt the public's concern for community safety was not acknowledged, and there was a fair bit of whitewashing and glossing over important questions. There seems to be a fast track to approval and valid community and taxpayer concerns are being dismissed.
My opposition is not to supportive housing for families, single mothers, people with disabilities, the working poor or the homeless, on the contrary I completely support this type of housing and know that we need more of it. My opposition is to a facility which allows open drug use and has a low barrier policy of admission being inserted into a residential neighbourhood.

CR Response

Firstly, thank you for your interest in participating our engagement sessions and taking the time to submit your questions and feedback. Attendance was capped at 30 registrants as we did want to ensure that we were providing enough time and space for folks to have their questions and concerns addressed. I hope you will be pleased to know that there will be a public hearing hosted next week by the District of North Vancouver on November 21st. More information on the hearing and how you can participate will be on the DNV website. Public Hearing for 1200 block East Keith Road | District of North Vancouver (dnv.org)

Kindly see below for some more information around your questions:

1. The facility will have 24/7 support services. How many support workers will there be for 65 people 5 of the with complex care needs?
At this time, I cannot confirm the exact number of staff that will be on site, however, our operators that are chosen through a fair and competitive process to manage Supportive Housing buildings and must meet specific criteria within the operating agreement, including staffing capacity, to be eligible to apply.

2. Will drugs and alcohol be allowed in the facility, will a harm reduction policy be in place?
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 regarding lifestyle. This includes the decision to abstain or use drugs/alcohol in the privacy of their homes. If they choose to use, the operators will work with each tenant to ensure they use safely. We do take a harm reduction approach, which means staff is available to support any residents who are in various phases of substance use. Lu'ma Native Housing Society and Vancouver Coastal Health would work together 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. Residents can access on-site and community support services to assist them in maintaining their personal goals and manage challenges.

3. What will the ratio of male/female residents be?
While I cannot speak to the exact ratio of male to female residents, I hope to provide some context around our tenant selection process. The homes would be for adults, seniors, and people with disabilities, with a priority for people in the North Shore community. The people who would apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming. BC Housing will work with local service providers to determine the criteria and to select residents, while recognizing that this housing will specifically be targeted to people from

our local community. Those who would be living here have actively chosen to work towards living a healthy, stable life while accessing the supports and programming needed to do so.

As you likely know, many community members have questions around why this site was selected which we can respect and understand. For more detail on the site assessment and evaluation: the District's Properties and Real Estate team were involved in helping Council determine what lands might be available for a variety of housing needs, and they write: At a workshop on February 26, 2019, staff identified all the District owned land resources, which included lands that could be available for development. Staff utilized this assessment of the District's land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included:

- a site that could accommodate 50-75 units,
- access to transportation and other support services that the residents require,
- good access to transit options, groceries, parks and green space, and
- a mix of community amenities available.

I can also clarify that while the District does own a variety of parcels of land, not all are designated or appropriate for residential use, and of those that are residential, very few are right sized for a 65-unit apartment building.

Updates around this project will continue to be posted on our website: District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca). I am also including a helpful document that we've been sharing with the community which provides data and information around Supportive Housing in our neighbourhoods. Community Benefits of Supportive Housing (ehq-production-canada.s3.ca-central-1.amazonaws.com)

Thank you again for sharing your thoughts, and please be assured that your input is heard and will be shared with our project team and partners.

Questions to be answered in Community Relations inbox:

1) Lu'ma is already underfunded and currently owed, along with other providers, over $20 million from BC Housing. Given that, how can we ensure that this project is actually being set up for success.
2) The District is requesting the development fee of $694,000 be waived. Who will be paying for this fee?
3) Please specify the sites proposed to BC housing for this development.
4) Under Rezoning and Development, if this project goes ahead what is DNV considering as fair compensation for property owners in the immediate area taking into consideration the seeming lack of appetite for approving permits for the area to the east that is already rezoned?
5) How will BC Housing be funding this project if it currently owes over $20 million to current housing providers?
6) Will there be addiction rehabilitation services in the building?
7) Will the project include space for supervised injections?

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Appendix 3 – Project Signs

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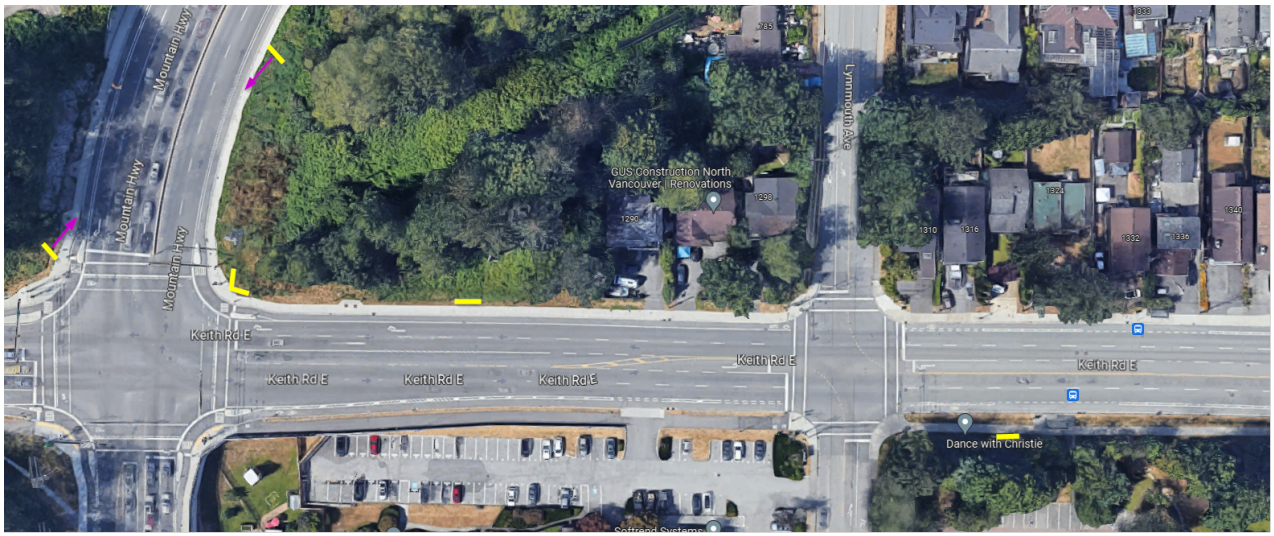

East Keith Road supportive housing project – sign locations









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Signs revised 30 October 2023

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Appendix 4 – Newspaper Advertisements

Fire department satisfied with steps taken to address issue

Continued from A1

company did provide a statement explaining how the bin came to overheat.

"We are currently storing grain cleanings at this facility. The grain cleanings do not always flow as smoothly as grain, which can allow it to heat up and can cause it to smoulder. We monitor our bins closely and have hired a specialized contractor to clean out this bin," the statement read. "We are also engaging another contractor, who will be on-site Oct. 16, to ensure all of our bins are flowing correctly and are cleaned out appropriately. We are also monitoring the atmosphere at the facility at all times. Safety is a key priority for Cargill. We continuously monitor our facility to ensure the safety of our employees and our neighbours."

In an email, North Vancouver City Fire Department Chief Greg Schalk said he was satisfied with the steps being taken by Cargill.

"The fire department is aware of the current operational issue at Cargill and we are comfortable with the action plan that has been developed and deployed by its industry subject matter expert to address. There are federal standards governing grain storage," he said.

Despite the current plans, Lea-Smith said the union is pushing to have Cargill allow for the time and staffing to keep the grain in the bins being moved frequently and the bins cleaned regularly. There are other bins at the terminal that are off-gassing, which is a sign that smouldering will follow, he said.

"There are more bins like this. It's going to happen more and more," he said.

Because the port is under federal jurisdiction, WorkSafeBC is not involved in the matter and Cargill's safety committee, which is made up of union members and company representatives, has been working with the federal regulator Employment and Social Development Canada.

Under the Canadian Labour Code, unionized workers have the right to refuse unsafe work. But if the company has produced a safety plan, which Cargill has, ESDC won't rule in a union's favour, Lea-Smith said.



A fire burns at North Vancouver's Burrard Terminal, Oct. 3, 1975.
VIDNOVA MUSEUM AND ARCHIVES OF NORTH VANCOUVER, CNV 16021

In a statement, Employment and Social Development Canada acknowledged there had been a complaint filed about Cargill due to one incident in 2023 and that the investigation had been completed and the case closed. For confidentiality reasons, the results of ESDC investigations are only released to the parties involved and not to the public.

"No Canadian should go to work fearing for their health and safety," the statement read.

The federal regulator needs to be more involved, Lea-Smith said.

"They're more of a bureaucratic thing than an on-the-ground thing," he said.

Lea-Smith said the culture of the grain industry changed for the worse after Stephen Harper's Conservative government privatized the Canadian Wheat Board in 2012.

"Even though they're in the grain business, they seem to be more focused on receiving grain than maintaining safety and quality of worksite," he said. "[Grain terminals] can be safe. They just need to be properly maintained. And they need to be regulated. [Companies] can't just be left to their own devices because that's a race to the bottom."

Let's Talk Supportive Housing in North Vancouver

BC Housing Neighbourhood Information Sessions
Join us to learn more about a proposed supportive housing project at East Keith Road and Mountain Highway in the District of North Vancouver.



Neighbourhood Information Session 1 - Online
Tuesday, October 17, 2023 – 7 to 8:30 pm
Register at: East-Keith-Road-1.eventbrite.ca

Neighbourhood Information Session 2 - Online
Wednesday, October 25, 2023 – 7 to 8:30 pm
Register at: East-Keith-Road-2.eventbrite.ca

Neighbourhood Open House
Wednesday, November 8, 2023 – 6:30 to 8 pm
Holiday Inn and Suites North Vancouver, 700 Old Lillooet Road
Register at: East-Keith-Road-open-house.eventbrite.ca

Learn more about this rezoning application at dnv.org/east-keith-road-supportive-housing

BC HOUSING
DISTRICT OF NORTH VANCOUVER



PLEASE RECYCLE THIS NEWSPAPER.

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Silo builder reports $70.7M in settlements

Continued from A5

financial terms of the settlement via a press release in July, which stated "AGI expects to record an additional pre-tax charge of approximately $15.6 million in the second quarter of 2023 in connection with the Fibreco settlement."

In its quarterly financial disclosure statement the following month, AGI reported that it would have another cash settlement of $55.1 million in the third quarter of 2023, the judge noted.

"Though Fibreco and AGI have not disclosed the financial terms of their settlement, they have already disclosed significant aspects of the settlement agreements to the public. Fibreco cannot say that it has treated the entirety of the settlement agreements – which it now seeks to subject to a sealing order – as confidential," Masuhara wrote.

The parties were in B.C. Supreme Court in Vancouver on Oct. 11 for Marsh's lawyers to make arguments that the original, unredacted copies of the settlement agreement should be disclosed to the other parties in the suit.

Eventually, the insurers ended up covering the costs for two of the silos to be rebuilt, the ruling notes, and the companies continue to negotiate.

None of the original claims have been tested in court.

Fibreco is seeking to have its case against Marsh heard in January 2024. AGT and other parties are looking for trial dates later in the year.

Mountain Highway
Safety Improvements
Part 2

Have your say!



View the proposed designs and provide your feedback

Participate in our online survey:

DNV.org/mountain-hwy

Complete the survey until Oct. 24, 2023

DISTRICT OF NORTH VANCOUVER

Let's Talk Supportive Housing in North Vancouver

BC Housing Neighbourhood Information Session

Join us to learn more about a proposed supportive housing project at East Keith Road and Mountain Highway in the District of North Vancouver.



Learn more about this rezoning application at dnv.org/east-keith-road-supportive-housing

Neighbourhood Open House

Wednesday, November 8, 2023
6:30 to 8 pm
Holiday Inn and Suites North Vancouver
700 Old Lillooet Road

Register at: East-Keith-Road-open-house.eventbrite.ca

Questions? Visit letstalkhousingbc.ca/north-vancouver-east-keith-road or email communityrelations@bchousing.org

BC HOUSING

DISTRICT OF NORTH VANCOUVER



West Van developer ordered to pay $1.8 million for civil fraud

BRENT RICHTER
brichter@nsnews.com

A West Vancouver developer has been ordered to pay a former business partner more than $1.8 million after a B.C. Supreme Court judge found numerous instances of civil fraud underpinning their collapsed plans to build homes in the British Properties.

According to the ruling published on Oct. 20, Phil Garrow and his companies ADC Projects and ADC Holdings agreed to purchase 1449 Sandhurst Place and 1103 Gilston Road with Les Sallay's company, Jeana Ventures Ltd., to redevelop them with luxury homes.

The relationship soured, however, and "both lost portions of their investments and any hope of realizing the anticipated profits from the projects," B.C. Supreme Court Justice Janet Winteringham noted at the outset of her 76-page ruling.

Sallay became suspicious he had been "duped" and, after investigating the financial documents related to their business venture, sued in 2020, alleging Garrow had lied about his and his companies' contractual performance. Garrow countersued, however, alleging Sallay failed to make good on a shotgun buy/sell clause in their shareholder agreement, asking the court to award more than $4 million in damages.

A home was eventually built on the Gilston Road property but it sold in receivership. The Sandhurst Place property did not have a home built on it, the ruling states.

Let's Talk Supportive Housing in North Vancouver

BC Housing Neighbourhood Information Sessions

Join us to learn more about a proposed supportive housing project at East Keith Road and Mountain Highway in the District of North Vancouver.



Learn more about this rezoning application at dnv.org/east-keith-road-supportive-housing

Neighbourhood Open House
Wednesday, November 8, 2023 – 6:30 to 8 pm
Holiday Inn and Suites North Vancouver
700 Old Lillooet Road
Register at: East-Keith-Road-open-house.eventbrite.ca

NEW: Neighbourhood Information Session 3 - Online
Thursday, November 9, 2023 – 11:30 am to 1 pm
Register at: East-Keith-Road-3.eventbrite.ca

NEW: Neighbourhood Information Session 4 - Online
Wednesday, November 15, 2023 – 7 to 8:30 pm
Register at: East-Keith-Road-4.eventbrite.ca

Questions? Visit letstalkhousingbc.ca/north-vancouver-east-keith-road or email communityrelations@bchousing.org

BC HOUSING
DISTRICT OF NORTH VANCOUVER



Evidence of civil fraud

In early 2019, Sallay and Garrow agreed that Garrow's company ADC Holdings would pay down $400,000 on the Gilston mortgage before Sallay would contribute more funds to the Sandhurst project. Garrow emailed Sallay to say a certified cheque had been sent to the mortgage holder by courier and enclosed a copy of the cheque as proof.

"Despite the cheque, it is clear on the evidence that the amount of $400,000 was never credited to the Wealth One Mortgage," Winteringham wrote.

At trial, Garrow claimed he did not know the cheque was never deposited and attributed it to an oversight, which Winteringham rejected.

"I do not believe him," she wrote.

A similar issue arose in July 2019, as the parties were planning the redevelopment of the Sandhurst property. Garrow sent a screengrab of banking information to Sallay showing a pending ADC Holdings transfer of $765,000 into their account for the project. But the bank's branch manager testified the money never did go through because "there was no balance available for that transfer to happen."

Again, Garrow testified he only found out about the missed payment after Jeana's civil claim was filed and said in court it would have made little difference as expenses for the project were being paid out of ADC's account. Winteringham rejected Garrow's version of events again.

"On this point, I accept the plaintiff's submission that Mr. Garrow knew full well that this payment of $765,000 had never been paid because he never intended to pay it," Winteringham wrote.

A third civil fraud accusation stemmed from the purchase of the Sandhurst property. Garrow received word it would be going to a court-ordered sale and quickly organized his company's successful bid that came in $300,000 below the appraised value of the lot. Believing he was entitled to that extra equity, he added an addendum to the contract of purchase and sale, creating a $300,000 assignment fee, which he intended to use as a portion of his contribution to the deal with Sallay, the decision states.

"Mr. Sallay was adamant that he was not provided this addendum until he was conducting his investigation in late 2020. Importantly, he testified that he was never told that this $300,000 was to form part of ADC Holding's equity contribution from the outset," the ruling notes, adding later that "The funds themselves were never contributed. Mr. Garrow knew the funds were never contributed and made efforts to obscure this fact."

Counterclaim fails

When the business relationship failed, Garrow sought to trigger a shotgun clause in the shareholder agreements that would have given Jeana the option to sell its shares in the projects back to Garrow at Garrow's chosen price, or to buy out Garrow's shares for the same price.

But Sallay argued the clause should be null and void, given Garrow's fraudulent dealings making it impossible to determine the true value of the venture, and the disproportionate sums of money they'd contributed to the projects.

Also at issue for the court was the letter Garrow sent triggering the shotgun clause, which was addressed from ADC

Continued on A27

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Appendix 5 – Online Meeting Presentation

BC HOUSING

Supportive Housing in the District of North Vancouver

Community Information Session

November 2023

Land acknowledgement

We acknowledge, with gratitude, that the area we are discussing today is the unceded and traditional land of the Tsleil-Waututh, Squamish and Musqueam peoples.



BC HOUSING

For our time together

We commit to:

- Come together in the spirit of community
- Share information openly and transparently
- Balance time for sharing information and answering questions

We ask that all participants:

- Use respectful, people-first language
- Ask brief, genuine questions and allow space for answers
- Consider there may be people experiencing homelessness present

Meeting details

Mute and chat functions

- All participants will be muted/unmuted by the facilitator
- Chat messages will only appear to the facilitator

Q&A

- Q&A time after the presentation
- Request to unmute by “raising your hand” on Zoom
- (or) type questions in the Zoom chat
- This session is not being recorded



Technical support

Contacts

- communityrelations@bchousing.org
- 604-218-5309 (Meeting host)

Connect by phone – Session 1

- +1 780 666 0144 (Zoom audio)
- Meeting ID number: 694 6189 0347



Topics for today

- Homelessness and Housing in the District of North Vancouver
- East Keith Road Supportive Housing Project
- What is Supportive Housing?
- What is Complex Care Housing?
- Q&A

BC HOUSING



Homelessness and Housing in North Vancouver

Task: The municipality plans for the housing needs of all District residents

Issue: 168 people facing or experiencing homelessness*



Photo – North Shore News

BC HOUSING

2023 Report on Homeless Counts in B.C.

Homelessness and Housing in North Vancouver

Action: The municipality and our partners bring expertise, funding, land and a commitment to the community

The Result: Successful, safe rental homes with 24-7 support services to help residents heal and reconnect to their community



Photo – North Shore News

BC HOUSING

East Keith Road Project

- 65 permanent studio homes with support services
- Includes 5 Complex Care Housing spaces
- 6 storey building



BC HOUSING

Project phases

Due Diligence
Summer 2023

- Feasibility and environmental studies
- Rezoning application

Information Sessions
Fall 2023

★ **Current phase**

Open House
Nov 8, 2023

Public Hearing
Nov 21, 2023

Approvals and Construction Start
2024-2025

- Rezoning under consideration
- Development Permit
- Construction

Projected Opening
2026

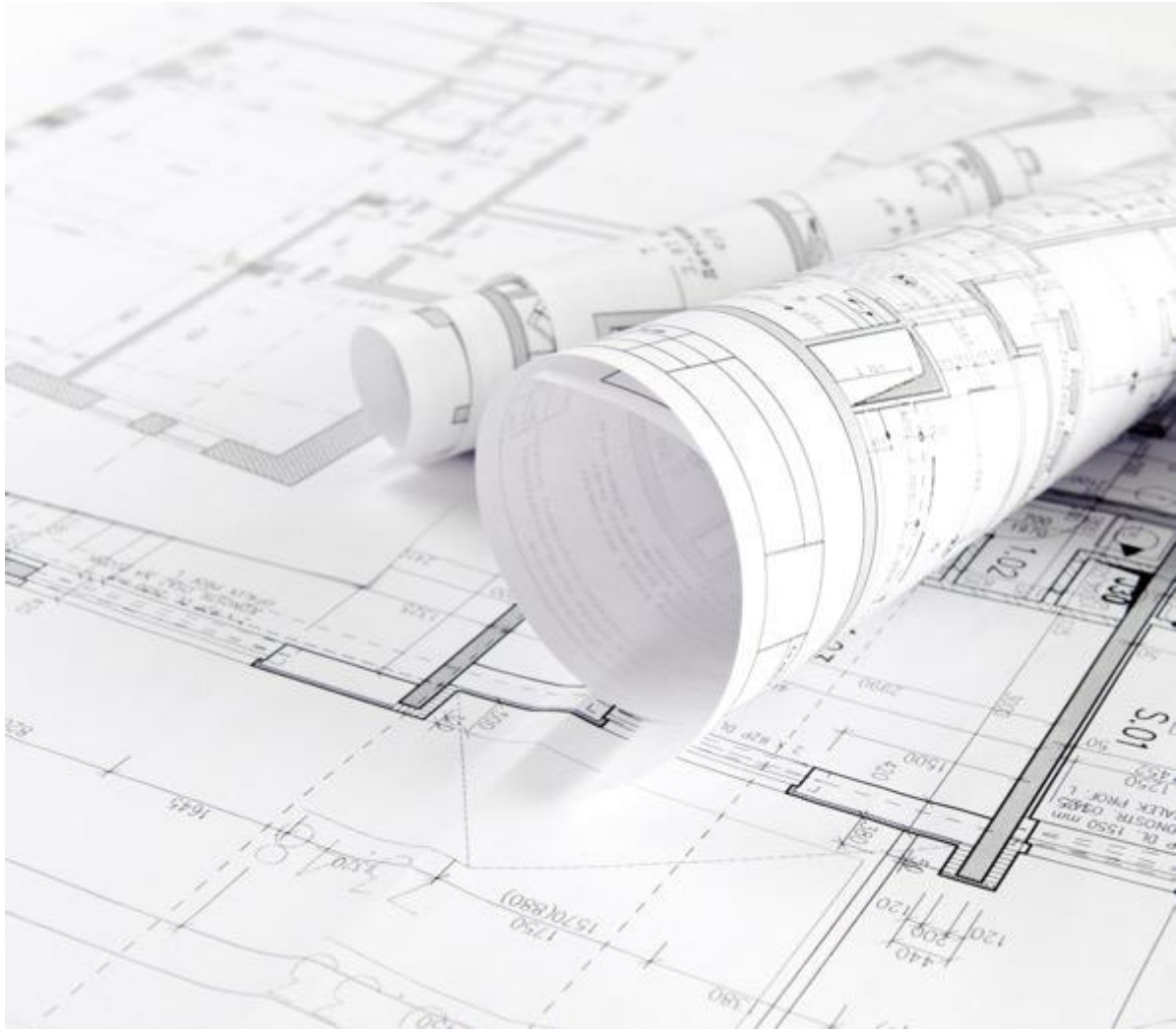
Submit comments to: input@dnv.org

Or to: communityrelations@bchousing.org

BC HOUSING

Development underway

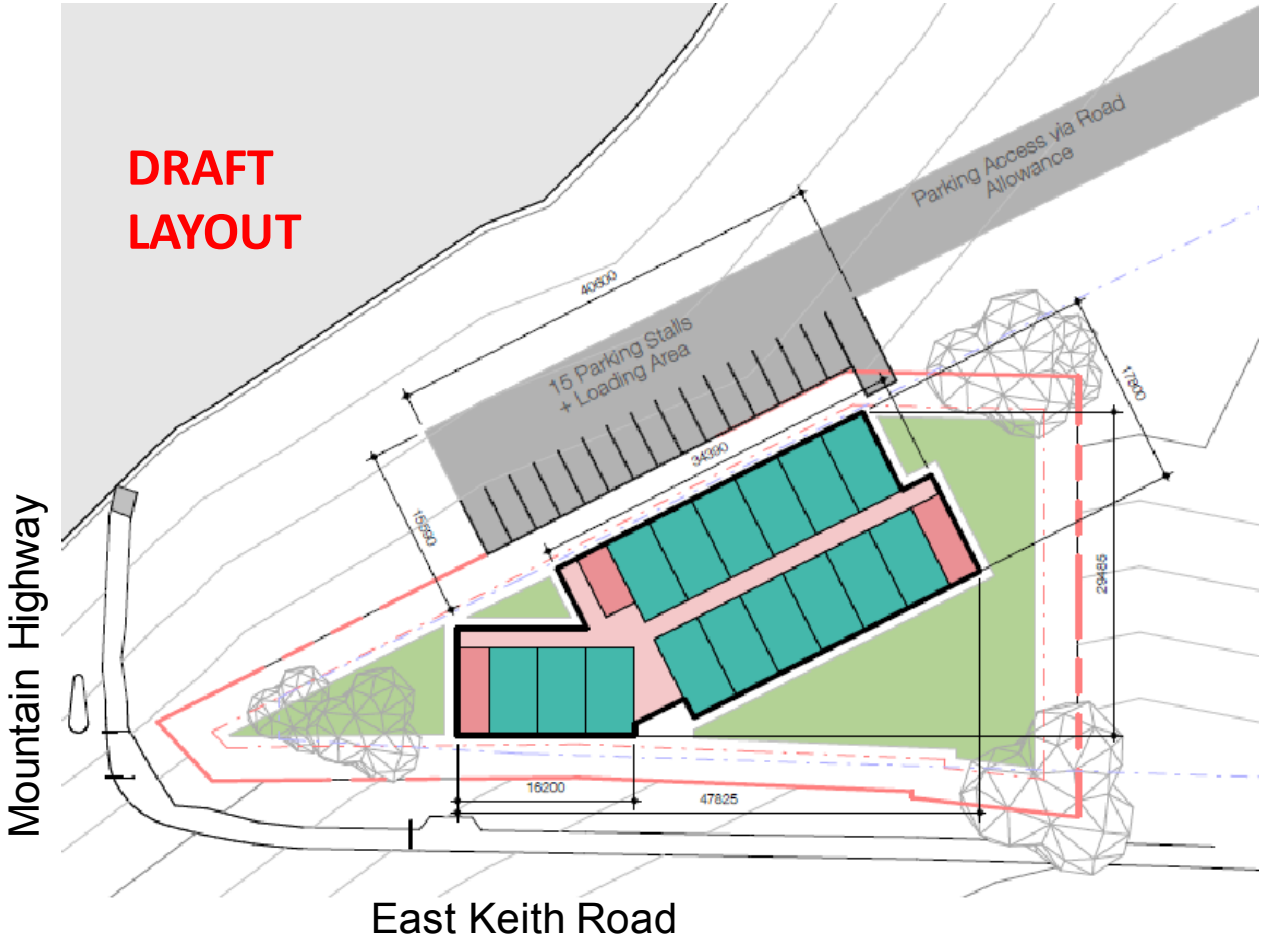
- Architectural drawings entering schematic design phase
- Groundwater monitoring
- Land surveying proposed site access
- Engaging with BC Hydro
- First Nations consultation



BC HOUSING

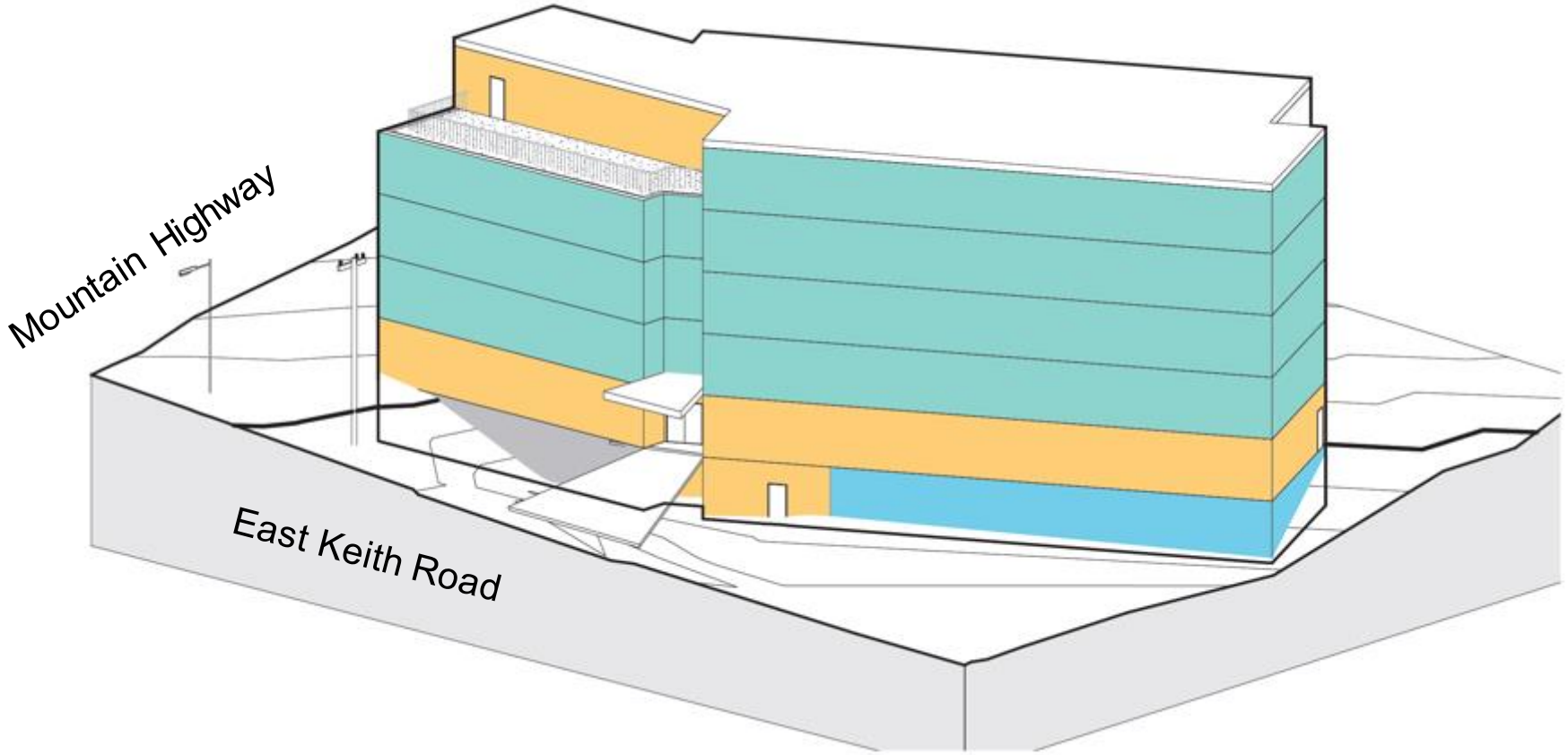
Layout, scale and parking





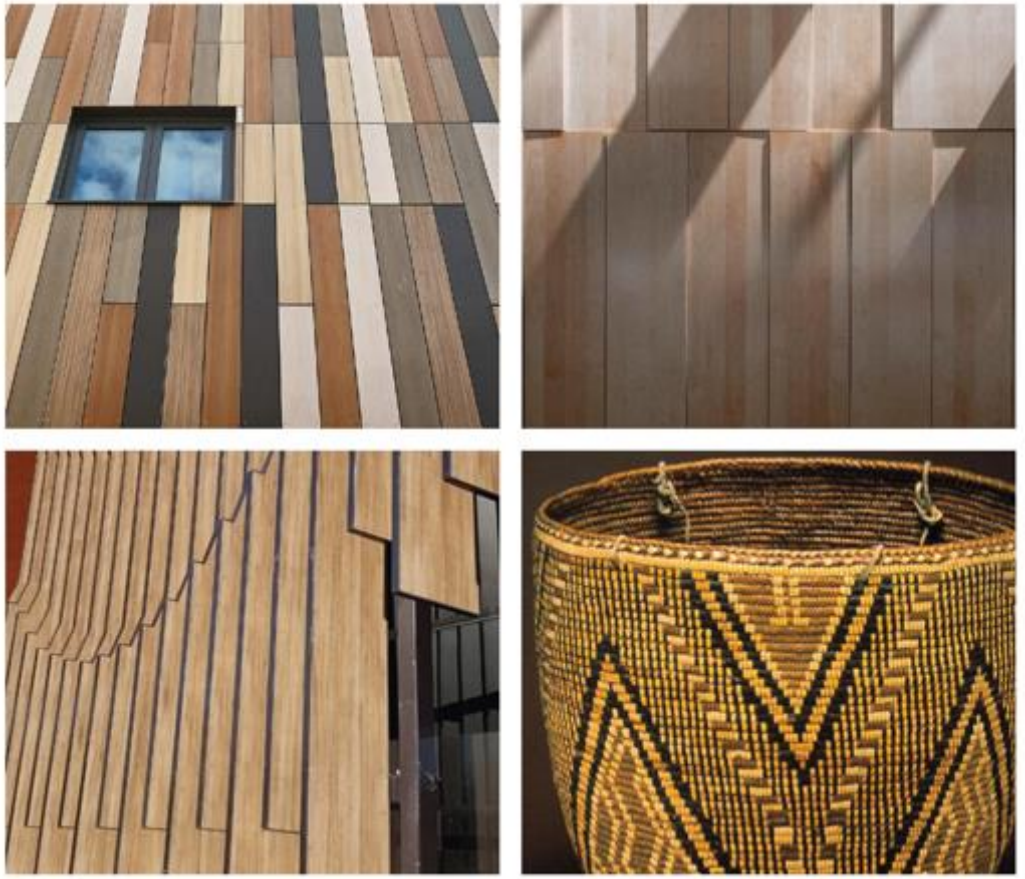
BC HOUSING

Space planning



Building materials





BC HOUSING

Supportive housing buildings





BC HOUSING

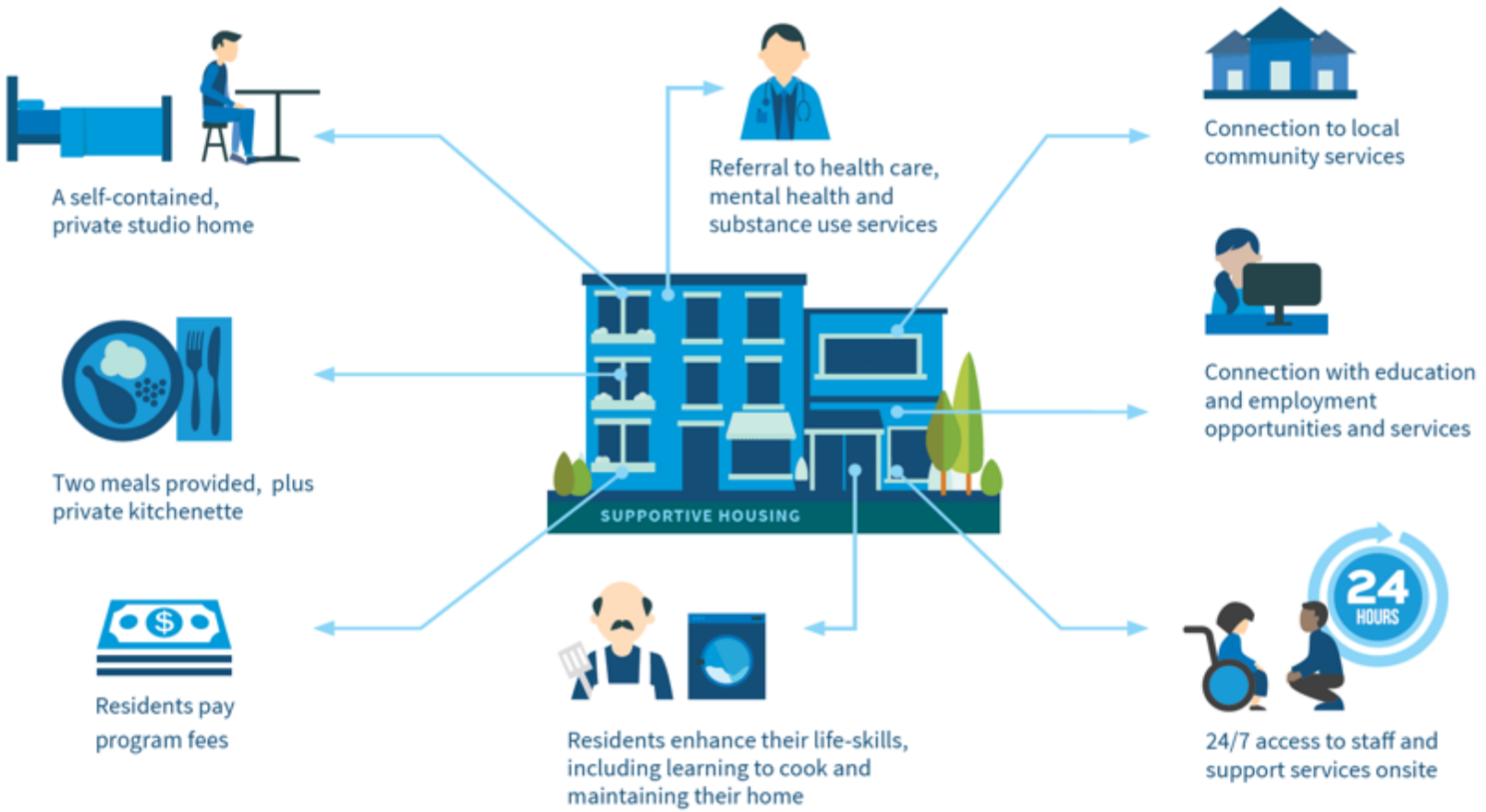
Supportive housing units





BC HOUSING

What is supportive housing?



BC HOUSING

Supportive housing residents

- Over the age of 19
- Residents of the North Shore
- At risk of or experiencing homelessness
- In need of supports to maintain housing
- Selected based on supports available and resident mix

Coordinated Access and Assessment



Safety and security

- Single, secure entry
- 24/7 onsite staff
- Resident agreements
- Regular perimeter checks
- Cleaning and property maintenance
- Contact numbers shared with neighbours
- Ongoing, open communication with the surrounding community





Supportive housing operator

- Lu’ma Native Housing Society
- Selected as housing operator through a fair and open process (RFP)
- 40 years’ experience operating 1,700+ affordable homes
- Residents are not required to be Indigenous



BC HOUSING

Lu’ma supportive housing







Photos provided by Lu’ma Native Housing Society

BC HOUSING

Complex Care Housing (CCH)

The Need

- Residents have **increasing health care needs** (mental health, substance use, etc.)
  - Increased risk of evictions and homelessness
  - Traditionally handled by referrals

The Response

- CCH incorporates **personalized health care** into housing
  - Variety of services based on individual needs
  - Culturally safe
  - Reduces hospital visits and increases housing stability

Vancouver CoastalHealth

BC HOUSING

Q&A

How to participate

- “Raise hand” to be unmuted or type a question in the Zoom chat.

Please remember

- Use respectful, people-first language.
- Ask brief, genuine questions and allow space for answers.
- Consider there may be people experiencing homelessness present.



BC HOUSING

More Information

Let's Talk Housing BC webpage

letstalkhousingbc.ca/north-vancouver-east-keith-road

BC Housing inbox

communityrelations@bchousing.org

Neighbourhood Open House

Wednesday, November 8, 6:30 – 8 pm

Holiday Inn and Suites

700 Old Lillooet Rd, North Vancouver

Register: East-Keith-Road-open-house.eventbrite.ca

BC HOUSING

BC HOUSING

Thank you.

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Appendix 6 – Presentation Boards and Fact Sheet

Welcome

Supportive Housing — District of North Vancouver

Neighbourhood Open House	Wednesday, November 8, 2023
Join the conversation about: • Homelessness and Housing in North Vancouver • Proposed supportive housing on East Keith Road at Mountain Highway • Complex Care Housing	**6:30 pm - 8:00 pm** Please visit stations around the room to chat with BC Housing representatives and project specialists. Help yourselves to refreshments.



We commit to:

- Come together in the spirit of community
- Share information openly and transparently

We ask that all participants:

- Use respectful, people-first language
- Ask genuine questions and allow space for answers
- Do not bring signs or placards into the venue

BC HOUSING

DISTRICT OF NORTH VANCOUVER

Vancouver CoastalHealth

We acknowledge, with gratitude, that the area we are discussing today is the unceded and traditional land of the Tsleil-Waututh, Squamish and Musqueam peoples.

Housing and Homelessness in North Vancouver

Why supportive housing?

- Effective, evidence-based way to address homelessness
- Housing is a basic human right
- Provides access to the necessities of life (e.g. bed, food, hygiene, community)
- Provides access to services and supports (health care, counselling, education)
- Brings people indoors, increasing community cleanliness and safety
- Keeps people in communities they already know and live in
- Reduces health care and corrections costs by 33%*
- Reduces hospital stays by 50%**
- Reduces ambulance usage by 64%**

* Source: Patterson, Michelle, et al., 2008. **Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia**. Centre For Applied Research in Mental Health and Addiction, Simon Fraser University

** Source: Malatest & Associates Ltd., 2019. **Measuring Supportive Housing Outcomes Evaluation**.



168

People facing or experiencing homelessness in North Vancouver*

Source: 2023 Report on Homeless Counts in B.C.



39%

increase since 2020

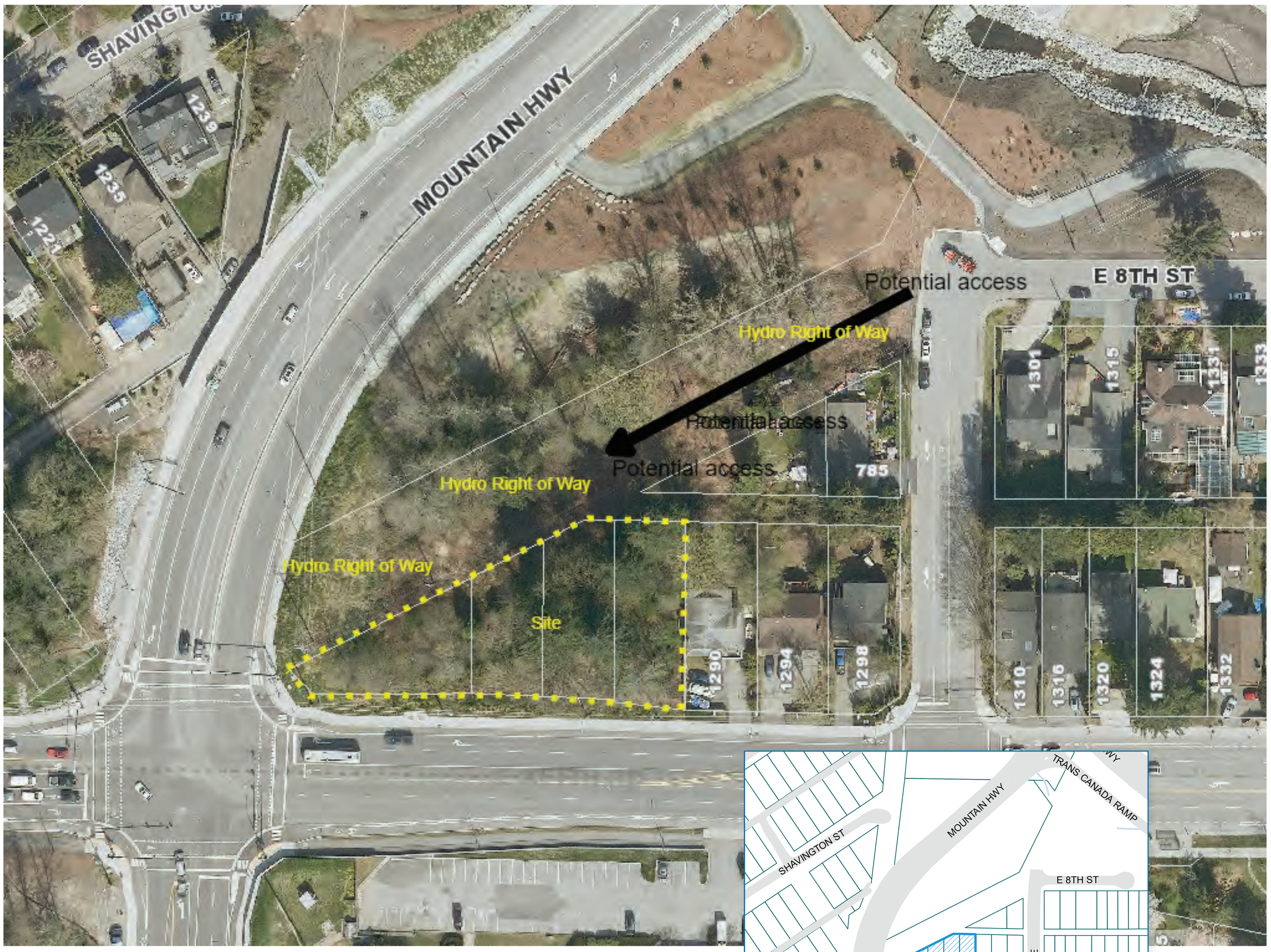
How do people become homeless?

Grab or download a copy of our FAQ Sheet: Community Benefits of Supportive Housing.

BC HOUSING

Location

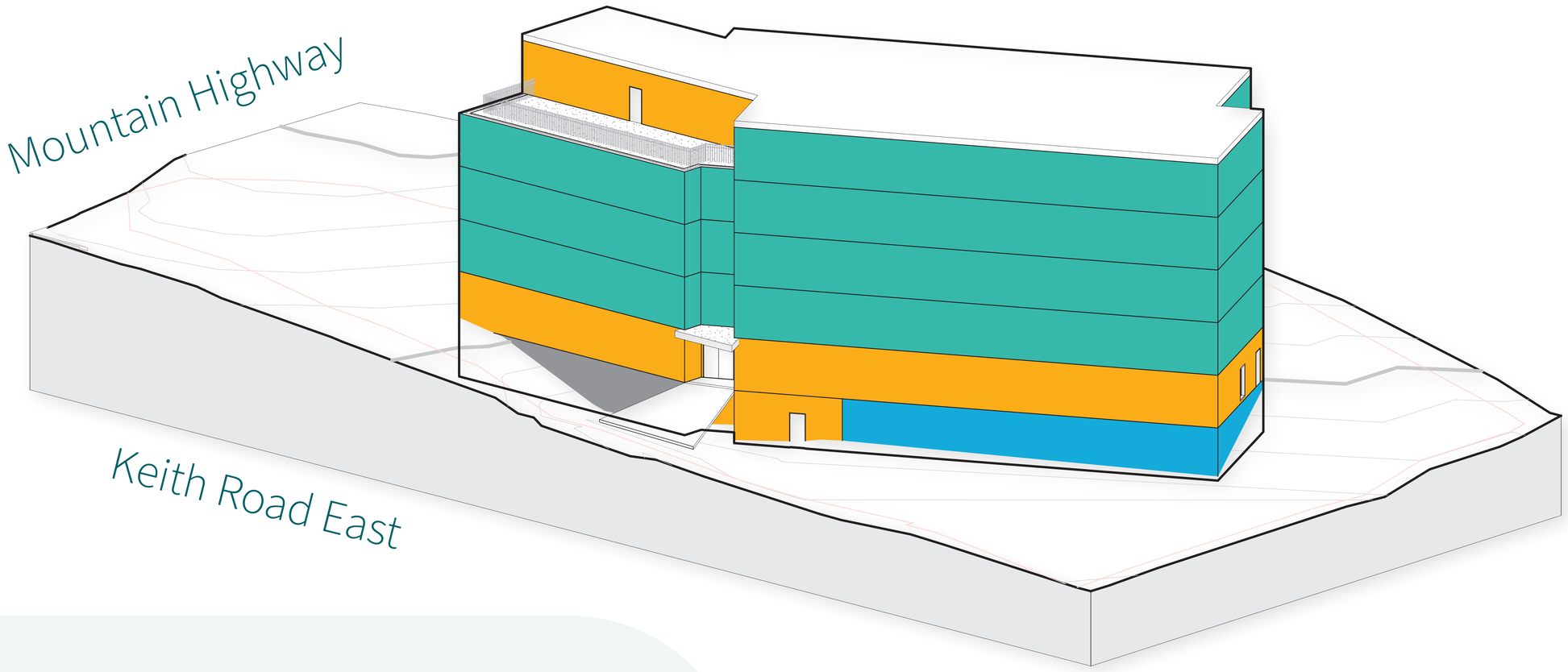
East Keith Road and Mountain Highway



BC HOUSING

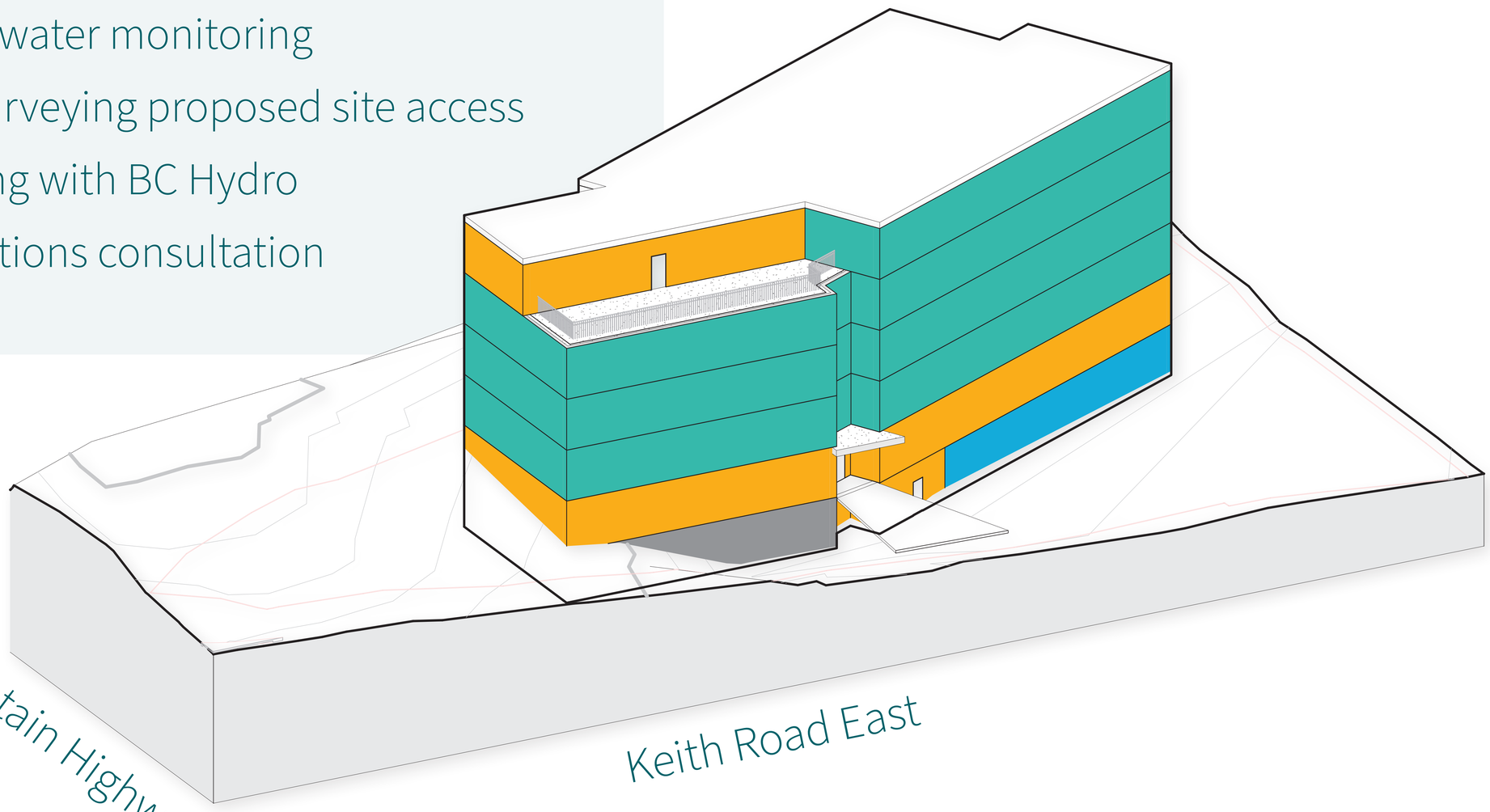
Learn More by visiting letstalkhousingbc.ca/north-vancouver-east-keith-road

The Building



Development underway

- Architectural drawings entering schematic design phase
- Groundwater monitoring
- Land surveying proposed site access
- Engaging with BC Hydro
- First Nations consultation



Technical drawings are subject to change.

BC HOUSING

Learn More by visiting letstalkhousingbc.ca/north-vancouver-east-keith-road

Timeline

Summer 2023	Due Diligence
September 2023	Rezoning Application
October 3, 2023	First Reading
October 17, 2023	Neighbourhood Info Session 1 (Online)
October 25, 2023	Neighbourhood Info Session 2 (Online)
November 8, 2023 (WE ARE HERE)	Neighbourhood Open House
November 9, 2023	ADDED: Neighbourhood Info Session 3 (Online)
November 15, 2023	ADDED: Neighbourhood Info Session 4 (Online)
November 21, 2023	Public Hearing
Early December 2023	Second and Third Reading
January 2024	Final Adoption
Summer 2024	Development Permit
Fall 2024	Construction Start
Winter 2026	Projected Completion and Opening

BC HOUSING

Learn More by visiting letstalkhousingbc.ca/north-vancouver-east-keith-road

Similar Supportive Housing Projects





Supportive housing at 210 Gorge Road, Victoria



Studio Home at 7439 Heather Street, Vancouver (Reiderman Residence)

BC HOUSING

What is Supportive Housing?



Who will live here?

- Individuals over the age of 19
- Seniors and people with disabilities
- Residents of the North Shore
- At risk of or experiencing homelessness
- In need of supports to maintain housing (supports available to residents only)

WATCH NOW

Look inside Orca Place
Supportive housing in Parksville

I have more questions!

→ Is it worth the cost?

→ What will happen to property values?

→ What about nearby schools?

Grab or download a copy of our FAQ Sheet: Community Benefits of Supportive Housing.

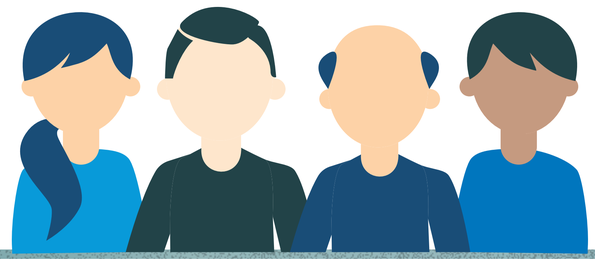


BC HOUSING

Resident Selection

- Supportive Housing residents are selected through a process called **Coordinated Access and Assessment**
- Collaboration with local service providers
- Residents are individually matched with appropriate homes and services
- Ensures a balanced resident mix





BC HOUSING

Lu’ma Native Housing Society

- Selected as housing operator through a fair and open process (RFP)
- 40 years’ experience operating 1,700+ affordable homes
- Residents are not required to be Indigenous

Lu'ma Group of Companies













BC HOUSING

Safety and Security

- Single, secure entry (fob access)
- 24/7 onsite staff
- Landscaping and gates
- Lighting
- Resident agreements
- Guest policies
- Regular perimeter checks
- Cleaning and property maintenance
- Contact numbers shared with neighbours
- Ongoing, open communication with the surrounding community





Safety for all

People experiencing homelessness are our most vulnerable neighbours, and most often the victims of crime rather than perpetrators.

Bringing people indoors from streets, parks and trails increases their personal safety and well-being immensely.

By extension, this increases the safety of the entire community.

BC HOUSING

Complex Care Housing (CCH)

The Need

- Residents have increasing health care needs (mental health, substance use, other health-related concerns.)
- Increased risk of evictions and homelessness
- Traditionally handled by referrals



The Response

- CCH incorporates personalized health care into housing
- Variety of services based on individual needs
- Culturally safe
- Reduces hospital visits and increases housing stability



Vancouver CoastalHealth

BC HOUSING

Thank you!

Thank you for joining us today and showing interest in this project.

You input is being heard. All community feedback from our neighbourhood information sessions is being collected into a community engagement report for District Council. This report will inform their decision about the proposed housing project.

Stay in Touch

We commit to keeping lines of communication open throughout this project, answering questions, and addressing any concerns.

Let's Talk Housing BC webpage
letstalkhousingbc.ca/north-vancouver-east-keith-road

BC Housing inbox
communityrelations@bchousing.org

Lu'ma Native Housing Society
info@nhs.ca

Vancouver Coastal Health
(604) 736-2033

District of North Vancouver
infoweb@dnv.org | (604) 990-2311



BC HOUSING

DISTRICT OF NORTH VANCOUVER

Lu'ma

Vancouver CoastalHealth

Community Benefits of Supportive Housing



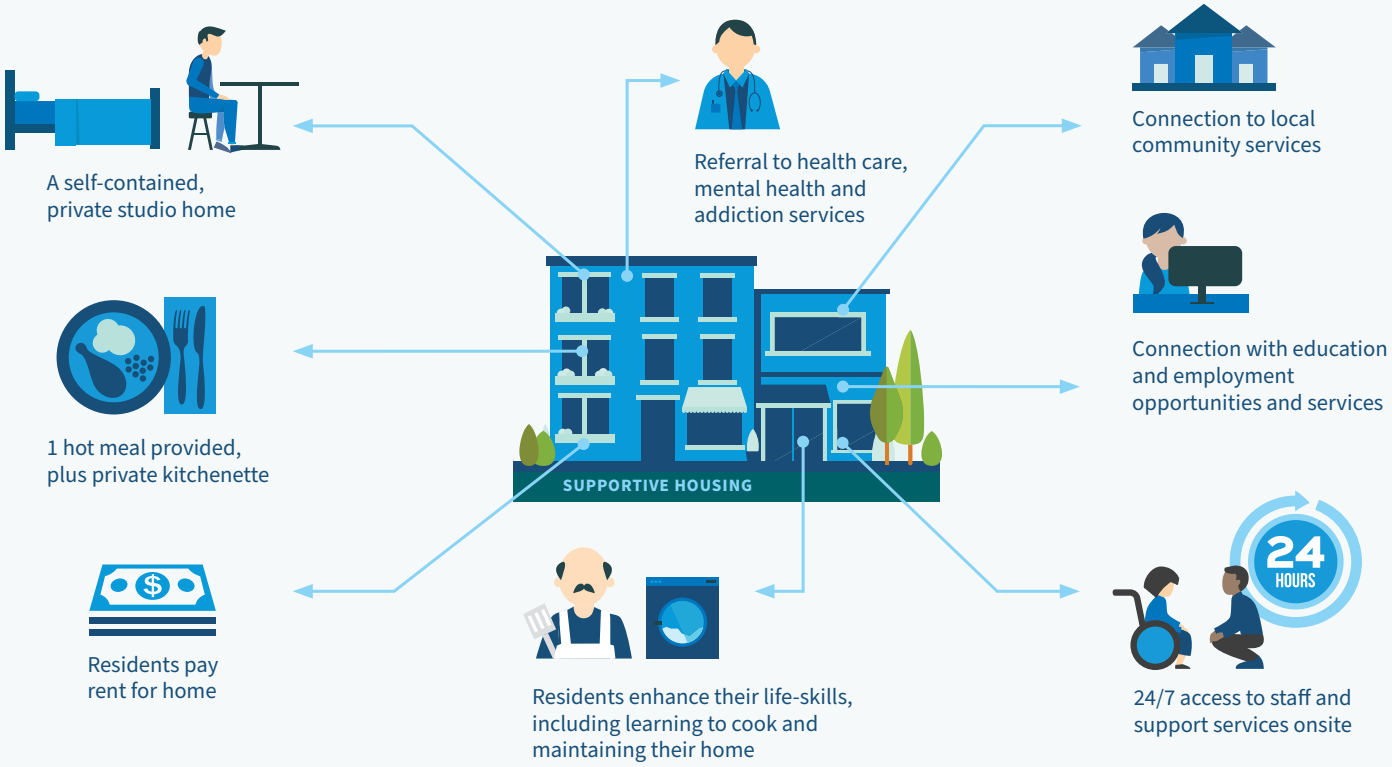
This resource answers questions about Supportive Housing in your neighbourhood

BC HOUSING RESEARCH CENTRE

What is supportive housing?

Provincially-funded supportive housing is for people experiencing homelessness. Supportive housing provides a home with access to on-site supports to ensure people can achieve and maintain housing stability. Residents have access to their own self-contained studio apartment or, in some cases, a secure unit with shared bathroom and amenity spaces. All residents sign either a program or tenancy agreement and participate in programming based on an individualized case plan.

All residents in supportive housing have made a choice to live there and are able to access the services provided by non-profit housing operators, such as life-skills training, and connections to primary health care, mental health and/or substance use services.



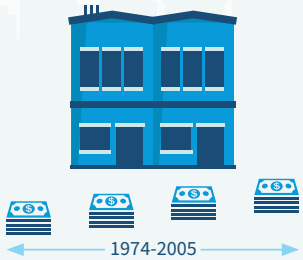


Q: Will supportive housing affect property values in my neighbourhood?

A: Studies show that property values immediately surrounding supportive housing sites typically keep pace with the trends of the surrounding municipality.



10/13 Property values immediately surrounding supportive housing sites in B.C. **kept pace or surpassed** municipal trends



7,500 Supportive housing units **did not impact property values** between 1974-2005 in New York City

Facts and Statistics



- Research completed in 2019 of 13 B.C. supportive housing sites showed that property values immediately surrounding 10 sites either kept pace or surpassed surrounding municipal trends. Property values for the other three sites were not notably different compared to municipal trends.
- A study in New York City of 7,500 supportive housing units from 1974 to 2005 found no evidence of a negative impact on property values close to supportive housing.

Sources:

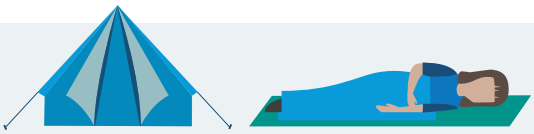
- Insight Specialty Consulting. 2019. *Exploring Impacts of Non-Market Housing on Surrounding Property Values*. BC Housing
- Furman Center for Real Estate & Urban Policy. 2008. *The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City.* New York University. furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf

Community Benefits of Supportive Housing



Q Is supportive housing costly for tax-payers?

A Studies show the cost of providing supportive housing is less than the cost of providing the health and public safety services needed to address homelessness.



VS



On average, a person **experiencing homelessness** with addictions and/or mental illness used

$55,000 per year in health care and/or corrections services

On average, a person **in supportive housing** with addictions and/or mental illness used

$37,000 per year in health care and/or corrections services

Supportive housing residents were **64% less likely** than shelter clients **to use ambulance services**



Average hospital stay for supportive housing residents was **50% less** than shelter clients



Facts and Statistics

- A 2008 B.C. study found that on average a person experiencing homelessness with addictions and/or mental illness used $55,000 per year in health care and/or corrections services compared to $37,000 for a person in supportive housing.
- A 2019 B.C. study linking data for more than 450 individuals in BC Housing-funded supportive housing and emergency shelters found:
  - Supportive housing residents were 64 per cent less likely than emergency shelter clients to use ambulance services.
  - The average hospital stay for supportive housing residents was 50 per cent less than for emergency shelter clients.



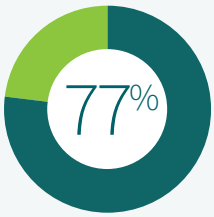
Sources:

- Patterson, Michelle, Julian Somers, Karen McIntosh, Alan Shiell, Charles James Frankish. 2008. *Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia*. Centre For Applied Research in Mental Health and Addiction, Simon Fraser University www.sfu.ca/carmha/publications/housing-and-support-for-adults-with-severe.html
- Malatest & Associates Ltd. 2019. *Supportive Housing Outcome Evaluation.* BC Housing (Underway).



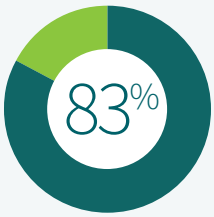
Q Will supportive housing change my neighbourhood?

A Many supportive housing residents have an existing connection with the neighbourhood and report experiencing positive interactions with neighbours after they moved in. Often the initial concerns from neighbourhoods about supportive housing decrease over time.



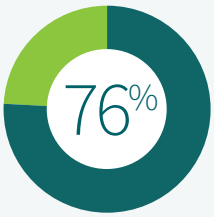
of modular supportive housing survey respondents reported **a prior connection** to the neighbourhood





of modular supportive housing survey respondents reported **positive interactions** with neighbours





of modular supportive housing survey respondents reported having **friends or relatives** in the neighbourhood





Supportive housing staff and residents **care about safety and well-being** of their neighbourhoods



Facts and Statistics

- 77 per cent of survey respondents across modular supportive housing sites reported having a prior connection to the neighbourhood before moving into their modular housing unit.
- 83 per cent of survey respondents across modular supportive housing sites reported experiencing positive interactions with neighbours in the surrounding community since they moved in.
- 76 per cent of survey respondents across modular supportive housing sites reported having friends or relatives in the neighbourhood who they can talk to.
- Community Advisory Committees established when developing supportive housing sites often find they no longer need to meet once the sites become operational, as issues and concerns become infrequent. Awareness also increases amongst neighbours to contact the housing provider to address any issues or concerns that do arise.
- Supportive housing staff and residents care about the safety and well-being of their neighbourhoods and are active participants in revitalizing their communities.



Sources:

- BC Housing. 2021. *Modular Supportive Housing Resident Outcomes Study Reports.* www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate
- Wolf, A. d. 2008. *We are Neighbours: The Impact of Supportive Housing on Community, Social, Economic and Attitude Changes*. Toronto: Wellesley Institute.
- BC Housing. 2018. *Community Acceptance Series – Supportive Housing Case Study Series: Overview.* www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-series-overview&sortType=sortByDate



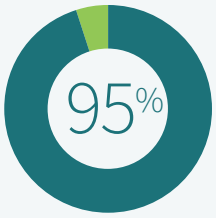
Q

Does supportive housing work to reduce homelessness in my neighbourhood and community?

A

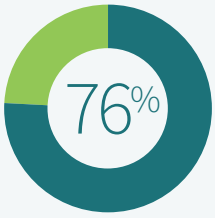
Supportive housing residents are no longer homeless after they are housed. Once in a supportive housing unit, people who previously experienced homelessness report improvements in access to employment, income, education, mental health supports and life-skills.

After Six Months:



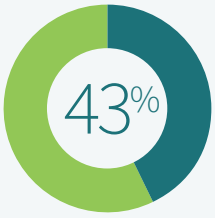
of supportive housing residents **remained housed**





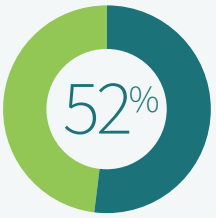
of modular supportive housing survey respondents reported **improved overall well-being**





of modular supportive housing survey respondents reported **improved access to employment opportunities**





of modular supportive housing survey respondents reported **improvements in life skills**



Facts and Statistics



- 95 per cent of residents living in BC Housing-funded supportive housing in 2020-21 had been housed for at least six months, including 81 per cent who had been housed for at least one year.
- 76 per cent of survey respondents in modular supportive housing sites reported improvements to their overall well-being.
- 43 per cent of survey respondents in modular supportive housing sites reported improved access to employment opportunities and employment support services.
- 52 per cent of survey respondents in modular supportive housing sites reported improvements in life skills. Staff interviewed said residents life skills improve in terms of cooking, keeping their space tidy, and personal hygiene.

Sources:

- BC Housing. 2021. *Modular Supportive Housing Resident Outcomes Study Reports.* www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate
- BC Housing. 2022. *Supportive Housing Demographics and Outcomes.*



Why does supportive housing allow residents to use addictive substances?

Supportive housing uses a harm reduction approach. "Harm reduction" is a term used to describe an array of strategies aimed at reducing potential harm to individuals and communities associated with substance use. Not everyone who moves into supportive housing has substance use issues.



of modular supportive housing survey respondents reported **improvements in substance use issues** six months after moving in.



Many supportive housing sites have volunteer programs for residents to **help keep the neighbourhoods clean.**

Facts and Statistics:

- In a study of residents living in BC Housing-funded modular supportive housing, 40 per cent reported improvements in substance use issues six months after moving in. 35 per cent reported that their substance use issues were the same (note: not all residents have substance use issues).
- Supportive housing providers use several strategies to reduce harm related to substance use. These include access to naloxone, peer involvement, supervised injection rooms, staff training and overdose protocols.
- Supportive housing can reduce substance use paraphernalia found in neighborhoods. For example, the Clean Team operated by a supportive housing provider in Vancouver, sweeps the neighbourhood, looking for substance use and other drug-related paraphernalia.
- Many supportive housing sites have volunteer programs for residents to help keep the neighbourhoods clean. This includes picking up garbage and substance use paraphernalia left by people who do not live in supportive housing.
- About half of residents in BC Housing-funded supportive housing reported having an substance use issue.



Sources:

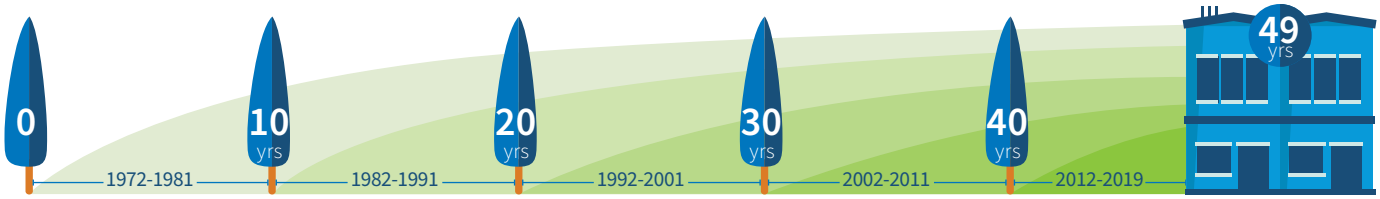
- Homeless Hub. 2021, October. *Harm Reduction*. Retrieved from Homeless Hub: www.homelesshub.ca/about-homelessness/substance-use-addiction/harm-reduction
- BC Housing. 2021. *Modular Supportive Housing Resident Outcomes Study Reports.* www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate
- Urban Health Research Initiative. 2009. *Findings from the evaluation of Vancouver's Pilot Medically Supervised Safer Injecting Facility*. BC Centre for Excellence in HIV/AIDS.
- Cohen, E. 2019. *The Effects of Designated Homeless Housing Sites on Local Communities: Evidence from Los Angeles County.* Los Angeles: UCLA.
- BC Housing. 2018. *Community Acceptance Series – Supportive Housing Case Study Series: Overview.* www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-series-overview&sortType=sortByDate

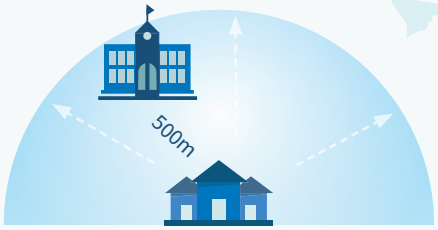


Q: Will supportive housing have an impact on nearby schools in my neighbourhood?

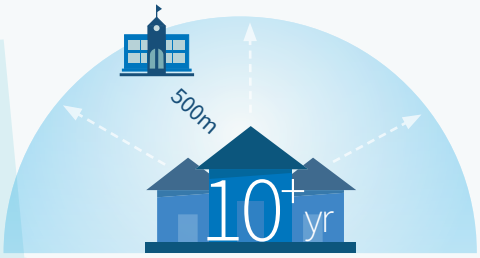
A: Many supportive housing sites across the province have been operating in their communities and near schools for 10+ years with few issues and support from the community.

Oldest supportive housing site operating for 49 years





225+ provincially-funded sites operate **within 500 metres** of a school



57% of supportive housing sites in B.C. within 500 metres of a school **have been operating for 10+ years**

Facts and Statistics



- The oldest supportive housing site in B.C. has been operating for 49 years.
- There are over 225 provincially-funded supportive housing sites across the province that are within 500 metres of a school.
- 57 per cent of provincially-funded supportive housing sites in B.C. within 500 metres of schools have been operating for 10+ years.

Sources:

- BC Housing. 2021. Central Property System.



Q

How will supportive housing contribute to my neighbourhood's local economy?

A

Residents of supportive housing contribute to the economy of the neighborhoods they live in by spending money at local businesses. The construction and operation of supportive housing also creates local jobs.

Every dollar invested in supportive housing puts

$4-5

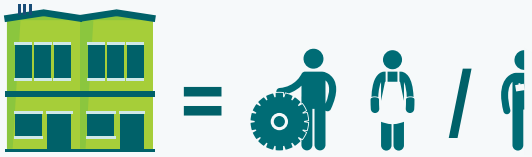
back into the local economy through social and/or economic activities



An Ontario study found for every new residential unit built, an estimated

2-2.5

new jobs are created



Facts and Statistics:



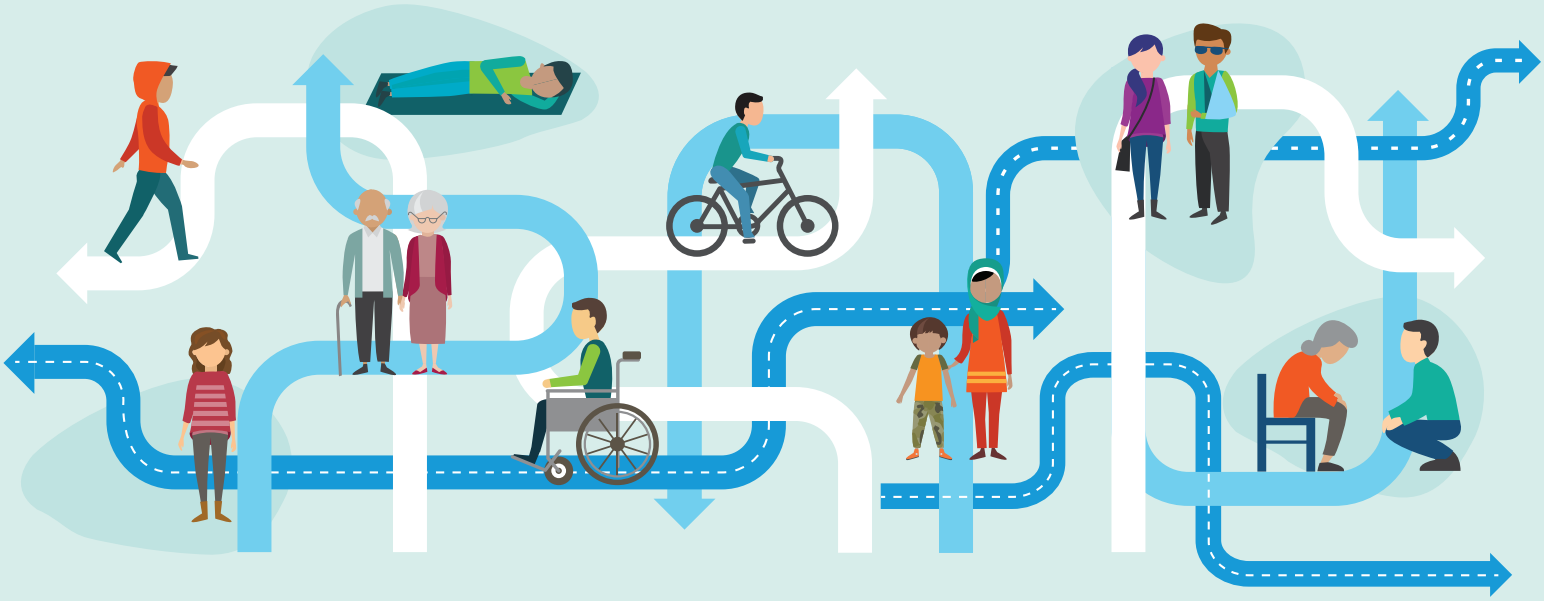
- 2018 B.C. studies showed that every dollar invested in supportive housing creates four to five dollars in social and/or economic value. Neighbourhood benefits include improved well-being and increased local spending.
- A 2008 study of two supportive housing buildings located in the same Toronto community found that the tenants' local economic footprint is modest because of tenants' income. This does, however, result in tenants shopping at local convenience stores, pharmacies, coffee shops and restaurants, contributing to the local economy of the neighborhood.
- An Ontario study found for every new residential unit built, an estimated 2 to 2.5 new jobs are created.

Sources:

- Constellation Consulting Group. 2018. *SROI Analysis: The Social and Economic Value of Dedicated-Site Supportive Housing in B.C.* BC Housing. www.bchousing.org/research-centre/library/tools-developing-social-housing
- Wolf, A. d. 2008. *We are Neighbours: The Impact of Supportive Housing on Community, Social, Economic and Attitude Changes.* Toronto: Wellesley Institute.
- ONPHA, *Affordable Housing as Economic Development: How Housing Can Spark Growth in Northern and Southwestern Ontario.* onpha.on.ca/Content/PolicyAndResearch/Other_Research/Housing_and_Economic_Growt.aspx?WebsiteKey=49cb1e54-80a5-4daf-85fb-a49e833ec60b

Understanding Pathways

The information below provides a brief overview of pathways to homelessness. Often it is a combination of factors.



- Lack of affordable housing
- Illness, injury, and job loss
- Gender-based violence
- Poverty and wealth distribution
- Floods, fires, and climate change
- Discrimination based on race, gender identity, sexual orientation, disability
- Impact of colonization on Indigenous people
- Youth aging out of government care
- Discharge from hospitals and corrections
- Mental Health
- Substance Use
- Barriers to Service

Sources:

- Gaetz, Stephen, Jesse Donaldson, Tim Richter and Tanya Gulliver. *The State of Homelessness In Canada 2013.* A Homeless Hub Research Paper. www.homelesshub.ca/sites/default/files/SOHC2103.pdf

Works Cited

For additional information, methodologies and limitations please see the studies cited.

BC Housing. 2019. Central Property System.

BC Housing. 2019. *Modular Supportive Housing Resident Outcomes Study: Results for First Seven Modular Supportive Housing Developments.* www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate

Constellation Consulting Group. 2018. *SROI Analysis: The Social and Economic Value of Dedicated-Site Supportive Housing in B.C.* BC Housing. www.bchousing.org/research-centre/library/tools-developing-social-housing

Furman Center for Real Estate & Urban Policy. 2008. *The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City.* New York University. furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf

Gaetz, Stephen, Jesse Donaldson, Tim Richter and Tanya Gulliver. The State of Homelessness In Canada 2013. A Homeless Hub Research Paper. www.homelesshub.ca/sites/default/files/SOHC2103.pdf

Insight Specialty Consulting. 2019. *Exploring Impacts of Non-Market Housing on Surrounding Property Values.* BC Housing

Malatest & Associates Ltd. 2019. *Supportive Housing Outcome Evaluation*. BC Housing (Underway).

Patterson, Michelle, Julian Somers, Karen McIntosh, Alan Shiell, Charles James Frankish. 2008. *Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia*. Centre For Applied Research in Mental Health and Addiction, Simon Fraser University www.sfu.ca/carmha/publications/housing-and-support-for-adults-with-severe.html

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Contact us: 1701-4555 Kingsway, Burnaby, BC V5H 4V8 Phone: 778-452-6454 Toll-free: 1-866-465-6873 Email: research@bchousing.org **www.bchousing.org**

LUCENT
QUAY
CONSULTING

Appendix 7 – Public Open House Comment Forms

BC HOUSING

DISTRICT OF NORTH VANCOUVER

Let's Talk Supportive Housing on East Keith Road

Comment Form | November 2023

BC Housing and the District of North Vancouver are proposing to build 65 new homes with support services in the 1200 block of East Keith Road (at Mountain Highway). These new homes are an important part of our effort to address and prevent homelessness on the North Shore.

You input is being heard. All community feedback from our neighbourhood information sessions is being collected into a community engagement report for District Council. This report will inform their decision about the proposed housing project.

WE WELCOME YOUR COMMENTS

[redacted] the supportive housing @ Fell ave and 3rd Street. We had ongoing issues with vandalism, drug and garbage on sidewalks and we struggled to employ women because of safety concerns, especially with walking to park their vehicles in the evening. How can we be assured that our sidewalks will be safe and not suffer from decay?

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

What will the district do if residents are found to be using drugs? Will there be some type of policy stating that they will not be permitted to live there anymore?

What about the new "rock walk" trail. Will the district be patrolling the area everyday to make sure there is no ~~food~~ needles or other debris?

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

Let's Talk Supportive Housing on East Keith Road

Comment Form | November 2023

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WE WELCOME YOUR COMMENTS

Complete wrong location. The safety of the large daycare directly across the street is the first issue followed by 3 elementary schools within ~~appox~~ approx 1 km, the safty and security of the seniors who live at the Carlton building and use the trails the salop trail directly out the back door the new costly Bridgman Park 400 m from Liqor + Cannbis stores both depot. Not to mention long time residents and maybe even worse people who just paid hundreds of thousands up to 2.5 mil for their our housing right in the area.

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

Let's Talk Supportive Housing on East Keith Road

Comment Form | November 2023

BC Housing and the District of North Vancouver are proposing to build 65 new homes with support services in the 1200 block of East Keith Road (at Mountain Highway). These new homes are an important part of our effort to address and prevent homelessness on the North Shore.

You input is being heard. All community feedback from our neighbourhood information sessions is being collected into a community engagement report for District Council. This report will inform their decision about the proposed housing project.

WE WELCOME YOUR COMMENTS

We worry abaut sajety in ar community and devaluahan of property value. [redacted] daycare [redacted] is going to have to hire additional staff to supervise and ensure area is free from drug paraphanilia and safety of the staff + children.

current temp. housing of clients at travel Lodge has police incidents nightly. society that has catract to manage housing does not have a good reputahn + record.

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

Let's Talk Supportive Housing on East Keith Road

Comment Form | November 2023

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WE WELCOME YOUR COMMENTS

Will the district allow non residents (ie people living in the downtown east side) to move to these residences. What is the criteria?

Why not use this space for low income families instead. There are lots of North shore residents that can't afford to live here. This is not the right neighbourhood for this type of housing. The district has just spent a fortune on improving the Bridgeman Park area. this area is very family friendly, but if there are single men residents only permitted this will make sure this area is not used to its full potential.

THANK YOU!

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WE WELCOME YOUR COMMENTS

WRONG NEIGHBOURHOOD!!

- The river and joining trails will be littered with needles and homeless who do not meet the requirements for housing. Too close to parks, playgrounds, daycare across the street. The shelter at 705 W. 2nd in the CNV has ruined the area. Overdose medical aid calls are multiple and daily. Great idea but wrong neighbourhood!

NO!!!

THANK YOU!

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WE WELCOME YOUR COMMENTS

The cost of this to house 168 ppl is ludicrous, and down right theft of tax $ 8 mil of land and at least that to build and operate is crazy 100s of thousands to give out to supportive housing. There must be a better option and better location

THANK YOU!

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WE WELCOME YOUR COMMENTS

Will crime increase in the local area?

If the Zoning changes for the resident property it should change for the whole area - Not a good location as it is surrounded by single family res.

Will I be able to volunteer?

The location is an Island not good for bus access.

THANK YOU!

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WE WELCOME YOUR COMMENTS

I so support this. We need to be compassionate + provide support in our community. This is a great location as it's close to nature + trails, which are wonderful for mental health. I would like priority for Tsleil Waututh + Squamish Nation members as it is on their land.

THANK YOU!

[redacted]

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WE WELCOME YOUR COMMENTS

I Support this project

THANK YOU!

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WE WELCOME YOUR COMMENTS

TAKE IT SOMEWHERE ELSE

I'VE SPENT [redacted] YEARS BUILDING A PAVILION FOR MY PLACE. THIS DOESN'T FIT IN THIS AREA. MOVE IT DOWN BY PHIBBS WHERE IT SHOULD BE!

THANK YOU!

BC HOUSING

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WE WELCOME YOUR COMMENTS

The Majority of residents in this neighbourhood are Seniors and they are very sensitive and Concern about the noise that this may Cause in Distance. Also there are trails and Parks around that we may be Concerned about the homeless people hide in there and Cause some Safety issue to others and the local residents

THANK YOU!

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WE WELCOME YOUR COMMENTS

I don't agree that our safety and security concerns are being addressed. Both Lu'ma and BC Housing have horrible track records in our community and elsewhere in BC for both the residents in the housing as well as the surrounding neighbours. This facilty was not in recent plans and consultations and will negatively impact our plans to [redacted] continue to be residents of the DNV. We are happy with the current afforable housing plans in the area but there is a concentration in this area without any considerations of better serviced neighbourhoods.

THANK YOU!

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WE WELCOME YOUR COMMENTS

Main concern is the safety of the many children walking around this neighbourhood and using the park, playground, washrooms and trails at Brighton Park. Drug sales and drug related debris are the top concern.

The site is across from daycares, elementary schools and a busy childrens playground and park.

Severely oppose this housing project in this location!

OPPOSE



THANK YOU!

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WE WELCOME YOUR COMMENTS

I dont agree to build This building because the Security and calmness in this family area.

[redacted]

THANK YOU!

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WE WELCOME YOUR COMMENTS

NO PROBLEM WITH SUPPORTIVE HOUSING, I RECOGNIZE THE NEED. I DO OBJECT TO THE LOCATION. THERE MUST BE A MORE SUITABLE SITE. THE TRAFFIC FOR ONE THING. HAS ANYONE ACTUALLY TRIED TO NAVIGATE THROUGH THERE AT BUSY TIMES? THE RESIDENTS COULD BE AT RISK IF INCLINED TO "WANDER" IT WILL BE A NIGHTMARE FOR EMERGENCY VEHICLES. SURELY THERE IS A BETTER, SAFER SPACE.

THANK YOU!

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WE WELCOME YOUR COMMENTS

WE WILL BE GOOD NEIGHBOURHOOD IN FUTURE.

[redacted]

THANK YOU!

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WE WELCOME YOUR COMMENTS

I, m totaly disagree to build here because
is not be to safe for living speval for children
and retire people. [redacted]

THANK YOU!

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WE WELCOME YOUR COMMENTS

I oppose this development in our area for the reasons of Public safety. The additional cost of policing this area will be significant. With so many families & day cares in the area this will greatly impact our community. I understand the need for more social housing for the homeless population but this is the wrong area to build this social housing. Perhaps in non-residential, industrial land with direct access to transit. Please reconsider the location of this social housing. Thank you.

THANK YOU!

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WE WELCOME YOUR COMMENTS

1 - Please ensure all waste management provisions are considered for this site. The riparian area of Keith Creek has only begun to rebound from the Mtn Highway project. I would hate to see more plastics and other discharge entering the creek from this Moti ROW "park" due to increased traffic.

2 - Consider changing the CNV/DNV shared intersection so that this NE corner stops backing up with dangerously manoeuvering HWY1 traffic. It could hurt your residents.

THANK YOU!

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WE WELCOME YOUR COMMENTS

[redacted]

I am not happy and/or disagree to this project. I think this project will make [redacted] dangerous area for us to live here. Pease stop Doing it.

THANK YOU!

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WE WELCOME YOUR COMMENTS

- Why a location w/in 500m of at least 4 daycares, 2 schools, 1 dispensary + 1 liquor store?

- [redacted] Salop Trail. We already see drug paraphenalia, see people actively consuming hard drugs, weekly property crime of all cars/carports on street and have had at least 1 home invasion while residents asleep. Everyone has a camera. How will this development teach/encourage

THANK YOU!

residents to be good neighbours?
(As a resident I have access to Bylaw / RCMP when my neighbours are not good neighbours).

- Why was this the only site offered to BC Housing as an option.

Each neighbour in detached homes in neighbourhood pays roughly $8,000.00/yr in property tax. How will the staff of this development maintain the quality of our collective investments?

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WE WELCOME YOUR COMMENTS

I totally disagree with this project due to a hugh impact on our property value as well as the safety of the residents of this area.

The dynamic of this area is family orientated & with yang kids or elderly people who want to enjoy the secure, safe and peace of the North vancouver. That is why we bought the Property in district of North vancouver.

[redacted] out of the respect of tax payers you must stop doing that.

[redacted]

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WE WELCOME YOUR COMMENTS

I don't disagree that housing needs to be provided. Unfortunately, the location chosen by the DNV is not well thought out. This is a highly populated intersection that cannot (and should not) accomodate this magnitude of residents. The enviromental loss and disruptions already experienced by this area due to the Mountain highway interchange is substantial. Furthermore, the residents in this area are experiencing extreme construction fatigue.

THANK YOU!

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WE WELCOME YOUR COMMENTS just if Planed Development is not alroady Premeditated.

[redacted]

with all The Respect To all People I am To Telly against This Development.

This Development is for People so called Low income. They bringing different kind of quality of life-That we cherished and ave also causing safety issues for The beLoved community we love. ALso is going To affect The Property Price in The whole area

Please. No. No. No.

To This housing Development.

THANK YOU!

BC HOUSING

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WE WELCOME YOUR COMMENTS

I AM IN FAVOUR OF SUPPOTIVE HOUSING. NOT SUPPORTIVE OF LOW INCOME OR SUPPORTIVE HOUSING IN AN AREA WHERE MIDDLE INCOME AND HIGHER RESIDENCE BEING MIXED IN WITH THIS SERVICE. IT IS PROVEN TO CHANGE THE AREA AND NOT FOR THE BETTER. MY OPINION IS THAT OUR TRAILS, PARKS AND KIDS PLAY AREAS WILL BE THREATENED. I DO BELIEVE HOMELESSNESS IS AN ISSUE AND NEED ADDRESSING BUT THE CHOICE OF THESE AREAS ARE NOT THOROUGHLY THOUGHT ABOUT. YOU CAN'T JUST DECIDE TO SET UP THESE FACILITIES ANYWHERE. THIS IS CERTAINLY NOT ~~FAIR~~ IN CONJUNCTION WITH THE PROPERTY TAXES THAT I PAY.

THANK YOU!

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WE WELCOME YOUR COMMENTS

How will stand alone supportive housing benefit the community? If there were other services such as 1) community police station 2) convenience store 3) coffee shop it might add to the community Despite the busy intersection, this is an extensive residential area i.e. keith hill ~~east~~ slope, Arborlynn Carlton, & keith + 8th houses Seylynn Village & Hunter apartment complexes

THANK YOU!

~~Unless~~ There are also a major daycare center and Montessori School very close by.

The addition of ~~a stupper~~ such a dev. is highly inappropriate without major additions to the infrastructure

NO!

~~Unless major~~

It won't solve problems as is, it will just import inner city troubles to a peaceful neighborhood



BC HOUSING [redacted]

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

LOCATION- TOO CLOSE TO DAYCARES AND PARKS

CRIME - NO PLAN IN PLACE TO CONTROL CRIME

BC HOUSING HAS INSISTED THEY DO NOT

ASSUME RESIDENTS TO BRING CRIME

OR VIOLENCE. NOVEMBER 3 STABBING

AT SHELTER ON 2ND + BEWICKE

NOV 7 HANDING OUT GLASS PIPES TO

FACILITATE DRUG USE WITNESSED BY ME

[redacted]

NEEDS TO BE BUILT CLOSER TO DISTRICT

EMERGENCY SERVICES IF AT ALL.

DISTRICT NEEDS TO CONSIDER PURCHASING

PROPERTY IN A LOCATION WITH LESS IMPACT

THANK YOU!

BC HOUSING

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WE WELCOME YOUR COMMENTS

Excellent proposal. It was disappointing but unsurprising to hear concerns raised by others tonight. I hope this development goes ahead. Having services on site is key. More of this housing will always be needed. The sooner it can be built the better.

Yes, Yes, Yes

THANK YOU!

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WE WELCOME YOUR COMMENTS

I very much hope there will be thoughtful consideration & action from all of our comments. ~~People~~ People at this meeting ~~feel~~ are concerned they are not being respected for their feelings.

I agree there is a need for supportive housing, however have concerns with this particular location. It is a very busy, large intersection which is congested with traffic. Adding further housing with potential for more emergency vehicles will impact traffic flow & safety. As well, this proposed development is across from a daycare, close to a school & the NSAH Shore Winter Club & the park where there are children who are vulnerable too. What measures are being taken to ensure safety ~~of~~? Due to the nature of the event, we can't hear from one another and none of the representatives are taking notes of our comments.

How will we know that our comments & concerns will be addressed??

What info will be put on BC Housing's site or the DNV's site? This appears to be rubber-stamped already. Are there other potential sites that are further away from children's

THANK YOU!

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WE WELCOME YOUR COMMENTS

The aggressive manner this project is being pushed forward makes it seem even more strange to see it through. All the news and communication broke in a way that seemed like all decision was already made and I was quite surprised to see you had no respect for the community to make them aware of any plans before they were decided. I strongly protest this project as it will change the shell and the soul of this community.

THANK YOU!

[redacted]

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WE WELCOME YOUR COMMENTS

I was expecting organizing event because in this meeting I am not able to hear people concern. ~~In this meeting no one want to~~ Taking notes B.C. housing

in this meeting no one was taking notes to rely my concerns to Bc. housing officials.

I am against this suportive housing in my ~~neighborhood~~. Because of ~~my neighbor~~

Because of numbers incidents families

~~Safety~~ [redacted]

THANK YOU!

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WE WELCOME YOUR COMMENTS

- Really well laid out, important to help the unhoused get access to supports + services. Really support mis being built.
- There seems to be belief by residents that it's just more w addiction needing support though I think this helped explain multitudes of factors (though ppl w addictions also need housing)
- Thank you for doing mis and I truly hope this gets passed.
- Housing is a human right.

THANK YOU!

BC HOUSING

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WE WELCOME YOUR COMMENTS

I am very disappointed with this event. I ~~not~~ won't be able to hear neighbours concerns. It would have been very helpfull to have a forum online like open discussion so everyone could hear each other concern.

In this's meeting no one was taking notes to rely my concern to bc housing officials. I'm against this supportive housing in my neighbor hood. Because of numerous incidents & families safety is at risk [redacted]

THANK YOU!

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WE WELCOME YOUR COMMENTS

[redacted] Since I heard about the news for building a Supportive Housing [redacted] it makes me [redacted] So nervus and worried about our safety. and I think is very bad new for our neighberhood a nightmare. Loss of personal Security and Serenity also we already existing heavy traffic and this project is going to make it even worsit. also is very unsafe for the kids who playing all the time at park ~~at~~ the

THANK YOU! pelase be counsider and stop this project.

Thank you

BC HOUSING

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WE WELCOME YOUR COMMENTS

We are Families Needing
The community being Safe
So with due all respect.
No to
Supportive hosing with
Injection Room.

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

With all respect to community of any kind, I am here to express my opposition against this plan in my neighborhood for the following reasons:

1) The substance addicted people are a great threat in the streets, parks, pavements in the neighborhood.

2) The low income people are mostly (not all) and the homeless ones under the government protection and they have chosen to live their lives in that style - So, it is not right to mix them with the people who have worked hard all their lives, pay their taxes and are in compliance with social norms. I, [redacted] cannot tollerate the disturbance, danger, unsafety, and threat to myself [redacted] which can be provided as a result of unmatched people in my neighborhood. →

THANK YOU!

I strongly disagree with ~~b~~building such ~~an~~ unsafe units in that area. Although the total plan looks to be humanitarian and helping people in need, it is clear that the result would be just pouring money into the planners' pockets without taking care of the safety, health and security of the area!

Please Do NOT start this Project!

Stop it!



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You input is being heard. All community feedback from our neighbourhood information sessions is being collected into a community engagement report for District Council. This report will inform their decision about the proposed housing project.

WE WELCOME YOUR COMMENTS

I am TOTALY disagree because 1 Traffic nightmare
2 Loose of personal security & safety 3 -
diserise property value.

[redacted]

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

Let's Talk Supportive Housing on East Keith Road

Comment Form | November 2023

BC Housing and the District of North Vancouver are proposing to build 65 new homes with support services in the 1200 block of East Keith Road (at Mountain Highway). These new homes are an important part of our effort to address and prevent homelessness on the North Shore.

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WE WELCOME YOUR COMMENTS

Mountain Highway & Keith road is one of the busiest intersections on the North Shore, and there is absolutely nowhere for ambulances, police and fire services to park without obstructing traffic. This facility will have multiple 911 Emergency calls per day, impacting thousands of North Shore residents every day. Mountain Highway and Keith road is the wrong location for supported housing.

THANK YOU!

[redacted]

BC HOUSING

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WE WELCOME YOUR COMMENTS

[redacted]

[redacted] I never expected this crazy decision to build housing for people that need help without a voice! ~~and approval~~ Our people living around this building, like the practice of 3rd world countries

THANK YOU!

[redacted]

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

NO... NOT IN A FAMILY BASED NEIGHBORHOOD!
DAYCARE ACROSS STREET, SHARED PATHWAYS
+PARKS [redacted] - SAME BUS
ROUTE ETC WITH MENAL HEALTH ISSUES AND
OPEN DRUG USE!!

I AGREE... WE NEED "SUPPORTIVE HOUSING"
BUT TO ME, THAT SHOULD BE FOR
WORKING CONTRIBUTING PEOPLE
THAT ARE HAVING A TUFF GO AS
IS AFFORDING TO LIVE HERE.

WE NEED → LOW INCOME HOUSING /ST
A HOMELESS / MENTAL HEALTH
DRUG USER SUPPORTIVE PLAC
IS NOT WHAT OUR
NEIGHBORHOOD WANTS..

THANK YOU!

THANK YOU [redacted]

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

Placing individuals that are recovering from risk situations, like drug abuse and mental health issues, close to daycares, liquor stores doesn't seem like a very good idea, and it doesn't make sense.

THANK YOU!

Let's Talk Supportive Housing on East Keith Road

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WE WELCOME YOUR COMMENTS

Your proposal says that, out of 65 units, only 5 units will be provided with the Complex Care assistance. I wonder what kind of Social, Mental and Employment support will the other 60 families have to make sure they're out of risk situations like drugs abuse and alchoolism? How is this project going to guarantee that criminality doesn't arrive in the neighborhood together with drug abuse that is not properly addressed with real social and psychological assistance? Thank you.

THANK YOU!

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WE WELCOME YOUR COMMENTS

One Question; I guess two:

→ What are you learning from the Bc Housing projects already in Use?

→ How are you securing the safety, health of the entire community at large?

Thank-you

THANK YOU!

Let's Talk Supportive Housing on East Keith Road

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WE WELCOME YOUR COMMENTS

This is NOT a good idea.

[redacted] we went with DNV's vision of having a community that would be developed to become a good place for raising ~~kids~~ kids. Now, that we have a nice park, kids playground and people buying into DNV's vision to move here, we don't want to have ~~children~~ drug addicts to live [redacted]

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

This is awesome! I really hope to learn more about other community amenities nearby (library, community centre) to provide opportunities + resource for the future residents. Yes in my backyard!

THANK YOU!

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WE WELCOME YOUR COMMENTS

I Totaly Disagree [redacted]

[redacted]

we don,t feel secure and we don,t have Peace of mind being naibour ~~in~~ with People living in this new boilding. East Keith Rd has a lot of traffic this boilding cause more traffic in this area.

Parks and Trails become drug diller and adicticted Peopl's house.

THANK YOU! [redacted]

Let's Talk Supportive Housing on East Keith Road

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WE WELCOME YOUR COMMENTS

I am in favour of this project. These people are already living in our neighbourhood and it will be better for them and our community if they have safe, clean housing - and supports. I want to live in a community that supports all our citizens, and this is a good use of this land.

THANK YOU!

Let's Talk Supportive Housing on East Keith Road

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WE WELCOME YOUR COMMENTS

Hi there. [redacted] I grew up in N. Van, [redacted] we thought this neighborhood would be a fantastic place for us [redacted] However, this project makes our neighborhood a place where I would be uncomfortable [redacted] Even as a [redacted] woman who often uses our trail system to get to basic necessities such as groceries and the pharmacy, I will no longer feel safe walking these trails alone. It is inevitable that drug users will quickly begin populating these family-friendly trails. I beg you to reconsider this project. [redacted]. Thank you for reading. ☺

THANK YOU!

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WE WELCOME YOUR COMMENTS

My biggest issue with this project is the location. Close to daycare, playgrounds, liquor stores, cannabis stores, a large trail network, and right in the middle of a family oriented neighborhood. I have visited other supportive housing sights and there are always people loitering, littering, and doing drugs and even living in the surrounding environments. By putting this project in this area we are putting vulnerable people at risk who use these trails and playgrounds everyday. There is also no plan to combat any crime that may come of this project. The fact that the [redacted] Police did not have a station here is proof of that. The people were not properly consulted with today. The people oppose this project and we will fight with all our might to stop it from going forward.

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

I am strongly disagree with this project!

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

IT IS IRRESPONSIBLE TO HOUSE ADULTS WITH SUBSTANCE ABUSE AND MENTAL HEALTH ISSUES BESIDE A SINGLE-FAMILY HOME COMMUNITY WITH CHILDREN AND PLAYGROUNDS.

THANK YOU!

Let's Talk Supportive Housing on East Keith Road

Comment Form | November 2023

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WE WELCOME YOUR COMMENTS

Thank you for being forward-thinking. We need this type of housing in the District of North Van. I hope people were listening to their elementary and high school teachers when they talked about hierarchy of needs. Housing and food and clothes are a must before all other things. Without these needs people are just fighting for survival. This project will help so many people get their footing & so they can be functioning members of society.

THANK YOU!

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WE WELCOME YOUR COMMENTS

There is a coherent concern around the fact that there is not enough planing in terms of operating the Proposed facility as a complex use building with access to substances. ie. what are the protocols to reinforce a "residence use of facility" That avoids or prevent substance users from outside of the complex to come in and use? How does L'uma plan to deal with residents who cause issues for the community?

THANK YOU!



BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

- Project would be better suited to a central location or near the already established homeless-~~care~~ neighbourhoods. Serve people where they are. (Cap Mall? Travel Lodge)

It is obvious that supportive housing or other supports for homeless are important in our community. It also is apparent that the location and operating model have been rushed and are not going to serve the existing community or those the project intends to support. Transportation is a major issue. The neighbourhood lacks the density and social supports that will be needed for anything that occurs outside the walls of the project. Everyone I spoke to tonight pointed fingers at other agencies and were not able to provide confidence that these concerns are being heard or will ever be addressed. If finger pointing has already started, how will we all work together to make this successful?

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

- Having support services provided with the 65 new homes is certainly necessary. Some people need more assistance & will benefit from the extra attention.
- On the negative side, I am concerned about increased pedestrian traffic at this intersection. It is an extremely busy corner. We know how inattentive pedestrians on DTES are sometimes involved in traffic incidents.
- Your literature refers to "individualized case plan". I would like to know about what this looks like.
- is this a "low-barrier" housing complex? ie resident may be drug or alcohol addicted? If I believe "Yes" + this is a concern. You use "harm reduction" which does not preclude harm to individuals + communities associated with substance abuse.
- will some residents have mental issues?
- will there be 24-hour support staff + security at the building?

THANK YOU!

Your literature refers to "supervised injection rooms." I am not in favour of drug use in this neighbourhood.

- many young kids in area, not safe to have needles, even if you patrol to pick up.

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

[redacted]

[redacted]

THIS IS GOING TO HAVE A SAFE INJECTION SITE

THIS IS NOT AN APPROPRIATE PLACE FOR

THIS SITE.

I AM ABSOLUTELY AGAINST THIS DEVELOPMENT

THANK YOU!

Let's Talk Supportive Housing on East Keith Road

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WE WELCOME YOUR COMMENTS

WRONG SPOT! Poor Location, High Traffic area. People will Be run over, as they Spill out onto the Road., Just like the. Harvest Project on Bewicke.

Use the Monastee Dog pound By Cap University For this Project; AND put the Students & Faculty on the land Beside Holiday INN. Close to Pub + Hotel For visiting Guests. Put More High Density Housing on ALL of Keith Road From LYNN creek to Brooks Bank. More TAX Revenue LAND swap Shuffle the Deck. TOO.

THANK YOU!

Cheers.

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

I'M ~~AGG~~ DON'T LIKE THIS PROJECT AT THIS SITE!

1) THE TREES GIVE THE AREA A BEAUTY THAT IS NOT FOUND IN ~~VANC~~.

2) THESE TREES ARE OVER 100 YRS — OLD

3) MUST NOT BE CUT!

4) TRAFFIC IS HORRENDOUS HERE IT TAKES 30 MINUTES TO GO JUST 3 CITY BLOCKS VIA CAR WHEN YOU NEED GROCERIES & 1/2 HOUR TO GET BACK HOME 3 CITY BLOCKS.

* PLEASE FIND ANOTHER SITE.

THANK YOU!

Let's Talk Supportive Housing on East Keith Road

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WE WELCOME YOUR COMMENTS

I recognize the value in & need for this type of Societal support services.

My concerns are

- will the potential clients be appropriately screened? That is matched with the residential area being proposed? i.e. ppl who are not likely to use local parks & playgrounds for (potentially) dangerous drug use (ie METH!!)

- if pets are allowed is it possible for residents to have animal training courses to ensure animals (mostly dogs) are controllable? ie. barking; poop pick up; off leash trained etc.

THANK YOU!

With Thanks [redacted]

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

[redacted]

[redacted]

Benefits: Reduced waste & embodied carbon, increased environmental impact & local sustainability, emissions avoidance, and ESG principles at project management level

THANK YOU!

BC HOUSING

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WE WELCOME YOUR COMMENTS

This is the wrong place for this Debelopment. Please find a place away from the 2nd Narrows Bridge as the traffic around the area is really Bad. [redacted] I have trouble driving to work. I was told that the District did not look at other sites, this was a bad mistake.

I love my neighbourhood but more development in dense areas only destroys the ameance of the area This future + leave some trees up When they moved Mountain Hwy to Brooks Ranks the amount of Tree cut was horible. The Highway planted trees but the Hwy's dept come back + cut them down as brambles started to cover them.

THANK YOU!

[redacted]

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

I would love to have a better understanding of the selection/interview process for the tenants of this supportive housing. We are not generalizing that all unhoused are criminals or partake in substance abuse. Based on other "supportive housing" - it does not build confidence when we see the destruction of the buildings, criminal activities in the surrounding residential areas or neglect of needles etc. being left in the streets [redacted] Therfore, if you can provide more stats, positive outcomes from supportive housing in BC - we would be more comfortable with the unknown. I want to support the less →

THANK YOU!

fortunate & want the unhoused in our community to have a home. What I am not understanding or honestly supportive of... is allowing substance abuse & criminal activities right outside the building. What security measures are going to be taken in case their is a tenant that is going to unfortunately go in that direction?

my hope is that you will choose tenants that want to move away from the streets, and live in a home, take care of it, respect it and the community around it. Everyone deserves a chance for a better life. All we want is the same respect from you.. that you understand we have built our lives in North Van. We have worked really really hard to afford to buy a home here & are that is safe [redacted] & enjoy the outdoors without having to worry when they walk the "family recreational" path you built.

Please just put yourselves in our shoes. We are not bad people, we want to support but need to have better answers & the real picture of what this is going to mean for the future of

LUCENT
QUAY
CONSULTING

Appendix 8 – Stakeholder Open House Comment Form

BC HOUSING

DISTRICT OF NORTH VANCOUVER

Let's Talk Supportive Housing on East Keith Road

Comment Form | November 2023

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WE WELCOME YOUR COMMENTS

Great idea – we need 10 more!

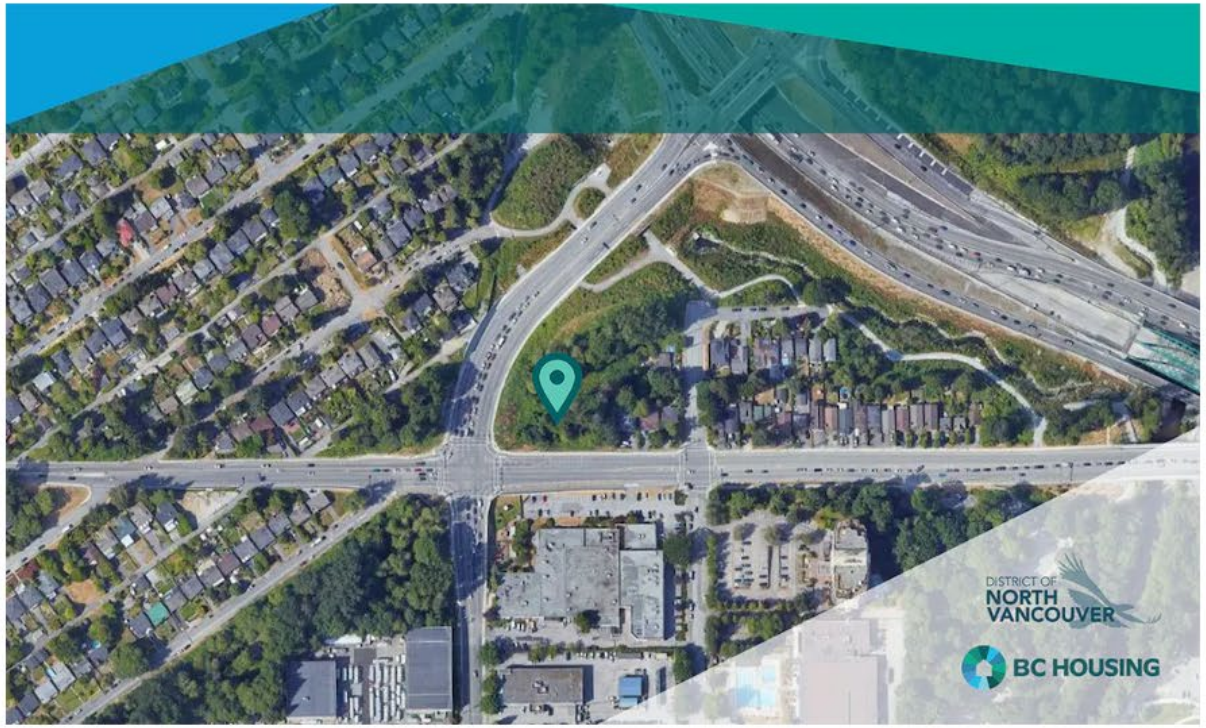
Good Luck

THANK YOU!

https://letstalkhousingbc.ca/north-vancouver-east-keith-road

Import favorites | DNV Links | DNV ownCloud | Video Conferencing... | BC Housing Design...

District of North Vancouver – East Keith Road



BC Housing and the District of North Vancouver are proposing to build 65 new homes with support services in the 1200 block of East Keith Road. These new homes are an important part of our effort to address and prevent homelessness on the North Shore.

Key Dates

- Neighbourhood Information Session 1
  October 17 2023
- Neighbourhood Information Session 2
  October 25 2023
- Neighbourhood Open House
  November 08 2023
- Neighbourhood Information Session 3
  November 09 2023
- Neighbourhood Information Session 4
  November 15 2023

Who's Listening

Naomi Brunemeyer

Director, Regional Development
BC Housing



BC Housing and the District of North Vancouver are proposing to build 65 new homes with support services in the 1200 block of East Keith Road. These new homes are an important part of our effort to address and prevent homelessness on the North Shore.

The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community. Project highlights include:

- All units would be studio apartments with a private bathroom and kitchen.
- All the homes would include support services such as daily meals, life and employment skills training and connections to health care and other community services.
- At least 5% of the homes will be fully wheelchair accessible, with all homes designed to be universally adaptable to residents of all abilities.
- The building will also include amenities such as shared laundry, a dining area, program space and parking.

Complex Care Housing

Five units in this building would offer Complex Care Housing services. Through this program, Vancouver Coastal Health and Lu'ma Native Housing Society would jointly offer person-centered health and social services to select residents. Complex Care Housing provides individualized care and culturally safe services that could include primary health care, psychiatry, family and peer supports and more. This program gives many people an even better chance at successfully moving out of homelessness and into healthy, stable lives.

Learn more about Complex Care Housing.

Rezoning and Development

The District of North Vancouver and BC Housing are proposing to rezone this site for residential use. As part of the rezoning process, District Council will hold a public hearing tentatively scheduled in November 2023.

Learn more about the District of North Vancouver's rezoning process.

Non-Profit Operator

BC Housing selected Lu'ma Native Housing Society through a fair and open process to manage this building and provide services to the residents.

Lu'ma brings over 40 years of experience managing affordable housing while offering a wide range of programs, services and initiatives that aim to alleviate poverty and improve the overall health of the urban Indigenous community. (While Indigenous cultural services will be available, residents are not required to be Indigenous.)

Learn more about Lu'ma Native Housing Society.

Director, Regional Development
BC Housing



Tsitsi Watt

Executive Director
Lower Mainland Operations



Tamsin Guppy

Public Projects Planner
District of North Vancouver

TG

TImeline

Project Announcement
September 26, 2023

Neighbourhood Information Sessions
Session 1: Tuesday, October 17, 2023
Session 2: Wednesday, October 25, 2023

Neighbourhood Open House
Wednesday, November 8, 2023

TImeline

Project Announcement
September 26, 2023

Neighbourhood Information Sessions
Session 1: Tuesday, October 17, 2023
Session 2: Wednesday, October 25, 2023

Neighbourhood Open House
Wednesday, November 8, 2023

Additional Neighbourhood Information Sessions
Session 3: Thursday, November 9, 2023
Session 4: Wednesday, November 15, 2023

Rezoning Public Hearing
November 2023

Development Permit Application
Early 2024

Estimated construction start
2024-2025

Estimated opening
2026

Community Engagement

Rezoning Application Engagement – October 2023

As part of the rezoning process, District Council will hold a Public Hearing tentatively scheduled in November. Prior to this, community members are invited to join Neighbourhood Information Sessions to learn more, ask questions and share feedback on the housing proposal:

Neighbourhood Information Sessions

- **Tuesday, October 17, 2023** – 7:00 to 8:30 pm, Online
  - Register at: East-Keith-Road-1.eventbrite.ca
- **Wednesday, October 25, 2023** – 7:00 to 8:30 pm, Online
  - Register at: East-Keith-Road-2.eventbrite.ca
- **Wednesday, November 8, 2023** – 6:30 to 8:00 pm, In person*
  - Location: Holiday Inn and Suites, 700 Old Lillooet Rd, North Vancouver
  - Register at: East-Keith-Road-open-house.eventbrite.ca
  - **Drop in format; all welcome. Registration is appreciated to help with planning.*

Additional sessions scheduled due to community interest:

- **Thursday, November 9, 2023** - 11:30 am to 1:00 pm, Online
  - Register at: East-Keith-Road-open-house-3.eventbrite.ca
- **Wednesday, November 15, 2023**- 7:00 pm to 8:30 pm, Online
  - Register at: East-Keith-Road-open-house-4.eventbrite.ca

A caring community can contribute greatly to the success of supportive housing residents. We commit to keeping lines of communication open throughout this project, answering questions, and addressing any concerns. We will also share direct contact information for the housing when it is available.

Learn more about the Community Benefits of Supportive Housing (PDF).

See inside Orca Place Supportive Housing in Parksville, BC (YouTube).

Please continue checking this page for the latest project updates.

Questions and Comments

You are welcome to submit questions or comments at any time through the form below or by emailing communityrelations@bchousing.org.

Additional Neighbourhood Information Sessions

Session 3: Thursday, November 9, 2023

Session 4: Wednesday, November 15, 2023

Rezoning Public Hearing

November 2023

Development Permit Application

Early 2024

Estimated construction start

2024-2025

Estimated opening

2026

Documents

Community-Benefits-Supportive-Housing (1.43 MB) (pdf)

Questions

Questions

Have a question or comment? Please add below.

Guidelines for constructive and respectful dialogue

Please ensure your question is clear, concise, relevant to the project, and respectful.

Review our moderation policy. Questions that do not abide by the moderation policy or guidelines for respectful dialogue may not be answered.

We expect everyone will refrain from using language or acting in a way that is discriminating, threatening, abusive, racist or otherwise disrespectful. Discrimination or abusive language of any kind will not be tolerated.

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Page last updated: 27 Oct 2023, 12:09 PM

From: Tina Atva
Sent: September 28, 2023 10:41 AM
To: Jimmy Cleovoulou
Subject: RE: FW: BC Gov News - Supportive and complex-care homes proposed for North Vancouver

Hi Jimmy,

Thank you so much for your email.

I would be happy to speak with you. Today I am free from 1:00-1:30, or 4:30-5. Then anytime tomorrow, Friday.

May I ask if you are you with one of the Community Associations?

Kind regards,

Tina

Tina Atva, MCIP, RPP
Manager of Community Planning

DISTRICT OF NORTH VANCOUVER
355 West Queens Road
North Vancouver, BC V7N 4N5

atvat@dnv.org
Direct: 604-990-2357

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Jimmy Cleovoulou [redacted]
Sent: Thursday, September 28, 2023 9:24 AM
To: Tina Atva <atvat@dnv.org>
Subject: Re: FW: BC Gov News - Supportive and complex-care homes proposed for North Vancouver

Hi Tina

I received the note below. I would like to arrange a call with you to discuss this news.

Would you have time today or tomorrow?

Jimmy

On Thu, Sep 28, 2023 at 9:17 AM NVCAN <info@nvcan.ca> wrote:

Correspondence received for circulation:

---------- Forwarded message ---------
From: **Tina Atva** <AtvaT@dnv.org>
Date: Wed, 27 Sept 2023 at 16:05
Subject: FW: BC Gov News - Supportive and complex-care homes proposed for North Vancouver
To: info@nvcan.ca <info@nvcan.ca>

Dear North Vancouver Community Association Network,

I would like to share with you today's provincial announcement (below) on proposed supportive and complex care housing in the District of North Vancouver.

With this proposed project, BC Housing, the District of North Vancouver, Lu'ma Native Housing Society and Vancouver Coastal Health are responding to the urgent need for homes with support services in the community. These new homes are an important part of our effort to address and prevent homelessness on the North Shore.

If approved, this new six-storey building will provide 60 studio homes with support services and five complex-care housing spaces to members of our North Shore communities who are experiencing or at risk of homelessness. The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community as there is significant, unmet local need.

The BC Housing and DNV weblinks provide additional information, including upcoming community engagement. (Dates for neighbourhood information sessions will be provided as soon as they are available.)

- BC Housing's project website
- DNV.org/east-keith

I would be pleased to speak with you about this important project. Please let me know if you would like for me to arrange a time to do so.

Sincerely,

Tina Atva

Tina Atva, MCIP, RPP

Manager of Community Planning

355 West Queens Road

North Vancouver, BC V7N 4N5

atvat@dnv.org

Direct: 604-990-2357

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

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Supportive and complex-care homes proposed for North Vancouver

The Province, through BC Housing, is working with local partners on a proposal to create new supportive and complex-care housing for people experiencing homelessness in North Vancouver.
▶ READ MORE

Government Operations, Housing, Housing Affordability, Mental Health and Addictions, Services

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Please do not respond to this message

From: Kaitlin Hebron
To: Tamsin Guppy
Cc: Council Liaison
Subject: FW: Concerns Regarding Housing Development Proposal on East Keith Road
Date: September 28, 2023 3:08:05 PM

Hello,

The below is forwarded for your attention. If you provide a response to the resident, please BCC CouncilLiaison@dnv.org and your reply will be circulated to Council.

Kind regards,

Kaitlin

-----Original Message-----
From: Cameron [redacted]
Sent: Thursday, September 28, 2023 2:41 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Concerns Regarding Housing Development Proposal on East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear DNV Council Members,

I hope this email finds you well. As a [redacted] resident in the area, I am writing to express my concerns about the proposed housing development in the 1200 block of East Keith Road, specifically regarding its potential impact on our community.

First and foremost, I want to acknowledge the importance of addressing and preventing homelessness in the Metro Vancouver area, a cause we should all support. However, I believe there are significant issues with the current proposal that need careful consideration.

Having recently moved to this neighborhood, I am appalled by the amount of property crime that already exists in the building. The proposed development, with its density and inclusion of individuals with complex care needs, raises concerns about an increase in crime and drug use in the area, which has a direct impact on the safety and security of residents, including myself.

Furthermore, it is important to highlight that this area is not well served by mass transit, and private cars are often beyond the financial reach of most low-income individuals in our community. The lack of accessible and affordable transportation options could further isolate the residents of the proposed housing development and hinder their ability to access employment opportunities and essential services.

Moreover, I strongly believe that affordable housing for working families is essential for the well-being and sustainability of our community. While the proposed development prioritizes adults, seniors, and people with disabilities, we must not forget the needs of working families who also struggle to find affordable housing in the District of North Vancouver.

I urge the DNV Council to consider alternative solutions that not only address homelessness but also take into account the concerns of the local community, including the challenges posed by the lack of mass transit and affordable transportation options, as well as the pressing issue of property crime in the area.

Perhaps a more balanced approach that includes a mix of housing types, including affordable housing for working

From: Joel McLean
To: Tamsin Guppy
Subject: East Keith Road supportive housing
Date: September 29, 2023 12:58:44 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tamsin,

I am sending you this note regarding the East Keith Road Supportive Housing proposal.

I am staunchly opposed to this project and all its components.

Please not share my contact information on this note.

Thanks and stay safe,

Joel

Joel McLean
[redacted]

From: Barry Miles
To: Tamsin Guppy
Subject: New Keith Roadhomeless initiative
Date: October 02, 2023 10:12:22 AM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, while we all agree more housing is needed for the homeless on the North Shore, and seeing as our tax dollars will go towards this new proposal, it would be appreciated if you could provide more feedback-

What will be the requirements for the homeless people to move in to one of these units? Will it be based on income or lack of income and who will vet the applicants?

We see that Lu'na Native Housing Society will be a partner, was this tendered to an open bid as there are other great organizations on the North Shore managing homeless shelters?

The fact that there would be a First Nations Housing Society running this, does this mean the focus of the homeless occupants will be First Nations bearing in mind the Squamish band is already building two on-site initiatives for low-income residents?

What are the restrictions for any homeless residents that are also addicts, will there be drugs and drug use allowed at the building with supervision? Will there be onsite support for addicts bearing in mind it is now legal for small quantities of previously illegal drugs?

If there will be homeless people with addictions and no on-site support or policing there would be concerns from local residents as addicts who cannot afford to maintain their drug use look to stealing to support their habit. We have slowly seen an increase of car break-ins, catalytic converter thefts, home break-ins in North Vancouver and Deep Cove. What assurances can you give us tax-paying homeowners that our homes and family will continue to be safe, are there any plans to increase the number or presence of RCMP members?

What type of security will be afforded to maintain the safety of the building occupants and nearby residents realizing that homeless people can be preyed upon by dealers and other addicts? Will the RCMP be involved with the early stages of this initiative?

It would be appreciated if we could get answers to these questions to better prepare us for the upcoming public feedback session.

Regards,
Barry Miles


From: Cheryl Archer on behalf of Infoweb
To: Mayor and Council - DNV
Subject: FW: East Keith Road Proposal
Date: October 03, 2023 8:54:12 AM

The below is provided for information.

-----Original Message-----
From: [redacted]
Sent: Monday, October 2, 2023 7:38 PM
To: Front Desk Reception <enquiries@dnv.org>
Subject: East Keith Road Proposal

To whom it may concern:

I am writing this letter in opposition to the proposal from BC Housing and the District of North Vancouver to build a 65 unit Supportive Housing complex in the 1200 block of East Keith Road. While our Mayor, Mr. Little, calls for compassion from us the community, we ask you, council, to have compassion to us, the current residences of the community.

Keith and Mountain Highway has undergone immense change over the last 5 years. With the new overpass and highway upgrades our area has seen a dramatic increase in traffic and noise pollution. Our once quiet streets are now short cuts during rush hour traffic. Our kids cannot freely play in the streets or even our yards for that matter out of safety that the stop sign for example at the corner of Cloverley and Brooksbank where I live in my home, is run by hundreds of vehicles racing to cut into traffic on Keith road. They blow through school zones in the Brooksbank and Sutherland area unaware that the bell has just rung and hundreds of kids are about to walk home…. Without any sidewalks or pedestrian safeguards in place for our children, it has become a huge safety issue in our community.

What you are proposing at the corner of Keith and Brooksbank is going to further encroach on our community. There will be an increase in traffic. You are proposing density at one of the busiest intersections in North Vancouver. I cannot think of a worse location to build. The construction of this building alone would impede the traffic flow causing even more congestion and problems in our Calverhall neighborhood and surrounding areas. What solutions do you have in place for this impact on our community ? What safeguards will you provide to us to address these ongoing issues no doubt made worse by further density and congestion in this community.

The District just completed a beautiful trail system linking our kids to a beautiful new park at Bridgeman. The green space we walk through to the river and park will be dug up and replaced with 6 stories of building… Is this what your goal was when you went to great lengths to plant and create a beautiful ecosystem to replace what the highway couldn't ?
A parking lot and a building with more traffic is far from what that intersection needs. We need to protect our green spaces and allow this particular intersection and interchange to mature and return to what it was before it was completely ripped apart.

Lastly, with regards to the type of housing you propose, since the highway project and trail system has been completed it has granted easy access to and from our community. With this new access has brought many unwanted visitors to our area. Theft and crime has seen an uptick. We notice used needles on our trails and in our laneways. With this style of accommodation you are proposing to build it will no doubt house individuals who have addiction and mental health concerns. My big question to the you is how will you protect our community from increase in crime and violence as these supportive shelters statistically bring? What criteria will need to be met and continually met by the individuals who will temporarily call this place home ? What restrictions will there be ? And what perimeters will be in place ?

I am asking the District to examine the implications of building a homeless shelter in the community. The Calverhall and surrounding neighborhoods are full of families and children… of who deserve to explore our trails and forests without worry or concern.

We hope you place the interests of our community in your decision making process.

Warm regards,

Nicolle Filangieri

Sent from my iPhone

Sent from my iPhone

From: [redacted]
Subject: BC Housing and the District of North Vancouver Proposal
Date: October 03, 2023 9:14:38 AM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing this letter in opposition to the proposal from BC Housing and the District of North Vancouver to build 65 new homes with support services in the 1200 block of East Keith Road. While Bowinn Ma is calling for compassion from the community, I ask council to be compassionate to the current residences of the community.

Not long ago, the the intersection of Keith and Mountain Highway was a beautiful green space where I, as a young girl, ran around and played in the forest after school. My children will sadly not have that opportunity, as the area was destroyed by urban development to the highway. Now the Province and District are proposing further destruction to the last remaining green space in the area with a homeless shelter. The District must look at the hard facts when it comes to the implications of placing a homeless shelter in the middle of a family neighborhood. A study by the University of Pennsylvania evaluating the effects of homeless shelters on property crimes in the nearby communities showed that it caused a 56% increase in property crimes with thefts from vehicles, other thefts, and vandalism driving the increase. This study was conducted in Vancouver. How can politicians ask the community to be compassionate when the development is putting our families daily lives at risk? There is a daycare across the street from the proposed development. An elementary school up the street and soon to be another elementary school down the street. Young children should not bear the burden of being exposed to upticks in property crime.

Statistics Canada shows that homeless shelters are largely inhabited by men, 70% to be exact. With 65 units being proposed by the shelter and the potential for the majority of them to be inhabited by men with undefined complex needs is worrisome to me as a woman.

I am asking the District to examine the implications of building a homeless shelter to the community. The Calverhall and surrounding areas are family neighborhoods with plenty of children enjoying the wonderful parks and forests. Please place the interests of our community at the forefront of your decision making process.

From: Cheryl Archer
To: Mayor and Council - DNV
Subject: FW: Keith road supportive housing proposal
Date: October 04, 2023 1:56:51 PM

The below is provided for information.

From: Serena Bickerstaff <[redacted]>
Sent: Wednesday, October 4, 2023 12:16 PM
To: Jordan Back <backj@dnv.org>; communityrelations@bchousing.org; Betty Forbes <forbesb@dnv.org>; Tamsin Guppy <guppyt@dnv.org>; Herman Mah <mahh@dnv.org>; Mayor's Office DNV <mayor@dnv.org>; Lisa Muri <muril@dnv.org>
Subject: Keith road supportive housing proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I hope your doing well today, I am reaching out in regards to the proposed supportive housing development for the corner of Keith road and Mountian highway.

While I fully support and understand the need for supportive housing I don't believe that this location is a suitable one for a number of reasons. The main one being that this is suitated directly across from a large daycare center and bridge man park which is a high traffic playground area with vulnerable children attending the area daily.

I would like to understand what accountability and background checks will be in place to ensure a safe environment for the children in the area.

I have a child [redacted] and this proposal makes me very uneasy for the safety and well-being of the children.

Some of the main concerns is I want to ensure that our children are not exposed to higher levels of criminal activity and high risk people, especially being in such a close proximity to children. Another concern is as the potential impact it will have on parks and more exposed drug usage and uncomfortable situations in the park area.

I do support this endeavour in a different location and believe a location should be chosen with ample distance from children.

Thank you for your time today.

Serena Watson

From: Cheryl Archer
To: Mayor and Council - DNV
Subject: FW: Keith road supportive housing proposal
Date: October 04, 2023 4:29:00 PM
Attachments: image001.png

The below is provided for information.

From: Community Relations <communityrelations@bchousing.org>
Sent: Wednesday, October 4, 2023 4:10 PM
To: Serena Bickerstaff <serenabickerstaff@gmail.com>; Jordan Back <backj@dnv.org>; Community Relations <communityrelations@bchousing.org>; Betty Forbes <forbesb@dnv.org>; Tamsin Guppy <guppyt@dnv.org>; Herman Mah <mahh@dnv.org>; Mayor's Office DNV <mayor@dnv.org>; Lisa Muri <muril@dnv.org>
Subject: RE: Keith road supportive housing proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Serena,

Thank you for taking the time to provide us with your feedback. We respect and appreciate your position.

The District-owned property was selected because of its location near easy-to-access transit, community services, and amenities. If approved, Lu'ma Native Housing Society and Vancouver Coastal Health would operate the building, with joint staff from Lu'ma and Vancouver Coastal Health on site 24/7 to provide supports, including meal programs, life and employment skills training, as well as health and wellness support services and a connection and reconnection to community, culture, teachings, ceremony and traditional food. BC Housing and Lu'ma Native Housing Society have an excellent track record of managing similar buildings and programs in the lower mainland.

Lu'ma would work within its responsibilities of being a property manager of this site. With proposed 24/7 staffing Lu'ma is in a good position to deal with and tend to any issue arising on site while also ensuring the privacy rights of the tenants are upheld.

I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal.

For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing.

You can also learn more about this project and **register for information sessions** by visiting

letstalkhousing.bc.ca/north-vancouver-east-keith-road.

In addition, we are always listening here, at Community Relations. Please feel free to share any additional feedback, and we will ensure that it is visible to our team overseeing the proposed project.

Thank you kindly,



Alex (She/Her) | BC Housing Community Relations Team

I am grateful to live on the traditional and unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and sə́lilw̓ətaʔɬ (Tsleil-Waututh) peoples, and to work in the traditional, ancestral homelands of hundreds of Indigenous Peoples and Nations across British Columbia. I commit to honouring reconciliation and furthering Indigenous healing and justice.

From: Serena Bickerstaff [redacted]
Sent: October 4, 2023 12:16 PM
To: backj@dnv.org; Community Relations <communityrelations@bchousing.org>; forbesb@dnv.org; guppyt@dnv.org; mahh@dnv.org; mayor@dnv.org; muril@dnv.org
Subject: Keith road supportive housing proposal

Hello,

I hope your doing well today, I am reaching out in regards to the proposed supportive housing development for the corner of Keith road and Mountian highway.

While I fully support and understand the need for supportive housing I don't believe that this location is a suitable one for a number of reasons. The main one being that this is suitated directly across from a large daycare center and bridge man park which is a high traffic playground area with vulnerable children attending the area daily.

I would like to understand what accountability and background checks will be in place to ensure a safe environment for the children in the area.

I have a child [redacted] and this proposal makes me very uneasy for the safety and well-being of the children.

Some of the main concerns is I want to ensure that our children are not exposed to higher levels of criminal activity and high risk people, especially being in such a close proximity to children. Another concern is as the potential impact it will have on parks and more exposed drug usage and uncomfortable situations in the park area.

I do support this endeavour in a different location and believe a location should be chosen with

ample distance from children.

Thank you for your time today.

Serena Watson

From: Tamsin Guppy
To: [redacted]
Subject: Supportive Housing Development Proposal on East Keith Road
Date: October 06, 2023 1:32:41 PM
Attachments: image001.jpg
image002.jpg
image003.jpg
image004.jpg

Good afternoon, Mr. Strukoff

Thank you for taking the time to write to the District of North Vancouver regarding your perspectives on the proposed supportive housing project at East Keith Road and Mountain Highway.

Your feedback will be provided to Mayor and Council and added to the public record.

We appreciate your perspective on the importance of a mix of housing in the District of North Vancouver, and appreciate you highlighting the need for affordable housing for families. You may be familiar with a social housing project also before Council at this time at Lillooet Road. While this project is in the very early stages, it is an appropriate example of a project aimed to support the District of North Vancouver's community-generated Official Community Plan, which calls to diversify the housing supply to address important issues in the municipality, including both affordable housing and homelessness. The District of North Vancouver's 2023 Housing Needs Report also identifies delivering a range of social and supportive homes as key priorities.

In terms of the proposed project on East Keith Road at Mountain Highway, the District of North Vancouver, BC Housing, Lu'ma Native Housing Society and Vancouver Coastal Health are working together to create much-needed permanent housing that includes 24 hours a day staffing and support services.

We understand you have concerns about property crime. I reached out to BC Housing, the experts in this field, and they write:

> *BC Housing is committed to being good neighbours. All new supportive housing that is developed across the province provides a safe community both inside and outside the building. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner.*
>
> *The safety of residents, staff and the surrounding community is a priority. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood. All residents in supportive housing have made a choice to work towards living a healthy, stable life.*

BC Housing chose this District-owned property because of its location near easy-to-access transit, community services, green spaces and amenities at nearby Lynn Creek.

If you are interested, during the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal – for more information on the proposal and on the meetings please visit: https://letstalkhousingbc.ca/north-vancouver-east-keith-road

For more information about the District of North Vancouver rezoning process please visit: https://www.dnv.org/business-development/east-keith-road-supportive-housing

Sincerely,

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

355 West Queens Road
North Vancouver, BC V7N 4N5

guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

-----Original Message-----
From: Cameron [redacted]
Sent: Thursday, September 28, 2023 2:41 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Concerns Regarding Housing Development Proposal on East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear DNV Council Members,

I hope this email finds you well. As a [redacted] resident in the area, I am writing to express my concerns about the proposed housing development in the 1200 block of East Keith Road, specifically regarding

its potential impact on our community.

First and foremost, I want to acknowledge the importance of addressing and preventing homelessness in the Metro Vancouver area, a cause we should all support. However, I believe there are significant issues with the current proposal that need careful consideration.

Having recently moved to this neighborhood, I am appalled by the amount of property crime that already exists in the building. The proposed development, with its density and inclusion of individuals with complex care needs, raises concerns about an increase in crime and drug use in the area, which has a direct impact on the safety and security of residents, including myself.

Furthermore, it is important to highlight that this area is not well served by mass transit, and private cars are often beyond the financial reach of most low-income individuals in our community. The lack of accessible and affordable transportation options could further isolate the residents of the proposed housing development and hinder their ability to access employment opportunities and essential services.

Moreover, I strongly believe that affordable housing for working families is essential for the well-being and sustainability of our community. While the proposed development prioritizes adults, seniors, and people with disabilities, we must not forget the needs of working families who also struggle to find affordable housing in the District of North Vancouver.

I urge the DNV Council to consider alternative solutions that not only address homelessness but also take into account the concerns of the local community, including the challenges posed by the lack of mass transit and affordable transportation options, as well as the pressing issue of property crime in the area.

Perhaps a more balanced approach that includes a mix of housing types, including affordable housing for working families, and improvements to our mass transit infrastructure could better serve our community's diverse needs and ensure the safety and well-being of all residents.

In conclusion, I appreciate the efforts to address homelessness, the issue of transportation access, and property crime concerns. However, I believe it is crucial to find a solution that addresses these concerns effectively while providing provisions for affordable housing for working families.

Thank you for your time and consideration.

Sincerely,

Cameron Strukoff

From: Tamsin Guppy
Sent: October 06, 2023 1:36 PM
To: Joel McLean
Subject: RE: East Keith Road supportive housing

Thank you for taking the time to write to the District of North Vancouver regarding your perspectives on the proposed supportive housing project at East Keith Road and Mountain Highway.

Your feedback will be provided to Mayor and Council and added to the public record.
Regards,

Tamsin Guppy.

From: Joel McLean [redacted]
Sent: Friday, September 29, 2023 12:59 PM
To: Tamsin Guppy <guppyt@dnv.org>
Subject: East Keith Road supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tamsin,

I am sending you this note regarding the East Keith Road Supportive Housing proposal.

I am staunchly opposed to this project and all its components.

Please not share my contact information on this note.

Thanks and stay safe,

Joel

Joel McLea [redacted]

[redacted]

From: Tamsin Guppy
Sent: October 06, 2023 2:27 PM
To: Barry Miles
Subject: RE: New Keith Roadhomeless initiative

Good afternoon, Mr Miles;

Thank you for taking the time to write to the District of North Vancouver regarding your perspectives on the proposed supportive housing project at East Keith Road and Mountain Highway.

Your feedback will be provided to Mayor and Council and added to the public record.

The District is working with BC Housing, Vancouver Coastal Health (VCH) and Lu'ma Native Housing Society (Lu'ma) to deliver this project. The District is primarily responsible for facilitating this project by providing land and undertaking the rezoning process. As most of your questions relate to the operation of the facility so we asked our partners on this project to provide answers to your questions and those are included below.

It appears that you are well-informed about the project, including the upcoming information sessions. However, in case it is useful to you, I wanted to share BC Housing information about the project at letstalkhousing.bc.ca/north-vancouver-east-keith-road where you can also register for the public information sessions.

For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing.

Questions and Answers:

Question: What will be the requirements for the homeless people to move in to one of these units? Will it be based on income or lack of income and who will vet the applicants?

Answer: The homes would be for adults, including seniors and people with disabilities, with a priority for people in the local community as there is significant, unmet local need. Future residents would apply to live here, and would need to meet eligibility requirements around income, homelessness and required supports and programming. BC Housing will work with local service providers to determine the criteria and to select residents, while recognizing that this housing will specifically be targeted to people from North Shore communities.
People who experience homelessness are as varied as any other neighbour. All residents in supportive housing have made a choice to work towards living a healthy, stable life.

Question: We see that Lu'na Native Housing Society will be a partner, was this tendered to an open bid as there are other great organizations on the North Shore managing homeless shelters?

Answer: BC Housing, through a fair and open process, selected Lu'ma Native Housing Society to manage the facility 24/7 if the project is approved and constructed.

Question: The fact that there would be a First Nations Housing Society running this, does this mean the focus of the homeless occupants will be First Nations bearing in mind the Squamish band is already building two on-site initiatives for low-income residents?

Answer: No. Residents are not required to be Indigenous. It is worth noting, though, that the most recent unhoused counts continue to support the finding that Indigenous individuals experience homelessness at a disproportionately high rate with 30-40% survey respondents, in the most recent unhoused counts, identifying as Indigenous.

Question: What are the restrictions for any homeless residents that are also addicts, will there be drugs and drug use allowed at the building with supervision? Will there be onsite support for addicts bearing in mind it is now legal for small quantities of previously illegal drugs?

Answer: BC Housing's supportive housing buildings are operated based on the widely recognized and proven Housing First model, which simply means people need a safe place to live regardless of lifestyle. Residents at this supportive housing project, and all other supportive housing buildings that BC Housing is affiliated with, are permitted to make their own choices in regards 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 to ensure they use safely. This is an essential harm reduction approach, which saves lives and means that staff are available to support any residents who are in various phases of substance use. Lu'ma Native Housing Society and Vancouver Coastal Health would work together 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. Residents can access on-site and community support services to assist them in maintaining their personal goals and manage challenges.

Question: If there will be homeless people with addictions and no on-site support or policing there would be concerns from local residents as addicts who cannot afford to maintain their drug use look to stealing to support their habit. We have slowly seen an increase of car break-ins, catalytic converter thefts, home break-ins in North Vancouver and Deep Cove. What assurances can you give us tax-paying homeowners that our homes and family will continue to be safe, are there any plans to increase the number or presence of RCMP members?

Answer: To clarify, the partners are working together to create much-needed housing that would indeed have on-site support services. Supports could include cultural outreach workers, elders, tenant support workers and homemakers along with connections and reconnections to community and culture. Life and employment skills training will also be provided. Wraparound services would be offered to the five residents living in the complex care housing spaces supported by Vancouver Coastal Health. Depending on the person, Complex Care housing provides culturally safe services that could include primary health care, psychiatry, addictions medicine and more.

Research of 13 B.C. supportive housing sites completed in 2019 showed that property values immediately surrounding 10 sites either kept pace or surpassed surrounding municipal trends. Property values for the other three sites were not notably different compared to municipal trends.

Question: What type of security will be afforded to maintain the safety of the building occupants and nearby residents realizing that homeless people can be preyed upon by dealers and other addicts? Will the RCMP be involved with the early stages of this initiative?

Answer: BC Housing is committed to being a good neighbour. All new supportive housing that is developed across the province provides a safe community both inside and outside the building. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner.

The safety of residents, staff and the surrounding community is a priority. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood. All residents in supportive housing have made a choice to work towards living a healthy, stable life.

Lu'ma already has a strong, positive relationship with the RCMP's Car 22 and staff from Lu'ma are keen to develop a deeper relationship with the RCMP in North Vancouver just like they have in other jurisdictions where they operate housing projects, typically including working with the local community policing liaisons.

Sincerely,

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5

guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

-----Original Message-----
From: Barry Miles [redacted]
Sent: Monday, October 2, 2023 10:12 AM
To: Tamsin Guppy <guppyt@dnv.org>
Subject: New Keith Roadhomeless initiative

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, while we all agree more housing is needed for the homeless on the North Shore, and seeing as our tax dollars will go towards this new proposal, it would be appreciated if you could provide more feedback-

What will be the requirements for the homeless people to move in to one of these units? Will it be based on income or lack of income and who will vet the applicants?

We see that Lu'na Native Housing Society will be a partner, was this tendered to an open bid as there are other great organizations on the North Shore managing homeless shelters?

The fact that there would be a First Nations Housing Society running this, does this mean the focus of the homeless occupants will be First Nations bearing in mind the Squamish band is already building two on-site initiatives for low-income residents?

What are the restrictions for any homeless residents that are also addicts, will there be drugs and drug use allowed at the building with supervision? Will there be onsite support for addicts bearing in mind it is now legal for small quantities of previously illegal drugs?

If there will be homeless people with addictions and no on-site support or policing there would be concerns from local residents as addicts who cannot afford to maintain their drug use look to stealing to support their habit. We have slowly seen an increase of car break-ins, catalytic converter thefts, home break-ins in North Vancouver and Deep Cove. What assurances can you give us tax-paying homeowners that our homes and family will continue to be safe, are there any plans to increase the number or presence of RCMP members?

What type of security will be afforded to maintain the safety of the building occupants and nearby residents realizing that homeless people can be preyed upon by dealers and other addicts? Will the RCMP be involved with the early stages of this initiative?

It would be appreciated if we could get answers to these questions to better prepare us for the upcoming public feedback session.

Regards,
Barry Miles
[redacted]

From: Tina Atva
Sent: October 06, 2023 4:39 PM
To: Jimmy Cleovoulou
Subject: Re: FW: BC Gov News - Supportive and complex-care homes proposed for North Vancouver

Hi Jimmy,

Thank you for taking the time to speak last week. I appreciated our conversation and the concerns you raised.

In response to your four questions, which I have paraphrased below, I have some additional information to provide:

Q1: Is the intent to move Travelodge residents to the 1200 East Keith site?

Tenants for BC Housing units are chosen through a Coordinated Access and Assessment Table which includes the non-profit operator and other community service providers. The assessment reviews a potential tenant's history (or risk) of homelessness and defines their individual needs with the goal of maintaining stable housing. People living in the local area, aged 55 and over, and experiencing long-term homelessness, and/or those with high vulnerability are prioritized for housing. This assessment process also matches residents with the appropriate services provided in a given building. It also ensures each building has a balanced mix of residents.

It is possible that BC Housing's assessment process may eventually place some people currently at the Travelodge in this proposed building. Some people may also find other housing or choose to move elsewhere before then. Every person has a unique situation and makes their own choices. Shelter and outreach workers connect with individuals experiencing homelessness and invite them to complete an application for supportive housing. In most cases, outreach workers support individuals to complete the paperwork in shelter locations or in camp outreach.

Q2: We have heard that Lu'ma seems to not work well with the RCMP. Is this the case?

Lu'ma works hand in hand with the local RCMP and paramedics. They may call the RCMP for a variety of support in situations that present. They also are required to be mindful of protecting the privacy of residents in certain circumstances. Lu'ma endeavours to create and maintain positive community serving relationships benefiting those they serve, the community as a whole and Lu'ma as an organization.

Q3: Can we contact Lu'ma directly about the Lions Gate community & Travelodge? How can we build a rapport with Lu'ma?

Lu'ma encourages anyone wanting to build relationships with the Travelodge supportive temporary program to enquire with the site's program manager Chancelle Mukonkole, Mon-Fri 8:30-5:00 pm.

Jimmy, during our call I mentioned neighbourhood committees that have been used in other supportive housing projects to build rapport with community and respond to concerns that arise. We have learned from BC Housing and Lu'ma that they now focus on immediate responses to concerns and complaints. Tenants sign a residential tenancy agreement, as well as a good neighbour agreement before they move into the project.

Q4: Is the Travelodge lease going to be extended past November?

We understand as well that the current lease is due to expire toward the end of November. At this time, we do not have any additional information.

Thank you for taking the time to raise your questions. Please let me know if you would like to speak further. As well, I encourage you to follow the 1200 East Keith project.

Kind regards,

Tina

Tina Atva, MCIP, RPP
Manager of Community Planning

DISTRICT OF NORTH VANCOUVER
355 West Queens Road
North Vancouver, BC V7N 4N5

atvat@dnv.org
Direct: 604-990-2357

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Jimmy Cleovoulou [redacted]
Sent: Thursday, September 28, 2023 11:02 AM
To: Tina Atva <atvat@dnv.org>
Subject: Re: FW: BC Gov News - Supportive and complex-care homes proposed for North Vancouver

Thank you for the quick reply. I am available today at 1pm. Please send a number or conference link.

I am a resident [redacted] I understand that the Lions Gate Community Association has been dormant. I am currently not apart of an association as such, but I have been looped in on community news and emails. My partner and I recently started a Block Watch for our community and made contact with councillors who put us in contact with NVCAN.

Looking forward to our call

Jimmy

On Thu, Sep 28, 2023 at 10:41 AM Tina Atva <atvat@dnv.org> wrote:

> Hi Jimmy,
>
> Thank you so much for your email.

I would be happy to speak with you. Today I am free from 1:00-1:30, or 4:30-5. Then anytime tomorrow, Friday.

May I ask if you are you with one of the Community Associations?

Kind regards,

Tina

Tina Atva, MCIP, RPP

Manager of Community Planning

DISTRICT OF NORTH VANCOUVER

355 West Queens Road

North Vancouver, BC V7N 4N5

atvat@dnv.org

Direct: 604-990-2357

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From: Jimmy Cleovoulou [redacted]
Sent: Thursday, September 28, 2023 9:24 AM
To: Tina Atva <atvat@dnv.org>
Subject: Re: FW: BC Gov News - Supportive and complex-care homes proposed for North Vancouver

Hi Tina

I received the note below. I would like to arrange a call with you to discuss this news.

Would you have time today or tomorrow?

Jimmy

On Thu, Sep 28, 2023 at 9:17 AM NVCAN <info@nvcan.ca> wrote:

> Correspondence received for circulation:
>
> ---------- Forwarded message ---------
> From: **Tina Atva** <AtvaT@dnv.org>
> Date: Wed, 27 Sept 2023 at 16:05
> Subject: FW: BC Gov News - Supportive and complex-care homes proposed for North Vancouver
> To: info@nvcan.ca <info@nvcan.ca>
>
> Dear North Vancouver Community Association Network,
>
> I would like to share with you today's provincial announcement (below) on proposed supportive and complex care housing in the District of North Vancouver.
>
> With this proposed project, BC Housing, the District of North Vancouver, Lu'ma Native Housing Society and Vancouver Coastal Health are responding to the urgent need for homes with support services in the community. These new homes are an important part of our effort to address and prevent homelessness on the North Shore.

If approved, this new six-storey building will provide 60 studio homes with support services and five complex-care housing spaces to members of our North Shore communities who are experiencing or at risk of homelessness. The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community as there is significant, unmet local need.

The BC Housing and DNV weblinks provide additional information, including upcoming community engagement. (Dates for neighbourhood information sessions will be provided as soon as they are available.)

- BC Housing's project website
- DNV.org/east-keith

I would be pleased to speak with you about this important project. Please let me know if you would like for me to arrange a time to do so.

Sincerely,

Tina Atva

Tina Atva, MCIP, RPP

Manager of Community Planning

355 West Queens Road

North Vancouver, BC V7N 4N5

atvat@dnv.org

Direct: 604-990-2357

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Supportive and complex-care homes proposed for North Vancouver

The Province, through BC Housing, is working with local partners on a proposal to create new supportive and complex-care housing for people experiencing homelessness in North Vancouver.
▶ READ MORE

Government Operations, Housing, Housing Affordability, Mental Health and Addictions, Services

Manage your subscription

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Please do not respond to this message

From: Tamsin Guppy
Sent: October 14, 2023 2:59 PM
To: Connor Hunter
Subject: FW: Support letter for housing projects E. Keith Road and Lillooet Road in North Vancouver

This is for both projects but please add it to your list for East Keith (I'm adding it to Lillooet too)

Tamsin

From: Tamsin Guppy <guppyt@dnv.org>
Sent: Saturday, October 14, 2023 2:55 PM
To: Stefan Baune [redacted]
Subject: RE: Support letter for housing projects E. Keith Road and Lillooet Road in North Vancouver

Thank you for writing in in support of both the proposal to create a social housing site on Lillooet Road and to construct a supportive housing project on East Keith Road.

Your feedback will be provided to Mayor and Council and added to the public record for consideration on October 24th's public hearing for the Lillooet Social Housing site and for November 21st's public hearing for the East Keith Road supportive housing project.

Please let me know if you have any questions,

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5

guppyt@dnv.org

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From: Stefan Baune [redacted]
Sent: Thursday, October 12, 2023 4:40 PM

To: Tamsin Guppy <guppyt@dnv.org>
Subject: Support letter for housing projects E. Keith Road and Lillooet Road in North Vancouver

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Mayor and Council,

Please see attached to this email my letter in support of the two proposed housing projects in the District of North Vancouver, 1200 Block of E. Keith Road and Lillooet Road. Do not hesitate to contact me if you have any questions. Thank you.

Best regards,

[redacted]

[redacted]**Stefan Baune**[redacted]

[redacted]

From: Council Liaison
To: Mayor and Council - DNV
Subject: FW: Peter Kennedy - East Keith Supportive Housing Public Input
Date: October 16, 2023 8:12:41 AM

Dear Mayor and Council,

Please see the response by Development Planning to public input received on the East Keith Supportive Housing proposal:

> Thank you for your second email, and for clarification, your original email was sent directly to Mayor and Council and my response to you both your emails is also copied to them. Also both your emails and my responses go into a document that is forwarded to Council prior to the Public Hearing.
>
> Yes, as this site is on the boarder with the City of North Vancouver, the notification area included properties in both the City and the District. The District also uses additional means of sharing information (like the signs on the site, the ads in the paper, social media, website updates and so on) for those who may be interested but live outside the notification area.
>
> The proposal is for a fully staffed, (24 hours a day) apartment that will include 65 homes for local people who are homeless or at risk of becoming homeless.
>
> Vancouver Coastal Health and BC Housing are partners on this project and the proposed supportive housing site meets their criteria for a location of this type of housing.
>
> We are lucky in North Vancouver to be well served by elementary schools, and most of our residential areas are within a short walk of a school. In the case of the proposed supportive housing site, the site is several hundred meters away from the closest school and on the outside edge of two different school catchment areas (Lynnmour Elementary and Cloverley Elementary).
>
> The District of North Vancouver works closely with the School District and together we plan for the community. Extensive planning work was done as part of the Official Community Plan – which set the land use and densities for this area back in 2011, and this work was further refined in the subsequent years as part of the Lynn Creek Town Centre work. Though this proposed supportive housing project is not intended for families, and so will not impact enrolment levels, District staff did reach out this year to ensure the School District was kept informed of the proposal.
>
> If you want more information on the planned replacement and expansion of Lynnmour or Cloverley you can view the School District's capital plan at:
> https://www.sd44.ca/Board/CapitalPlanProjects/Pages/default.aspx#/=
>
> I hope this second email helps address your points, and if not, feel free to call me at 604 990-2391.

Kind regards,

Adriana Reiher
Council Liaison Office

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5

From: AB PK <[redacted]>
Sent: Thursday, October 12, 2023 6:50 PM
To: Tamsin Guppy <GuppyT@dnv.org>
Subject: Re: Form submission from: Share your thoughts with Mayor and Council

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Tamsin : Thanks for responding to me, however I assumed the letter would go to the Mayor and Council as the heading says “Share your thoughts with Mayor and Council”. I thought my questions would go directly to them.
In your response you mention my ‘position.’ I didn’t share any ‘position’ but merely posed the question of whether SD 44 had been informed *prior* to discussion about the rezoning possibility, given the fact that they are building a new school on the Cloverley site.
Also, given the proximity of the proposal to City residents and the seriousness of the issue being discussed, I would like to think that residents of the City be informed of the opportunity to provide input, maybe through handouts in the neighbourhood and advertising on the CNV website.
Thanks,
Peter Kennedy

> On Oct 12, 2023, at 4:12 PM, Tamsin Guppy <GuppyT@dnv.org> wrote:
>
> Good afternoon, Mr Kennedy;
>
> Thank you for taking the time to write to the District of North Vancouver regarding your perspectives on the proposed supportive housing project at East Keith Road and Mountain Highway. Your feedback will be provided to Mayor and Council and added to the public record.
>
> We respect and appreciate your position on this matter, and wanted to provide you with some more information related to your questions. The District of North Vancouver

and BC Housing are working together to create much-needed housing with supportive services to address and prevent homelessness on the North Shore.

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 225 provincially funded supportive housing sites across the province that are within 500 metres of a school; of those, 57% of provincially-funded supportive housing sites in B.C. within 500 metres of schools have been operating for more than 10 years.

In terms of consulting with neighbours living in the City, we are committed to keeping the lines of communication open with neighbours, businesses, organizations, and the community at large. Over the next month, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal. As well, because this project is intended to address homelessness right across the North Shore, many organizations and stakeholders across the region - including North Van School District - have been advised of this proposed project, and encouraged to share their feedback. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

I encourage you to consider registering for an information session and learn more about the project by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing.

Sincerely,

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

355 West Queens Road
North Vancouver, BC V7N 4N5

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-----Original Message-----
From: infoweb@dnv.org <infoweb@dnv.org>
Sent: Thursday, October 12, 2023 12:37 PM
To: Infoweb <infoweb@dnv.org>
Subject: Form submission from: Share your thoughts with Mayor and Council

Submitted on Thursday, October 12, 2023 - 12:36 Submitted by user: Anonymous

Submitted values are:

Your name: Peter Kennedy
Your email address: [redacted]
Your phone number:
What would you like to tell Mayor and Council? I am wondering if NVSD 44 has been consulted regarding the East Keith Rd. Housing Proposal? Given the fact that the Supportive Housing would be within 600m of the new Cloverley School which will house 600 students and the potential for ensuing problems regarding the nature of the housing and the fact that Cloverley Park is on the School Board property, I would like to know if all these things are being taken into consideration. There was no mention of it in any of the material nor any mention of consultation with residents of CNV who live across the street. Look forward to your response. thanks

From: Council Liaison
Sent: October 16, 2023 8:13 AM
To: Mayor and Council - DNV
Subject: FW: Peter Kennedy - East Keith Supportive Housing Public Input

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

Please see the response by Development Planning to public input received on the East Keith Supportive Housing proposal:

> Thank you for your second email, and for clarification, your original email was sent directly to Mayor and Council and my response to you both your emails is also copied to them. Also both your emails and my responses go into a document that is forwarded to Council prior to the Public Hearing.
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Adriana Reiher
Council Liaison Office

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5

From: AB PK [redacted]
Sent: Thursday, October 12, 2023 6:50 PM
To: Tamsin Guppy <GuppyT@dnv.org>
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Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

355 West Queens Road
North Vancouver, BC V7N 4N5

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Lookout
Housing + Health Society

October 13, 2023

To Whom It May Concern:

Re: East Keith Road Supportive Housing Project

Lookout Housing and Health Society has been providing supports and services to vulnerable populations for 52 years, operating 66 sites across 19 Municipalities. Our organization understands the need for safe, affordable and supported housing. We operate 15 supportive housing sites across the Lower Mainland and on Vancouver Island which provide not just a room but a full continuum of wrap around support services. We have seen the positive impact time and time again that these residences have not only on those who live there, but on the community as a whole.

Lookout strongly supports the work of Lu'ma Native Housing Society and their long-standing history of providing successful housing projects. We also have experienced first hand successful partnerships with the District of North Vancouver as well as Vancouver Coastal Health and BC Housing.

This partnership has the ability to create a life-changing program for the North Vancouver community where housing is so desperately needed, as the recent homeless count illustrates.

Lookout strongly supports this initiative and encourages City Council to approve the rezoning for the East Keith Road supportive housing project.

Sincerely,

Shayne Williams
Chief Executive Officer

Lookout Society, 544 Columbia Street, New Westminster, BC V3L 1B1
T: 604.255-0340 F: 604.255-0790 E: info@lookoutsociety.ca www.lookoutsociety.ca

From: Cheryl Archer
Sent: October 18, 2023 8:30 AM
To: Tamsin Guppy; Layne Ongman; Connor Hunter; Lisa Stalham
Subject: FW: New petition - Lillooet Social Housing

From: Council Liaison <councilliaison@dnv.org>
Sent: Tuesday, October 17, 2023 4:41 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: FW: New petition - Lillooet Social Housing

Dear Mayor and Council,

Please see the response by Development Planning to Andrea McHugh via change.org regarding a petition submitted to the DNV about the Lilooet Social Housing proposal.

> Thank you for creating this petition and forwarding a copy.
>
> We are having a robust input period with many of your neighbours commenting on the Virtual Pubic Input website at: https://dnv.civilspace.io/en/projects/lillooet-road-housing-site-rezoning or emailing me directly – and this is great as it gives a good sense of the questions and comments residents from the neighbourhood have with regards to this proposed land use amendment and existing conditions.
>
> The District is working on a variety of initiatives to make improvements to the area, but one of the improvements that District residents want, is more access to social and affordable housing. The current proposal to amend the land use regulations to permit social housing is a first step in a long process to facilitate future housing for local residents who are underhoused.
>
> In terms of the other items on your list, it is useful to be aware that planning for municipalities starts with an Official Community Plan (OCP) or visioning document that is updated periodically and written in conjunction with input and consultation with other agencies including the Ministry of Transportation and Highways, Translink, Vancouver Coastal Health, School District 44, BC Hydro, the Port of Vancouver, and our neighbouring jurisdictions and of course all our staff teams who coordinate efforts to provide key services to District neighbourhoods. More information on the OCP and the recent updates to the plan to it can be found at: Our Official Community Plan (OCP) | District of North Vancouver (dnv.org)
>
> Day to day, the District continues to work with our partner agencies on improvements on the local and regional level recognizing that we are part of a region that is experiencing growth and are impacted by the regional growth regardless of the District's own modest growth rate. There are many examples of how we have been successful in moving regional goals forward – here are some to consider:
>
> - The introduction of the Rapid Bus (R2) lines on the North Shore
> - Twinning the highway with new east west lanes that allow easier access between Lynn Valley and Seymour
> - The ongoing upgrades to Phibbs Exchange
>
> We recognize that during the same period the regional impacts of growth have continued and so we keep working on long term projects that will help District residents. One of the key transportation initiatives

currently underway is the exploration of a new transit corridor across the Burrard Inlet with a long-term view of adding SkyTrain to the North Shore. The full plan on a mix of transit improvements can be viewed here: attachment-2-transport-2050-10-year-priorities-for-translink.pdf

On the local level, District staff have continued to look at how to improve traffic circulation and parking in the neighbourhood, this work has included:

- The construction of a transit exchange at Capilano University, that facilitated increased bus routes in the area and relocated bus stops from Purcell Way onto campus.
- Inter River Sub Area Transportation Study InterRiver-subarea-transportation-plan.pdf (dnv.org) which provides options for how to improve circulation in the neighbourhood and at the school.
- The Inter River Park plan which also looks at how to improve circulation in the park and access points into Inter-River Park.
- Resident only parking restrictions.

Next Steps: In the event that this proposed change to the land use regulations goes forward, then the District would work with a non-profit housing provider to apply for funding for social housing. If such an application is successful, then the detailed design work would start and include a public process associated with the Development Permit application providing an opportunity to view the specifics of any future proposal.

Should a future Development Permit application proceed, a key requirement is the Construction Management Plan that would speak to how to minimize traffic impacts during the construction period.

Lastly, you also flag the concern with a recent increase in rodent activity in the area. Should that still be in an issue if this site is developed in the future, the project of the day, could work with a pest control company to minimize the likelihood of rodents relocating from this site during the construction period.

I hope this helps provide some background to how local government works with other levels of government to plan for the community.

Kind regards,

Adriana Reiher
Council Liaison Office

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5

From: Andrea McHugh via Change.org [redacted]
Sent: Monday, October 16, 2023 5:00 PM
To: Tamsin Guppy <guppyt@dnv.org>
Subject: New petition to you: Oppose High-Density Construction in North Vancouver

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tamsin Guppy: you've been listed as a decision maker

Andrea McHugh started a petition on Change.org and listed you as a decision maker. Learn more about Andrea McHugh's petition and how you can respond:

Andrea McHugh is petitioning Tamsin Guppy (District of North Vancouver - Planner)

Oppose High-Density Construction in North Vancouver

I am a resident of North Vancouver, BC, Canada and I have seen firsthand the impact of high-density construction in our neighbourhood. The charm and character of our community is being overshadowed by towering buildings. Our streets are becoming congested,...

View the petition

WHAT YOU CAN DO

1. View the petition: Learn about the petition and its supporters. You will receive updates as new supporters sign the petition so you can see who is signing and why.

2. Respond to the petition: Post a response to let the petition supporters know you're listening, say whether you agree with their call to action, or ask them for more information.

3. Continue the dialogue: Read the comments posted by petition supporters and continue the dialogue so that others can see you're an engaged leader who is willing to participate in open discussion.

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Learn more.

This notification was sent to guppyt@dnv.org, the address listed as a decision maker.

This is a one-time notification to the email address listed above. You will not receive any further notifications regarding this petition from us.

Privacy policy

We'd love to hear from you! Contact us through our help centre.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

From: Jessica McCulloch [redacted]
Sent: October 17, 2023 3:54 PM
To: Mayor and Council - DNV
Subject: BC Housing and the District of North - Development Proposal 1200 block of East Keith Road, North Vancouver.Vancouver

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Naomi Brunemeyer (Director of Regional Development)
I am writing this letter with regard to BC Housing and the District of North Vancouver's proposal to build 65 new homes with support services in the 1200 block of East Keith Road, North Vancouver.
As noted on the site https://letstalkhousingbc.ca/north-vancouver-east-keith-road

"…The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community." In addition, there would be "…[f]ive units in this building which would offer Complex Care Housing services."

Complex Care Housing as defined on the BC Government's website is housing that "…works to address the needs of people who have overlapping mental health and substance use issues, trauma or acquired brain injuries that are often left to experience homelessness or at risk of eviction." With services that may include access to addiction medicine, overdose prevention, psychiatrist services and medication management.https://www2.gov.bc.ca/gov/content/mental-health-support-in-bc/complex-care-housing

I am not in favour of having a facility at this proposed location that provides complex care services for a demographic that needs addiction treatment and monitoring. Less than five blocks north from the proposed housing facility a new elementary school will be built in the coming year. Individuals with substance use and mental health issues may pose a risk to our community and most importantly to elementary school-age children who will be walking to school either on the road or via the forest trails behind the proposed complex. The new elementary school, which is to be built in the Cloverley neighbourhood in 2024, will have the capacity for 585 students and will include a neighbourhood learning centre and child care as well. The school will be ready for students for the 2026-27 school year.
https://news.gov.bc.ca/releases/2023ECC0045-000942

Additionally, I do not think it is reasonable to offer low-income families, single parents, fixed-income seniors and physical disabled individuals subsidized housing units with those who require addiction treatment, overdose treatment or psychiatric services. Clearly, those who have substance abuse issues and mental health issues have a detrimental impact on the community as seen with the Downtown Eastside. A complex care facility requires a host of support services which would be best offered in a setting that has this as a primary focus and one in which the safety of the wider community can be assured.

As a resident in the area, I am in support of a facility for subsidized housing on Keith Road and Mountain Highway, North Vancouver, but not complex care housing at this proposed location.

Sincerely,

Jessica McCulloch

From: Gabriel Michaan <[redacted]>
Sent: October 17, 2023 5:34 PM
To: Mayor and Council - DNV
Subject: Extremely disappointed - housing session tonight capped to 30 people only!!

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Council,

I'm a resident/homeowner here on Shavington Street in the District. A few weeks ago we learned that the large homeless housing project would be put in about 100 meters from our house. We are extremely concerned about any potential increase of drug use and crime in the neighborhood.

We registered for the online event tonight ready to come with an open mind, and I just wanted to say how disappointed I am that you limited the participation to only 30 participants. I think more than anything, the neighbourhood is more angry at that than anything.

This community has hundreds of homes comprising thousands of residents. I support open government and think it's completely unacceptable that this event will only be limited to 30 people that happened to sign up early enough. This all feels extremely sketchy, and it feels like you don't want to take community input. We elected you to represent us, and it feels like you don't want to tell the community what the plans are. Many of the neighbours are now having to gather together at the one house that managed to sign up early enough.

How can you justify capping these events to 30 people?

Best,

Gabe

From: [redacted] >
Sent: October 18, 2023 9:29 AM
To: Mayor and Council - DNV; DNV Input; Front Desk Reception
Subject: BC Housing and the District of North Vancouver Proposal - Environmental Issues

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the District of North Vancouver,

I am writing this letter regarding the proposed supportive housing project for East Keith Road at Mountain Highway.

I previously expressed my concern about this project but I have been keeping an open mind by attending the Council meeting and the Neighborhood Information Sessions to gather as much information as possible; I have also exchanged a couple of emails with BC Housing.

What has stood out to me is the oversight on the environmental impact of this project.

I brought the concern to BC Housing and they seemed woefully unaware that our neighborhood and surroundings are home to many wildlife species (bears, coyotes, raccoons and eagles). Please see my email exchange below.

"Is BC Housing aware that there are a number of bears and coyotes that inhabit the area? What environmental assessments have been made?
At this point, we do not have this information readily available. However, we encourage you to bring any outstanding questions forward to our engagement events."

Last night at the first Neighborhood Information Session, I asked about the environmental assessments and it seems like only an arborist has been contacted. Due diligence on the ecosystem has not been conducted. Furthermore, the speaker was apathetic towards the impact to animals and made a very offensive statement saying that the land isn't valuable. Until an assessment is completed, those comments are unhelpful and should be withheld because it is opinion and not fact. We currently have zero facts on the impact to the ecosystem and how it will impact the bear community that has seen their homes destroyed by the expansion of the highway.

How can the District make an informed decision on the suitability of the land if an environmental assessment hasn't been performed? An arborist is not an environmental assessor.

The green space and wildlife that inhabit this piece of land is part of our community. Unfortunately they don't have a voice in this matter and it is our duty in the community to protect these areas and species.

I have contacted Eco Justice Canada about the legal obligations related to moving forward with this type of project without a thorough environmental assessment. I will continue to look into the legal requirements of rezoning this piece of land and protecting it for the wildlife in our community.

I am very disappointed that the environment has been an afterthought that was not even given a sentence of thought in any of the presentations. I expect better from the District of North Vancouver to educate BC Housing and consider it during their decision making process. Clearly no work has been done on this.

[redacted]

From: [redacted]
To: Mayor and Council - DNV
Subject: East Keith Road Proposal
Date: October 18, 2023 11:20:00 AM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning council,

My name is Nicolle Filangieri, I live at [redacted] and I wrote to you in advance of your last council meeting where the Keith Road Supportive Housing proposal was addressed.

Last night I was present for the BC Housing presentation (in coordination with Lu'ma, VCH and the District of North Vancouver, represented by Tamsin Guppy, District City Planner).

First I'd like to start off by saying that to assume all people in a Supportive Housing system are criminals isn't fair, the majority of us recognize this and are aware. We are informed of the benefits of this type of housing as well. As well as the need. This is not what is being called into question here. We (the community) are concerned about what the statistics tell us. That these types of housing units do cause an uptick in crimes, public altercations and a seeping effect on its surrounding community. There are those who want help and those who do not. Both are in these types of facilities. You'd be naive to argue otherwise. Our government has legalized drugs and put zero bylaws or laws in place to regulate the use of them. As I stated, [redacted] just last week called the RCMP because a woman was openly injecting herself right beside my fence on District property as I got [redacted] out of our vehicle to our house. I called the RCMP and the officer informed mean they cannot do anything she isn't doing anything illegal. Even if passed out on the trail used by children she was allowed to remain there using her drugs.

We need safe holds in our community and city for that matter, so that this is not the norm and that we can better protect our children from seeing this right in our own backyards and beautiful streets of our clean and vibrant North Vancouver community. I'm calling on the council, to consider bylaws that can be enforced for this purpose alone. It is illegal to walk in public with a can of beer but it is not illegal to openly inject drugs? To be high in public and passed out? It's absolutely absurd.

7 daycares and a beautiful child friendly park so close to this proximity do put these areas at risk and our children at risk. There's no denying that.

The suitability of the site is also a big question mark. This was skirted over many times by the District and it was even commented by the District representative Tamsin Guppy when asked about environmental concerns that the land was "not as valuable anymore".

When asked about wildlife and environmental concerns it was also the same case. They felt nothing used that land anymore as it's home because it wasn't desirable… there have been zero environmental assessments done. Only an arborist. There is bear scat along that trail to the river. Coyotes run there… it is a habitat and as the last piece of green space left behind after the highway interchange project ought to be protected and maintained as such.

I will be calling the Black Bear Society for a full report on listings of sightings in our area. We had a mother and two cubs just behind the proposed sight. This is attached to a pathway which attaches to a river which is part of a forest and ecosystem/habitat for wildlife. To say that bears do not come down this way with zero knowledge was completely ignorant on Tamsin's part as well.

The take away is that there are many points of concern across the board from our community and the District, BC housing and Lu'ma didn't seem to be emotionally invested in what we had to say. It seems as though there is an agenda and it's one where the community's voice as a whole doesn't matter.

Thank you for your time and consideration.

I look forward to hearing back from you in due coarse.

Warm regards,

Nicolle Filangieri

From: Council Liaison
Sent: October 18, 2023 4:19 PM
To: Mayor and Council - DNV
Subject: FW: East Keith Public Input Opportunities

Dear Mayor and Council,

A member of Council has inquired if there is a limit on public engagement participants at public information meetings. The following is conveyed to you on behalf of Development Planning.

> *Last night's virtual public information meeting included a question-and-answer period that exceeded an hour and half. During these virtual sessions, residents can choose to share their perspectives by raising their hands and commenting 'live' to all attendees, or by submitting questions in writing through the Chat feature. The moderator will then read questions submitted through the Chat and staff from the partner agencies will provide responses.*
>
> *In addition to the pre-scheduled virtual neighbourhood sessions and the open house on November 8 at the Holiday Inn, the partners are currently scheduling additional virtual public session(s) in advance of the public hearing. In addition to the public meetings (virtual and in-person) staff have reached out to stakeholder groups to offer separate meetings to allow particular interest groups the opportunity to ask the questions that matter most to them.*

In addition, please find below the staff response to Gabe Michaan regarding input on the proposed supportive housing development on East Keith Road:

> *Thank you for joining us for the virtual neighbourhood session last night regarding the proposed East Keith supportive housing project. It is very hard to have enough time to answer even 30 people's questions during an evening session, so the thought was to limit enrolment in the virtual Q and A sessions to a manageable number to allow everyone time to ask questions. Based on the recent increased interest in these virtual sessions we are looking at adding additional virtual sessions.*
>
> *There is also an in-person open house on November 8th from 6:30 – 8:00pm at the Holiday Inn (700 Old Lillooet Road).*
>
> *As you saw last night, BC Housing, Vancouver Coastal Health, Lu'ma Native Housing Society and the District of North Vancouver are all partners on this proposal, and each have different areas of knowledge. The project partners welcome all questions and feedback, and are happy to answer any questions sent into communityrelations@bchousing.org.*
>
> *The full slideshow from last night's the virtual session will also be posted on BC Housing's Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road.*

Kind regards,

Adriana Reiher
Council Liaison Office

355 West Queens Road
North Vancouver, BC V7N 4N5

From: Gabriel Michaan [redacted]
Sent: Tuesday, October 17, 2023 5:34 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Extremely disappointed - housing session tonight capped to 30 people only!!

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Council,
I'm a resident/homeowner here [redacted] in the District. A few weeks ago we learned that the large homeless housing project would be put in about [redacted] from our house. We are extremely concerned about any potential increase of drug use and crime in the neighborhood.
We registered for the online event tonight ready to come with an open mind, and I just wanted to say how disappointed I am that you limited the participation to only 30 participants. I think more than anything, the neighbourhood is more angry at that than anything.
This community has hundreds of homes comprising thousands of residents. I support open government and think it's completely unacceptable that this event will only be limited to 30 people that happened to sign up early enough. This all feels extremely sketchy, and it feels like you don't want to take community input. We elected you to represent us, and it feels like you don't want to tell the community what the plans are. Many of the neighbours are now having to gather together at the one house that managed to sign up early enough.
How can you justify capping these events to 30 people?
Best,
Gabe

From: Kaitlin Hebron
Sent: October 19, 2023 2:08 PM
To: DNV Input
Subject: FW: Supportive Housing

-----Original Message-----
From: Christine Steunenberg [redacted]
Sent: Thursday, October 19, 2023 1:19 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
I just wanted to reach out and comment on the recent proposal to build a supportive housing unit near the new highway interchange and Keith Road. I live [redacted] in the District of North Vancouver. I want to voice my heart-felt support of this initiative. I love that the district and the province is actually taking action to support those less fortunate in our community. I know several people on the brink of homelessness through unforeseen and unfortunate circumstances and this could be the thing that keeps them afloat. Please don't let the NIMBYs convince you that this is not a good fit for my neighbourhood.
Thank you, I look forward to this proposed housing come to fruition, Christine Steunenberg

Sent from my iPhone

From: Kaitlin Hebron
Sent: October 19, 2023 2:08 PM
To: DNV Input
Subject: FW: Supportive housing on Keith and Mountainside

-----Original Message-----
From: Terrie Hendrickson [redacted]
Sent: Thursday, October 19, 2023 1:15 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Supportive housing on Keith and Mountainside

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a resident in the neighborhood and wanted to let you know of my support of this project. We desperately need more affordable housing and more supports for people experiencing homeless.

I know there are people who are concerned and who will be vocal about and I hope that you will stay the course and not give in to their pushback and nimbyism.

Terrie Hendrickson

Sent from my iPhone

From: Kaitlin Hebron
Sent: October 19, 2023 2:08 PM
To: DNV Input
Subject: FW: Housing project on Keith Rd

-----Original Message-----
From: Shelley Beddow [redacted]
Sent: Thursday, October 19, 2023 1:09 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Housing project on Keith Rd

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

As I'm unable to attend the open house and zoom meetings regarding the proposal for the Housing complex on Keith rd at Mtn Hwy, I'm writing in to express my support.
I think homelessness needs to be addressed and this development is much needed in our community. I live in the city of N Van, [redacted] and as this is in my neighborhood I feel I have the right to voice my support for this project.
Thank you, Shelley Beddow
[redacted]

Sent from my iPhone

From: [redacted]
Sent: October 20, 2023 8:06 AM
To: Front Desk Reception; Mayor and Council - DNV; DNV Input; Tamsin Guppy
Subject: Traffic question for Supportive Housing Proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the District of North Vancouver,

I've sent several emails with comments, questions and concerns about the proposed supportive housing project for East Keith Road at Mountain Highway and attended the first Information Session where I had the opportunity to ask a question regarding the environment.

Unfortunately the next Information Session is already sold out, so I won't have the opportunity to ask another question. Thus, I'm hoping you can provide some context about traffic patterns during construction. This project will undoubtedly take several months if not years to build. The corner of the proposed project is a high car traffic area with a major on-ramp to the highway and bridge. It is already chaotic on the best of days and the surrounding neighborhood already sees traffic during rush hour and on the weekends backed up through residential roads. Often the RCMP is called to control drivers as congestion clogs up the Calverhall neighborhood with residents being trapped on their streets unable to leave in the case of an emergency.

With construction vehicles required to build the proposed housing unit this could worsen the situation as lanes would likely be closed or traffic controlled leading drivers to find shortcuts on mobile apps that direct them through the Calverhall neighborhood.

What are the traffic plans in place to prevent the Calverhall neighborhood from dangerous traffic situations which require RCMP intervention? How will the lanes leading to the highway on ramp be impacted?

[redacted]

From: Tamsin Guppy
Sent: October 31, 2023 11:33 AM
To: Catherine Haboly; Kirsty Dick; Carolyn Grafton
Cc: Connor Hunter
Subject: East Keith Letter of Support from the Squamish Nation
Attachments: Admin HP M477dn.pdf

FYI

From: Kevin Eaton <kevin@lnhs.ca>
Sent: Tuesday, October 31, 2023 8:31 AM
To: Tamsin Guppy <GuppyT@dnv.org>
Subject: Fwd: East Kieth Road supportive housing project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Forgot to send this this to you when I got it Tamsin.

Kev

Get Outlook for Android

From: Joe Kwan <joe_kwan@squamish.net>
Sent: Friday, October 20, 2023 11:44:12 a.m.
To: Kevin Eaton <kevin@lnhs.ca>
Subject: RE: East Kieth Road supportive housing project

Hi Kevin,

Please see if the attached Support Letter meets your needs.

I'll also bring a paper copy for us to review.

See you soon! 😊

Chen kw'enman-túmi (I thank you),

Joe Kwan

Senior Manager, Member Services Dept.
Squamish Nation
Unit 6 - 380 Welch Street
West Vancouver, V7P 0A7
Email: joe_kwan@squamish.net
Cell: 604-505-3776

Sḵwx̱wú7mesh Úxwumixw

Ts'ixwts'ixwnítway
Member Services

From: Kevin Eaton <kevin@lnhs.ca>
Sent: Wednesday, October 18, 2023 10:39 AM
To: Joe Kwan <joe_kwan@squamish.net>
Subject: East Kieth Road supportive housing project

Good morning Joe,

East Keith Road is a 65 unit permanent supportive housing proposed project in NV with 60 units being designated "supportive housing" and 5 designated for "Complex Care" through a partnership with VCH. Anticipated to pop in early 2026 with services including food security, 24/7 tenant supports for day to day support in any issues that may arise including connections to local health providers, community resources, life skills, connection and reconnection to community and culture. There is more we provide, but that is the lions share. Our partners on this project are DNV, BCH and VCH.

Lu'ma's intention is to grow and develop community relationships in efforts of becoming a part of the community opening our doors to community for events and coming together to resolve any issues that either we or the community faces. Our goal is community and nurturing that integral piece in order for folx we serve to have the opportunity to grow roots and find a path of healing supported by Lu'ma along their journey.

Let me know if you need any more details and again, super appreciate the support Joe. Looking forward to lunch Friday.

Kev

From: Kaitlin Hebron
Sent: October 20, 2023 2:20 PM
To: DNV Input
Subject: FW: Support for housing

From: Rose Vlaar <[redacted]
Sent: Friday, October 20, 2023 1:43 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Support for housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear council,

I'd like to lend my support for the housing that is proposed on the north east corner of Brooksbank/Mountain Hwy and Keith Road.

I am a nearby resident and I hear a lot of fearful responses to this proposal from neighbours. However, I firmly believe that providing stable and secure housing assists those in the community who need it most and helps to address social woes that result from homelessness.

That said, I feel that logistical concerns related to construction should be considered and addressed.

I also believe that it is critically important to wrap supportive services around housing for any homeless with addiction and/or mental health issues and to ensure that consideration is given to the surrounding community in relation to any associated risks. Everyone still wants to feel safe when out and about.

Thanks,

Rosalie Vlaar

[redacted]

October 20, 2023

Sḵwx̱wú7mesh Úxwumixw

Letter of Support from Squamish Nation

The Squamish Nation, as a government, has existed since 1923. In our language, we are called Sḵwx̱wú7mesh Úxwumixw. Prior to 1923, the Squamish People were socially, economically, and politically organized into several physical communities called an úxwumixw ("village; people") in the territory of the Squamish People.

The territory of the Squamish People includes the Burrard Inlet, English Bay, False Creek, and Howe Sound watersheds. While historically the Squamish People had a tradition of dual residencies between the Howe Sound Watershed and the English Bay or Burrard Inlet watershed, the majority of our people live on the North Shore of Vancouver in three communities in West Vancouver and North Vancouver and approximately 10 percent of our population living in communities along the Squamish River in Squamish, British Columbia.

Squamish Nation has been working in close collaboration with Lu'ma Housing over the past 18 months. During this time, Lu'ma has provided housing for some of our most vulnerable members. Lu'ma staff have been both professional and caring in their supports and interactions with our Squamish Nation members and communications with staff.

Squamish Nation strongly supports Lu'ma's plan on East Keith Road: a 65 unit permanent supportive housing proposed project in NV with 60 units being designated "supportive housing" and 5 designated for "Complex Care" through a partnership with VCH. Anticipated to open in early 2026 with essential and important services including food security, 24/7 tenant supports for day to day support in any issues that may arise including connections to local health providers, community resources, life skills, connection and reconnection to community and culture.

Squamish Nation strongly supports Lu'ma's goal to grow and develop community relationships in efforts of becoming a part of the community. We support and appreciate Lu'ma's goal to build community and housing to provide stability in people's housing and healing journey.

Chen kw'enman-túmi (I thank you),

Joe Kwan

Senior Manager, Member Services Dept.
Email: joe_kwan@squamish.net

Sḵwx̱wú7mesh Úxwumixw
Ts'ixwts'ixwnítway
Member Services

From: Genevieve Lanz
To: DNV Input
Subject: FW: Keith Road Homeless Housing Project
Date: October 23, 2023 1:47:32 PM

From: Emma <[redacted]>
Sent: Monday, October 23, 2023 1:32 PM
To: Emma Van Ryn <[redacted]>
Subject: Keith Road Homeless Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to add my input to the proposed homeless housing project at Keith and Mountain. This is not the correct place for this important service to be implemented.

I am all for these services being in the community- and we do already have social housing (The Lions) just south of our home that I fully support- but I question the placement of adding more complex housing to the community when other communities have space and have nothing like this nearby. This is one of two social housing projects being proposed in an area that is seeing rapid densification and has a lack of services and infrastructure keeping up.

Lynnmour is a rapidly developing area with a growing deficit of local services including school enrolment places, daycare, doctors, and urgent care. Before we build housing of any type- these should be the focus on available land spaces.

The traffic is also of great concern in the area as some days, I have not been able to travel home [redacted] from work due to Mountain Highway being at a standstill.

This project is also right across from a daycare, and close to a very family friendly park which holds our most vulnerable population. In the proposal, it indicates that there are staff on site to provide complex care which your website defines as "people living with complex mental health and substance-use challenges". I think it's inappropriate to have this directly across from a daycare and near a family oriented park.

Thank you for taking the time to read this email and consider its points. I do hope a service to support our complex at-risk and homeless population can be established here in North Vancouver.

Sincerely,

Emma

From: Emma
To: DNV Input
Subject: Proposed Homeless Housing on Keith and Mountain
Date: October 23, 2023 5:43:04 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to add my input to the proposed homeless housing project at Keith and Mountain. This is not the correct place for this important service to be implemented.

I am all for these services being in the community- and we do already have social housing (The Lions) just south of our home that I fully support- but I question the placement of adding more complex housing to the community when other communities have space and have nothing like this nearby. This is one of two social housing projects being proposed in an area that is seeing rapid densification and has a lack of services and infrastructure keeping up.

Lynnmour is a rapidly developing area with a growing deficit of local services including school enrolment places, daycare, doctors, and urgent care. Before we build housing of any type- these should be the focus on available land spaces.

The traffic is also of great concern in the area as some days, I have not been able to travel home [redacted] from work due to Mountain Highway being at a standstill.

This project is also right across from a daycare, and close to a very family friendly park which holds our most vulnerable population. In the proposal, it indicates that there are staff on site to provide complex care which your website defines as "people living with complex mental health and substance-use challenges". I think it's inappropriate to have this directly across from a daycare and near a family oriented park.

Thank you for taking the time to read this email and consider its points. I do hope a service to support our complex at-risk and homeless population can be established here in North Vancouver.

Sincerely,

Emma

From:	Jessica McCulloch
To:	Infoweb
Subject:	BC Housing and the District of North Vancouver's proposal to build 65 new homes with support services in the 1200 block of East Keith Road, North Vancouver.
Date:	October 24, 2023 4:32:35 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: DNV Mayor and Council,

I am writing this letter with regard to BC Housing and the District of North Vancouver's proposal to build 65 new homes with support services in the 1200 block of East Keith Road, North Vancouver. As noted on the site https://letstalkhousingbc.ca/north-vancouver-east-keith-road, "…The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community." In addition, there would be "…[f]ive units in this building which would offer Complex Care Housing services." Complex Care Housing as defined on the BC Government's website is housing that "…works to address the needs of people who have overlapping mental health and substance use issues, trauma or acquired brain injuries that are often left to experience homelessness or at risk of eviction." With services that may include access to addiction medicine, overdose prevention, psychiatrist services and medication management. https://www2.gov.bc.ca/gov/content/mental-health-support-in-bc/complex-care-housing

I am not in favour of having a facility at this proposed location that provides complex care services for a demographic that needs addiction treatment and monitoring. Less than five blocks north from the proposed housing facility, a new elementary school will be built in the coming year. Individuals with substance use and mental health issues may pose a risk to our community and most importantly to elementary school-age children who will be walking to school either on the road or via the forest trails behind the proposed complex. The new elementary school, which is to be built in the Cloverley neighbourhood in 2024, will have the capacity for 585 students and will include a neighbourhood learning centre and child care as well. The school will be ready for students for the 2026-27 school year. https://news.gov.bc.ca/releases/2023ECC0045-000942

Additionally, I do not think it is reasonable to offer low-income families, single parents, fixed-income seniors and physical disabled individuals subsidized housing units with those who require addiction treatment, overdose treatment or psychiatric services. Clearly, those who have substance abuse issues and mental health issues have a detrimental impact on the community as seen with the Downtown Eastside. A complex care facility requires a host of support services which would be best offered in a setting that has this as a primary focus and one in which the safety of the wider community can be assured.

As a resident in the area, I am in support of a facility for subsidized housing on Keith Road and Mountain Highway, North Vancouver, but not complex care housing at this proposed location.

Sincerely,

Jessica McCulloch

From: Genevieve Lanz
To: DNV Input
Subject: FW: [REDIRECTED]Liliotte Road and Keith Road Supportive Housing Public Hearings
Date: October 25, 2023 8:37:01 AM

The below is provided for the public record.

From: Hazen Colbert <[redacted]>
Sent: Tuesday, October 24, 2023 6:34 PM
To: District of NV Council <districtofnvcouncil@groups.outlook.com>; Mayor and Council - DNV <dnvcouncil@dnv.org>; Municipal Clerk <MunicipalClerk@dnv.org>
[redacted]
Subject: [REDIRECTED]Liliotte Road and Keith Road Supportive Housing Public Hearings

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We all know that supportive housing applications for people under the age of 55 years-of-age are seen through rose coloured classes of politicians and near universally derided by single family home owners.

Our most recent bait and switch at the Travelodge evidences the failures of these projects from day one.

https://www.nsnews.com/economy-law-politics/eight-deaths-reported-at-former-north-vancouver-motel-says-operator-7724439



Eight deaths reported at former North Vancouver motel, says operator

The location has been used as a supportive housing facility since March 2022

www.nsnews.com

The planned facility in Norgate will be worse.

Generally these facilities no matter where they are being built on this continent are systemic failures given the looney tune agendas the likes held by James Hanson. Safe injection sites are not synonymous with safe supply. Anyone who is prepared to make a contradictory claim is a liar.

Delbrook will be spared given the age restrictions. At least until some looney tunes judge decides that the age restriction is struck down.

I know we need these supportive housing facilities to provide meagre shelter housing for those society forgot.

So my vote is for the Lilloet Road and Keith Road projects.

Yet I also know they will be disasters.

So I recommend the following:

1.Non repayable grants of $50,000 - 60,000 to homeowners who move because of the decision to approve the facilities. The grants will cover real estate fees, land transfer tax, moving fees and lawyers fees. The move must be within BC.

2. Non repayable grants of $10,000 -20,000 to renters that move to cover security deposits, moving fees and escalated rents. There is no restriction to where the renter moves but only one grant per household.

The grants can be applied for from the day the bylaw is adopted until 2 years after occupancy. Only one grant per residence. If someone moves in absent due diligence they are out of luck. However large caution signs must be posted advising of what is being built.

Hazen Colbert

From: Aimee Bamford [redacted] >
Sent: October 25, 2023 3:10 PM
To: DNV Input
Subject: Keith Road Homeless Shelter

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The project planners can protest all day that we can't assume that this facility will increase crime, but we know that this is not realistic. We all read the news. These same statements were made to the residents of Yaletown, and now the police chief directly connects the increase in violent crime in their neighbourhood to the social housing that was put there.

The same group proposed to manage this centre, currently manages the Travelodge facility near Lionsgate Bridge. Eight people have died in that centre since March 2022. Of course not all, but some residents in these facilities do abuse narcotics - and in this location they can do so in the nearby parks where our children play, under the bridges where we go for walks and by the daycares that our children attend. They can break into cars and homes to fund their habits, they can leave their needles for children to grab, their crack pipes for dogs to eat and they can explode in violence without any warning. We've all heard about the stabbings happening regularly downtown and on the buses in other municipalities. Our children use this bus line to go to school.

Yes, we are aware that not all residents will act in this manner, but even one is too many when it's our children who are at risk.

From: Aimee Bamford <[redacted]>
Sent: October 25, 2023 3:14 PM
To: DNV Input
Subject: Re: Keith Road Homeless Shelter

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Apologies,
I am resending the below letter, as the formatting seems to have been lost in my previous email:

Mayor and Council,

I'm am writing in regard to the homeless shelter currently under review for the site across the street from Park Place Daycare, and just up from the Bridgman Playground. Myself and neighbours have deep concerns about the site chosen for this facility.

There is a daycare centre across the street. One of the few that we have in this area.

We have a high proportion of young children in this community. We are deeply concerned with the implication that their safety is less important than the comfort level of people experiencing homelessness.

The project planners can protest all day that we can't assume that this facility will increase crime, but we know that this is not realistic. We all read the news. These same statements were made to the residents of Yaletown, and now the police chief directly connects the increase in violent crime in their neighbourhood to the social housing that was put there.

The same group proposed to manage this centre, currently manages the Travelodge facility near Lionsgate Bridge. Eight people have died in that centre since March 2022. Of course not all, but some residents in these facilities do abuse narcotics - and in this location they can do so in the nearby parks where our children play, under the bridges where we go for walks and by the daycares that our children attend. They can break into cars and homes to fund their habits, they can leave their needles for children to grab, their crack pipes for dogs to eat and they can explode in violence without any warning. We've all heard about the stabbings happening regularly downtown and on the buses in other municipalities. Our children use this bus line to go to school.

Yes, we are aware that not all residents will act in this manner, but even one is too many when it's our children who are at risk.

How can the comfort level of a small proportion of the district be more important than our children's safety? Especially when you could purpose available federal funding toward purchasing a site further away from our daycares and parks.

Please be more considerate of our community.

There is a daycare across the street from this site.

Aimee Bamford

On Wednesday, October 25, 2023, Aimee Bamford <[redacted]> wrote:

> The project planners can protest all day that we can't assume that this facility will increase crime, but we know that this is not realistic. We all read the news. These same statements were made to the residents of Yaletown, and now the police chief directly connects the increase in violent crime in their neighbourhood to the social housing that was put there.
>
> The same group proposed to manage this centre, currently manages the Travelodge facility near Lionsgate Bridge. Eight people have died in that centre since March 2022. Of course not all, but some residents in these facilities do abuse narcotics - and in this location they can do so in the nearby parks where our children play, under the bridges where we go for walks and by the daycares that our children attend. They can break into cars and homes to fund their habits, they can leave their needles for children to grab, their crack pipes for dogs to eat and they can explode in violence without any warning. We've all heard about the stabbings happening regularly downtown and on the buses in other municipalities. Our children use this bus line to go to school.

Yes, we are aware that not all residents will act in this manner, but even one is too many when it's our children who are at risk.

From: Tamsin Guppy
To: DNV Input
Subject: East Keith Road Supportive Housing - Environmental Review Undertaken
Date: October 25, 2023 5:32:48 PM

Thank you for your input which has been shared with Mayor and Council and added to the public record.

With regards to the environmental review, a preliminary assessment was undertaken by environmental professionals, who include a forester, an arborist and a registered professional biologist. It was their findings that led us to understand that there was less environmental value to these lands and that they could be considered for redevelopment. This may be because of the impacts of being next to major roadways and the recent work undertaken in re-aligning Mountain Highway.

That said, additional work will be undertaken to inform the site planning, and landscaping plan, with an eye to retention, replanting and biodiversity.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: [redacted]
Sent: Wednesday, October 18, 2023 9:29 AM
To: Mayor and Council - DNV <council@dnv.org>; DNV Input <input@dnv.org>; Front Desk Reception <enquiries@dnv.org>
Subject: BC Housing and the District of North Vancouver Proposal - Environmental Issues

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you

recognize the sender and know the content is safe.

To the District of North Vancouver,

I am writing this letter regarding the proposed supportive housing project for East Keith Road at Mountain Highway.

I previously expressed my concern about this project but I have been keeping an open mind by attending the Council meeting and the Neighborhood Information Sessions to gather as much information as possible; I have also exchanged a couple of emails with BC Housing.

What has stood out to me is the oversight on the environmental impact of this project.

I brought the concern to BC Housing and they seemed woefully unaware that our neighborhood and surroundings are home to many wildlife species (bears, coyotes, raccoons and eagles). Please see my email exchange below.

"Is BC Housing aware that there are a number of bears and coyotes that inhabit the area? What environmental assessments have been made?
At this point, we do not have this information readily available. However, we encourage you to bring any outstanding questions forward to our engagement events."

Last night at the first Neighborhood Information Session, I asked about the environmental assessments and it seems like only an arborist has been contacted. Due diligence on the ecosystem has not been conducted. Furthermore, the speaker was apathetic towards the impact to animals and made a very offensive statement saying that the land isn't valuable. Until an assessment is completed, those comments are unhelpful and should be withheld because it is opinion and not fact. We currently have zero facts on the impact to the ecosystem and how it will impact the bear community that has seen their homes destroyed by the expansion of the highway.

How can the District make an informed decision on the suitability of the land if an environmental assessment hasn't been performed? An arborist is not an environmental assessor.

The green space and wildlife that inhabit this piece of land is part of our community. Unfortunately they don't have a voice in this matter and it is our duty in the community to protect these areas and species.

I have contacted Eco Justice Canada about the legal obligations related to moving forward with this type of project without a thorough environmental assessment. I will continue to look into the legal requirements of rezoning this piece of land and protecting it for the wildlife in our community.

I am very disappointed that the environment has been an afterthought that was not even given a sentence of thought in any of the presentations. I expect better from the District of North Vancouver to educate BC Housing and consider it during their decision making process. Clearly no work has been done on this.

[redacted]

From: Tamsin Guppy
To: [redacted]
Subject: FW: East Keith Road Supportive Housing - Environmental Review Undertaken
Date: October 25, 2023 5:34:42 PM

Thank you for your input which has been shared with Mayor and Council and added to the public record.

With regards to the environmental review, a preliminary assessment was undertaken by environmental professionals, who include a forester, an arborist and a registered professional biologist. It was their findings that led us to understand that there was less environmental value to these lands and that they could be considered for redevelopment. This may be because of the impacts of being next to major roadways and the recent work undertaken in re-aligning Mountain Highway.

That said, additional work will be undertaken to inform the site planning, and landscaping plan, with an eye to retention, replanting and biodiversity.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

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North Vancouver, BC V7N 4N5
guppyt@dnv.org

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From: [redacted]
Sent: Wednesday, October 18, 2023 9:29 AM
To: Mayor and Council - DNV <council@dnv.org>; DNV Input <input@dnv.org>; Front Desk Reception <enquiries@dnv.org>
Subject: BC Housing and the District of North Vancouver Proposal - Environmental Issues

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To the District of North Vancouver,

I am writing this letter regarding the proposed supportive housing project for East Keith Road at Mountain Highway.

I previously expressed my concern about this project but I have been keeping an open mind by attending the Council meeting and the Neighborhood Information Sessions to gather as much information as possible; I have also exchanged a couple of emails with BC Housing.

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I am very disappointed that the environment has been an afterthought that was not even given a sentence of thought in any of the presentations. I expect better from the District of North Vancouver to educate BC Housing and consider it during their decision making process. Clearly no work has been done on this.

[redacted]

From: Aimee Bamford <[redacted]>
Sent: October 25, 2023 6:52 PM
To: Community Relations; DNV Input
Subject: Re: East Keith homeless shelter proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

An addition to my below letter.

This news article details the drug abuse, overdosing, needles, crime, vandalism, danger and lawlessness ongoing surrounding the homeless facility at the Travelodge - and furthers that the hope is to move these perpetuating individuals to the Keith Road site upon its completion. Across from the daycare and playground. This plan is abhorrent.

https://www.nsnews.com/local-news/mla-questions-level-of-support-at-north-vancouver-supportive-housing-site-7716257

On Wed, Oct 25, 2023 at 3:33 PM Aimee Bamford [redacted] wrote:

> Mayor and Council,
>
> I'm am writing in regard to the homeless shelter currently under review for the site across the street from Park Place Daycare, and just up from the Bridgman Playground. Myself and neighbours have deep concerns about the site chosen for this facility.
>
> There is a daycare centre across the street. One of the few that we have in this area.
>
> We have a high proportion of young children in this community. We are deeply concerned with the implication that their safety is less important than the comfort level of people experiencing homelessness.
>
> The project planners can protest all day that we can't assume that this facility will increase crime, but we know that this is not realistic. We all read the news. These same statements were made to the residents of Yaletown, and now the police chief directly connects the increase in violent crime in their neighbourhood to the social housing that was put there.
>
> The same group proposed to manage this centre, currently manages the Travelodge facility near Lionsgate Bridge. Eight people have died in that centre since March 2022. Of course not all, but some residents in these facilities do abuse narcotics - and in this location they can do so in the nearby parks where our children play, under the bridges where we go for walks and by the daycares that our children attend. They can break into cars and homes to fund their habits, they can leave their needles for children to grab, their crack pipes for dogs to eat and they can explode in violence without any warning. We've all heard about the stabbings happening regularly downtown and on the buses in other municipalities. Our children use this bus line to go to school.

Yes, we are aware that not all residents will act in this manner, but even one is too many when it's our children who are at risk.

How can the comfort level of a small proportion of the district be more important than our children's safety? Especially when you could purpose available federal funding toward purchasing a site further away from our daycares and parks.

Please be more considerate of our community.

There is a daycare across the street from this site.

Aimee Bamford

On Wed, Oct 25, 2023 at 2:53 PM Community Relations <communityrelations@bchousing.org> wrote:

Hi Aimee,

Yes, we are here at Community Relations. Each week, our team is gathering and presenting the latest feedback and questions to the District of North Vancouver and our development team so they can stay abreast with the voices of the community and address the concerns that lie within.

If you'd like to put together a letter, or a general list of your feedback, we'll be sure to add it into our reporting.

Thank you kindly,



Alex (She/Her) | BC Housing Community Relations Team

I am grateful to live on the traditional and unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səl̓ilwətaʔɬ (Tsleil-Waututh) peoples, and to work in the traditional, ancestral homelands of hundreds of Indigenous Peoples and Nations across British Columbia. I commit to honouring reconciliation and furthering Indigenous healing and justice.

From: Aimee Bamford [redacted]
Sent: October 25, 2023 1:18 PM
To: Community Relations <communityrelations@bchousing.org>
Subject: Re: East Keith homeless shelter proposal

Is anyone collecting comments and concerns from the community, to submit to council? I have [redacted] and may not be able to attend the Nov 8 event in person, but I still have some very deep concerns about the location of this proposal.

On Wed, Oct 25, 2023 at 11:00 AM Community Relations <communityrelations@bchousing.org> wrote:

> Hi there Aimee,
>
> Thank you for reaching out to us with your questions and thoughts surrounding the proposed East Keith Road supportive housing. Please know that we respect and appreciate your input, and we hear your concerns.
>
> We anticipate hearing many questions regarding the site selection and are sharing community input with the DNV and our development team. DNV considered other locations; however, this site is a district-owned property of the right size, that offers access to transportation and other support services that residents will need including good access to transit options, parks and green space and the mix of community amenities available in nearby Lynn Creek Town Centre.
>
> We also emphasize that people who experience homelessness are as varied and different as any other neighbour. These new homes will be for adults, seniors and people with disabilities who struggle to maintain stable housing for a wide variety of reasons. We cannot and do not assume that supportive housing residents bring crime or violence to a neighbourhood. In reality, people experiencing homelessness are our most vulnerable neighbours, and more often the victims of crime rather than perpetrators. From experience, we know that bringing folks indoors from the North Shore streets, parks and trails will increase their personal safety and well-being immensely, as well as the safety of the entire community.
>
> We acknowledge that there is much more conversation to be had with the community to address various feedback and concerns. The Wednesday, November 8th in-person Neighbourhood Information Session is still open for registration. You will be able to find updates surrounding the proposal, and a link to register at the District of North Vancouver – East Keith Road. In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.
>
> Of course, if you have any further questions, we are always listening here.

Take care,



Alex (She/Her) | BC Housing Community Relations Team

I am grateful to live on the traditional and unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səl̓ilw̓ətaʔɬ (Tsleil-Waututh) peoples, and to work in the traditional, ancestral homelands of hundreds of Indigenous Peoples and Nations across British Columbia. I commit to honouring reconciliation and furthering Indigenous healing and justice.

From: Aimee Bamford [redacted]
Sent: October 23, 2023 12:16 PM
To: Community Relations <communityrelations@bchousing.org>
Subject: Re: East Keith homeless shelter proposal

Hi there,

I was given this email address to contact with questions about the homeless shelter, currently proposed for across the street from Park Place Daycare Centre, and just up the street from the recently updated Bridgeman Playground. Is this the only location available for this project in the district? Wouldn't it be safer for the community to put it in a less residential area (maybe not so close to the some of the few daycares that we have)?

Any clarification would be greatly appreciated, as this site choice is causing myself and neighbours a great deal of stress.

Thanks,

Aimee

On Mon, Oct 23, 2023 at 12:09 PM Tamsin Guppy <tguppy@dnv.org> wrote:

The proposal at East Keith is for supportive housing – see [District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca)](letstalkhousingbc.ca) for more information.

This type of housing provides homes for those who live in our community and are either homeless or at risk of homelessness. The apartments include 24-7 staff who support the residents and provide care and services as needed to individuals. Part of why this housing is located in our community is that not only is the housing for our own residents who already live in the area, but that part of healing process is being able to connect to family members who also live the area.

The partner agencies include BC Housing, Vancouver Coastal Health, and Lu'ma Native Housing Society. They are the experts in providing supportive housing and have years of experience and have specifically chosen this site as setting up the community for success.

For specific questions on this proposal I urge you to reach out to communityrelations@bchousing.org

Tamsin Guppy **(she/ her)**, MCIP, RPP

Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road

North Vancouver, BC V7N 4N5

guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded

ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Aimee Bamford [redacted]
Sent: October 27, 2023 7:13 AM
To: DNV Input
Subject: Keith Road Homeless Shelter

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and council,

Tthe BC Housing group is misleading the public in regards to the Keith Road homeless shelter proposal. They are fully aware of the crime, vandalism, lawlessness and drug abuse that the individuals of the Travelodge site are currently engaging in, they know these same individuals will be moved into the proposed site on Keith, to our front door, they know this will degrade our community and put our children at risk. They are spreading misinformation and not providing us with the full picture of what this proposal will mean for our community.

Putting this facility across the street from a daycare is not ethical. Our children's safety has to be more important. It has to be. Anyone who doesn't agree with that needs to reevaluate their priorities.

There is a daycare across the street.

From: Kaitlin Hebron
Sent: October 27, 2023 9:20 AM
To: DNV Input
Subject: FW: Proposal for Rezoning the 1200 Block of East Keith Road
Attachments: Feedback on DNV Housing Proposal October 26, 2023.docx

From: Butler, Deborah [redacted]
Sent: Friday, October 27, 2023 7:22 AM
To: communityrelations@bchousing.org; Mayor and Council - DNV <council@dnv.org>
Subject: Proposal for Rezoning the 1200 Block of East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Honourable Mayor and DNV Councillors,

My name is Teresa MacGregor and I live in the DNV in Lynn Valley. I am writing in reference to the proposal to create 65 new homes with support services at 1200 East Keith Road (and the associated rezoning). I recognize the dire need for supportive housing in our community, particularly low rent housing for seniors and people with disabilities, as well as for families. I strongly support addressing the needs of people who are homeless or at risk for homelessness. But I have some critical questions/concerns before I can support this particular proposal.

First, I would like to be much clearer on who will be included in the proposed development. The needs of seniors and persons with disabilities are very different from those of people who are experiencing homelessness because of complex addiction and mental health needs. Putting low-income seniors together with individuals who might be more volatile is not a great combination (for everyone's well-being and safety). I understand that there will be "wraparound supports" for up to 5 individuals, which is great. Is that a small number of residents who might be experiencing such significant challenges? But chronic homelessness itself presents very complex challenges for individuals. And, if the plan is to bring in more people who are experiencing homelessness because of complex addiction and/or mental health needs, then much more needs to be planned for to ensure that this provides a productive and positive addition to the community.

My suggestions/concerns are borne from my close experience with a housing initiative for individuals who were homeless in the City of Vancouver. This was a 50-bed TMH building at Little Mountain near Queen Elizabeth Park (close to my former residence). As proponents of social housing in general, my neighbours and I were in support of the TMH when it was first proposed. As in this proposal, we were told there would be supports in place for residents, that there would be a community advisory council, and that we shouldn't anticipate any adverse effects. The reality

was in stark contrast to those promises. Supports for TMH residents came mainly in the form of young, well-intentioned "key workers" without much training or support to understand the complex needs of residents. Crime immediately spiked, with local businesses and neighbours experiencing theft from yards and cars and break ins. We watched drug deals unfold in front of our houses. We found drug paraphernalia in our parks, yards, and alleys (where children were playing). TMH staff took no responsibility for visitors and others who came and were disruptive (e.g., yelling; stealing). We saw an increase in homeless encampments in our local parks. When we took concerns, even with video evidence, to our "point person" on the community advisory committee, we were discounted. It wasn't until we organized as a community and sent a list of concerns to Mayor and City Council, BC Housing, the service providers and the Police that we received any consideration, and that came first from the Police. As we entered into conversations with these groups, we started to see the huge costs being born, well beyond the cost of staffing the TMH alone. These were psychological, in citizen's sense of safety in their own homes, and financial. Financial costs were evident for both community members (e.g., businesses repairing damage, residents putting up fences and adding cameras, repairing damages, replacing lost property) and for Vancouver City as a whole (e.g., in policing, park rangers). The large rise in property taxes in Vancouver is in part a reflection of the significant unanticipated costs of their current housing initiatives.

If this development is intended to reach a similar population, then this may well be our community's experience. Given that, I have several suggestions/concerns:

1. In terms of supports, given the overrepresentation of Indigenous people in our homeless population, there is a critical need for Aboriginal Health to also be involved, as well as Lu'ma and Vancouver Coastal Health. Further, given that many people who experience chronic homelessness have complex needs, social workers, mental health workers, addiction workers, and other kinds of wraparound supports may be needed for a wider range of residents.

2. It is critical that plans for engaging with the community are in place well before this development is approved. Currently, the rezoning proposal states, "Once in operation, Lu'ma will also build connections with the neighbourhood and provide a point person for any questions or concerns that neighbours may have." Connections need to be built now, and consultation needs to start through the planning process. This proposal needs to realistically include considerations/ impacts on the entire community, not just focus on this single site.

3. Similarly, given our experience, there needs to be a plan for collaborations between service providers, RCMP/police, Lu'ma Housing, the DNV (for adjacent parks, other services), businesses, community health offices, and community members built in up front. For example, in our experience, it was helpful when the service provider recognized the importance of their looking for drug paraphernalia in the immediate vicinity of the TMH; and for Police and the community to collaborate with the TMH manager should any concerns arise (which benefited residents of the TMH too, who were often victimized given their vulnerability).

4. Finally, there needs to be a commitment up front for a partnership to cover the costs that will be incurred. For example, BC Housing needs to support the DNV now and into the future to ensure

supports are available (e.g., policing, park rangers, resident supports, etc), to ensure that, as in Vancouver, property taxes aren't inflated by costs that can be anticipated, depending on the nature of this development.

All of my comments might not be relevant, depending on the answer to my first question… who will be the residents in this development? But, if the intent is to address chronic homelessness among the many people in our community with complex needs, then these concerns need to be addressed as part of planning.

Thank you for your attention.

Teresa MacGregor
[redacted]

To: BC Housing & the District of North Vancouver
communityrelations@bchousing.org
Attn: DNV Mayor and Council; Naomi Brunemeyer, BC Housing; Tsitsi Watt, Lower Mainland Operations, Tamsin Guppy, DNV

From: Teresa MacGregor
[redacted]

Re: Proposal for Rezoning the 1200 Block of East Keith Road

Dear Honourable Mayor and DNV Councillors,

My name is Teresa MacGregor and I live in the DNV in Lynn Valley. I am writing in reference to the proposal to create 65 new homes with support services at 1200 East Keith Road (and the associated rezoning). I recognize the dire need for supportive housing in our community, particularly low rent housing for seniors and people with disabilities, as well as for families. I strongly support addressing the needs of people who are homeless or at risk for homelessness. But I have some critical questions/concerns before I can support this particular proposal.

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4. Finally, there needs to be a commitment up front for a partnership to cover the costs that will be incurred. For example, BC Housing needs to support the DNV now and into the future to ensure supports are available (e.g., policing, park rangers, resident supports, etc), to ensure that, as in Vancouver, property taxes aren't inflated by costs that can be anticipated, depending on the nature of this development.

All of my comments might not be relevant, depending on the answer to my first question… who will be the residents in this development? But, if the intent is to address chronic homelessness among the many people in our community with complex needs, then these concerns need to be addressed as part of planning.

Thank you for your attention.

From: Jessica McCulloch [redacted]
Sent: October 27, 2023 4:30 PM
To: Tamsin Guppy
Cc: DNV Input
Subject: Proposed Developement - 1200 block of East Keith Road, North Vancouver.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Tamsin Guppy and Tina Atva (DNV Planning Department),
I attended your online information session this week regarding BC Housing and the District of North Vancouver's proposal to build 65 new homes with support services in the 1200 block of East Keith Road, North Vancouver.

As noted on the site https://letstalkhousingbc.ca/north-vancouver-east-keith-road "…The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community." In addition, there would be "…[f]ive units in this building which would offer Complex Care Housing services." Complex Care Housing as defined on the BC Government's website is housing that "…works to address the needs of people who have overlapping mental health and substance use issues, trauma or acquired brain injuries that are often left to experience homelessness or at risk of eviction." Services for this demographic may include access to addiction medicine, overdose prevention, psychiatrist services and medication management. https://www2.gov.bc.ca/gov/content/mental-health-support-in-bc/complex-care-housing

I fully understand the need for supportive and subsidized housing on the North Shore; however, I am not in favour of the complex care component at this proposed development. As noted by your panel of speakers, drug usage by complex-care residents in or near the facility would not result in eviction, rather services would be there on offer for harm reduction as in a safe injection site. Less than five blocks north from the proposed housing facility, a new elementary school will be built in the coming year. Elementary school-age children will be walking to school either on the road or via the forest trails behind the proposed complex. In my opinion, a setting in which folks are selling, purchasing, and using drugs makes for an unpredictable demographic and not a safe environment for children nor the residents in the area and at the facility. The new elementary school, which is to be built in the Cloverley neighbourhood in 2024, will have the capacity for 585 students and will include a neighbourhood learning centre and child care as well. The school will be ready for students for the 2026-27 school year.
https://news.gov.bc.ca/releases/2023ECC0045-000942

In the North Shore News Mike Walker, the acting spokesman for Lu'ma Native Housing Society, noted that the housing conversion at the Travel Lodge on Capilano Road has posed problems in the neighbourhood. He is cited as indicating that the Travel Lodge residents (some of whom were previously housed in Lu'ma's Vancouver location) will eventually be moved to the new Keith and Mountain Highway facility. https://www.nsnews.com/local-news/mla-questions-level-of-support-at-north-vancouver-supportive-housing-site-7716257 Perhaps, it would be prudent to reconsider this demographic at the proposed Keith Road facility and rather look to larger in-place facilities to provide multi-level services. https://dailyhive.com/vancouver/red-fish-healing-centre-for-mental-health-and-addiction-riverview-hospital Additionally, I do not think it is reasonable to offer seniors and disabled individuals subsidized housing units with those who require addiction treatment, overdose treatment or psychiatric services. A complex care facility requires a host of support services which would be best offered in a setting that has this as a primary focus and one in which the safety of the wider community can be assured.
Sincerely,

Jessica McCulloch

From: Aimee Bamford [redacted]
Sent: October 30, 2023 4:45 PM
To: Community Relations; DNV Input
Subject: Re: East Keith homeless shelter proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

If something happens to a child, a member of our community, or a business as a result of your misleading the public about the safety of this facility, who will be liable? Who should be held accountable? BC Housing for lying to us? The DNV council for approving this dangerous facility to be built across the street from a daycare? Or will you all just say "Oops! Oh well, better luck next time? Sorry, we ruined your neighbourhood, but better yours than ours",? You could find another site further away from homes and schools, but this is just the cheapest option and that's all you care about.

You are putting addicts beside a liquor store and marajuana dispensary. You are putting our children in danger. You are opening our homes to break-ins. Our homes, the law-abiding citizens who work our asses off to pay our taxes and live here, to provide a safe space for our children to grow up.

There are elementary schools and parks all around this site.

There is a daycare across the street.

We implore you to try harder to find another option that's safer for your citizens.

There is a daycare across the street.

On Thu, Oct 26, 2023 at 7:35 AM Aimee Bamford [redacted] wrote:

> I would like to point out that you knowingly misrepresented the truth with the statements made in your previous email. The individuals you are planning on moving into the Keith Rd site are currently engaging in illegal activities in and around the Travelodge site, and have been reported as increasing crime in that area. We can and should assume they will do the same in our neighbourhood.
>
> Where is the compassion for our children and their safety? There is a daycare centre across the street.
>
> On Wed, Oct 25, 2023 at 11:00 AM Community Relations <communityrelations@bchousing.org> wrote:
>
> > Hi there Aimee,

From: Tamsin Guppy
Sent: October 31, 2023 9:02 AM
To: Krissy Schmidt
Subject: East Keith Road Supportive Housing Project - Neighbourhood Notification

The proposal is to rezone the site at Mountain Highway and East Keith road for a 65 unit supportive housing project with 24-7 support services, to provide homes for 65 people who are homeless or at risk of homelessness.

The notification requirement for a rezoning (i.e. proposed change in land use like this) are for properties within 100 metres. We extended the notification area beyond this requirement but [redacted] it was not included in the mailout.

Tamsin Guppy (she/ her), MCIP, RPP
Planner

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

-----Original Message-----
From: Krissy Schmidt [redacted]
Sent: Monday, October 30, 2023 10:28 PM
To: Tamsin Guppy <guppyt@dnv.org>
Subject: Neighborhood Consultation Notices for East Keith Rd Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The East Keith Rd housing project is quite controversial yet no information about the public consultation has been delivered to my building [redacted]

The lack of communication feels sketchy. Can you advise why we haven't received anything?

Krissy Schmidt

Thank you for reaching out to us with your questions and thoughts surrounding the proposed East Keith Road supportive housing. Please know that we respect and appreciate your input, and we hear your concerns.

We anticipate hearing many questions regarding the site selection and are sharing community input with the DNV and our development team. DNV considered other locations; however, this site is a district-owned property of the right size, that offers access to transportation and other support services that residents will need including good access to transit options, parks and green space and the mix of community amenities available in nearby Lynn Creek Town Centre.

We also emphasize that people who experience homelessness are as varied and different as any other neighbour. These new homes will be for adults, seniors and people with disabilities who struggle to maintain stable housing for a wide variety of reasons. We cannot and do not assume that supportive housing residents bring crime or violence to a neighbourhood. In reality, people experiencing homelessness are our most vulnerable neighbours, and more often the victims of crime rather than perpetrators. From experience, we know that bringing folks indoors from the North Shore streets, parks and trails will increase their personal safety and well-being immensely, as well as the safety of the entire community.

We acknowledge that there is much more conversation to be had with the community to address various feedback and concerns. The Wednesday, November 8th in-person Neighbourhood Information Session is still open for registration. You will be able to find updates surrounding the proposal, and a link to register at the District of North Vancouver – East Keith Road. In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

Of course, if you have any further questions, we are always listening here.

Take care,



Alex (She/Her) | BC Housing Community Relations Team

I am grateful to live on the traditional and unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səl̓ilw̓ətaʔɬ (Tsleil-Waututh) peoples, and to work in the traditional, ancestral homelands of hundreds of Indigenous Peoples and Nations across British Columbia. I commit to honouring reconciliation and furthering Indigenous healing and justice.

From: Aimee Bamford [redacted]
Sent: October 23, 2023 12:16 PM
To: Community Relations <communityrelations@bchousing.org>
Subject: Re: East Keith homeless shelter proposal

Hi there,

I was given this email address to contact with questions about the homeless shelter, currently proposed for across the street from Park Place Daycare Centre, and just up the street from the recently updated Bridgeman Playground. Is this the only location available for this project in the district? Wouldn't it be safer for the community to put it in a less residential area (maybe not so close to the some of the few daycares that we have)?

Any clarification would be greatly appreciated, as this site choice is causing myself and neighbours a great deal of stress.

Thanks,

Aimee

On Mon, Oct 23, 2023 at 12:09 PM Tamsin Guppy <tguppy@dnv.org> wrote:

> The proposal at East Keith is for supportive housing – see District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca) for more information.
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> This type of housing provides homes for those who live in our community and are either homeless or at risk of homelessness. The apartments include 24-7 staff who support the residents and provide care and services as needed to individuals. Part of why this housing is located in our community is that not only is the housing for our own residents who already live in the area, but that part of healing process is being able to connect to family members who also live the area.
>
> The partner agencies include BC Housing, Vancouver Coastal Health, and Lu'ma Native Housing Society. They are the experts in providing supportive housing and have years of experience and have specifically chosen this site as setting up the community for success.

For specific questions on this proposal I urge you to reach out to communityrelations@bchousing.org

Tamsin Guppy **(she/ her)**, MCIP, RPP

Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road

North Vancouver, BC V7N 4N5

guppyt@dnv.org

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From: Community Relations
To: Aimee Bamford
Cc: DNV Input
Subject: RE: East Keith homeless shelter proposal
Date: October 31, 2023 12:23:02 PM
Attachments: image001.png

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Aimee,

Firstly, thank you for your patience in our response and please know that we have shared your input with the development team, the DNV, and our partners. We want to ensure that your voice is heard, and your concerns are addressed as the safety of the surrounding community, residents, and staff is a priority. Due to the amount of information requests we've fielded, we've added two additional community information sessions on November 9th and November 15th if you are unable to join us at the November 8th in-person session.

Ultimately, our goal is to bring our most vulnerable folks inside. The residents at supportive housing have chosen to be there and gives people a safe place to live where they can connect to services they need to stabilize and rebuild their lives. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. Upon accepting a home in this building, supportive housing residents would be required to sign a Residential Tenancy Agreement and would be expected to abide by it. The Agreement would address expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and their community and neighbours.

If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood. Our partners have also confirmed that direct engagement is underway with the local preschool as this topic has been presented at previous information sessions.

Thank you kindly,
Alex
BC Housing Community Relations Team

From: Aimee Bamford [redacted]
Sent: October 30, 2023 4:45 PM
To: Community Relations <communityrelations@bchousing.org>; DNV Input <input@dnv.org>
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Take care,

BC HOUSING

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Planner

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From: Council Liaison
Sent: November 02, 2023 10:46 AM
To: Mayor and Council - DNV
Subject: FW: Proposal for Rezoning the 1200 Block of East Keith Road
Attachments: Feedback on DNV Housing Proposal October 26, 2023.docx

Dear Mayor and Council,

Please see the response by Development Planning to Teresa MacGregor in response to input received for the proposal at 1200 East Keith Road.

Thank you for taking the time to provide some very useful input that really digs into the types of issues you experienced on another supportive housing project. Your input will be shared with Mayor and Council and I will forward it to the partners who will be involved in the operating this facility should this project go ahead as proposed.

In listening to the experts discuss this proposal and in visiting another supportive housing project that has complex care units, I can offer the following thoughts for consideration – but again I will forward your very specific comments on to the potential operators of this proposed facility (Vancouver Coastal Health and Lu'ma Native Housing Society):

a) Housing is a basic human need: First and foremost, this project is about getting people who currently live on the North Shore and are experiencing homelessness indoors with a safe studio apartment to live in and 24-7 support services. The people who will live in this building are already living on the North Shore in our community but doing so out of their cars or out of tents and tarps. Many of the impacts you describe are already occurring, however, giving people a safe place to live provides an opportunity for healing to begin.

b) Building a community within a supportive housing project: In both visiting a supportive housing project run by Lu'ma Native Housing Society and listening to Vancouver Coastal and Health and Lu'ma speak about how this project would operate, they talk about a resident selection process where they match applicants with the services that will be on site and the capacity of the programs that are operating. They also emphasize that safety for the residents is a key concern, as residents need to feel safe in their new home, so operators look at how they can create a community of residents who match the support resources available to them.

c) Adding Funds and Staff: Vancouver Coastal Health and Lu'ma Native Housing Society have experience with complex care housing and with providing complex care units in supportive housing projects and both organizations find that having complex care units in a supportive housing setting is an added benefit to all the residents in the supportive housing project, as the complex care units bring deeper funding and resources to provide greater support services to the project.

d) Supportive housing isn't for everyone: This housing project will be one project on a continuum of housing choices and different people with different needs may be served in different housing options – but this is one key tool to deal with the homeless component of today's housing crisis.

Thank you again for your thoughtful input.

Kind regards,

Adriana Reiher
Council Liaison Office

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5

[redacted]
Sent: Friday, October 27, 2023 7:22 AM
To: communityrelations@bchousing.org; Mayor and Council - DNV <council@dnv.org>
Subject: Proposal for Rezoning the 1200 Block of East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Honourable Mayor and DNV Councillors,

My name is Teresa MacGregor and I live in the DNV in Lynn Valley. I am writing in reference to the proposal to create 65 new homes with support services at 1200 East Keith Road (and the associated rezoning). I recognize the dire need for supportive housing in our community, particularly low rent housing for seniors and people with disabilities, as well as for families. I strongly support addressing the needs of people who are homeless or at risk for homelessness. But I have some critical questions/concerns before I can support this particular proposal.

First, I would like to be much clearer on who will be included in the proposed development. The needs of seniors and persons with disabilities are very different from those of people who are experiencing homelessness because of complex addiction and mental health needs. Putting low-income seniors together with individuals who might be more volatile is not a great combination (for everyone's well-being and safety). I understand that there will be "wraparound supports" for up to 5 individuals, which is great. Is that a small number of residents who might be experiencing such significant challenges? But chronic homelessness itself presents very complex challenges for individuals. And, if the plan is to bring in more people who are experiencing homelessness because of complex addiction and/or mental health needs, then much more needs to be planned for to ensure that this provides a productive and positive addition to the community.

My suggestions/concerns are borne from my close experience with a housing initiative for individuals who were homeless in the City of Vancouver. This was a 50-bed TMH building at Little Mountain near Queen Elizabeth Park (close to my former residence). As proponents of social housing in general, my neighbours and I were in support of the TMH when it was first proposed. As in this proposal, we were told there would be supports in place for residents, that there would be a community advisory council, and that we shouldn't anticipate any adverse effects. The reality

was in stark contrast to those promises. Supports for TMH residents came mainly in the form of young, well-intentioned "key workers" without much training or support to understand the complex needs of residents. Crime immediately spiked, with local businesses and neighbours experiencing theft from yards and cars and break ins. We watched drug deals unfold in front of our houses. We found drug paraphernalia in our parks, yards, and alleys (where children were playing). TMH staff took no responsibility for visitors and others who came and were disruptive (e.g., yelling; stealing). We saw an increase in homeless encampments in our local parks. When we took concerns, even with video evidence, to our "point person" on the community advisory committee, we were discounted. It wasn't until we organized as a community and sent a list of concerns to Mayor and City Council, BC Housing, the service providers and the Police that we received any consideration, and that came first from the Police. As we entered into conversations with these groups, we started to see the huge costs being born, well beyond the cost of staffing the TMH alone. These were psychological, in citizen's sense of safety in their own homes, and financial. Financial costs were evident for both community members (e.g., businesses repairing damage, residents putting up fences and adding cameras, repairing damages, replacing lost property) and for Vancouver City as a whole (e.g., in policing, park rangers). The large rise in property taxes in Vancouver is in part a reflection of the significant unanticipated costs of their current housing initiatives.

If this development is intended to reach a similar population, then this may well be our community's experience. Given that, I have several suggestions/concerns:

1. In terms of supports, given the overrepresentation of Indigenous people in our homeless population, there is a critical need for Aboriginal Health to also be involved, as well as Lu'ma and Vancouver Coastal Health. Further, given that many people who experience chronic homelessness have complex needs, social workers, mental health workers, addiction workers, and other kinds of wraparound supports may be needed for a wider range of residents.

2. It is critical that plans for engaging with the community are in place well before this development is approved. Currently, the rezoning proposal states, "Once in operation, Lu'ma will also build connections with the neighbourhood and provide a point person for any questions or concerns that neighbours may have." Connections need to be built now, and consultation needs to start through the planning process. This proposal needs to realistically include considerations/ impacts on the entire community, not just focus on this single site.

3. Similarly, given our experience, there needs to be a plan for collaborations between service providers, RCMP/police, Lu'ma Housing, the DNV (for adjacent parks, other services), businesses, community health offices, and community members built in up front. For example, in our experience, it was helpful when the service provider recognized the importance of their looking for drug paraphernalia in the immediate vicinity of the TMH; and for Police and the community to collaborate with the TMH manager should any concerns arise (which benefited residents of the TMH too, who were often victimized given their vulnerability).

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supports are available (e.g., policing, park rangers, resident supports, etc), to ensure that, as in Vancouver, property taxes aren't inflated by costs that can be anticipated, depending on the nature of this development.

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Thank you for your attention.

Teresa MacGregor
[redacted]

To: BC Housing & the District of North Vancouver
communityrelations@bchousing.org
Attn: DNV Mayor and Council; Naomi Brunemeyer, BC Housing; Tsitsi Watt, Lower Mainland Operations, Tamsin Guppy, DNV

From: Teresa MacGregor
[redacted]

Re: Proposal for Rezoning the 1200 Block of East Keith Road

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Thank you for your attention.

From: Tamsin Guppy
Sent: November 04, 2023 11:40 AM
To: Adam Moldenhauer
Cc: James Gordon
Subject: RE: Supportive Housing East Keith and Mtn public hearing

Thank you double checking, the Public Hearing with Mayor and Council is scheduled for November 21, 2023.

Details for how to attend virtually will be posted in the next few days (ie closer to the meeting date) – but if in doubt, just email me and I will be able to send you a link. You can also attend in person – here at District Hall – 355 West Queens Road.

Please note, if you are making a written submission, please make sure it is submitted prior to the public hearing so that Mayor and Council have a chance to see it and consider it as part of the Public Hearing materials. You may submit emails or letters directly to Mayor and Council at any time prior to the Public Hearing – by writing to input@dnv.org

Thank you for your interest,

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Adam Moldenhauer [redacted]
Sent: Thursday, November 2, 2023 2:31 PM
To: James Gordon <gordonja@dnv.org>; Tamsin Guppy <guppyt@dnv.org>
Subject: Supportive Housing East Keith and Mtn public hearing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Gordon & Tamsin,

There's a supportive housing proposal for East Keith Rd at Mountain Hwy, and I was hoping you could help clarify if and when there is a public hearing.

At the BC Housing events online, it was mentioned that there's a Public Hearing on Nov 21st, but some other residents heard Nov 24th, and I don't see it on the calendar so I'm not sure anything has been scheduled at all.

If it's scheduled for a different date, can you let me know what it is? I looked online and can't find anything.

Thanks,
Adam

From: Kaitlin Hebron
Sent: November 03, 2023 11:58 AM
To: DNV Input
Subject: FW: Form submission from: Share your thoughts with Mayor and Council

-----Original Message-----
From: infoweb@dnv.org <infoweb@dnv.org>
Sent: Thursday, November 2, 2023 7:36 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Form submission from: Share your thoughts with Mayor and Council

Submitted on Thursday, November 2, 2023 - 19:35 Submitted by user: Anonymous Submitted values are:

Your name: Kirstin Satake
Your email address: [redacted] Your phone number: [redacted] What would you like to tell Mayor and Council? I would like to voice my support for the supportive housing proposed for Keith and Mtn. Highway. We have so much in this community and I believe that we can and should help those who are unable to help themselves. This development could be housing women and children or seniors (as proposed for this site). As it is, I see that only 5 units are for complex care, while the other 60 are for people who need help with housing for other reasons. This is a good and much-needed resource for our community. Thank you for considering this!

From: Kaitlin Hebron
Sent: November 03, 2023 2:10 PM
To: DNV Input
Subject: FW: Children's Safety - Supportive Housing Project East Keith Road

From: Jennifer Clayton [redacted]
Sent: Friday, November 3, 2023 1:14 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Children's Safety - Supportive Housing Project East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Council Members,

I am writing to express my concerns regarding the proposed Supportive Housing Project on East Keith Road.

I am a mother [redacted] and last night we had a meeting with Tamsin Guppy and some of the people in charge of the proposed Supportive Housing Project on East Keith Road. I really appreciate them taking the time to address some of our concerns, however it seems that children's safety is not a priority.

After hearing the proposal and understanding more about the project, I would like to ask that you reconsider the location of the proposed Supportive Housing Project on East Keith Road.

While I do agree with the need for Supportive Housing, I feel strongly that the right location for it is critical to keep the surrounding community safe.

I can understand, from an outside perspective, how the East Keith Road location looks ideal for a project of this type - however I don't think the team in charge of selecting this site realizes that the location of this proposed development is actually in the heart of a very child-focused area.

As mentioned in the presentation, the Supportive Housing site will include a fenced facility, security cameras, architecture and landscaping to reduce crime, a direct phone line to residents in the area to contact the RCMP, and increased monitoring of parks and neighboring areas to clean up drug-related debris and garbage. If all of these measures are needed, the neighborhood and children in the area are being put at an additional risk.

The East Keith Road location is directly across the street from a daycare, half a block away from an elementary school, and one block away from a park used by hundreds of children daily. The children at the elementary school and daycare use Bridgman Park daily, walk the trails in the area, and explore the neighborhood on a regular basis. It is not the right location for a project where the majority of people who will be living there are struggling with substance abuse and mental health issues - including some of whom will have severe and complex mental health issues. The sad reality is that the location of this proposed Supportive Housing Project will impact the safety of these children.

How is this trade-off of children's safety justified?

I realize that a lot of hard work and planning has gone into this project so far, but I am urging you to reconsider the site location of this project for the greater good of the surrounding community.

Perhaps, one of the sites that you mentioned near the Phibbs Exchange would be better suited for a Supportive Housing Development, and the East Keith Road Site would be better for a Low Income Housing Development?
One of your team members had mentioned that there are schools and children's facilities in all areas of our community, and so moving the location would not solve the children's safety concern. **However, the East-Keith Road location is unique due to the fact that there are numerous children's facilities in extremely close proximity to this proposed project.**
The Phibbs exchange area is not in direct proximity to an elementary school or a busy children's park, while residents of the Supportive Housing Project will still have easy access to public transit and other needs. If the Phibbs Exchange site won't work, is there another site in that area that would?

This change in location would alleviate many people's concerns about the safety of the hundreds of children using the East Keith Road/Bridgeman Park area, and allow you to gain more support from the community regarding this Supportive Housing Project.

Please reconsider the location of this project for the safety of our children.

Thank you for your time. I look forward to your response.

Regards,
Jennifer Clayton
[redacted]

From: Tamsin Guppy
Sent: November 04, 2023 11:43 AM
To: Council Liaison
Subject: FW: Proposal for Rezoning the 1200 Block of East Keith Road

Teresa MacGregor has sent a follow up email that does not require a reply but she did request it also be shared with Mayor and Council.

Thank you,

Tamsin

[redacted] -
Sent: Thursday, November 2, 2023 11:36 AM
To: Tamsin Guppy <GuppyT@dnv.org>
Cc: Community Relations <communityrelations@bchousing.org>
Subject: Re: Proposal for Rezoning the 1200 Block of East Keith Road

Dear Tasmin Guppy,

Thank you so very much for taking the time to read my letter and to respond so thoroughly and thoughtfully. I appreciate you forwarding my comments along to both the Mayor and Council as well as the partners involved in operating this facility.

I want to emphasize that I agree that housing is a basic human need. Dealing with homelessness in the DNV is an important priority. I'm just asking, in moving forward, that the planning is realistic, transparent, and proactive. In our past experience, anticipatable challenges were not acknowledged up front, and were glossed over as the project unfolded. So, we are hoping this doesn't occur again in the District.

It does sound like there is a great plan in place in terms of matching potential residents to the supports available, and creating a community where everyone feels safe. These directions speak to some of my concerns, and it is encouraging to hear more on those points.

I would just add that we were also told previously that the project coming into our neighbourhood would include people who are "already here", so the problems we experienced were "already there" too. In contrast, what happened was that, by concentrating people with complex needs into one location, the challenges were amplified. Further, only a handful of the people who eventually lived there really came from nearby. So, I am supportive as long as the processes you've described are retained in how the project moves forward, should it be approved, and so long as there is an openness to surface and discuss any unintended challenges.

Overall, I just want to make sure the surrounding community is consulted and considered so that, in a collaborative approach, the needs of all of the DNV's citizens are addressed proactively (and that does include the needs of the people moving into this proposed development). I also want to ensure that the financial resources are available to support the residents as needed, realistically, and the community, in case there are anticipatable consequences that extend beyond the development.

I would very much appreciate if you were to share these thoughts with the Mayor/Council and facility operators as well.

Thank you so very much again.

Teresa MacGregor

On Nov 2, 2023, at 9:59 AM, Tamsin Guppy <GuppyT@dnv.org> wrote:

[**CAUTION:** Non-UBC Email]
Thank you for taking the time to provide some very useful input that really digs into the types of issues you experienced on another supportive housing project. Your input will be shared with Mayor and Council and I will forward it to the partners who will be involved in the operating this facility should this project go ahead as proposed.

In listening to the experts discuss this proposal and in visiting another supportive housing project that has complex care units, I can offer the following thoughts for consideration – but again I will forward your very specific comments on to the potential operators of this proposed facility (Vancouver Coastal Health and Lu'ma Native Housing Society):

a. Housing is a basic human need: First and foremost, this project is about getting people who currently live on the North Shore and are experiencing homelessness indoors with a safe studio apartment to live in and 24-7 support services. The people who will live in this building are already living on the North Shore in our community but doing so out of their cars or out of tents and tarps. Many of the impacts you describe are already occurring, however, giving people a safe place to live provides an opportunity for healing to begin.

b. Building a community within a supportive housing project: In both visiting a supportive housing project run by Lu'ma Native Housing Society and listening to Vancouver Coastal and Health and Lu'ma speak about how this project would operate, they talk about a resident selection process where they match applicants with the services that will be on site and the capacity of the programs that are operating. They also emphasize that safety for the residents is a key concern, as residents need to feel safe in their new home, so operators look at how they can create a community of residents who match the support resources available to them.

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d. Supportive housing isn't for everyone: This housing project will be one project on a continuum of housing choices and different people with different needs may be served in different housing options – but this is one key tool to deal with the homeless component of today's housing crisis.

Thank you again for your thoughtful input,

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

<image001.jpg>

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

<image002.jpg><image003.jpg><image004.jpg>
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Thank you for your attention.

Teresa MacGregor
[redacted]

<Feedback on DNV Housing Proposal October 26, 2023.docx>

From: Tamsin Guppy
Sent: November 04, 2023 11:46 AM
To: [redacted]
Subject: RE: Proposal for Rezoning the 1200 Block of East Keith Road

Thank you, and yes, I have forwarded to Mayor and Council and made sure this is conversation is part of the materials for the Public Hearing. I am also forwarding your additional comments to the partners for their consideration should this project go forward.

Tamsin Guppy

[redacted]
Sent: Thursday, November 2, 2023 11:36 AM
To: Tamsin Guppy <GuppyT@dnv.org>
Cc: Community Relations <communityrelations@bchousing.org>
Subject: Re: Proposal for Rezoning the 1200 Block of East Keith Road

Dear Tasmin Guppy,

Thank you so very much for taking the time to read my letter and to respond so thoroughly and thoughtfully. I appreciate you forwarding my comments along to both the Mayor and Council as well as the partners involved in operating this facility.

I want to emphasize that I agree that housing is a basic human need. Dealing with homelessness in the DNV is an important priority. I'm just asking, in moving forward, that the planning is realistic, transparent, and proactive. In our past experience, anticipatable challenges were not acknowledged up front, and were glossed over as the project unfolded. So, we are hoping this doesn't occur again in the District.

It does sound like there is a great plan in place in terms of matching potential residents to the supports available, and creating a community where everyone feels safe. These directions speak to some of my concerns, and it is encouraging to hear more on those points.

I would just add that we were also told previously that the project coming into our neighbourhood would include people who are "already here", so the problems we experienced were "already there" too. In contrast, what happened was that, by concentrating people with complex needs into one location, the challenges were amplified. Further, only a handful of the people who eventually lived there really came from nearby. So, I am supportive as long as the processes you've described are retained in how the project moves forward, should it be approved, and so long as there is an openness to surface and discuss any unintended challenges.

Overall, I just want to make sure the surrounding community is consulted and considered so that, in a collaborative approach, the needs of all of the DNV's citizens are addressed proactively (and that does include the needs of the people moving into this proposed development). I also want to ensure that the financial resources are available to support the residents as needed, realistically, and the community, in case there are anticipatable consequences that extend beyond the development.

I would very much appreciate if you were to share these thoughts with the Mayor/Council and facility operators as well.

Thank you so very much again.

Teresa MacGregor

On Nov 2, 2023, at 9:59 AM, Tamsin Guppy <GuppyT@dnv.org> wrote:

[**CAUTION:** Non-UBC Email]
Thank you for taking the time to provide some very useful input that really digs into the types of issues you experienced on another supportive housing project. Your input will be shared with Mayor and Council and I will forward it to the partners who will be involved in the operating this facility should this project go ahead as proposed.

In listening to the experts discuss this proposal and in visiting another supportive housing project that has complex care units, I can offer the following thoughts for consideration – but again I will forward your very specific comments on to the potential operators of this proposed facility (Vancouver Coastal Health and Lu'ma Native Housing Society):

a. Housing is a basic human need: First and foremost, this project is about getting people who currently live on the North Shore and are experiencing homelessness indoors with a safe studio apartment to live in and 24-7 support services. The people who will live in this building are already living on the North Shore in our community but doing so out of their cars or out of tents and tarps. Many of the impacts you describe are already occurring, however, giving people a safe place to live provides an opportunity for healing to begin.

b. Building a community within a supportive housing project: In both visiting a supportive housing project run by Lu'ma Native Housing Society and listening to Vancouver Coastal and Health and Lu'ma speak about how this project would operate, they talk about a resident selection process where they match applicants with the services that will be on site and the capacity of the programs that are operating. They also emphasize that safety for the residents is a key concern, as residents need to feel safe in their new home, so operators look at how they can create a community of residents who match the support resources available to them.

c. Adding Funds and Staff: Vancouver Coastal Health and Lu'ma Native Housing Society have experience with complex care housing and with providing complex care units in supportive housing projects and both organizations find that having complex care units in a supportive housing setting is an added benefit to all the residents in the supportive housing project, as the complex care units bring deeper funding and resources to provide greater support services to the project.

d. Supportive housing isn't for everyone: This housing project will be one project on a continuum of housing choices and different people with different needs may be served in different housing options – but this is one key tool to deal with the homeless component of today's housing crisis.

Thank you again for your thoughtful input,

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

<image001.jpg>

355 West Queens Road

North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

[redacted]
Sent: Friday, October 27, 2023 7:22 AM
To: communityrelations@bchousing.org; Mayor and Council - DNV <council@dnv.org>
Subject: Proposal for Rezoning the 1200 Block of East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Honourable Mayor and DNV Councillors,

My name is Teresa MacGregor and I live in the DNV in Lynn Valley. I am writing in reference to the proposal to create 65 new homes with support services at 1200 East Keith Road (and the associated rezoning). I recognize the dire need for supportive housing in our community, particularly low rent housing for seniors and people with disabilities, as well as for families. I strongly support addressing the needs of people who are homeless or at risk for homelessness. But I have some critical questions/concerns before I can support this particular proposal.

First, I would like to be much clearer on who will be included in the proposed development. The needs of seniors and persons with disabilities are very different from those of people who are experiencing homelessness because of complex addiction and mental health needs. Putting low-income seniors together with individuals who might be more volatile is not a great combination (for everyone's well-being and safety). I understand that there will be "wraparound supports" for up to 5 individuals, which is great. Is that a small number of residents who might be experiencing such significant challenges? But chronic homelessness itself presents very complex challenges for individuals. And, if the plan is to bring in more people who are experiencing homelessness because of complex addiction and/or mental health needs, then much more needs to be planned for to ensure that this provides a productive and positive addition to the community.

My suggestions/concerns are borne from my close experience with a housing initiative for individuals who were homeless in the City of Vancouver. This was a 50-bed TMH building at Little Mountain near Queen Elizabeth Park (close to my former

residence). As proponents of social housing in general, my neighbours and I were in support of the TMH when it was first proposed. As in this proposal, we were told there would be supports in place for residents, that there would be a community advisory council, and that we shouldn't anticipate any adverse effects. The reality was in stark contrast to those promises. Supports for TMH residents came mainly in the form of young, well-intentioned "key workers" without much training or support to understand the complex needs of residents. Crime immediately spiked, with local businesses and neighbours experiencing theft from yards and cars and break ins. We watched drug deals unfold in front of our houses. We found drug paraphernalia in our parks, yards, and alleys (where children were playing). TMH staff took no responsibility for visitors and others who came and were disruptive (e.g., yelling; stealing). We saw an increase in homeless encampments in our local parks. When we took concerns, even with video evidence, to our "point person" on the community advisory committee, we were discounted. It wasn't until we organized as a community and sent a list of concerns to Mayor and City Council, BC Housing, the service providers and the Police that we received any consideration, and that came first from the Police. As we entered into conversations with these groups, we started to see the huge costs being born, well beyond the cost of staffing the TMH alone. These were psychological, in citizen's sense of safety in their own homes, and financial. Financial costs were evident for both community members (e.g., businesses repairing damage, residents putting up fences and adding cameras, repairing damages, replacing lost property) and for Vancouver City as a whole (e.g., in policing, park rangers). The large rise in property taxes in Vancouver is in part a reflection of the significant unanticipated costs of their current housing initiatives.

If this development is intended to reach a similar population, then this may well be our community's experience. Given that, I have several suggestions/concerns:

1. In terms of supports, given the overrepresentation of Indigenous people in our homeless population, there is a critical need for Aboriginal Health to also be involved, as well as Lu'ma and Vancouver Coastal Health. Further, given that many people who experience chronic homelessness have complex needs, social workers, mental health workers, addiction workers, and other kinds of wraparound supports may be needed for a wider range of residents.

2. It is critical that plans for engaging with the community are in place well before this development is approved. Currently, the rezoning proposal states, "Once in operation, Lu'ma will also build connections with the neighbourhood and provide a point person for any questions or concerns that neighbours may have." Connections need to be built now, and consultation needs to start through the planning process. This proposal needs to realistically include considerations/ impacts on the entire community, not just focus on this single site.

3. Similarly, given our experience, there needs to be a plan for collaborations between service providers, RCMP/police, Lu'ma Housing, the DNV (for adjacent parks, other services), businesses, community health offices, and community members built in up front. For example, in our experience, it was helpful when the service provider recognized the importance of their looking for drug paraphernalia in the immediate vicinity of the TMH; and for Police and the community to collaborate with the TMH manager should any concerns arise (which benefited residents of the TMH too, who were often victimized given their vulnerability).

4. Finally, there needs to be a commitment up front for a partnership to cover the costs that will be incurred. For example, BC Housing needs to support the DNV now and into the future to ensure supports are available (e.g., policing, park rangers, resident supports, etc), to ensure that, as in Vancouver, property taxes aren't inflated by costs that can be anticipated, depending on the nature of this development.

All of my comments might not be relevant, depending on the answer to my first question… who will be the residents in this development? But, if the intent is to address chronic homelessness among the many people in our community with complex needs, then these concerns need to be addressed as part of planning.

Thank you for your attention.

Teresa MacGregor
[redacted]

<Feedback on DNV Housing Proposal October 26, 2023.docx>

From: Tamsin Guppy
Sent: November 04, 2023 12:35 PM
To: Katrina C
Cc: Community Relations
Subject: 1200 Keith Road Supportive Housing with 24-7 Support Services

Thank you for your patience, the key person who worked on the site selection was away.

I do want to note that the issue before us today, and the only site currently being considered for supportive housing is the site at East Keith Road. If you have concerns, questions or comments you can either direct them to communityrelations@bchousing.org and depending on the question they will seek input from the appropriate experts, or alternatively you can write directly to Mayor and Council at input@dnv.org. We are also hosting public meetings including an in-person open house at the Holiday Inn on November 8th, 2023. (See District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca) for more details.)

Another site for supportive housing was considered and approved and is now at the building permit stage – it is over in Norgate at West 16th and Lloyd Avenue.

There are also a variety of different types of supportive, transition and care housing units in the community already – some in single family homes and some in purpose built facilities.

The District's Properties and Real Estate team were involved in helping Council determine what lands might be available for a variety of housing needs, and they write:

At a workshop on February 26, 2019, staff identified all the District owned land resources, which included lands that could be available for development. Staff utilised this assessment of the Districts land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included:

- *a site that could accommodate 50-75 units,*
- *access to transportation and other support services that the residents require,*
- *good access to transit options, groceries, parks and green space, and*
- *a mix of community amenities available.*

I can also clarify, that while the District does own a variety of parcels of land, not all are designated or appropriate for residential use, and of those that are residential, very few are right sized for a 65 unit apartment building.

The results of these land discussions with Council resulted in a parcel of land in Norgate going forward for supportive housing and this parcel on East Keith now being considered for supportive housing.

Thank you for your question,

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Katrina C [redacted]
Sent: Wednesday, November 1, 2023 11:03 AM
To: Tamsin Guppy <GuppyT@dnv.org>
Cc: Mayor's Office DNV <mayor@dnv.org>
Subject: Re: Question re: site selection - 1200 Keith Road development

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tamsin

Circling back on this as it has been a week and a half. Can you please send me the list of properties submitted to BC Housing so that I can have a better understanding of site selection. Tina mentioned on the call the other day that this information can be provided to those via email.

Regards,
Katrina

> On Oct 20, 2023, at 10:34 AM, Katrina Cheung [redacted] wrote:
>
> Hi Tamsin,
>
> Thank you for your reply - What other DNV lands were deemed suitable for this project and sent to BC housing for consideration?
>
> Regards,
> Katrina
>
> > On Oct 20, 2023, at 9:30 AM, Tamsin Guppy <GuppyT@dnv.org> wrote:
> >
> > Thank you for question. We reviewed all parcels of DNV-owned land that could be suitable for this type of project based on minimize size and OCP designation, and then advised BC Housing of land availability. BC Housing then conducted its due diligence and identified this site as being the most appropriate.
> >
> > The site you outline below is already under construction for another social housing project.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

<image003.jpg>

355 West Queens Road
North Vancouver, BC V7N 4N5

guppyt@dnv.org

<image004.jpg><image005.jpg><image006.jpg>
We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Katrina Cheung [redacted]
Sent: Wednesday, October 18, 2023 12:43 PM
To: Tamsin Guppy <guppyt@dnv.org>
Subject: Question re: site selection - 1200 Keith Road development

Good afternoon Tamsin,

I listened to the call yesterday, October 17 2023, for the development at 1200 Keith Road and have concerns relating to your comments about location choice. What I understand is that the DNV chose this location as it is buffered from the neighbouring community. Your rationale for choosing the location lacked discussion relating to the directly adjacent neighbouring properties; not the Calveryhall community but the single family homes directly to the west and at the entrance into the laneway for the development. What is the expected buffer from these single family homes?

Looking at the lands that the district owns, please explain to me why this area was not considered for the project. The location at Orwell and Oxford is especially ideal based on public transit availability, proximity to grocery stores and other amenities, which was a requirement you consistently raised last night.

Regards,
Katrina Cheung
[redacted]

From: Tamsin Guppy
Sent: November 04, 2023 12:47 PM
To: Michelle Dignon
Subject: RE: East Keith Road - Supportive Housing Proposal

Thank you for your patience, the Property and Real Estate team write:

At a workshop on February 26, 2019, staff identified all the District owned land resources, which included lands that could be available for development. Staff utilised this assessment of the Districts land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included:

- *a site that could accommodate 50-75 units,*
- *access to transportation and other support services that the residents require,*
- *good access to transit options, groceries, parks and green space, and*
- *a mix of community amenities available.*

And they add that the resulting discussions with Council led to the moving forward with the supportive housing project in Norgate and the supportive housing project on the site currently under discussion on East Keith Road.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

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guppyt@dnv.org

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From: Michelle Dignon [redacted]
Sent: Tuesday, October 31, 2023 10:53 AM
To: Tamsin Guppy <guppyt@dnv.org>
Subject: Re: East Keith Road - Supportive Housing Proposal

Hi Tamsin,

Thank you for your reply and the information you provided. I understand you redirecting the conversation to be

regarding this specific site. However, as a district resident, understanding what other sites were provided by the district and deemed appropriate for this specific housing project gives us more background and relevancy to the question before us.

I appreciate you got in touch with the team involved and kindly request you follow up with them to get back to you in a timely manner, so you can get back to me, considering the opportunity for public input is limited and would appreciate this information before that window closes.

Kind regards,

Michelle
On Oct 31, 2023 at 9:55 AM -0700, Tamsin Guppy <guppyt@dnv.org>, wrote:

> Thank you for the email asking for information on sites for the proposed 65 unit supportive housing project with 24-7 support services. I'm waiting for information from the team who were involved in site selection but a few thoughts while we wait on that input (the key staff person was away):
>
> The question before us is whether this site is appropriate for the proposed supportive housing project. Other sites would have their own public process. The District is looking for input on this site from the perspective of people living and working in the area. Input can be submitted directly to the District either by sending your comments to me, or directly to input@dnv.org and addressing them to Mayor and Council.
>
> a. Having been a fly on the wall for past site selection processes on other projects, I know that the District has limited land available for housing, with most of the land the District owned slated for other uses like roads. Of that land that is suited for housing, many properties are not right-sized for a 65 unit apartment like the one being proposed.
> b. Once decisions are made about narrowing a potential project site down, any other lands that might have been considered are then considered for other uses, so any other lands that may have been originally considered may no longer be available.
> c. The housing crisis is so dire that more than one supportive housing project is needed. So while I don't know if these sites were considered at the same time, I do know that a second supportive housing project is at the Building Permit stage (it has been rezoned already) in the Norgate neighbourhood.
>
> I will follow up once I hear more from the team involved in the original site selection.
>
> **Tamsin Guppy** **(she/ her)**, MCIP, RPP
>
> ***Planner***
>
> DISTRICT OF NORTH VANCOUVER

355 West Queens Road

North Vancouver, BC V7N 4N5

guppyt@dnv.org

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From: Michelle Dignon [redacted]
Sent: Monday, October 30, 2023 10:19 AM
To: Tamsin Guppy <guppyt@dnv.org>
Cc: Tina Atva <atvat@dnv.org>
Subject: More infomation about 1200 Keith Road Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tamsin,

I was on the online information session last week regarding the Supportive Housing proposal for Keith Rd. You mentioned that you were not involved in initial site selection but that the district identified parcels of district land that would be suitable for this type of housing. Tina said you would have the ability to provide information on what other sites were put forward for this specific Supportive and complex-care housing project and you said to follow up with an email so you could provide that information to us.

I would very much appreciate if you could get back to me with this information in a timely manner so we can understand more about this project.

Kind regards,

Michelle

From: Tamsin Guppy
To: Aimee Bamford
Subject: FW: East Keith Supportive Housing - Video About Supportive Housing and its impact
Date: November 04, 2023 1:05:18 PM
Attachments: image001.png

Further to our recent email correspondence and your emails with BC Housing, you may find this new video helpful – it is 7 minutes and takes you through a supportive housing project in Parksville.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

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guppyt@dnv.org

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From: Community Relations <communityrelations@bchousing.org>
Sent: Tuesday, October 31, 2023 12:23 PM
To: Aimee Bamford [redacted]
Cc: DNV Input <input@dnv.org>
Subject: RE: East Keith homeless shelter proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Aimee,

Firstly, thank you for your patience in our response and please know that we have shared your input with the development team, the DNV, and our partners. We want to ensure that your voice is heard, and your concerns are addressed as the safety of the surrounding community, residents, and staff is a priority. Due to the amount of information requests we've fielded, we've added two additional community information sessions on November 9th and November 15th if you are unable to join us at the November 8th in-person session.

Ultimately, our goal is to bring our most vulnerable folks inside. The residents at supportive

housing have chosen to be there and gives people a safe place to live where they can connect to services they need to stabilize and rebuild their lives. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. Upon accepting a home in this building, supportive housing residents would be required to sign a Residential Tenancy Agreement and would be expected to abide by it. The Agreement would address expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and their community and neighbours.

If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood. Our partners have also confirmed that direct engagement is underway with the local preschool as this topic has been presented at previous information sessions.

Thank you kindly,
Alex
BC Housing Community Relations Team

From: Aimee Bamford [redacted]
Sent: October 30, 2023 4:45 PM
To: Community Relations <communityrelations@bchousing.org>; DNV Input <input@dnv.org>
Subject: Re: East Keith homeless shelter proposal

If something happens to a child, a member of our community, or a business as a result of your misleading the public about the safety of this facility, who will be liable? Who should be held accountable? BC Housing for lying to us? The DNV council for approving this dangerous facility to be built across the street from a daycare? Or will you all just say “Oops! Oh well, better luck next time? Sorry, we ruined your neighbourhood, but better yours than ours”,? You could find another site further away from homes and schools, but this is just the cheapest option and that’s all you care about.

You are putting addicts beside a liquor store and marajuana dispensary. You are putting our children in danger. You are opening our homes to break-ins. Our homes, the law-abiding citizens who work our asses off to pay our taxes and live here, to provide a safe space for our children to grow up.

There are elementary schools and parks all around this site.

There is a daycare across the street.

We implore you to try harder to find another option that’s safer for your citizens.

There is a daycare across the street.

On Thu, Oct 26, 2023 at 7:35 AM Aimee Bamford [redacted] wrote:

> I would like to point out that you knowingly misrepresented the truth with the statements made in your previous email. The individuals you are planning on moving into the Keith Rd site are currently engaging in illegal activities in and around the Travelodge site, and have been reported as increasing crime in that area. We can and should assume they will do the same in our neighbourhood.
>
> Where is the compassion for our children and their safety? There is a daycare centre across the street.
>
> On Wed, Oct 25, 2023 at 11:00 AM Community Relations <communityrelations@bchousing.org> wrote:
>
> > Hi there Aimee,
> >
> > Thank you for reaching out to us with your questions and thoughts surrounding the proposed East Keith Road supportive housing. Please know that we respect and appreciate your input, and we hear your concerns.
> >
> > We anticipate hearing many questions regarding the site selection and are sharing community input with the DNV and our development team. DNV considered other locations; however, this site is a district-owned property of the right size, that offers access to transportation and other support services that residents will need including good access to transit options, parks and green space and the mix of community amenities available in nearby Lynn Creek Town Centre.
> >
> > We also emphasize that people who experience homelessness are as varied and different as any other neighbour. These new homes will be for adults, seniors and people with disabilities who struggle to maintain stable housing for a wide variety of reasons. We cannot and do not assume that supportive housing residents bring crime or violence to a neighbourhood. In reality, people experiencing homelessness are our most vulnerable neighbours, and more often the victims of crime rather than perpetrators. From experience, we know that bringing folks indoors from the North Shore streets, parks and trails will increase their personal safety and well-being immensely, as well as the safety of the entire community.
> >
> > We acknowledge that there is much more conversation to be had with the community to address various feedback and concerns. The Wednesday, November 8th in-person Neighbourhood Information Session is still open for registration. You will be able to find updates surrounding the proposal, and a link to register at the District of North Vancouver – East Keith Road. In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

Of course, if you have any further questions, we are always listening here.

Take care,



Alex (She/Her) | BC Housing Community Relations Team

I am grateful to live on the traditional and unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səl̓ilwətaʔɬ (Tsleil-Waututh) peoples, and to work in the traditional, ancestral homelands of hundreds of Indigenous Peoples and Nations across British Columbia. I commit to honouring reconciliation and furthering Indigenous healing and justice.

From: Aimee Bamford [redacted]
Sent: October 23, 2023 12:16 PM
To: Community Relations <communityrelations@bchousing.org>
Subject: Re: East Keith homeless shelter proposal

Hi there,
I was given this email address to contact with questions about the homeless shelter, currently proposed for across the street from Park Place Daycare Centre, and just up the street from the recently updated Bridgeman Playground. Is this the only location available for this project in the district? Wouldn't it be safer for the community to put it in a less residential area (maybe not so close to the some of the few daycares that we have)?

Any clarification would be greatly appreciated, as this site choice is causing myself and neighbours a great deal of stress.
Thanks,
Aimee

On Mon, Oct 23, 2023 at 12:09 PM Tamsin Guppy <tguppy@dnv.org> wrote:

> The proposal at East Keith is for supportive housing – see District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca) for more information.
>
> This type of housing provides homes for those who live in our community and are either homeless or at risk of homelessness. The apartments include 24-7 staff who support the residents and provide care and services as needed to individuals. Part of why this housing is located in our community is that not only is the housing for our own residents who already live in the area, but that part of healing process is being able to connect to family members who also live the area.
>
> The partner agencies include BC Housing, Vancouver Coastal Health, and Lu'ma Native

Housing Society. They are the experts in providing supportive housing and have years of experience and have specifically chosen this site as setting up the community for success.

For specific questions on this proposal I urge you to reach out to communityrelations@bchousing.org

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

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From: Tamsin Guppy
Sent: November 04, 2023 1:26 PM
To: Jennifer Clayton
Subject: East Keith Road Supportive Housing - 24-7 Support Services

Thank you for both taking the time to come to a public input session and writing in, your input will be shared with Mayor and Council as part of the Public Hearing materials.

At last week's session I could hear a lot of fear and concern from local residents and parents. You may find this new video helpful – it is 7 minutes and takes you through a supportive housing project in Parksville and speaks with a local resident about what they feared before and what the impacts were. I also had the benefit of visiting a supportive housing project on Heather Street in Vancouver and also found that helpful.

You mention the Norgate / Marine Drive area, and yes, we are in the process of working with our partners to see a supportive housing project built at West 16th and Lloyd Avenue – it has been approved and is at the building permit stage. It is also worth noting that Norgate and Marine Drive, just like most neighbourhoods in the District, has an elementary school (Norgate Elementary) and childcares close by.

Placing supportive housing in the community is not harmful to the community and is important as it enables residents to re-integrate into the community and more easily be able to visit friends and family and make use of local services.

Supportive housing is not a new concept and BC Housing and Vancouver Coastal Health have done many studies over the years to determine what works best for both residents of the facilities and the communities they are located in. There are over 225 provincially funded supportive housing sites across the province that are within 500 metres of a school and of those 57% have been operating for 10 or more years.

Supportive, transition, emergency and care housing are also not new to the District as we have a variety of housing types and housing services already operating throughout our community providing a mix of different levels of care and support to our residents.

I hope this information is helpful, but once again, your comments are important and will be shared with Council.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Jennifer Clayton [redacted]
Sent: Friday, November 3, 2023 1:23 PM
To: Tamsin Guppy <guppyt@dnv.org>
Subject: Children's Safety - Supportive Housing Project East Keith Road.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tamsin Guppy,

I am writing to express my concerns regarding the proposed Supportive Housing Project on East Keith Road.

I am a [redacted] and I want to thank you for taking the time to meet with us last night. I really appreciate all that is being done to help with homelessness in North Vancouver, however it seems that children's safety is not a priority with this proposal.

After hearing the proposal and understanding more about the project, I would like to ask that you reconsider the location of the proposed Supportive Housing Project on East Keith Road.

While I do agree with the need for Supportive Housing, I feel strongly that the right location for it is critical to keep the surrounding community safe.

I can understand, from an outside perspective, how the East Keith Road location looks ideal for a project of this type - however I don't think the team in charge of selecting this site realizes that the location of this proposed development is actually in the heart of a very child-focused area.

As mentioned in the presentation, the Supportive Housing site will include a fenced facility, security cameras, architecture and landscaping to reduce crime, a direct phone line to residents in the area to contact the RCMP, and increased monitoring of parks and neighboring areas to clean up drug-related debris and garbage. If all of these measures are needed, the neighborhood and children in the area are being put at an additional risk.

The East Keith Road location is directly across the street from a daycare, half a block away from an elementary school, and one block away from a park used by hundreds of children daily. The children at the elementary school and daycare use Bridgman Park <u>daily,</u> walk the trails in the area, and explore the neighborhood on a regular basis. It is not the right location for a project where the majority of people who will be living there are struggling with substance abuse and mental health issues - including some of whom will have severe and complex mental health issues. The sad reality is that the location of this proposed Supportive Housing Project will impact the safety of these children.

How is this trade-off of children's safety justified?

I realize that a lot of hard work and planning has gone into this project so far, but I am urging you to reconsider the site location of this project for the greater good of the surrounding community.

Perhaps, one of the sites that you mentioned near the Phibbs Exchange would be better suited for a Supportive Housing Development, and the East Keith Road Site would be better for a Low Income Housing Development?
One of your team members had mentioned that there are schools and children's facilities in all areas of our community, and so moving the location would not solve the children's safety concern. **However, the East-Keith Road location is**

unique due to the fact that there are numerous children's facilities in extremely close proximity to this proposed project.
The Phibbs exchange area is not in direct proximity to an elementary school or a busy children's park, while residents of the Supportive Housing Project will still have easy access to public transit and other needs.

If the Phibbs Exchange site won't work, is there another site in the Marine Drive area that would?

This change in location would alleviate many people's concerns about the safety of the hundreds of children using the East Keith Road/Bridgeman Park area, and allow you to gain more support from the community regarding this Supportive Housing Project.

Please reconsider the location of this project for the safety of our children.

Thank you for your time. I look forward to your response.

Regards,
Jennifer Clayton
[redacted]

From: Tamsin Guppy
To: Emma
Subject: RE: Keith Road Homeless Housing Project - Video Available on Supportive Housing
Date: November 04, 2023 1:36:45 PM

Thank you for your input which will be shared with Mayor and Council as part of the Public Hearing materials.

You may find this new video helpful – it is 7 minutes and takes you through a supportive housing project in Parksville.

Supportive housing is not a new concept and BC Housing and Vancouver Coastal Health have done many studies over the years to determine what works best for both residents of the facilities and the communities they are located in. There are over 225 provincially funded supportive housing sites across the province that are within 500 metres of a school and of those 57% have been operating for 10 or more years.

Tamsin Guppy (she/ her), MCIP, RPP
Planner

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From: Emma [redacted]
Sent: Monday, October 23, 2023 1:32 PM
[redacted]
Subject: Keith Road Homeless Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to add my input to the proposed homeless housing project at Keith and Mountain. This is not the correct place for this important service to be implemented.

I am all for these services being in the community- and we do already have social housing (The Lions) just south of our home that I fully support- but I question the placement of adding more complex housing to the community when other communities have space and have nothing like this nearby. This is one of two social housing projects being proposed in an area that is seeing rapid densification and has a lack of services and infrastructure keeping up.

Lynnmour is a rapidly developing area with a growing deficit of local services including school enrolment places, daycare, doctors, and urgent care. Before we build housing of any type- these should be the focus on available land spaces.

The traffic is also of great concern in the area as some days, I have not been able to travel home [redacted] from work due to Mountain Highway being at a standstill.

This project is also right across from a daycare, and close to a very family friendly park which holds our most vulnerable population. In the proposal, it indicates that there are staff on site to provide complex care which your website defines as "people living with complex mental health and substance-use challenges". I think it's inappropriate to have this directly across from a daycare and near a family oriented park.

Thank you for taking the time to read this email and consider its points. I do hope a service to support our complex at-risk and homeless population can be established here in North Vancouver.

Sincerely,

Emma

From: Tamsin Guppy
To: Joel Roy
Subject: RE: East Keith Road Supportive Housing Project
Date: November 04, 2023 1:53:00 PM

Thank you for your patience, the key person who worked on the site selection was away.

I do want to note that the issue before us today, and the only site currently being considered for supportive housing is the site at East Keith Road.

Another site for supportive housing was considered and approved and is now at the building permit stage – it is in Norgate at West 16th and Lloyd Avenue.

There are also a variety of different types of supportive, transition and care housing units in the community already – some in single family homes and some in purpose built facilities.

The District's Properties and Real Estate team were involved in helping Council determine what lands might be available for a variety of housing needs, and they write:
At a workshop on February 26, 2019, staff identified all the District owned land resources, which included lands that could be available for development. Staff utilised this assessment of the Districts land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included:

- *a site that could accommodate 50-75 units,*
- *access to transportation and other support services that the residents require,*
- *good access to transit options, groceries, parks and green space, and*
- *a mix of community amenities available.*

And they add that the resulting discussions with Council led to the moving forward with the supportive housing project in Norgate and the supportive housing project on the site currently under discussion on East Keith Road.

On a related note, you may find this new video helpful – it is 7 minutes and takes you through a supportive housing project in Parksville.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

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From: Joel Roy [redacted]
Sent: Friday, October 27, 2023 1:51 PM
To: Tamsin Guppy <guppyt@dnv.org>
Subject: Re: East Keith road supportive housing project

Hi Tasmin,

I'm sure you have read this but this is what we are concerned about.

https://www.nsnews.com/local-news/mla-questions-level-of-support-at-north-vancouver-supportive-housing-site-7716257

Joel

On Thu, Oct 26, 2023 at 6:56 PM Tamsin Guppy <guppyt@dnv.org> wrote:

> Thank you for the question. To answer this question, I need to follow up with our Properties Department but the key person to speak with is away – so I will follow up on your behalf next week and get back to you then. That said, whatever locations were considered at the time, they were not chosen for specific reasons, so I urge you to instead simply provide your thoughts on this proposal.
>
> To write to Mayor and Council you can direct emails to their attention at input@dnv.org. Or you can forward your comments to me and I will ensure they are included in the Public Hearing materials for Council's consideration.
>
> **Tamsin Guppy** **(she/ her)**, MCIP, RPP
> ***Planner***
>
> DISTRICT OF NORTH VANCOUVER
>
> 355 West Queens Road
> North Vancouver, BC V7N 4N5
> guppyt@dnv.org
>
> *We respectfully acknowledge the original peoples of these lands and waters, specifically the*

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From: Joel Roy [redacted]
Sent: Wednesday, October 25, 2023 8:08 PM
To: Tamsin Guppy <guppyt@dnv.org>
Subject: Re: East Keith road supportive housing project

Hi Tasmin,

To echo the question of the lady tonight asking "What other sites were put forward for consideration" other than this one on Keith road.

I would like to know as well.

Thank you.

Joel

On Tue, Oct 10, 2023 at 10:20 AM Tamsin Guppy <guppyt@dnv.org> wrote:

> Thank you for your input. Yes, another supportive housing project is at the building permit stage for a project in the Norgate area. However, there are many homeless people on the North shore and one building is not enough, this is a second site that meets BC Housing's criteria for a supportive housing site.
>
> **Tamsin Guppy** **(she/ her)**, MCIP, RPP
> ***Planner***
>
> DISTRICT OF NORTH VANCOUVER
>
> 355 West Queens Road
> North Vancouver, BC V7N 4N5
>
> guppyt@dnv.org
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We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Joel Roy [redacted]
Sent: Tuesday, October 10, 2023 10:08 AM
To: Tamsin Guppy <guppyt@dnv.org>
Subject: East Keith road supportive housing project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Has the District considered any other locations for supportive housing other than this one? The neighborhood is extremely concerned (many are against) about this development and the impact to the surrounding areas and pathways (safety). Unfortunately SRO's do not have a good reputation and as much as there is a housing need, this neighborhood has been repeatedly hit with ongoing issues such as huge increase in traffic issues, additional noise and the entire mountain highway interchange (which has not helped)

Maybe another neighborhood can take a hit. Not this one again.

Regards,

Joel

--
Joel Roy

[redacted]

--
Joel Roy

[redacted]

From: Tamsin Guppy
Sent: November 04, 2023 2:02 PM
To: DNV Input
Subject: FW: Letter of support East Keith Road
Attachments: DNV Letter of support 2023.docx

For the record - this person wrote in for both Lillooet and East Keith.

-----Original Message-----
From: Constance McCormick [redacted]
Sent: Monday, October 23, 2023 5:42 PM
To: Eirikka Brandson <BrandsonE@dnv.org>
Subject: Letter of support

Hello, Eirikka.

Attached is a letter that I hope will be of assistance.

Thanks,

Constance

October 23, 2023

Mayor & Council
District of North Vancouver

I am writing to support the two proposals for 200 units of new social and supportive housing in the District of North Vancouver: (1) Lillooet site; and (2) East Keith site.

I represent MyOwnSpace Housing Society, a registered non profit group of parents of developmentally challenged young adults who seek supported housing on the North Shore. Although the above sites would not be suitable for our group, there is obviously a tremendous need for affordable housing of various types. I therefore support these proposals.

Sincerely,

Constance McCormick, President
MyOwnSpace Housing Society

From: Cheryl Archer
Sent: November 06, 2023 9:23 AM
To: Mayor and Council - DNV
Subject: FW: East Keith Road Supportive Housing Vote No

The below is provided for information.

From: Graham [redacted]
Sent: Saturday, November 4, 2023 11:57 AM
To: Mayor's Office DNV <mayor@dnv.org>; Jordan Back <backj@dnv.org>; Betty Forbes <forbesb@dnv.org>; James Hanson <hansonj@dnv.org>; Herman Mah <mahh@dnv.org>; Lisa Muri <muril@dnv.org>; Catherine Pope <popec@dnv.org>
Subject: East Keith Road Supportive Housing Vote No

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor and Councillors,

I am writing to give my comments on why you should **vote no** to rezoning land for the East Keith Road Supportive Housing.

2023_Homeless_Count_for_Greater_Vancouver.pdf (hsa-bc.ca)
p.19 shows the tally as **"The North Shore"** it isn't broken down by the City or District

- the DNV does not have a duty to take care of "The North Shore" rather its own tax payers, residents and inhabitants
- the number of homeless could be far less in the DNV
- having worked on the ground level in the DTES and city of Vancouver I can tell you that despite what some may think not every person who lives on the street wants to reside inside. Some are there by choice and do not want to go inside due to having to abide by rules, no pets and other factors
- therefore if the facility is approved it may not be able to be filled by people from the DNV. BC housing then gets people from outside the jurisdiction which could include people with a violent past and/or been kicked out of another housing unit due to infractions and the DNV ends up with that person in our community
- anyone can cross the bridge too and say they're homeless in the DNV and ask for housing at Keith Road. Due to this alone it is impossible to know if you're truly helping a person "from" the DNV

- according to BC housing there are no criminal record checks done of anyone who would reside at the facility if it is approved

- I challenge you to contact Superintendent Jayson Lucash of the North Vancouver RCMP. Ask him how many calls for service/what type of calls (arrest, warrants, drugs, disturbances etct) RCMP attended to at The Lookout Shelter at 705 2nd St W, North Vancouver, BC V7M 1E6
Ask him if the location had the highest calls for service in the entire North Shore that they cover. I am guessing it was.

The decision you make will bring that level of RCMP to our Westlynn community due to the inhabitants of East Keith Road building if you approve it.

Please consider the greater DNV population, families, daycares and businesses in the area that you serve over BC housing and the provincial government. As stated above you may not even be housing a DNV person.

Regards,

Graham Edmunds
[redacted]

From: Tamsin Guppy
Sent: November 06, 2023 11:10 AM
To: Katrina Cheung
Subject: RE: 1200 Keith Road Supportive Housing with 24-7 Support Services

The Properties team explained that this was the only site considered for this specific project.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

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From: Katrina Cheung [redacted]
Sent: Saturday, November 4, 2023 11:20 PM
To: Tamsin Guppy <GuppyT@dnv.org>
Cc: Community Relations <communityrelations@bchousing.org>; Mayor's Office DNV <mayor@dnv.org>
Subject: Re: 1200 Keith Road Supportive Housing with 24-7 Support Services

Hi Tamsin,

Thank you for your reply. To clarify, the key person who worked on the site selection was away, which is why it has taken so long to provide a reply; however, your reply below does not answer my request. Or, is your email suggesting that although the key person who worked on site selection was away, you will not be providing this information. Instead, you are referring me to BC Housing, who can then choose whether they will consider providing this information to the public? The latter would be contrary to Tina's direction in the recent online meeting. Could you please clarify.

With regards to the approved supportive housing at West 16th and Lloyd, this development was approved two and a half years ago and is to provide housing for women and women-led households and is not surrounded by single-family homes. I believe that this proposed project at 1200 Keith Road cannot be compared to the project at Lloyd and West 16th as it will serve to support a completely different demographic, in a predominantly single-family home region.

I'm looking forward to your reply,
Katrina

On Nov 4, 2023, at 12:35 PM, Tamsin Guppy <GuppyT@dnv.org> wrote:

Thank you for your patience, the key person who worked on the site selection was away.

I do want to note that the issue before us today, and the only site currently being considered for supportive housing is the site at East Keith Road. If you have concerns, questions or comments you can either direct them to communityrelations@bchousing.org and depending on the question they will seek input from the appropriate experts, or alternatively you can write directly to Mayor and Council at input@dnv.org. We are also hosting public meetings including an in-person open house at the Holiday Inn on November 8th, 2023. (See District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca) for more details.)

Another site for supportive housing was considered and approved and is now at the building permit stage – it is over in Norgate at West 16th and Lloyd Avenue.

There are also a variety of different types of supportive, transition and care housing units in the community already – some in single family homes and some in purpose built facilities.

The District's Properties and Real Estate team were involved in helping Council determine what lands might be available for a variety of housing needs, and they write:
At a workshop on February 26, 2019, staff identified all the District owned land resources, which included lands that could be available for development. Staff utilised this assessment of the Districts land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included:

- *a site that could accommodate 50-75 units,*
- *access to transportation and other support services that the residents require,*
- *good access to transit options, groceries, parks and green space, and*
- *a mix of community amenities available.*

I can also clarify, that while the District does own a variety of parcels of land, not all are designated or appropriate for residential use, and of those that are residential, very few are right sized for a 65 unit apartment building.

The results of these land discussions with Council resulted in a parcel of land in Norgate going forward for supportive housing and this parcel on East Keith now being considered for supportive housing.

Thank you for your question,

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

<image001.jpg>

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

<image002.jpg><image003.jpg><image004.jpg>

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Katrina C [redacted]
Sent: Wednesday, November 1, 2023 11:03 AM
To: Tamsin Guppy <GuppyT@dnv.org>
Cc: Mayor's Office DNV <mayor@dnv.org>
Subject: Re: Question re: site selection - 1200 Keith Road development

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Hi Tamsin

Circling back on this as it has been a week and a half. Can you please send me the list of properties submitted to BC Housing so that I can have a better understanding of site selection. Tina mentioned on the call the other day that this information can be provided to those via email.

Regards,
Katrina

> On Oct 20, 2023, at 10:34 AM, Katrina Cheung [redacted] wrote:
>
> Hi Tamsin,
>
> Thank you for your reply - What other DNV lands were deemed suitable for this project and sent to BC housing for consideration?
>
> Regards,
> Katrina
>
> > On Oct 20, 2023, at 9:30 AM, Tamsin Guppy <GuppyT@dnv.org> wrote:
> >
> > Thank you for question. We reviewed all parcels of DNV-owned land that could be suitable for this type of project based on minimize size and OCP designation, and then advised BC Housing of land availability. BC Housing then conducted its due diligence and identified this site as being the most appropriate.
> >
> > The site you outline below is already under construction for another social housing project.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

<image003.jpg>

355 West Queens Road
North Vancouver, BC V7N 4N5

guppyt@dnv.org

<image004.jpg><image005.jpg><image006.jpg>
We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Katrina Cheung [redacted]
Sent: Wednesday, October 18, 2023 12:43 PM
To: Tamsin Guppy <guppyt@dnv.org>
Subject: Question re: site selection - 1200 Keith Road development

Good afternoon Tamsin,

I listened to the call yesterday, October 17 2023, for the development at 1200 Keith Road and have concerns relating to your comments about location choice. What I understand is that the DNV chose this location as it is buffered from the neighbouring community. Your rationale for choosing the location lacked discussion relating to the directly adjacent neighbouring properties; not the Calveryhall community but the single family homes directly to the west and at the entrance into the laneway for the development. What is the expected buffer from these single family homes?

Looking at the lands that the district owns, please explain to me why this area was not considered for the project. The location at Orwell and Oxford is especially ideal based on public transit availability, proximity to grocery stores and other amenities, which was a requirement you consistently raised last night.

Regards,
Katrina Cheung
<image001.png><image002.png>

From: Cheryl Archer
Sent: November 06, 2023 3:33 PM
To: Mayor and Council - DNV
Subject: FW: Proposed Supportive Housing on East Kieth

The below is provided for information.

From: John Beresford [redacted]
Sent: Monday, November 6, 2023 2:54 PM
To: bowinn ma <bowinn.ma.mla@leg.bc.ca>; Mayor's Office DNV <mayor@dnv.org>; Lisa Muri <lmuri@dnv.org>; Jordan Back <backj@dnv.org>
Subject: Fwd: Proposed Supportive Housing on East Kieth

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I neglected to add my contact information to the above...john

Sincerely,
John Beresford [redacted]

Forwarded Conversation

Subject: Proposed Supportive Housing on East Kieth

From: **John Beresford** [redacted]
Date: Mon, Nov 6, 2023 at 2:49 PM
To: bowinn ma <bowinn.ma.mla@leg.bc.ca>, mike little <mayor@dnv.org>, jordan back <backj@dnv.org>, lisa muri <lmuri@dnv.org>, jonathan wilkinson <johnathan.wilkinsonC1@parl.gc.ca>
[redacted]

Bowinn Ma and Mike Little et al,

The idea of establishing 'supportive housing' at Keith Road and Mountain Highway raises some serious concerns. How is this proposed establishment to represent a solution to the endemic problems of homelessness, rather than merely transplanting an 'inner city' problem into the middle of a residential neighborhood?

The major junction of Keith Road and Mountain Highway disguises the fact that this location is in the heart of a complex residential community. The East Keith slope, the Arbourlynn community, the Carlton apartments and adjacent single family homes, and finally the Seylynn Village and Hunter apartment complexes are all intimately proximate to this location.

In addition to these residential properties there is a substantial daycare immediately across the street. A Montessori school is just half a block down the road.

This is not a prudently considered location for an institution likely to bring with it, the many problems attendant to inner city locales. Actually there is no place where you would want to establish 'inner city' problems. But still we must try.

What is the makeup of the people intended for this project? Will they be on the road to recovery? What will deter their 'dark pasts' from visiting their new lives?

You cannot subject a peaceful residential area to such potential risks without a well considered and 'cast iron' mitigation plan. Are there going to be material standards for the occupants? Will there be enforcement of health and safety standards for them?

A new establishment by itself will do nothing to fix the broken lives that are the thrust of such a development. The track record of current L'uma Society projects is not good. Attendant problems seem to accompany 'supportive housing' across the region. How can this one be different? How can the decision makers assure that this project will accomplish more than merely seeding inner city problems in another residential neighborhood? Is there not a better site for this experiment?

Thank you for your attention...john

From: **Mail Delivery Subsystem** <mailer-daemon@googlemail.com>
Date: Mon, Nov 6, 2023 at 2:49 PM
[redacted]



Address not found

Your message wasn't delivered to [redacted] because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

```
550 #5.1.0 Address rejected.
```

---------- Forwarded message ----------
From: John Beresford [redacted]
To: bowinn ma <bowinn.ma.mla@leg.bc.ca>, mike little <mayor@dnv.org>, jordan back <backj@dnv.org>, lisa muri <lmuri@dnv.org>, jonathan wilkinson <johnathan.wilkinsonC1@parl.gc.ca>

[redacted]
Bcc:
Date: Mon, 6 Nov 2023 14:49:46 -0800
Subject: Proposed Supportive Housing on East Kieth
----- Message truncated -----

From: Simon Bodlack [redacted]
Sent: November 07, 2023 10:55 PM
To: Signup; DNV Input
Cc: James Gordon; [redacted]
Subject: Public Hearing for 1200 block East Keith Road
Attachments: Residents of E 8th St and E Keith Rd Letter of Concern.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

This email is to submit comments in respect of the proposed supportive housing project at the 1200 block of East Keith Road and to request an opportunity to speak in-person at the public hearing to be held on November 21, 2023.

As I am submitting these comments on behalf of many owners, (undersigned in the attached letter), I would like to request the opportunity to read the entire letter at the public hearing, which will take longer than the time generally allotted to a single speaker. I would also like to have the letter available on the screen so the images in the letter can be referenced. Please confirm this is acceptable.

Thank you,
Simon Bodlack
[redacted]

[redacted]

North Vancouver, BC

October 28, 2023

North Vancouver District Hall

355 West Queens Road

North Vancouver, BC V7N 4N5

Attention: Mayor Mike Little and District of North Vancouver Council

RE: Proposed supportive housing project at 1200 East Keith Road

Dear Mayor Little and Members of Council:

[redacted]

We want to make you aware of how troubled we are by Mayor and Council's plan to develop a supportive housing project [redacted]

With an array of seniors, single women, and families [redacted] we are concerned for the risk that this proposed facility poses on our safety. We are further concerned about the impact this will have on our property values.

We are confused as to why Mayor and Council are "fast-tracking" a proposed project which does not seem to properly align with the DNV's Rental and Affordable Housing Strategy. We are further concerned with reports in local papers suggesting "some members of council signaled their unambiguous support" even in advance of a public hearing or receipt of feedback from the community.

The Rental and Affordable Housing Strategy begins by determining the area of focus for the policy, and Council is advised to "focus on the needs of low and low to moderate income earning households that are most likely to face challenges in finding appropriate and affordable housing." On the spectrum of housing types, this is noted as "social, low end market rental, and market rental housing." Supportive housing is not identified as an area of focus in the strategy. The policy also advises Council to "ensure that new rental includes a range of units, (i.e. number of bedrooms) to suit the needs of families and other households." The proposed project has 65 studio apartments – there is no range of units and not a single unit is suitable for families.

The Housing Needs Update Report, July 2023, notes supportive housing as "safe houses, emergency housing, and transition and recovery housing." It notes that BC Housing as of Mar 2021 had a waitlist of 768 applicants for subsidized housing, and a waitlist of 53 units for supportive housing. The demographics for those on the subsidized housing waitlist were mainly seniors, followed by families and people with disabilities. The demographics of the 53 people waitlisted for supportive housing were not identified. The report notes that the District is currently working with BC Housing and RainCity Housing to develop 60 units of supportive housing for women and women-led households. As this unit count already exceeds the number of people on the supportive housing waitlist, it is unclear why there is a need for 65 studio apartments of supportive housing versus additional subsidized housing for seniors and families/other forms of housing.

Based on the information in the Housing Needs Update and the staff report to Council dated September 18, 2023, and based on the fact that 60 units for women are being developed elsewhere in the District, the proposed project would appear to be targeted first to homeless adult males with "mental health, substance use supports, palliative care, or other health needs." It appears the perceived need is arising primarily based on the "ongoing challenge with having only one shelter on the North Shore." The rental rate of $500 per month is likely indicative that the target residents are not anticipated to be employed. We understand that the Official Community Plan encourages the development of "supportive housing for those with mental health and/or addiction issues" among other things.

It is well known anecdotally that crime is rampant around the City of North Vancouver shelter, with residents in the nearby developments experiencing frequent thefts. Has the District spoken with the RCMP about these challenges? What measures is the District taking to ensure that crime does not increase as a result of this proposed development? We heard in the first reading that the selected housing operator has a history of not cooperating with the police – has this allegation been investigated? How involved has the RCMP been in this process? It is commonly reported that most of the homeless population in Vancouver comes from outside of Vancouver[1] – will this project actually serve the needs of the residents of North Vancouver, or is it meant primarily to put a roof over the heads of the transient homeless population that is drawn to Greater Vancouver for its temperate

climate, access to drugs, etc.? How will the criminal history of residents, if applicable, be screened and disclosed to the community?

Our expectation is that the proposed development will increase crime in our community.[2] At the same time, we acknowledge that there is a need for supportive housing in Greater Vancouver, and that if administered well it can help people come out of poverty and homelessness. However, the safety risks associated with bringing 60 single-person studio units and five complex care housing units that will only be available to those with "mental health and addiction challenges" into our residentially zoned community cannot be glossed-over or fast-tracked, and it is not a risk we are willing to take [redacted]

Our community is a ground-oriented single family community, which is the least safe form of housing. Our properties are currently designated RES5 in the Official Community Plan, but developers are not knocking on our doors to redevelop as the designated density is insufficient to make it a profitable endeavor. The proposed project brings with it a stigma, and, unless Council heeds our requests, will inevitably cause us harm by decreasing our property values, irrespective of efforts to "educate and advocate." Urban planners/policy drafters may whitewash the risks associated with "mental health and/or addiction issues," but the general populace, police and first responders are not ignorant of these risks.[3] We feel the potential safety risks associated with this project will change the dynamic of our family-oriented community, and will make it difficult for us to relocate within North Vancouver as other families will no longer want to buy a ground-oriented home in this location.

All things considered, we must oppose this project in order to protect our safety, [redacted] and the value of our properties. Council can choose to write this off as "NIMBY-ism," and ignore our concerns; however, having some knowledge of this Council, we trust you will diligently attend to our concerns and work on our behalf to provide an optimal solution for all stakeholders. We can agree to support this project if Council will agree to our requests as outlined below:

1) That Council investigate the feedback provided at the first reading and consider adopting a Bylaw in conjunction with the approval of this project requiring all housing operators working within the District of North Vancouver to cooperate with the RCMP.

2) That Council meaningfully consult with the RCMP (including interviewing/soliciting feedback from officers) to better understand the risks associated with this form of housing and obtain advice respecting what measures Council can take to make this project as safe as possible for the community.

3) That Council review whether or not the proposed unit mix and form of housing is best meeting the needs of District residents. It is not immediately obvious that this is the case in reading the objectives of the policies and papers prepared to date.

4) That in conjunction with the rezoning of the site, Council also amend the OCP designation from RES5 to CRMU3 for the properties [redacted]



The below provides more context in respect of our final request. The Rental and Affordable Housing Strategy encourages Council to "consider opportunities for density/height bonus zoning, on a case-by-case basis, to facilitate provision of affordable housing." Though the intent of this policy is undoubtedly referring to the property on which the affordable housing is to be constructed, we encourage Council to 'think outside the box' in these circumstances and increase the density designated to our properties to make it financially compelling for developers to acquire and redevelop our homes to a safer form of housing. High-rise buildings are the safest form of development as they minimizes the building footprint and potential access points for criminals at grade level while increasing 'eyes on the street,' and, as long as District permits the construction of market housing, they potentially provide enough scale to make it a worthwhile endeavor for a developer to consider an assembly/rezoning.

In addition, we believe a high-rise designation is the appropriate designation for our properties for the following reasons:

1) The properties have direct access to Highway 1 (westbound and eastbound) and are in the ideal location within the District to provide much needed housing while minimizing negative impacts on traffic;

2) The properties are bounded by Highway 1 to the north; therefore, high-rises in this location would not shadow existing residences or block existing views;

3) The properties are immediately across from an existing high-rise on the south side of E Keith Road, and kitty-corner to high-rises on Mountain Highway and E Keith Rd.

4) The properties are already serviced by a traffic signal at the intersection of E Keith Road and Lynnmouth Avenue;

5) The properties border an existing trail network that connects (via a string of existing and proposed high-rises) to Phibbs Exchange.

6) E Keith Road is both a bike route and frequent transit corridor.

7) The properties are walking distance to Superstore, Save-on-Foods, Shopper Drug Mart, Park & Tilford Mall, Bridgman Park, and all other services and amenities (recreation, daycare, financial, etc.)

8) The properties are adjacent to City of North Vancouver employment-designated lands.

In re-designating our properties, you will improve the future safety of the community and give us a better chance of being able to relocate within the District and continue to live and raise our families in the community we love.

Thank you for your consideration,



Simon Bodlack

[redacted]



Adam Moldenhauer

[redacted]

[redacted]

[redacted]

[redacted]



Footnotes:

[1] https://dailyhive.com/vancouver/vancouver-homeless-national-crisis-epicentre

[2] https://www.nsnews.com/local-news/crime-severity-ticks-up-on-north-shore-says-statcan-7371438

[3] https://vancouverisland.ctvnews.ca/crime-on-the-rise-near-nanaimo-s-new-supportive-housing-centres-1.4373182

Further Reading:

https://www.cjdctv.com/kpac-details-issues-with-supportive-housing-building-near-daycare-altercations-and-open-drug-use-near-kids-1.6605664

https://globalnews.ca/news/9903006/bc-supportive-housing-death/

https://www.cbc.ca/news/canada/british-columbia/kelowna-supportive-housing-healthcare-needs-study-1.6817613

https://vancouversun.com/news/local-news/review-of-problem-plagued-maple-ridge-supportive-housing-project-leads-to-recommendations

https://vancouverisland.ctvnews.ca/not-safe-victoria-police-chief-calls-for-changes-to-supportive-housing-system-1.6242299

https://infotel.ca/inhome/is-crime-a-legitimate-concern-for-kelowna-supportive-housing/it96518

https://www.cbc.ca/news/canada/british-columbia/yaletown-crime-police-1.5637661

From: Kaitlin Hebron
Sent: November 08, 2023 10:49 AM
To: DNV Input
Subject: FW: Proposed Supportive Housing: 1200 block East Keith Road
Attachments: Residents of E 8th St and E Keith Rd Letter of Concern.pdf

From: Simon Bodlack [redacted]
Sent: Wednesday, November 8, 2023 12:21 AM
To: Mayor and Council - DNV <council@dnv.org>
[redacted]
Subject: Proposed Supportive Housing: 1200 block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Little and District of North Vancouver Council,

Re: Proposed Supportive Housing: 1200 block East Keith Road

We are writing you on behalf of the owners [redacted] owever, we are sending this to you now as you are fast-tracking this process and we want you to be aware of, and have time to consider, our serious concerns with the proposal. Please read the attached letter in full and please diligently consider our concerns and requests.

We also request the opportunity to meet with you in person in advance of the public hearing. We can be available on the morning or afternoon of Saturday, November 18 if you would like to visit our street as a group. If it is raining, we can meet in one of our homes. Please confirm if this is possible.

If not possible, we would like to request a meeting with Mayor Little at his office, (we will do our best to work around your schedule if you have any availability before Nov 21), and would welcome the opportunity to meet with other members of Council for coffee in the evenings or on weekends at mutually agreeable times. Please let us know if you have availability directly via email.



This proposal is causing tremendous stress and anxiety in the neighbourhood - there are safety risks associated with sheltering people with mental health and substance abuse issues, and we are not willing to compromise the safety of our children. We encourage you to read the articles included at the end of our letter and to have honest conversations with members of the RCMP that deal with these challenges on a daily basis. This use belongs in highly densified areas with secure buildings and limited residences at grade, not adjacent to single family homes. We have no doubt that this proposal negatively impacts the value and liquidity of our properties - if you will not reconsider, we ask you to please re-designate our properties to high-rise densities so that we have a chance of being able to relocate [redacted] within the District of North Vancouver through a land sale to a developer. We believe this density is appropriate for this area and would provide much needed housing, irrespective of the proposal. In light of the proposal, it would prepare the way for a safer form of housing in the vicinity.

We are thankful for your service to our community and trust you will regard our concerns and work to provide the best possible outcome for all stakeholders.

Thank you,
Simon Bodlack
[redacted]

and

Adam Moldenhauer
[redacted]

[redacted]

North Vancouver, BC

October 28, 2023

North Vancouver District Hall

355 West Queens Road

North Vancouver, BC V7N 4N5

Attention: Mayor Mike Little and District of North Vancouver Council

RE: Proposed supportive housing project at 1200 East Keith Road

Dear Mayor Little and Members of Council:

We, the undersigned, are the owners [redacted]

[redacted]

We want to make you aware of how troubled we are by Mayor and Council's plan to develop a supportive housing project [redacted]

With an array of seniors, single women, and families [redacted] we are concerned for the risk that this proposed facility poses on our safety. We are further concerned about the impact this will have on our property values.

We are confused as to why Mayor and Council are "fast-tracking" a proposed project which does not seem to properly align with the DNV's Rental and Affordable Housing Strategy. We are further concerned with reports in local papers suggesting "some members of council signaled their unambiguous support" even in advance of a public hearing or receipt of feedback from the community.

The Rental and Affordable Housing Strategy begins by determining the area of focus for the policy, and Council is advised to "focus on the needs of low and low to moderate income earning households that are most likely to face challenges in finding appropriate and affordable housing." On the spectrum of housing types, this is noted as "social, low end market rental, and market rental housing." Supportive housing is not identified as an area of focus in the strategy. The policy also advises Council to "ensure that new rental includes a range of units, (i.e. number of bedrooms) to suit the needs of families and other households." The proposed project has 65 studio apartments – there is no range of units and not a single unit is suitable for families.

The Housing Needs Update Report, July 2023, notes supportive housing as "safe houses, emergency housing, and transition and recovery housing." It notes that BC Housing as of Mar 2021 had a waitlist of 768 applicants for subsidized housing, and a waitlist of 53 units for supportive housing. The demographics for those on the subsidized housing waitlist were mainly seniors, followed by families and people with disabilities. The demographics of the 53 people waitlisted for supportive housing were not identified. The report notes that the District is currently working with BC Housing and RainCity Housing to develop 60 units of supportive housing for women and women-led households. As this unit count already exceeds the number of people on the supportive housing waitlist, it is unclear why there is a need for 65 studio apartments of supportive housing versus additional subsidized housing for seniors and families/other forms of housing.

Based on the information in the Housing Needs Update and the staff report to Council dated September 18, 2023, and based on the fact that 60 units for women are being developed elsewhere in the District, the proposed project would appear to be targeted first to homeless adult males with "mental health, substance use supports, palliative care, or other health needs." It appears the perceived need is arising primarily based on the "ongoing challenge with having only one shelter on the North Shore." The rental rate of $500 per month is likely indicative that the target residents are not anticipated to be employed. We understand that the Official Community Plan encourages the development of "supportive housing for those with mental health and/or addiction issues" among other things.

It is well known anecdotally that crime is rampant around the City of North Vancouver shelter, with residents in the nearby developments experiencing frequent thefts. Has the District spoken with the RCMP about these challenges? What measures is the District taking to ensure that crime does not increase as a result of this proposed development? We heard in the first reading that the selected housing operator has a history of not cooperating with the police – has this allegation been investigated? How involved has the RCMP been in this process? It is commonly reported that most of the homeless population in Vancouver comes from outside of Vancouver[1] – will this project actually serve the needs of the residents of North Vancouver, or is it meant primarily to put a roof over the heads of the transient homeless population that is drawn to Greater Vancouver for its temperate

climate, access to drugs, etc.? How will the criminal history of residents, if applicable, be screened and disclosed to the community?

Our expectation is that the proposed development will increase crime in our community.[2] At the same time, we acknowledge that there is a need for supportive housing in Greater Vancouver, and that if administered well it can help people come out of poverty and homelessness. However, the safety risks associated with bringing 60 single-person studio units and five complex care housing units that will only be available to those with "mental health and addiction challenges" into our residentially zoned community cannot be glossed-over or fast-tracked, and it is not a risk we are willing to take with our children.

Our community is a ground-oriented single family community, which is the least safe form of housing. Our properties are currently designated RES5 in the Official Community Plan, but developers are not knocking on our doors to redevelop as the designated density is insufficient to make it a profitable endeavor. The proposed project brings with it a stigma, and, unless Council heeds our requests, will inevitably cause us harm by decreasing our property values, irrespective of efforts to "educate and advocate." Urban planners/policy drafters may whitewash the risks associated with "mental health and/or addiction issues," but the general populace, police and first responders are not ignorant of these risks.[3] We feel the potential safety risks associated with this project will change the dynamic of our family-oriented community, and will make it difficult for us to relocate within North Vancouver as other families will no longer want to buy a ground-oriented home in this location.

All things considered, we must oppose this project in order to protect our safety [redacted] and the value of our properties. Council can choose to write this off as "NIMBY-ism," and ignore our concerns; however, having some knowledge of this Council, we trust you will diligently attend to our concerns and work on our behalf to provide an optimal solution for all stakeholders. We can agree to support this project if Council will agree to our requests as outlined below:

1) That Council investigate the feedback provided at the first reading and consider adopting a Bylaw in conjunction with the approval of this project requiring all housing operators working within the District of North Vancouver to cooperate with the RCMP.

2) That Council meaningfully consult with the RCMP (including interviewing/soliciting feedback from officers) to better understand the risks associated with this form of housing and obtain advice respecting what measures Council can take to make this project as safe as possible for the community.

3) That Council review whether or not the proposed unit mix and form of housing is best meeting the needs of District residents. It is not immediately obvious that this is the case in reading the objectives of the policies and papers prepared to date.

4) That in conjunction with the rezoning of the site, Council also amend the OCP designation from RES5 to CRMU3 for the properties owned by the undersigned, highlighted blue on the aerial below:



The below provides more context in respect of our final request. The Rental and Affordable Housing Strategy encourages Council to "consider opportunities for density/height bonus zoning, on a case-by-case basis, to facilitate provision of affordable housing." Though the intent of this policy is undoubtedly referring to the property on which the affordable housing is to be constructed, we encourage Council to 'think outside the box' in these circumstances and increase the density designated to our properties to make it financially compelling for developers to acquire and redevelop our homes to a safer form of housing. High-rise buildings are the safest form of development as they minimizes the building footprint and potential access points for criminals at grade level while increasing 'eyes on the street,' and, as long as District permits the construction of market housing, they potentially provide enough scale to make it a worthwhile endeavor for a developer to consider an assembly/rezoning.

In addition, we believe a high-rise designation is the appropriate designation for our properties for the following reasons:

1) The properties have direct access to Highway 1 (westbound and eastbound) and are in the ideal location within the District to provide much needed housing while minimizing negative impacts on traffic;

2) The properties are bounded by Highway 1 to the north; therefore, high-rises in this location would not shadow existing residences or block existing views;

3) The properties are immediately across from an existing high-rise on the south side of E Keith Road, and kitty-corner to high-rises on Mountain Highway and E Keith Rd.

4) The properties are already serviced by a traffic signal at the intersection of E Keith Road and Lynnmouth Avenue;

5) The properties border an existing trail network that connects (via a string of existing and proposed high-rises) to Phibbs Exchange.

6) E Keith Road is both a bike route and frequent transit corridor.

7) The properties are walking distance to Superstore, Save-on-Foods, Shopper Drug Mart, Park & Tilford Mall, Bridgman Park, and all other services and amenities (recreation, daycare, financial, etc.)

8) The properties are adjacent to City of North Vancouver employment-designated lands.

In re-designating our properties, you will improve the future safety of the community and give us a better chance of being able to relocate within the District and continue to live [redacted] in the community we love.

Thank you for your consideration,

Simon Bodlack
[redacted]

Adam Moldenhauer
[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Footnotes:

[1] https://dailyhive.com/vancouver/vancouver-homeless-national-crisis-epicentre

[2] https://www.nsnews.com/local-news/crime-severity-ticks-up-on-north-shore-says-statcan-7371438

[3] https://vancouverisland.ctvnews.ca/crime-on-the-rise-near-nanaimo-s-new-supportive-housing-centres-1.4373182

Further Reading:

https://www.cjdctv.com/kpac-details-issues-with-supportive-housing-building-near-daycare-altercations-and-open-drug-use-near-kids-1.6605664

https://globalnews.ca/news/9903006/bc-supportive-housing-death/

https://www.cbc.ca/news/canada/british-columbia/kelowna-supportive-housing-healthcare-needs-study-1.6817613

https://vancouversun.com/news/local-news/review-of-problem-plagued-maple-ridge-supportive-housing-project-leads-to-recommendations

https://vancouverisland.ctvnews.ca/not-safe-victoria-police-chief-calls-for-changes-to-supportive-housing-system-1.6242299

https://infotel.ca/inhome/is-crime-a-legitimate-concern-for-kelowna-supportive-housing/it96518

https://www.cbc.ca/news/canada/british-columbia/yaletown-crime-police-1.5637661

From: Kaitlin Hebron
Sent: November 08, 2023 3:19 PM
To: DNV Input
Subject: FW: Letter of Support - East Keith Road supportive housing project
Attachments: 2023.11.08 DNV Letter of support East Keith Road.pdf

From: Faraci, Alysa [VCH] <alysa.faraci@vch.ca> **On Behalf Of** Choi, Alexandra [VA]
Sent: Wednesday, November 8, 2023 3:16 PM
To: Mayor and Council - DNV <council@dnv.org>
Cc: Coman, Meagan [VCH] <Meagan.Coman@vch.ca>; Rocco, Brooklyn [VCH] <Brooklyn.Rocco@vch.ca>; Lancaster, Deana [VCH] <deana.lancaster@vch.ca>; Mahdaviani, Dorri [VCH] <dorri.mahdaviani@vch.ca>; Choi, Alexandra [VA] <alexandra.choi1@vch.ca>
Subject: Letter of Support - East Keith Road supportive housing project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Mayor and Council,

Please find attached a letter of support – East Keith Road supportive housing project, sent on behalf of Dr. Alexandra Choi, Medical Health Officer.

Thank you,

Alysa Faraci
Analyst/Administrative Assistant
Office of the Chief Medical Health Officer
Vancouver Coastal Health

office (604) 983 6701
e-mail alysa.faraci@vch.ca

I acknowledge that my place of work lies on the unceded traditional homelands of the Musqueam, Squamish and Tsleil-Waututh Nations.
The content of this e-mail is confidential and may be privileged. If you receive this e-mail in error, please contact the sender and delete it immediately.

132 Esplanade West
North Vancouver, BC V7M 1A2
604 983 6700

November 08, 2023

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

Dear Mayor and Council,

RE: Letter of Support – Bylaws 8643 & 8644, East Keith Road supportive housing project

In my role as the Medical Health Officer for the North Shore, I am writing to support Bylaws 8643 and 8644, and the East Keith Road supportive housing project. The East Keith Road supportive housing proposal offers a much-needed place to live, with wraparound services, for people experiencing or at risk of homelessness on the North Shore.

The Metro Vancouver 2023 homeless count confirms that the difficulty of finding affordable housing on the North Shore has continued to grow over the past three years with 168 people experiencing homelessness, a 39% increase since the last count[1]. The District of North Vancouver's updated 2023 Housing Needs Report[2] identifies key priorities to address housing challenges and deliver a range of social and supportive homes. The initiative on East Keith Road is responsive to the urgent local community need. There is significant value in providing safe and secure housing to people experiencing housing insecurity; increasing access to the supports they need, while also reducing instances of unsheltered homelessness and bringing additional stability to the area.

Bringing people indoors contributes overall to a healthier and stronger community that prioritizes the wellbeing of all residents. Supportive housing can have many benefits for everyone, including a positive contribution to the local economy, safety and wellbeing of neighbourhoods[3]. Recent studies show that every dollar invested in homes with supportive services creates $4 to $5 in social and economic value[3].

There are already demonstrated benefits to the inclusion of 24/7 staffing supports, connections to healthcare, cultural programming and life-skills, all of which contribute to the opportunity for improved social, mental and physical health outcomes. The East Keith Road initiative aims to meet people where they are at, through tailored onsite health and social programming. Complex care housing provides an enhanced level of integrated health and social supports that goes beyond what is currently available on the North Shore.

A body of Canadian evidence from British Columbia and Ontario support the benefits of offering healthcare services in a supportive housing setting to people with significant mental health and substance use needs[4]. Not only does offering embedded health and social supports contribute to the improvement in the long-term health outcomes of individuals, it can also decrease the overall strain on an already taxed health care system by reducing preventable emergency room visits and hospital stays. I support the importance of healthy, vibrant, diverse, and inclusive neighbourhoods as noted in the North Vancouver District Official Community Plan[5]. Integrating supportive housing in the District of North Vancouver, provides opportunities for people at risk of homelessness to

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[1] Homelessness Services Association of BC (2023). 2023 Homeless Count in Greater Vancouver. Prepared for the Greater Vancouver Reaching Home Community Entity. Vancouver, BC

[2] District of North Vancouver Housing Needs Report (2023)

[3] BC Housing: Community Benefits of Supportive Housing

[4] Mental Health Commission of Canada (2012). Beyond Housing: At Home/Chez Soi Early Findings Report

[5] District of North Vancouver (2021). Our Official Community Plan for a Sustainable Future

132 Esplanade West
North Vancouver, BC V7M 1A2
604 983 6700

come indoors and have close access to their support systems; thereby increasing overall stabilization and community integration.

We are committed to collaboration with the District of North Vancouver to expand the availability of affordable housing in the community, and we look forward to continued work with the District of North Vancouver to build healthy communities.

Sincerely,



Dr. Alex Choi, MD, MHSc, CCFP, FRCPC
Medical Health Officer for the North Shore

From: Kimberlee Goulding [redacted]
Sent: November 08, 2023 7:21 PM
To: DNV Input
Subject: Housing Project Bridgman park

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi There,

I would like to voice my concerns about the potential housing project at Bridgman Park. The operative word here is that it's a "park". A safe green space for families, children, dogs, couples etc. Statistically housing projects have a lot of people with addictions. Leaving needles in the area. This is very unsafe as there are many family dwellings in the area, as well as a few red centres, daycares etc. Plus it's a very busy intersection, and I feel there will be unfortunate deaths when they walk out on to the street without care or concern for road safety. Not to mention the highway is right there. I feel this is a very bad, dangerous , and unsafe planning space for this

Thank you for your time and consideration.

Kim

From: Reagan Goulding [redacted]
Sent: November 08, 2023 7:39 PM
To: DNV Input
Subject: Housing project -

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to add my voice to growing list of residents opposed to the housing project near bridgeman park! How would you like this built in your playground? Your backyard? Is this a safe space for families, young kids, seniors? Crime is already at a high. This will not end the crime! It never does. This is not a solution for long term mental health! If you are so concerned for the welfare and wellbeing of these people (walking dead) then maybe you should offer to house them in a suite in your own home, or neighborhood! How about in West Vancouver? The old seniors resident by the water has been vacant for a couple years - set it up! Somebody needs to rethink the logistics here! Housing for druggies? Needle exchanges in front of children? No thank you! And how dare you! I hear Jim Pattinson or Chip Wilson know of some vacant properties along the water by their residents. They would be more than happy to accommodate them there. Or are they too rich to allow it in their upscale private neighborhoods!

Thank you!
Reagan Goulding

[redacted]

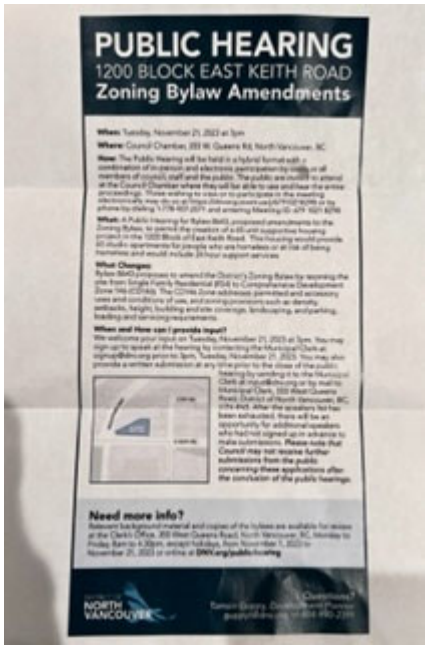
From: Dalmat [redacted]
Sent: November 09, 2023 7:25 AM
To: DNV Input; Tamsin Guppy
Subject: 1100 block E Keith

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

What's this about?
Surely no more bike lanes ffs ??

Here is desperately needed action:
- **stop** bridge traffic often paralyzing our neighborhood EVERY time SECOND NARROWS is down
Google tells them to use E Keith… do something.
Def no more communist bike lanes ok

Jonathan E



From: Kaitlin Hebron
Sent: November 09, 2023 9:28 AM
To: DNV Input
Subject: FW: East Keith Road Supportive Housing Project

From: Dustin Willitts [redacted]
Sent: Wednesday, November 8, 2023 8:59 PM
To: Mayor and Council - DNV <council@dnv.org>
Cc: Eirikka Brandson <BrandsonE@dnv.org>; Tamsin Guppy <guppyt@dnv.org>
Subject: East Keith Road Supportive Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Council,

Supporting community housing in North Vancouver is vital for fostering inclusivity and addressing housing needs.

It enhances the well-being of residents and strengthens the sense of community.

I support investing in the East Keith Road Housing Project which contributes to the overall social fabric, creating a more equitable and vibrant community.

Thank you

Dustin

From: Tamsin Guppy
Sent: November 09, 2023 9:55 AM
To: Dalmat
Subject: East Keith Supportive Housing Project

Thank you for your email. No bike lanes are proposed with this supportive housing project.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

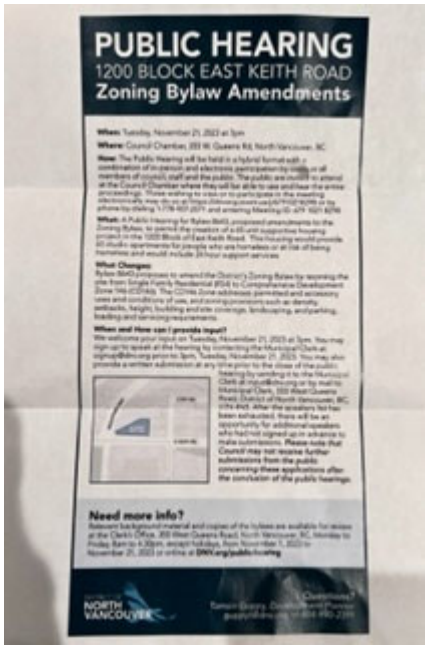
From: Dalmat [redacted]
Sent: Thursday, November 9, 2023 7:25 AM
To: DNV Input <input@dnv.org>; Tamsin Guppy <guppyt@dnv.org>
Subject: 1100 block E Keith

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

What's this about?
Surely no more bike lanes ffs ??

Here is desperately needed action:
- **stop** bridge traffic often paralyzing our neighborhood EVERY time SECOND NARROWS is down
Google tells them to use E Keith… do something.
Def no more communist bike lanes ok

Jonathan E



PUBLIC HEARING

1200 BLOCK EAST KEITH ROAD

Zoning Bylaw Amendments

When: Tuesday, November 21, 2023 at 7pm

Where: Council Chamber, 355 W. Queens Rd, North Vancouver, BC

How: The Public Hearing will be held in a hybrid format with a combination of in-person and electronic participation by some or all members of council, staff and the public. The public are invited to attend at the Council Chamber where they will be able to see and hear the entire proceedings. Those wishing to ask or to participate in the meeting electronically may do so at https://dnv.org/event-cal/2023-11-21-7-00-pm or by phone by dialing 1-778-907-2071 and entering Meeting ID: 671 1021 8298

What: A Public Hearing for Bylaw 8643, proposed amendments to the Zoning Bylaw, to permit the creation of a 65-unit supportive housing project in the 1200 Block of East Keith Road. The housing would provide 65 studio apartments for people who are homeless or at risk of being homeless and would include 24 hour support services.

What Changes:

Bylaw 8643 proposes to amend the District's Zoning Bylaw by rezoning the site from Single Family Residential (RS4) to Comprehensive Development Zone 166 (CD166). The CD166 Zone addresses permitted and accessory uses and conditions of use, and zoning provisions such as density, setbacks, height, building and site coverage, landscaping, and parking, loading and servicing requirements.

When and How can I provide input?

We welcome your input on Tuesday, November 21, 2023 at 7pm. You may sign up to speak at the hearing by contacting the Municipal Clerk at input@dnv.org prior to 3pm, Tuesday, November 21, 2023. You may also provide a written submission at any time prior to the close of the public hearing by sending it to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, 355 West Queens Road, District of North Vancouver, BC, V7N 4N5. After the speakers list has been exhausted, there will be an opportunity for additional speakers who had not signed up in advance to make submissions. **Please note that Council may not receive further submissions from the public concerning these applications after the conclusion of the public hearings.**

Need more info?

Relevant background material and copies of the bylaws are available for review at the Clerk's Office, 355 West Queens Road, North Vancouver, BC, Monday to Friday, 8am to 4:30pm, except holidays, from November 1, 2023 to November 21, 2023 or online at **DNV.org/public-hearing**

DISTRICT OF NORTH VANCOUVER

Questions?

From: Sadaf Nadali [redacted]
Sent: November 09, 2023 10:33 AM
To: DNV Input
Subject: Proposed supportive housing project at 1200 East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello there,

I am a resident [redacted] and family resident on Mountain HWY. I would like to voice my concern about the proposal for supportive housing project on 1200 East Keith Rd as I am not able to attend the meetings scheduled for voting.

My vote is a no. There are too many risks and concerns about this. [redacted] myself have been living in this neighborhood for decades now and we have already noticed multiple break ins and property stolen in the recent months.Adding this will increase the numbers.
The neighborhood is very family and pet friendly right now, with many children, seniors and dogs surrounding the areas. The last thing we need is needles on our streets and possibly theft/harassment/injuries.

Thank you for your consideration.

S.N

From: Kaitlin Hebron
Sent: November 09, 2023 11:28 AM
To: DNV Input
Subject: FW: supportive housing proposal

From: VICTOR Bedrossian [redacted]
Sent: Wednesday, November 8, 2023 11:32 PM
To: John Beresford [redacted]
Cc: bowinn ma <bowinn.ma.mla@leg.bc.ca>; Jordan Back <backj@dnv.org>; Lisa Muri <lmuri@dnv.org>; Mayor's Office DNV <mayor@dnv.org>
Subject: Re: supportive housing proposal

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Thanks for following up.
It's a good letter, but our main concern should be that it shouldn't be at that location period no matter how they present it. The district is coming with this idea and they don't care about residents of [redacted] homes nearby. People will be affected by a loss of property values because homeless, mentally retarded & drug addicts will be walking around in the area. Also with past experiences and articles in N. shore News we know that it will increase crime in the area. [redacted] homes nearby should consider a Class Action suit against the District of N. Vancouver for a decrease of their property values by at least $100000, and we should notify them about it if they don't change their decision.

On Thu, Nov 9, 2023 at 12:44 AM John [redacted] wrote:

> Hi Jordan,
>
> I was surprised when you said you would call to discuss my recent email to the mayor and council. My understanding from the local paper is that you are a proponent for the Supportive Housing proposal as it stands. Its current iteration is unacceptable to me.
>
> I am disappointed that you have yet to follow through on your stated intent to call me. My email must have resonated with you to some extent that you would reply in some positive manner. Perhaps you forgot your commitment, or decided that dialogue would be pointless.
>
> I attended tonight's 'presentation' at the Holiday Inn. It was disappointing that nobody from the District Council appeared at the engagement session. Among the many community members in attendance, there was no discernable support for this proposal. Indeed it would have been a tough job for any council member. This is an initiative that presents nothing in the way of positives for the residents in this community.
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> The proposal seems merely intended to create cheap living space for the most troubled among us.The presentation literature extolled the virtues of such a place, but this proposal adds nothing to the community but troubled souls. Where is the benefit?

There is nothing new or forward thinking about this proposed establishment. It is just another storage space that may happen to rescue the odd lost soul. In its proposed iteration, it will add nothing to the community but 'inner city' troubles. It won't help a swath of the 'most vulnerable'. Nor will it bring any good to the community.

If the residents were leaving their old lives behind, i.e. breaking their cycle of substance abuse, that would be something positive. But no, they get cheap rent, free meals, and social permission to continue their self destructive lifestyles.

If this were to be a minor landmark in the neighborhood to bring light to the area, that would help. A community policing station would be a nice adjunct. A coffee shop or convenience store would also add to the community. There is not even any proposed parking within the site. This will be an enclave as it is proposed, nothing more.

Indeed, considering that the first priority for this establishment is First Nations persons, why is it not to be located on Reserve land. Funding such an institution on Reserve land would seem to be an act of reconciliation. Also locating near the Phibbs Exchange, for example, would be more germaine to integrating formerly lost souls into the greater society. Ready access to a transit system is what a lot of people need. The current suggested location here in the middle of a complex residential community has not really been carefully thought through.

The only thing on offer here is an enclave for troubled souls and their inner city problems. Where is the uplift for the community?

I am opposed to this project as proposed. There are ways to try and make it work better for all concerned but they have not yet been proposed. My email to you suggests some ways to make it more palatable. Right now it neither benefits the community nor does it offer anything in the way of new solutions to an old problem...john

Sincerely,
John [redacted]

From: Kaitlin Hebron
Sent: November 09, 2023 11:29 AM
To: DNV Input
Subject: FW: supportive housing proposal

From: Ma.MLA, Bowinn <Bowinn.Ma.MLA@leg.bc.ca>
Sent: Thursday, November 9, 2023 11:07 AM
[redacted]
Cc: Jordan Back <backj@dnv.org>; Lisa Muri <lmuri@dnv.org>; Mayor's Office DNV <mayor@dnv.org>
Subject: RE: supportive housing proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Victor and John,

While I respect very much that you have concerns about the project and appreciate hearing from you about them, I cannot tell you how disappointed I am by some of the comments that were made in describing some of the most vulnerable members of our community. The District of North Vancouver is to be commended for their leadership in offering this plot of land for supportive and complex care housing.

I understand that from your vantage point it may appear that a project like this draws "inner city" problems into our communities. What's extremely important to understand is that the people who would benefit from this housing are *already here* in our communities. Whatever challenges some of the individuals may have and the impact these challenges may have on other neighbours are not made better for anyone by keeping them unhoused. Safe, secure housing is the first step to providing people with stability and a positive path forward in their lives.

Just earlier this week, our office received yet another referral for emergency housing. It was for a mother and her children in a desperate situation, but we receive these referrals on a very regular basis. Sadly, everything on the North Shore is full – we have no shelter bed spaces, no transition spaces, no crisis support rooms available – nothing. For many, many years the provincial government did not invest in social housing projects, leaving municipalities on their own to deal with a growing homelessness problem and all of the challenges that come with it. Our current provincial government's approach is to invest in actually building the housing that people need and we're incredibly grateful to all of the municipal partners who step up to work with us on this.

The people who come to us and other service providers on the North Shore for this kind of help have often lived on and been a part of the North Shore community for years, if not decades. In some cases, they've been here they're entire lives, but fallen onto hard times. They are our neighbours and they need a hand up. Projects like the one on Keith Rd create space for us to work with so that people can be offered housing that is appropriate for them with the supports they need.

It is easy to say that a project shouldn't be where it's being proposed, but for other options to be viable there needs to be a willing partner in providing the land. If you have land elsewhere that you'd be willing to offer instead, I'd be very happy to discuss a housing partnership there with you. To your other location suggestions, I will note that we already have a 90-unit project well underway by Phibbs Exchange and multiple projects on reserve lands in partnership with both the Squamish Nation and Tsleil-Waututh Nation.

Finally, I know Councillor Jordan Back to be a diligent and committed elected official who is open to talking with people of a variety of perspectives on issues. I also commend him on balancing a challenging schedule as he serves our communities while also working [redacted]. I'm certain he will follow through on his commitment calling you as soon as he is able.

In your service,

Bowinn Ma, MLA
North Vancouver-Lonsdale
Sḵwx̱wú7mesh-ulh Temíxw & səlilw̓ətaʔɬ təməxʷ

Community Office: 604-981-0033 | 50-221 W. Esplanade Ave, North Vancouver, BC, V7M 3J3
BowinnMaMLA.ca | Fb.com/BowinnMa | @BowinnMa
شما و خانواده تان اولویت اول من هستید

From: VICTOR Bedrossian [redacted]
Sent: Wednesday, November 8, 2023 11:32 PM
To: John [redacted]
Cc: Ma.MLA, Bowinn <Bowinn.Ma.MLA@leg.bc.ca>; jordan back <backj@dnv.org>; lisa muri <lmuri@dnv.org>; mike little <mayor@dnv.org>
Subject: Re: supportive housing proposal

> You don't often get email from [redacted]

Thanks for following up.
It's a good letter, but our main concern should be that it shouldn't be at that location period no matter how they present it. The district is coming with this idea and they don't care about residents of [redacted] homes nearby. People will be affected by a loss of property values because homeless, mentally retarded & drug addicts will be walking around in the area. Also with past experiences and articles in N. shore News we know that it will increase crime in the area. [redacted] homes nearby should consider a Class Action suit against the District of N. Vancouver for a decrease of their property values by at least $100000, and we should notify them about it if they don't change their decision.

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The proposal seems merely intended to create cheap living space for the most troubled among us.The presentation literature extolled the virtues of such a place, but this proposal adds nothing to the community but troubled souls. Where is the benefit?

There is nothing new or forward thinking about this proposed establishment. It is just another storage space that may happen to rescue the odd lost soul. In its proposed iteration, it will add nothing to the community but 'inner city' troubles. It won't help a swath of the 'most vulnerable'. Nor will it bring any good to the community.

If the residents were leaving their old lives behind, i.e. breaking their cycle of substance abuse, that would be something positive. But no, they get cheap rent, free meals, and social permission to continue their self destructive lifestyles.

If this were to be a minor landmark in the neighborhood to bring light to the area, that would help. A community policing station would be a nice adjunct. A coffee shop or convenience store would also add to the community. There is not even any proposed parking within the site. This will be an enclave as it is proposed, nothing more.

Indeed, considering that the first priority for this establishment is First Nations persons, why is it not to be located on Reserve land. Funding such an institution on Reserve land would seem to be an act of reconciliation. Also locating near the Phibbs Exchange, for example, would be more germaine to integrating formerly lost souls into the greater society. Ready access to a transit system is what a lot of people need. The current suggested location here in the middle of a complex residential community has not really been carefully thought through.

The only thing on offer here is an enclave for troubled souls and their inner city problems. Where is the uplift for the community?

I am opposed to this project as proposed. There are ways to try and make it work better for all concerned but they have not yet been proposed. My email to you suggests some ways to make it more palatable. Right now it neither benefits the community nor does it offer anything in the way of new solutions to an old problem...john

Sincerely,
John [redacted]

From: Kaitlin Hebron
Sent: November 09, 2023 11:31 AM
To: DNV Input
Subject: FW: Supportive Housing

From: Christine Steunenberg [redacted]
Sent: Thursday, November 9, 2023 11:28 AM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
I attended the supportive housing information meeting last night at Holiday Inn. I wanted to let council know that I am in support of this housing. I live in the neighbourhood in the district of North Vancouver. I know there may be a vocal group of people that are not in support of this; however, I do think it misrepresents how many people are in support. In my casual conversations with people throughout the district, many people indicate they are in support. Please don't let this small, vocal minority cloud this reality. Many people who live in the area [redacted] and in other areas of the district, who maybe didn't know about this proposal, are in support of this building, or at very least, fine with it. Please be a counsel that votes in favour of supporting the most vulnerable in our community.
Christine Steunenberg

Sent from Yahoo Mail for iPhone

From: Niyousha Farah [redacted]
Sent: November 09, 2023 12:49 PM
To: DNV Input
Subject: DNV Supportive Housing Input

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I, amongst the hundreds and hundreds of others, would like to voice my opposition for the awful idea for “supportive” housing on E Keith and Mountain Hwy. [redacted] there are children playing in Bridgeman park, a daycare, and many young families nearby. This is a very developing neighborhood with many high and low rises about to be built. This location is not the spot to put severely mentally I’ll transient people with substance abuse issues. This will ONLY increase crime and make everyone in this entire neighborhood feel unsafe.

Why was this location chosen? It’s not close to any mental health, substance abuse, or medical care facilities. It’s at a cross section of a busy road and where many young families live. You want to increase crime in this area with no actual plan to help these people?

What would help in relocating this proposal? I’d be happy to organize a petition with the hundreds, if not thousands [redacted] opposing this proposal.

Regards,

An unhappy DNV resident.

From: Kaitlin Hebron
Sent: November 09, 2023 3:52 PM
To: DNV Input
Subject: FW: supportive housing proposal

From: VICTOR Bedrossian [redacted]
Sent: Thursday, November 9, 2023 3:12 PM
To: Ma.MLA, Bowinn <Bowinn.Ma.MLA@leg.bc.ca>
Cc: Jordan Back <backj@dnv.org>; Lisa Muri <lmuri@dnv.org>; Mayor's Office DNV <mayor@dnv.org>
Subject: Re: supportive housing proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear ms. Bowinn Ma
I have sent that email to John only replying to his letter but I have accidentally pressed on the wrong button below and it has been delivered to 4 others as well including the Mayor.
I apologize if my letter sounded offensive because John is a friend [redacted].
I agree and support Premier Iby's proposal to construct housing for the poor and homeless. I always wondered how come a rich Country like Canada who has millions to spend such as the war in Ukraine and have homeless people in their midst.
I also suggest the homeless try to move to other Provinces where real estate values are less expensive.
[redacted]
To conclude I still think that the location chosen is not the right place especially after reading the North Shore News of October 25, 2023 (please see the attached photo).
Yours Sincerely,
Victor Bedrossian
[redacted]

On Thu, Nov 9, 2023 at 2:07 PM Ma.MLA, Bowinn <Bowinn.Ma.MLA@leg.bc.ca> wrote:

> Dear Victor and John,
>
> While I respect very much that you have concerns about the project and appreciate hearing from you about them, I cannot tell you how disappointed I am by some of the comments that were made in describing some of the most vulnerable members of our community. The District of North Vancouver is to be commended for their leadership in offering this plot of land for supportive and complex care housing.
>
> I understand that from your vantage point it may appear that a project like this draws "inner city" problems into our communities. What's extremely important to understand is that the people who would benefit from this housing are *already here* in our communities. Whatever challenges some of the individuals may have and the impact these challenges may have on other neighbours are not made better for anyone by keeping them unhoused. Safe, secure housing is the first step to providing people with stability and a positive path forward in their lives.
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> The people who come to us and other service providers on the North Shore for this kind of help have often lived on and been a part of the North Shore community for years, if not decades. In some cases, they've been here they're entire lives, but fallen onto hard times. They are our neighbours and they need a hand up. Projects like the one on Keith Rd create space for us to work with so that people can be offered housing that is appropriate for them with the supports they need.
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communities while also working [redacted] I'm certain he will follow through on his commitment calling you as soon as he is able.

In your service,

Bowinn Ma, MLA

North Vancouver-Lonsdale

Sḵwx̱wú7mesh-ulh Temíxw & səlilwətaʔɬ təməxʷ

Community Office: 604-981-0033 | 50-221 W. Esplanade Ave North Vancouver BC V7M 3J3

BowinnMaMLA.ca | Fb.com/BowinnMa | @BowinnMa

شما و خانواده تان اولویت اول من هستید

From: VICTOR Bedrossian [redacted]
Sent: Wednesday, November 8, 2023 11:32 PM
To: [redacted]
Cc: Ma.MLA, Bowinn <Bowinn.Ma.MLA@leg.bc.ca>; jordan back <backj@dnv.org>; lisa muri <lmuri@dnv.org>; mike little <mayor@dnv.org>
Subject: Re: supportive housing proposal

You don't often get email from [redacted]

Thanks for following up.

It's a good letter, but our main concern should be that it shouldn't be at that location period no matter how they present it. The district is coming with this idea and they don't care about residents of [redacted] homes nearby. People will be affected by a loss of property values because homeless, mentally retarded & drug addicts will be walking around in the area. Also with past experiences and articles in N. shore News we know that it will increase crime in the area.

Carlton residents and homes nearby should consider a Class Action suit against the District of N. Vancouver for a decrease of their property values by at least $100000, and we should notify them about it if they don't change their decision.

On Thu, Nov 9, 2023 at 12:44 AM John [redacted] wrote:

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If this were to be a minor landmark in the neighborhood to bring light to the area, that would help. A community policing station would be a nice adjunct. A coffee shop or convenience store would also add to the community. There is not even any proposed parking within the site. This will be an enclave as it is proposed, nothing more.

Indeed, considering that the first priority for this establishment is First Nations persons, why is it not to be located on Reserve land. Funding such an institution on Reserve land would seem to be an act of reconciliation. Also locating near the Phibbs Exchange, for example, would be more germaine to integrating formerly lost souls into the greater society. Ready access to a transit system is what a lot of people need. The current suggested location here in the middle of a complex residential community has not really been carefully thought through.

The only thing on offer here is an enclave for troubled souls and their inner city problems. Where is the uplift for the community?

I am opposed to this project as proposed. There are ways to try and make it work better for all concerned but they have not yet been proposed. My email to you suggests some ways to make it more palatable. Right now it neither benefits the community nor does it offer anything in the way of new solutions to an old problem...john

Sincerely,

John [redacted]

[redacted]

From: Kelly Bond [redacted]
Sent: November 10, 2023 11:13 AM
To: Mayor and Council - DNV; DNV Input
Cc: Tamsin Guppy; Eirikka Brandson
Subject: Public Input from those who stand to gain the most from 1200 Keith Road?

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

After reading through the file of uploaded public input for the 1200 Keith Road site this morning,November 10, 2023, I was struck by the fact that, as is often the case, ***the voices of whom the greatest "interest" in this rezoning rests***--- that is to say, those in our immediate region of North Shore who have no place to call their own, those who have mental health and addiction problems--- have not yet been heard from. I am sorry if I missed reference to conversations with these vulnerable people when skimming through the staff report. I did see a couple of videos with those who *have* benefited from supportive housing in BC and they are appreciated.

The most vulnerable are almost always left out of the conversation on housing. We like to talk "***about***" them or "***for***" them but we tend not to talk "***with***" them when planning a place for them. Many won't have access to computers to provide direct input nor to attend virtual information meetings nor would we find them sitting in chamber awaiting a turn at the microphone so most definitely a more personable one-on-one approach is needed.

While it can be challenging to speak with them for a variety of reasons, I would really encourage you to make THIS project one in which you hear from unhoused or addicted people on the North Shore. Is there a way for DNV to engage directly with those who make use of the Lookout Society or perhaps those homeless who attend soup kitchen lunches at various locations around our municipality and obtain feedback directly? These hidden voices would provide valuable insight and verification of this deep, essential need in our community and their commentary would be in marked contrast to those who simply have given up on these 'lost souls' who have no place in our municipality as referenced in numerous of the public input pieces.

The ***Poverty Reduction Strategy*** released in March 2023, in priority 3, called for a resolution to make a more inclusive North Shore which includes ***reducing barriers to engaging in civic life.*** If that involves going directly to the homeless and addicted, then that should be pursued.

Numerous recommendations in the **Rental, Social and Affordable Housing Task Force's** final report speak to supportive housing, including 6.7 which stated: "*Together with the Poverty Reduction Task Force, create a Supportive Housing Growth Strategy for the District of North Vancouver using the impending results of the Housing Needs Report to identify and accommodate low-income households, homeless, addicted, and other special needs demographics.*" This project application is but one single step towards filling a need, but there is room for much more, which should be strategized!

Finally, it is clear that much much more work must be done to change the hearts and minds of naysayers in our community. Ms. Guppy is doing a marvelous job in her responses to those lacking empathy for the vulnerable, but I feel we need a more substantial public campaign that serves to remove the stigmas of homelessness and mental illness. Recommendation from Goal 1. 7 of the RSAH TF final report called all to "*Recognize the risk of creating an economically and demographically divided North Vancouver and ensure affordable options are placed throughout the municipality. d.* ***Encourage greater acceptance of supportive housing for homeless populations****."*

I fully support this supportive housing project and will add a second submission, but for now, in the remaining time between now and the public hearing of November 21st, I call upon the DNV to connect directly with those whose lives stand to benefit from this form of community housing.

Thank you,

Kelly Bond

From: Nicola Edwards [redacted]
Sent: November 10, 2023 12:25 PM
To: DNV Input
Subject: Opposition to 1200 Block E Keith Rd-Zoning Bylaw Amendments

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it may concern,

I am writing with regards to the proposed supportive housing development for Keith Road and Mountain Highway in North Vancouver.

[redacted] I am extremely concerned of the continued safety of doing this if this development is approved. [redacted] I am concerned about the risks of encountering used needles, feces, open drug use, excessive loitering and garbage that unfortunately are associated with areas where people experiencing homelessness are located. I am worried about [redacted] seeing open drug use and [redacted] to constantly see people loitering around right outside [redacted]

I am concerned about [redacted] finding used needles or drug paraphernalia on the paths and in parks. I am aware that not all people experiencing homelessness struggle with drug addition, however, there is a higher proportion within this sub-population than within the broader population. I do believe that housing people that are experiencing homelessness is helpful to them and helpful in relieving our healthcare system; however, having a concentrated hub for people experiencing homelessness, right near play areas and daycares, does not make sense for the kids and families in the neighbourhood. Especially, considering there is currently not an apparent issue with people experiencing homelessness directly in this area.

[redacted] I see perhaps, 1 person who appears to be homeless per month in this neighbourhood. If this housing project goes through, I anticipate this will increase exponentially as this dispersed group will be drawn to this area for services.

[redacted] North Shore Shelter & Housing Centre - Lookout Society and felt very unsafe walking by the facility alone as a young woman, particularly under bridges or through pedestrian tunnels. I worry that this facility will support a similar population and render our currently safe and clean pathways and parks (which include numerous paths under bridges and tunnels) unsafe for myself [redacted]

I work in health research and I understand the importance of providing subsidized and supportive housing and care for people with addiction and mental illness, however, I strongly believe that this location, directly across the street from a daycare is extremely inappropriate.

I understand that the site meets the basic criteria for supportive housing from the perspective of the people it would house, but, in my opinion, it does not fit the criteria of the rest of the community. I understand that there are upwards of 170 homeless people in North Vancouver, however, that means spread out throughout North Vancouver, and proposing to focalize this population in this community location will bring more than its 65 residents. As a place to access complex services, this will attract the most unpredictable and potentially violent people to our otherwise safe and famil-oriented community.

Myself [redacted] would formally like to express our opposition to this rezoning application being approved and this development continuing.

Kind regards,

Nicola Edwards [redacted]

[redacted]

From: Kelly Bond [redacted]
Sent: November 10, 2023 1:16 PM
To: Mayor and Council - DNV; DNV Input
Cc: Tamsin Guppy; Eirikka Brandson
Subject: Re: Public Input from those who stand to gain the most from 1200 Keith Road?

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear All,

After re-reading my morning email and considering my input, it dawned on me that my suggestion could have negative ramifications of which I did not intend.

This morning I was ***extremely frustrated and disheartened*** in reading through the negative public input comments. In my deepest desire to soften the hearts of more people to become more compassionate and understanding, I envisioned that perhaps direct statements from the people needing this particular housing project would magically change the opinions of the naysayers. This would likely not be the case, and certainly I recognize that the overstretched resources of staff may not be able to reach and directly "engage the homeless" before the public hearing in order to "have their voices heard."

I am fully aware of the significant research and engagement already undertaken by staff that has resulted in the Housing Needs Report, the Poverty Reduction Strategy, and other initiatives for the years since the OCP was developed. I personally heard from Squamish and Tsleil Waututh Nations during my tenure as chair of the task force, who shared the desperate need for supportive housing for their members who are most vulnerable. It was not my intent to suggest there HAS NOT been engagement with this most vulnerable demographic nor was it to suggest that we have to 'prove' the need for this project before contemplating this rezoning. We all know the inherent need.

Please, plain and simply, consider future publicity campaigns within the District of North Vancouver in which we can strive to reduce stigma of this vulnerable demographic and create an acceptance for all walks of life in our beautiful city.

Thanks for hearing me out on my clarification and for your understanding,

Kelly Bond

On Fri, Nov 10, 2023 at 11:13 AM Kelly Bond [redacted] wrote:

> Dear Mayor and Council,
>
> After reading through the file of uploaded public input for the 1200 Keith Road site this morning,November 10, 2023, I was struck by the fact that, as is often the case, ***the voices of whom the greatest "interest" in this rezoning rests***--- that is to say, those in our immediate region of North Shore who have no place to call their own, those who have mental health and addiction problems--- have not yet been heard from. I am sorry if I missed reference to conversations with these vulnerable people when skimming through the staff report. I did see a couple of videos with those who *have* benefited from supportive housing in BC and they are appreciated.
>
> The most vulnerable are almost always left out of the conversation on housing. We like to talk "***about***" them or "***for***" them but we tend not to talk "***with***" them when planning a place for them. Many won't have access to computers to

provide direct input nor to attend virtual information meetings nor would we find them sitting in chamber awaiting a turn at the microphone so most definitely a more personable one-on-one approach is needed.

While it can be challenging to speak with them for a variety of reasons, I would really encourage you to make THIS project one in which you hear from unhoused or addicted people on the North Shore. Is there a way for DNV to engage directly with those who make use of the Lookout Society or perhaps those homeless who attend soup kitchen lunches at various locations around our municipality and obtain feedback directly? These hidden voices would provide valuable insight and verification of this deep, essential need in our community and their commentary would be in marked contrast to those who simply have given up on these 'lost souls' who have no place in our municipality as referenced in numerous of the public input pieces.

The ***Poverty Reduction Strategy*** released in March 2023, in priority 3, called for a resolution to make a more inclusive North Shore which includes ***reducing barriers to engaging in civic life.*** If that involves going directly to the homeless and addicted, then that should be pursued.

Numerous recommendations in the **Rental, Social and Affordable Housing Task Force's** final report speak to supportive housing, including 6.7 which stated: "*Together with the Poverty Reduction Task Force, create a Supportive Housing Growth Strategy for the District of North Vancouver using the impending results of the Housing Needs Report to identify and accommodate low-income households, homeless, addicted, and other special needs demographics.*" This project application is but one single step towards filling a need, but there is room for much more, which should be strategized!

Finally, it is clear that much much more work must be done to change the hearts and minds of naysayers in our community. Ms. Guppy is doing a marvelous job in her responses to those lacking empathy for the vulnerable, but I feel we need a more substantial public campaign that serves to remove the stigmas of homelessness and mental illness. Recommendation from Goal 1. 7 of the RSAH TF final report called all to "*Recognize the risk of creating an economically and demographically divided North Vancouver and ensure affordable options are placed throughout the municipality. d.* ***Encourage greater acceptance of supportive housing for homeless populations****."*

I fully support this supportive housing project and will add a second submission, but for now, in the remaining time between now and the public hearing of November 21st, I call upon the DNV to connect directly with those whose lives stand to benefit from this form of community housing.

Thank you,

Kelly Bond

From: Jade Buckley [redacted]
Sent: November 10, 2023 4:36 PM
To: DNV Input
Subject: Development Proposal 1200 Block of East Keith Road, North Vancouver

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Council of the District of North Vancouver,

I am writing to you regarding the proposed supportive housing project for East Keith Road and Mountain Highway. As a [redacted] homeowner in the area, I would like to express my concern with the choice of this location.

The [redacted] neighborhood consists of detached houses filled with families and young children. We have Brooksbank Elementary School and will have a new school built on the other side of Keith Road on Cloverly that will open in 2026 and will hold 585 students. Our [redacted] streets are linked by the Salop trial and this proposed project will be built right beside this trial. My partner and I chose this neighborhood as it felt like it would be a safe and family-friendly area. Although this remains true, there has been a rise in crimes across North Vancouver, just a few months after moving in our car that was parked on the street outside our house was broken into during the middle of the night, and the contents inside were stolen. After speaking with our neighbors, this was not the first time this has happened to others [redacted]. I will not assume that all people who are using Supportive Housing are criminals. However, it does raise concern when there will be no restrictions on the residents using drugs and some may be suffering from mental illness. Please note, that there is a cannabis and liquor store that are located in a short 5 minute walk from this location. It is also a major concern that there is Montessori Day Care directly across the street as well as a child-friendly park right down the street. It is very concerning to have this building near so many child-friendly facilities.

My other concern with the location is how this will affect traffic. It is well known on the North Shore that if you are trying to get on the Second Narrows bridge you may be caught in bumper-to-bumper traffic down Keith Road getting onto the bridge. This traffic can sometimes take 45 minutes to an hour just to get off the North Shore. I cannot imagine how much worse that would get with a construction site building on the corner for 2 years and what long-term effects it may have once completed. For those who commute to work every day getting onto the bridge from the Mountain Highway on ramp is already an extreme nightmare.

Lastly, after reading through other public inputs, it appears that not much thought has gone into the environmental effects that removing the last bit of green belt in this area will have. We recently had a bear in our front yard, we often see eagles, and we have raccoons, coyotes, and countless bird species that also call this place home. We have a lot of wildlife in this area and I fear many will be displaced from this project.

I understand that times are extremely tough for many in North Vancouver and that supportive housing does help those in need. However, I do not think this is the right location for this project. I think a better-suited location would be closer to Phibs exchange. This is closer to transit and would be a more suitable area to build a supportive housing project**. Please reconsider the location of this project.**

Thank you for your time and your consideration on this matter.

Thank you,

Jade Buckley
[redacted]

From: Shawn Anon [redacted]
Sent: November 10, 2023 4:41 PM
To: DNV Input
Subject: Concerns Regarding Supportive Housing Project near Bridgeman Park

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear city council,

As a [redacted] resident, I hope this letter finds you well. I am writing to express my concerns about the proposed housing project near Bridgeman Park. I join a growing number of residents who are apprehensive about the impact this project may have on our community.

I urge you to consider the potential consequences of locating such a facility in close proximity to areas frequented by families, young children, and seniors. Safety is a paramount concern, particularly given the existing elevated crime levels in our neighborhood. History has shown that introducing such projects does not necessarily alleviate crime, and this raises questions about the viability of the proposed solution for long-term mental health. The high likelihood of increased drug use and crime in our area near children's parks is absolutely a factor that needs to be addressed and considered.

I encourage you to explore alternative solutions or modifications to the current plan that might better suit the needs of the individuals in question while ensuring the safety and well-being of our community members. I understand the importance of addressing the housing needs of those less fortunate, but the current proposal is not the right way of doing it.

I trust that you will carefully reconsider the logistics of this project and explore options that prioritize the welfare of both the proposed residents and the existing community. Your attention to this matter is greatly appreciated, and I look forward to hearing more about the steps the city council plans to take in response to these concerns. Thank you for your time and consideration.

From: Karen Cannon [redacted]
Sent: November 12, 2023 12:39 PM
To: Jordan Back; Mayor and Council - DNV; Betty Forbes; James Hanson; Herman Mah; Mayor's Office DNV; Lisa Muri; Catherine Pope
Subject: Supportive Housing Development proposal East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning to the Council Members & Mayor of North Vancouver District:

As long time residents [redacted] who will be directly impacted by the proposed low income/supportive housing on the corner of Mountain Hwy. & Keith Road, I am writing at this time to convey our concerns about the negative social and safety issues such a development would undoubtedly bring along with it to this family-oriented neighborhood.

Directly across the street from the proposed site on Keith Road is a large daycare for preschoolers and after-school care for young children. There are also 2 elementary schools (foot of Mountain Hwy., North Star Montessori) and by Lynn Creek (Lynnmour Elementary), both who have students that frequently walk through the neighborhood, on sidewalks and through parks and trails. Capilano University students also use these routes to get to the University. There is also a large senior population living less than a block away at the Carlton, as well as a busy family Winter Club recreation centre. The new highrises in the Seylynn area certainly contain a large family population, evidence of which can be seen on any sunny day at Seylynn Park! We see many people everyday from the neighborhood heading toward Salop Trail to utilize the trails for dog walking, to get to Park & Tilford, the Superstore, parks and trails, and many other destinations in this area as well I'm sure, including ourselves.

Inviting this type of supported social housing into the neighborhood will certainly attract more illicit drug users and paraphernalia directly into the hub of the area, along with all the criminality and other unfortunate social issues that comes with it. One only has to walk through the Lookout Society's homeless shelter area at the foot of Bewicke Avenue to see just how it has affected that neighborhood so negatively. The RCMP frequently attend calls to the building for various disturbances, and needles and leftover drug paraphernalia are littering the ground directly around the site. Rather intimidating and unsavoury individuals also frequent that area. It's an unfortunate side-effect, but one that shouldn't be ignored.

So, why introduce such an unsafe and socially negative development right into the center of what is such a well-used, safe family and community hub? Perhaps a location with much less of an impact on such a family-oriented area would be a better fit.

While we realize social housing is needed on the North Shore, I think the evidence of the types of activities such developments unfortunately bring along with them are too much of a risk for the safety of this neighborhood as a whole.

We, therefore, ask that the District of North Vancouver carefully consider looking at another area on the North Shore for this particular type of supportive housing, that much less impacts the safety and wellbeing of the community.

Thank you for your consideration.

Respectfully,

Karen [redacted] Cannon

From: Ken Owens [redacted]
Sent: November 12, 2023 4:31 PM
To: Mayor and Council - DNV
Subject: Keith Rd Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Mayor,

We spoke at the Keith Rd Supportive Housing Information session at Holiday Inn on 7 Nov, with regard the process of the information meetings.

I am a resident [redacted] and we have been offered an information meeting for the strata only. At last weeks meeting it was found that there was only technicians to speak to and no policy makers.

For our meeting we ask that they provide more interaction with policy makers and more detail of how this site was chosen for this program and possible outcome specifically for this community and not the program and wider community.

Thank you,

Ken Owens
[redacted]

From: Mark Steunenberg [redacted]
Sent: November 13, 2023 2:15 PM
To: Mayor and Council - DNV
Subject: Supportive Housing in the 1200 Block of East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I am in favour of the supportive housing project that is proposed in the 1200 Block of East Keith Road. Please make the changes to the Zoning Bylaw to help this project move forward.

The project may come with perceived challenges related to safety, parking and traffic, but I believe that with the appropriate planning, design and supportive nature of the project, we can hopefully achieve a balance between addressing neighborhood concerns and providing hope & resources to those who are vulnerable.

Sincerely,
Mark Steunenberg
[redacted]

From: Beth McCracken
To: DNV Input
Subject: East Keith Road Supportive Housing
Date: November 13, 2023 9:36:40 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is not really a question, it is more of a concern. I am concerned about the placement of the supportive housing. Directly across the street from the Keith Road Supportive Housing proposal site there is a daycare and down from that there is a Montessori school and the North Shore winter club which offers numerous activities for youth. Many of us feel the residents of this building are too close to children as we know there will be some negative consequences. The residents will be walking right by these areas to access the mall or the park. There is a brand new, expensive playground in the park that could become congested with your clients and it could lead to uncomfortable encounters if drugs or alcohol are being used openly.

Secondly, I fear for the lives of the residents who will wander the streets. The traffic in this area is congested and frankly dangerous - unfortunately many of the drivers are too focused on getting from A to B and little care is paid to pedestrians. This site, in my mind, would be perfect for low income family housing or low income housing for single mothers. Day care across the street, a park and playground less than a block away and Super store within walking distance as well as Brooksbank would be easily accessible for families. There is a community centre with more day care opening this Spring on Mountain highway. To me the neighborhood seems geared to young parents and their families as opposed to single occupants with addiction and mental health issues. I can't believe there isn't a piece of property geared more to their needs elsewhere in North Vancouver. I'm all for supportive housing but it does need to be supported and able to blend in with the already existing neighborhood therefore I'm recommending you move to single mothers and ther children on East Keith Road.
Thanks for considering my input,
W E McCracken

From: [redacted]
Sent: November 14, 2023 7:50 AM
To: DNV Input
Subject: FW: Public Hearing for 1200 block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

For the Public Hearing for 1200 block East Keith Road, please forward the following comments to council.

Regards, Geoff Fawkes.

From: [redacted]
Sent: November 8, 2023 12:49 PM
To: Geoff Fawkes [redacted]
Subject: 1200 East Keith Road Supportive Housing

Hello,

My name is Geoff Fawkes and I am a lifelong resident of the District of North Vancouver, and [redacted] in Lynn Valley.

The proposed 1200 East Keith Road Supportive Housing facility is similar to the following 3 North Vancouver facilities:

1. 2060 Marine Drive Travelodge managed by Lu'ma Housing Society. As reported in the October 23 North Shore News, MLA Karin Kirkpatric confirmed that 40 neighbors are experiencing problems from this facility over the past 3 years. The neighbors have complained about open drug use, children finding drug paraphernalia on the ground, and increased crime and vandalism in the area. The article states, families with children are horrified by lawlessness and danger caused by residents of the facility. While the facility operator's lawyer responded to the claims, management provided no long-term permanent solution.
2. 2038 Casano Drive managed by Hollyburn Services. I have sent photos to BC Housing of this facility and the problems caused over the past 5 years. The photos show, broken windows in the house left boarded up with plywood for 6+ months, open drug use by violent occupants visible to neighbors and children, violent occupants have smashed employee vehicle windows causing concern for neighbors who park vehicles in driveways, 6-8 employee vehicles coming/going 24 hours a day parking in contravention of bylaws, mask/gloves and food garbage and 1000s of cigarette butts strew on property by employees, regular weekly/monthly attendance by 4-6 RCMP vehicles to address violent occupant issues, verbal abuse and F* you profanity used by violent occupant and employees towards neighbors and their children.
3. 705 2nd Street West managed by Lookout Transitional Housing. I have sent photos to BC Housing of my ad-hoc visit on October 15. The photos show open drug use, residents sleeping in alley, 8 residents on street in distress, 1 bent over in catatonic state presumably from drug use, public nudity, garbage strewn on street, 6 tipped over abandoned shopping carts/used by residents stolen from nearby businesses, garbage in shopping carts, drug needles strewn around Mosquito Creek Park entrance, resident sleeping in permanent tent in entrance of new business to open, Valhalla Outfitters.

Based on these facts and photos I have sent to BC Housing, it is expected that the 1200 East Keith Road Supportive Housing facility will have the same long-term problems and contribute to crime, drug use, garbage, parking, verbal abuse and other problems in our community. These facilities, even though BC Housing claims to be staffed 24/7, contribute to increased costs for RCMP resources, bylaws officers, and most importantly, create a safety risk for families and children in the surrounding areas.

Thank you.



Virus-free.www.avg.com

From: DNV Input
Sent: November 14, 2023 9:48 AM
To: DNV Input
Subject: FW: Supportive numbers

From: John Beresford [redacted]
Sent: Sunday, November 12, 2023 5:23 PM
To: Mayor's Office DNV <mayor@dnv.org>; Lisa Muri <lmuri@dnv.org>; Jordan Back <backj@dnv.org>; bowinn ma <bowinn.ma.mla@leg.bc.ca>; James Hanson <hansonj@dnv.org>; Betty Forbes <forbesb@dnv.org>; mah@dnv.org; Catherine Pope <popec@dnv.org>
Subject: Supportive numbers

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor, Council, and Bowinn,

One note in the Pamphlet, "Community Benefits of supportive Housing" published by the BC Housing Research Centre, claims that Supportive Housing shows a net efficiency of $18,000 per client when compared with the cost of health care for a similar person experiencing homelessness. This is related to health care and/or corrections services.

When the numbers are run out on an annualized basis for this proposed 65 client facility, the agency saving is thus:
65 clients times $18,000 per client per annum = $1,117,000 savings accruing to the benefit of agencies external to the community where the Supportive establishment is located.

Run over 10 years, that is $11,170,000 in funds available that should properly accrue to the benefit of the immediate community where the facility is located or proposed.

The facility proposed is just a bare block diagram shoehorned into a neighbourhood lot without any consideration given to community access. The greater sum of $11,170,000 could fund a major improvement of the proposal to include a modest street facing plaza with some included amenity such as:
1) coffee shop and/or
2) meeting rooms or
3) community policing outlet (for the security minded) or
4) your own ideas.

The funds could also be channeled annually into non ordinary improvements to neighbourhood infrastructure. Why should non participatory communities benefit from intrusions into my life?

There would be continued disruptions from more years of construction activities. There would be the addition of a major building to the local city scape. Finally there are the legitimate fears of a major critical concentration of a challenging demographic into a very localized area.
Considering the above mentioned numbers, council and staff have not performed sufficient diligence to successfully place this Supportive Housing facility in my neighbourhood. The numbers are right in the literature promoting this housing facility. Please forestall voting on this proposal until the plan is more effectively integrated with my community...john

Sincerely,

John Beresford [redacted]

From: [redacted]
Sent: November 14, 2023 11:46 AM
To: Signup; DNV Input
Cc: [redacted]
Subject: Nov 21, 2023 Public Hearing for 1200 block East Keith Road
Attachments: East Keith Road Supportive Housing Signed.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Little and District of North Van Councillors,

I am emailing to request to speak during the upcoming Public Hearing regarding the Supportive Housing project and rezoning application for the 1200 block of East Keith Road.

The attached letter, that has been initially signed by the four signatories cc'ed here, we'd like to submit as information for the Mayor and Council to consider. We are still gathering signatures, and will provide the full package prior to the meeting, but to date we have over 100 signatures in support of our petition, which we will scan and send for the Mayor and Council to review.

Should you have any questions, please feel free to contact me directly.

Thanks,
Dan

Dan Pultr
[redacted]

November 8th, 2023

RE: Concerns regarding the 1200 Block East Keith Road Supportive Housing

Dear Mayor Little, District of North Vancouver Councilors, BC Housing, Minister Ma and Minister Kahlon;

We are writing to express our concerns with the proposed East Keith Road Supportive Housing Project, operated by Lu'ma Native Housing Society (The Project) at 1200 Block East Keith Road in hopes that your Office will be able to assist our community in finding mutually acceptable solutions that minimize the negative impact on local residents and the environment. We are a group of local community leaders made up of property owners, local business owners and residents that live in and/or work in the District of North Vancouver adjacent to the Project and its surrounding neighbourhoods and are all directly affected by the construction project.

Currently, the proposed land at 1200 Block East Keith Road is a lovely greenbelt, containing large mature trees, that was preserved and improved as a benefit to local residents and wildlife during the recent Mountain Highway Interchange Project. The land is sloped towards the south, with an approximate 10 m grade fall and is also home to wildlife in our community. Adjacent to the property, to the west, are single family residential houses and immediate access to the Salop Trail, which connects to the Salop Trail tunnel underpass within 20 m and to Bridgeman Park within 50 m. To the south and west are Keith Road and Mountain Highway, respectively, which is an extremely busy intersection at peak hours as it is a main arterial which filters onto Highway 1 and was recently re-developed by the Ministry of Transportation for the benefit of all wildlife and neighbouring residents. To the north is an undeveloped laneway, currently utilized by BC Hydro which also connects directly to the developed Salop Trail greenbelt, fish habitat and wildlife refuge.

The announcement of the Project concerned many in our community due to the potential impact on our local neighbourhoods and parkland. We were particularly concerned with the impact on community safety and the environmental impact on recently preserved wildlife habitats. Many concerned constituents attended the public consultations in 2023 to get clarity on their safety concerns and other community impacts. Several questions were asked about public safety, environmental impact, and for clarity as to why this plot of land was selected for the project. While the team provided answers, to the best of their knowledge, not all meetings were recorded, and many of the specific answers have not been made public except to the few that were permitted to attend and/or followed up with questions. Several of the harder questions were dismissed and left unanswered, and some residents were unable to gain access to any of the hearings due to limitations on attendance. Some key points included:

- Constituents felt misled by the presenters as to the rationale behind site selection. The District of North Vancouver originally said that the site was chosen because it is buffered from the community. Further into the meeting Lu'ma indicated the site was chosen to not be buffered from the community, but to be part of the community, and that it would encourage its residents to engage with the local neighbourhood. In fact, when probed by local constituents, it was revealed that by DNV staff, that no other sites were reviewed or considered for this project.
- Many local residents expressed concern about the fact that the project was in close proximity to several schools, daycares, and parkland frequented by children, as well as liquor and Cannabis stores, and that local cost of living is very high. The presenters dismissed concerns surrounding these topics and provided no explanation as to how they could be mitigated.

- A local constituent with experience building supportive housing asked about what specific efforts would be made by the project to avoid a similar situation to the Dawson Creek project that has made news for the increase in intoxication, drug use and drug paraphernalia as result of a supportive housing project, and the staff suggested that residents would be permitted to use drugs, would not require criminal record checks and would only provide safety considerations on site, not to the surrounding neighbourhoods.
- Significant concerns were raised about crime in the neighbourhood, as the adjacent neighbourhoods have a higher than normal crime rate and that residents would like clear data on how crime rates would be impacted. Anecdotal evidence that one project resulted in decreased crime was shared, but no specifics were provided and the project staff made it clear that limited efforts would be made to ensure the safety of the neighbourhood, but rather only the safety of staff and residents on the property would be considered.

The local community has raised its concerns to the Project team, several of which are listed below:

1) **Site selection.** The team indicated that the site was selected based on proximity to transit, amenities such as groceries, and that the site is buffered from the community. We disagree with this rationale. The site is located on the corner of two very busy roads, which are often traffic logged due to backups on the highway. Public transit options in this area are also limited, in comparison to many other areas in North Vancouver, specifically closer to Phibbs Exchange. While the site is buffered to the south and west, it is not buffered to the north or east. To the north is a busy pedestrian and cycle friendly trail, frequented by many children and commuters on a daily basis. To the east exist single-family homes and multifamily developments.

2) **Safety concerns.**
    a. Constituents are concerned with the potential for increased loitering, theft and drug use in the adjacent neighbourhoods. Based on communication with the Project team, security will be limited to the footprint of the Project and that there is no required safety commitment for the surrounding area. Tamsin Guppy from the District of North Vancouver indicates that the Project is buffered from surrounding communities; however, fails to mention the single-family homes directly adjacent to the Project, and the tunnel directly adjacent which passes under Mountain Hwy into the neighborhood west. Six daycares also exist within 800 m of the Project, one of which is directly across the street on Keith Road.
    b. Constituents are concerned with the increase in traffic and congestion the site will cause. With only 16 parking spots available and the entrance being on a busy street with a dedicated turn lane and bike lane, the community is concerned that congestion will increase and nearby streets will be used to facilitate parking for staff at the facility. The project coordinators indicated that these facilities often hold large gatherings; however, with limited parking already in the area, there is not enough space to accommodate additional cars. In addition, Lynnmouth Avenue is currently used as a main cycle route to connect Salop Trail to Phibbs Exchange, Inter River, and the Spirit Trail. Allowing large trucks to access Lynnmouth Avenue to provide supplies to the development will create a significant safety concern for cyclists and pedestrians in the area.

3) **Environmental concerns.** The project team has indicated that an arborist has been contacted to assess the trees in the area; however, no environmental impact assessment has been completed nor is expected to be completed. The project also comes on the heels of the Mountain Highway Interchange that took considerable care to provide a long-term habitat for the local wildlife along the Salop Trail.

Our community has lost trust in the consultation process and we do not believe that our concerns regarding the projects impact are being respected and addressed. There is frustration among residents that the District of North Vancouver has not taken the time to effectively and thoroughly address all residents valid concerns with the project's impact on our community.

We would like to see a concerted effort by the District of North Vancouver to properly address the safety, environmental and land value concerns of the community through increased consultation and transparent discussions regarding the issues. Specifically, we request that the District of North Vancouver:

- Provide a clear safety plan for the surrounding neighbourhoods, including 24/7 patrol of surrounding neughbourhoods within a 1km radius of the Project.
- A complete and thorough public review of other sites that are closer to transit, medical services and a farther distance from schools and community trails.
- Provide a list of alternative locations and why these locations were not considered favourable.
- A thorough environmental assessment on the site must be conducted to determine the potential displacement of wildlife to the surrounding neighbourhoods.

Our community appreciates the need for supportive housing in our community; however, we feel that the location chosen is not appropriate for such a development.

We are willing to work with the District of North Vancouver and their contractors; however, in order to do this, it is imperative that the impacted residents are properly consulted throughout the process and that adequate dialogue and information is shared between the parties to ensure their valid concerns are adequately addressed.

We would appreciate an opportunity to sit down and discuss our communities concerns in greater detail with you, with the hope that you would be able to direct the District of North Vancouver to ensure our communities concerns are taken into account. We thank you for the willingness to listen to our communities concerns and look forward to finding a resolution for both our community and the District.

Should you have any questions, please don't hesitate to contact the undersigned.

Sincerely



Dan Pultr

[redacted]

[redacted]

From: JOAN HARMAN [redacted]
Sent: November 14, 2023 12:28 PM
To: DNV Input
Subject: 1200 Block E Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a resident [redacted] of [redacted] North Vancouver, BC. I am writing to inform the District of North Vancouver that I am not in agreement with the proposed amendents to the zoning bylaw to allow for a 65 unit building to be built. I am against the approval for the proposed project for 1200 Block East Keith Road.

Regards

Joan Harman
[redacted]

From: Sam Eln [redacted]
Sent: November 14, 2023 1:22 PM
To: Infoweb
Subject: Concerns Regarding the Construction of a Shelter for Homeless Individuals in Our Neighborhood

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there Responsible
I hope this email finds you well.

I am writing to express some concerns shared by our community members regarding the proposed construction of a homeless shelter in close proximity to our homes in North Vancouver.
While we understand the importance of addressing homelessness and supporting vulnerable populations, we are apprehensive about the potential impact of this specific project. It has come to our attention that the individuals targeted for this shelter may struggle with substance abuse issues, posing potential safety risks to our neighborhood. Our community has faced challenges in the past related to similar initiatives, and we fear a recurrence of issues that can affect the safety and well-being of residents. We kindly request that you address the following concerns:
Safety Measures: What safety measures will be put in place to ensure the well-being of both the residents of the shelter and the surrounding community?
Community Engagement: Will there be opportunities for community members to provide input and express their concerns during the planning and implementation phases?
Support Services: Are there plans to provide adequate support services, including addiction treatment and mental health services, to address the needs of the individuals in the shelter?

-
-

Security Measures: How will the project address security concerns to prevent potential disruptions and criminal activities in the neighborhood?

We believe that open communication and collaboration between the project organizers and the community can help create a solution that benefits everyone involved. We appreciate your attention to these concerns and look forward to engaging in a constructive dialogue to address them.

emphasize the significance of directing government assistance towards young couples, entrepreneurs, and .independent women, particularly in securing housing for these demographics

Supporting the housing needs of young couples and independent women is crucial, as they face significant challenges related to accommodation and employment. By prioritizing assistance for this demographic, we can proactively address .rise in homelessness and addiction issues the potential

:Key points supporting this stance include

Population Growth Control: Assisting young couples, who often grapple with housing and employment challenges, can .contribute to controlling the growth of the homeless and addicted populations
Economic Empowerment: Focusing on housing solutions for young couples and independent women fosters economic .empowerment, enabling them to become active contributors to society

Long-Term Impact: By supporting those who are motivated to work and build families, we create a long-term positive .impact on society, reducing the dependency on aid programs
Preventing Inequity: Overemphasis on aid for addicts and the homeless may inadvertently create hidden incentives for .those susceptible to addiction, potentially leading to long-term societal challenges
I believe that redirecting our focus towards empowering young couples and independent women is a strategic approach that aligns with the overall well-being of our community. I welcome the opportunity to discuss these considerations and explore potential strategies to implement this approach further .effectively

Please consider the dangers of keeping addicts with families and children.

Thank you for your attention to this

From: Del Dosdall [redacted]
Sent: November 14, 2023 4:42 PM
To: Mayor and Council - DNV
Subject: Supportive housing on Keith and Mountainside

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello…

I am a resident in the area and wanted to let you know of my full support of this project.

We desperately need more affordable housing and more supports for people experiencing homeless.

I truly hope that this project will go ahead , despite opposition seen from some residents.

Del Dosdall
[redacted]

[redacted]

From: Niyousha Farah
To: Community Relations; DNV Input
Subject: Re: DNV Supportive Housing Input
Date: November 15, 2023 10:39:34 AM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Alex,

Thank you for your detailed response and the information provided. I appreciate the effort to address community concerns regarding the proposed supportive housing project at 1200 East Keith Road.

While I understand the outlined criteria for site selection and the commitment to providing services to residents, I want to emphasize our specific experience with Lu'ma Native Housing Society at the Travel Lodge location. Unfortunately, their presence there was associated with increased crime in the area and open drug use, impacting the safety and well-being of the community. It is crucial to consider the track record of Lu'ma as a neighbor and the potential risks associated with their operations.

Our primary concern is the safety of our community, especially with the proximity of daycares and families in the area. Given the challenges faced at the Travel Lodge site, we urge the Council to thoroughly evaluate the potential impact of this development on the safety and security of our neighborhood. Further consultations with the RCMP are essential to address potential safety risks adequately.

Moreover, we believe a better-suited site for such a development should include local access to a hospital, a police station, and safe drug use sites to ensure comprehensive support services for the residents.

Sincerely, Niyousha

On Wed, Nov 15, 2023 at 10:19 AM Community Relations <communityrelations@bchousing.org> wrote:

> Hello Niyousha,
>
> Thank you for taking the time to reach out to us. It's clear that you care deeply about the well-being of the community and want to ensure the best outcomes for everyone involved. Please know that all feedback is collected and shared with our project team, so they have visibility around the community's input. I did want to note that we did receive your Let's Talk inquiry as well.

To provide a bit more context as to why this specific site was selected, DNV staff identified all the District-owned land resources, which included lands that could be available for development. Staff utilized this assessment of the District land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included:

- a site that could accommodate 50-75 units,
- access to transportation and other support services that the residents require,
- good access to transit options, groceries, parks, and green space, and
- a mix of community amenities available.

I can also clarify that while the District does own a variety of parcels of land, not all are designated or appropriate for residential use, and of those that are residential, very few are right sized for a 65-unit apartment building.

I hope to dispel the fact that there are no services provided to folks who are choosing to live at this proposed site. All residents in supportive housing have made that important choice to work towards living a healthy, stable life. We cannot assume that those who chose to live here will bring criminal tendencies. Every potential resident would be considered on an individual basis to ensure that services and programming provided by this site match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and **on-site** health care services. People who live in supportive housing need to abide by the rules outlined in the program agreement, including expectations for paying rent, maintaining the unit, involvement in individualized case planning, signing the Good Neighbour Agreement, and more. The Program Agreement also addresses expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and others. Here you will find an example of this agreement: Residential Tenancy Agreement Crime Free Housing Addendum (bchousing.org)

Once folks are given an opportunity to come inside from our parks and trails, they can begin to stabilize their lives in a supportive and safe environment and begin to reintegrate and build positive community connections. In addition to emphasize measures taken around safety and security, this would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. With proposed 24/7 staffing Lu'ma Native Housing Society is in a good position to deal with and tend to any issue arising on site, while also ensuring the privacy rights of the tenants are upheld. If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Lu'ma staff would work with residents and the neighbours to foster good neighbourhood relations.

Our goal is to foster open communication and collaboration to address the concerns of the community. We are committed to finding a solution that balances the needs of vulnerable populations with the safety and well-being of the neighborhood. Thank you for taking the time to express your concerns. We value your input and will keep you updated on the progress and any developments in this matter via our Let's Talk page District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca). In addition, I am sharing with you our Community Benefits of Supportive Housing brochure, which provides data around supportive housing in our neighbourhoods that I hope you find useful.

Sincerely,

Alex

BC Housing Community Relations Team

From: Niyousha Farah [redacted]
Sent: November 12, 2023 5:42 PM
To: Community Relations <communityrelations@bchousing.org>
Subject: Fwd: DNV Supportive Housing Input

---------- Forwarded message ---------
From: **Niyousha Farah** [redacted]
Date: Thu, Nov 9, 2023 at 12:49 PM
Subject: DNV Supportive Housing Input
To: <input@dnv.org>

Hello,

I, amongst the hundreds and hundreds of others, would like to voice my opposition for the awful idea for "supportive" housing on E Keith and Mountain Hwy. [redacted] there are children playing in Bridgeman park, a daycare, and many young families nearby. This is a very developing neighborhood with many high and low rises about to be built. This location is not the spot to put severely mentally I'll transient people with substance abuse issues. This will ONLY increase crime and make everyone in this entire neighborhood feel unsafe.

Why was this location chosen? It's not close to any mental health, substance abuse, or medical care facilities. It's at a cross section of a busy road and where many young families

live. You want to increase crime in this area with no actual plan to help these people?

What would help in relocating this proposal? I'd be happy to organize a petition with the hundreds, if not thousands of my neighbors near the area opposing this proposal.

Regards,

An unhappy DNV resident.

From: Niyousha Farah
To: DNV Input; communityrelations@bchousing.org
Subject: Re: DNV Supportive Housing Input
Date: November 15, 2023 11:31:17 AM

Hi Cheryl,

I hope this message finds you well. I am writing to express my profound disappointment and concern regarding several aspects of BC Housing's recent information sessions.

The limitation of only 30 participants per Zoom meeting, combined with the lack of transcripts or recordings for past sessions, raises serious questions about accountability, inclusivity, and the sincerity of BC Housing in fostering an open dialogue with the public.

The arbitrary restriction of 30 people per meeting creates an exclusive environment that stifles broader community involvement. This hampers meaningful engagement and undermines the transparency that should be a cornerstone of such initiatives.

The absence of recorded sessions not only exacerbates the exclusivity issue but also hinders accessibility for individuals with visual or hearing impairments. It is essential to record and transcribe these sessions to ensure inclusivity for all participants, a fundamental aspect that seems to be overlooked.

The brief information session period for this project further contributes to quick sellouts and restricts community engagement. It is perplexing that these sessions are not shared publicly, leaving many residents uninformed about critical developments.

Equally troubling is the lack of transparency in not publicly posting the communities' questions and answers on the engagement website. This undermines the entire purpose of community engagement and leaves the public in the dark about the concerns and inquiries raised during these sessions.

In light of these compounded issues, I urgently request information on how to obtain a copy of the minutes, transcription, or recording of tonight's session. BC Housing must address these concerns promptly, rectify these issues, and prioritize transparency and inclusivity in its information sessions.

Thank you for your immediate attention to these critical matters.

Niyousha

On Wed, Nov 15, 2023 at 11:01 AM DNV Input <input@dnv.org> wrote:

> Thank you for your email. The below has been circulated to Council and staff and will be included in the public input section of the public hearing binder for East Keith Road.
>
> **Cheryl Archer**
>
> ***Municipal Clerk's Office***

DISTRICT OF NORTH VANCOUVER

355 West Queens Road

North Vancouver, BC V7N 4N5

From: Niyousha Farah [redacted]
Sent: Wednesday, November 15, 2023 10:39 AM
To: Community Relations <communityrelations@bchousing.org>; DNV Input <input@dnv.org>
Subject: Re: DNV Supportive Housing Input

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Alex,

Thank you for your detailed response and the information provided. I appreciate the effort to address community concerns regarding the proposed supportive housing project at 1200 East Keith Road.

While I understand the outlined criteria for site selection and the commitment to providing services to residents, I want to emphasize our specific experience with Lu'ma Native Housing Society at the Travel Lodge location. Unfortunately, their presence there was associated with increased crime in the area and open drug use, impacting the safety and well-being of the community. It is crucial to consider the track record of Lu'ma as a

neighbor and the potential risks associated with their operations.

Our primary concern is the safety of our community, especially with the proximity of daycares and families in the area. Given the challenges faced at the Travel Lodge site, we urge the Council to thoroughly evaluate the potential impact of this development on the safety and security of our neighborhood. Further consultations with the RCMP are essential to address potential safety risks adequately.

Moreover, we believe a better-suited site for such a development should include local access to a hospital, a police station, and safe drug use sites to ensure comprehensive support services for the residents.

Sincerely, Niyousha

On Wed, Nov 15, 2023 at 10:19 AM Community Relations <communityrelations@bchousing.org> wrote:

> Hello Niyousha,
>
> Thank you for taking the time to reach out to us. It's clear that you care deeply about the well-being of the community and want to ensure the best outcomes for everyone involved. Please know that all feedback is collected and shared with our project team, so they have visibility around the community's input. I did want to note that we did receive your Let's Talk inquiry as well.
>
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- a mix of community amenities available.

I can also clarify that while the District does own a variety of parcels of land, not all are designated or appropriate for residential use, and of those that are residential, very few are right sized for a 65-unit apartment building.

I hope to dispel the fact that there are no services provided to folks who are choosing to live at this proposed site. All residents in supportive housing have made that important choice to work towards living a healthy, stable life. We cannot assume that those who chose to live here will bring criminal tendencies. Every potential resident would be considered on an individual basis to ensure that services and programming provided by this site match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and **on-site** health care services. People who live in supportive housing need to abide by the rules outlined in the program agreement, including expectations for paying rent, maintaining the unit, involvement in individualized case planning, signing the Good Neighbour Agreement, and more. The Program Agreement also addresses expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and others. Here you will find an example of this agreement: Residential Tenancy Agreement Crime Free Housing Addendum (bchousing.org)

Once folks are given an opportunity to come inside from our parks and trails, they can begin to stabilize their lives in a supportive and safe environment and begin to reintegrate and build positive community connections. In addition to emphasize measures taken around safety and security, this would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. With proposed 24/7 staffing Lu'ma Native Housing Society is in a good position to deal with and tend to any issue arising on site, while also ensuring the privacy rights of the tenants are upheld. If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Lu'ma staff would work with residents and the neighbours to foster good neighbourhood relations.

Our goal is to foster open communication and collaboration to address the concerns of the community. We are committed to finding a solution that balances the needs of vulnerable populations with the safety and well-being of the neighborhood. Thank you for taking the time to express your concerns. We value your input and will keep you updated on the progress and any developments in this matter via our Let's Talk page District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca). In addition, I am sharing with you our Community Benefits of Supportive Housing brochure, which provides data around supportive housing in our neighbourhoods that I hope you find useful.

Sincerely,

Alex

BC Housing Community Relations Team

From: Niyousha Farah [redacted]
Sent: November 12, 2023 5:42 PM
To: Community Relations <communityrelations@bchousing.org>
Subject: Fwd: DNV Supportive Housing Input

---------- Forwarded message ---------
From: **Niyousha Farah** [redacted]
Date: Thu, Nov 9, 2023 at 12:49 PM
Subject: DNV Supportive Housing Input
To: <input@dnv.org>

Hello,

I, amongst the hundreds and hundreds of others, would like to voice my opposition for the awful idea for "supportive" housing on E Keith and Mountain Hwy. [redacted] there are children playing in Bridgeman park, a daycare, and many young families nearby. This is a very developing neighborhood with many high and low rises about to be built. This location is not the spot to put severely mentally I'll transient people with substance abuse issues. This will ONLY increase crime and make everyone in this entire neighborhood feel unsafe.

Why was this location chosen? It's not close to any mental health, substance abuse, or medical care facilities. It's at a cross section of a busy road and where many young families live. You want to increase crime in this area with no actual plan to help these people?

What would help in relocating this proposal? I'd be happy to organize a petition with the hundreds, if not thousands of my neighbors near the area opposing this proposal.

Regards,

> An unhappy DNV resident.

From: Lee Fulsher [redacted]
Sent: November 15, 2023 1:42 PM
To: DNV Input
Subject: Keith Road Supportive Housing Project - must not proceed

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have made our position clear in numerous ways and will do so again to this email address.

We are adamantly and unreservedly against this development project.

We are impacted homeowners [redacted]
Yes we are in the City and this is a District project, but we have had no consultation on how this would impact our street which is surely to become a thoroughfare for drug addicts and alcoholics. This is a slap in the face to our community.

The Luma representative has confirmed that criminals, drug addicts and alcoholics will make up all of the tenant population. Though "not necessarily all will be criminals" The Luma rep being an admitted convicted criminal himself stated.

[redacted] We are firmly against this egregious, self-serving plan the district has proposed.

I know I speak for everyone in this neighborhood. This plan is a disaster for families in the area and must not proceed.

Lee Fulsher
[redacted]

From: Afsar Amali [redacted]
Sent: November 15, 2023 1:52 PM
To: DNV Input
Subject: Safe the community

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do something about it I don't think I could able to walk through any places any time and day you take over all the confidence and peaceful place they had to shoot please you guys could do something better for the community like playground light library…….
Sent from my iPhone

From: Joe O'Carroll [redacted]
Sent: November 15, 2023 2:43 PM
To: DNV Input
Subject: 1200 Block East Keith Road ... Zoning Bylaw Amendments

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We live on [redacted] and want to add our voice of opposition to the proposed 65 unit supportive housing complex on East Keith Road.

Our objection is fundamentally against the location of this complex in our community. You will, no doubt, hear many and varied reasons about why this is NOT the location for this development.

Our community has been through such huge turmoil over recent years with multiple infrastructural projects in the area ..... no more please.

This area includes a new and emerging vibrant community at Lynn Creek plus established suburban areas. The proposed development would inevitably bring more concerns and actual troubles to everyone in the area ..... from children and parents to seniors to business/shop owners to pre-school centres....

Our input to council is a firm REJECTION of this proposal.

Joe [redacted] O'Carroll

From: Elaine D. [redacted]
Sent: November 15, 2023 3:22 PM
To: DNV Input
Subject: Comment on Proposed Supportive Housing Project at 1200 East Keith Road in North Vancouver BC

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Municipal Clerk, DNV

I write this to express my concern for the Proposed Supportive Housing Project at 1200 East Keith Road in North Vancouver BC.

With all honesty your supportive housing project for drug addicts is doomed to failure. It is a disservice to these marginalized people. They won't be able to follow the rules required to live there. They will prefer to live outside, be outside and do their thing. The noise from the frequent sirens and heavy traffic congestion encroaches them from three sides. When they look out their windows there is a magnificent view of vehicles, trucks and gridlock. This hectic, noisy location will confuse them, agitate them and set them off.

This East Keith Road location is likely the most high density traffic interchange in North Vancouver. Your housing project puts these fragile people "right smack dab in the middle" of this intersection of the multi lane Trans Canada Highway, the five lane Mountain Highway and the five lane major east west artery East Keith Road.

This specific location is definitely unsafe for their compromised minds. They will be penned into a postage stamp of land and stacked on top of one another. This is only going to facilitate continued drug use. Not provide the possibility for transition to recovery. It is reminiscent of what the Federal Government originally did by confining the Indigenous to Reservations.

This East Keith Road Proposal is merely a frayed bandaid being applied to cover up a horrific, societal problem. This corner lot is woefully inadequate. Realistically, the location is unsaleable scrap land. So, let's just give it to the drug addicts, in the form of supportive housing under the guise of helping the Indigenous people.

Consider other more meaningful Solutions:

Look to the European models who are achieving success nationally and reducing overall drug addiction and helping the addicts into recovery.

Look to building a housing and rehabilitation community. A hamlet out in the country where there is space. Or clear some forest where there is more land. A chance to wander freely. A chance to fish. A chance to garden. Peacefulness. Build multiple small communal dwellings. Build little shops to employ them. A small grocery store, a clothing store or general store. A small restaurant or coffee shop. Let them work in the shops. Include a health and well being shop with professional support. Let them have a chance of perhaps normality. Provide daily methadone. Give them a real chance to want to change themselves.

Provide an environment more conducive to a genuine Indigenous setting. Living on the land, with the land and being part of nature … for that is in their DNA. This is where they may truly find a real chance for recovery.

Pivot the tens of millions of dollars you plan to put into this mid-rise tower in the middle of an traffic interchange. Invest these monies into a real workable solution with a more fitting location for these Indigenous people in crisis.

Respectfully submitted,
Elaine Dow
Resident of North Vancouver

Sent from my iPhone

From: Cameron [redacted]
Sent: November 15, 2023 3:30 PM
To: DNV Input; Mayor and Council - DNV; Ma.MLA, Bowinn; Mayor's Office DNV
Subject: Urgent Appeal for Reconsideration of Supportive Housing Project Proposal at 1200 East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Mike Little, Councillors of the District of North Vancouver Council, and Honourable MLA Bowinn Ma,

I hope this email finds you well. I am Cameron Strukoff, a dedicated resident in the DNV living in close proximity to the proposed development. I am reaching out urgently to express my heartfelt concerns regarding the current proposal for the supportive housing project at 1200 East Keith Road in North Vancouver, as outlined on the Let's Talk Housing BC website.

While I genuinely appreciate the intention behind creating 65 new studio apartments with support services for adults, seniors, and people with disabilities, I feel compelled to convey my reservations about the appropriateness of this specific location for such a development. Our community, renowned for its family-friendly atmosphere, coupled with its adjacency to a new elementary school, seven daycare facilities, and various playgrounds and parks, demands careful consideration of the housing needs of families.

The proposed site, surrounded by numerous daycare facilities and recreational areas, is not only crucial to the well-being of families and children in our community but is the heart of our neighborhood. My concern deepens as I contemplate the potential introduction of 65 studio apartments, predominantly designed for individuals, which seems to deviate from the family-centric character that defines our beloved neighborhood.

Moreover, it is imperative to bring to your attention the substantial opposition from hundreds of local residents concerning the proposed housing project. This dissent is rooted in the perceived mismanagement by Lu'ma, notably in relation to the Travelodge site in North Vancouver. Residents are troubled by the perceived inadequacies in Lu'ma's oversight, raising apprehensions about the potential recurrence of similar issues with the proposed supportive housing project.

Adding to this, there is a growing sense of anxiety within the community regarding the potential escalation of drug use and crime associated with the proposed housing. Recent experiences with the Travelodge site have heightened these concerns, leading residents to fear that a comparable situation could unfold at 1200 East Keith Road.

In Honourable Bowinn Ma's response to public feedback, she highlighted a desperate situation involving a mother and her children. While I deeply empathize with such circumstances, I am troubled by the realization that the current proposal may not adequately address the pressing needs of families in our community. In fact, the focus on studio apartments might inadvertently overlook the very demographic that requires immediate and focused assistance.

Given the gravity of these challenges, I strongly propose that the project be reconsidered and redirected towards affordable family housing. This adjustment would not only allay the concerns of local residents but would also better align with the true needs of our community. Families, single parents, and fixed-income seniors in our neighborhood are in urgent need of affordable housing options.

Furthermore, transforming the proposal to prioritize affordable family housing aligns seamlessly with the community's commitment to providing safe and nurturing environments[redacted]. This adjustment would not only contribute to the positive development of our neighborhood but would also significantly enhance the overall quality of life for all residents.

Given the overwhelming sentiment among local residents, I implore you to reconsider the current proposal and address these legitimate concerns before moving forward. The community seeks assurances that the management of the supportive housing project will be conducted with the utmost care and responsibility to prevent a recurrence of the challenges witnessed with the Travelodge site.

In conclusion, while I wholeheartedly support the concept of a facility for subsidized housing on Keith Road and Mountain Highway, I fervently urge the revaluation of the current proposal in favor of affordable housing tailored to the needs of families in our community.
I deeply appreciate your attention to this matter and eagerly anticipate hearing your thoughts on this crucial issue.

Thank you for your time and consideration.

Sincerely,

Cameron Strukoff
Resident of the District of North Vancouver

From: mohammad hossein karimi [redacted]
Sent: November 15, 2023 4:33 PM
To: DNV Input
Subject: Public Hearing for 1200 block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject: Opposition to Proposal for 1200 Block of East Keith Road - Public Hearing Concerns

Dear Council Members of North Vancouver,

I hope this email finds you well. I am writing to express my strong opposition to the proposed development at 1200 Block East Keith Road, which is currently under consideration for a public hearing.

As a resident of this family-oriented community, I believe this location is unsuitable for the proposed development for several reasons. Firstly, the area is predominantly inhabited by families with children, and introducing such a development may disrupt the peaceful and family-centric atmosphere we currently enjoy.

Furthermore, the community is rapidly growing, and the existing facilities, especially healthcare services, are insufficient to meet the needs of the increasing population. This raises concerns about the overall well-being and accessibility to essential services for both existing and future residents.

Additionally, the proximity of playgrounds to the proposed site makes the children in our community vulnerable to potential risks associated with increased construction activities, and later on to the risk of being exposed to inappropriate behaviors. Security is already a concern in our fast-growing neighbourhood, and introducing such a development without adequate stabilization measures may exacerbate the risk of break-ins and other security issues.

In light of these concerns, I kindly request that you take into careful consideration the potential impact this development could have on our community during the upcoming public hearing. It is crucial to prioritize the well-being and safety of the residents, especially the children who contribute to the vibrant and familial character of our neighbourhood.
There are lots of other location with less family-centric atmosphere that could be considered for this proposal.
Thank you for your attention to this matter, and I trust that you will consider the best interests of the community in your decision-making process.

Sincerely,
Mohammadhossein Karimimehrjerdi
[redacted]

From: Sara Mallette [redacted]
Sent: November 15, 2023 5:33 PM
To: DNV Input
Subject: 1200 East Keith Road Rezoning and Development

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern, my name is Sara Mallette [redacted]. I am writing to express my extreme opposition to the rezoning and development plan application located at 1200 East Keith Rd. [redacted] I know of many daycare's in the area including two located right on Brooksbank Avenue. Park Place daycare and sweet peas cottage Creek side. These childcare facilities don't just keep to themselves, they explore the beautiful walking trails and creeks located adjacent to their community care facilities. The proposed location seems extremely dangerous and not thought through considering the type of traffic that will be coming through the neighborhood. I implore you to please think about this long lasting decision on the impact they will have on the community and the families who live in the neighborhood. [redacted] I am not so sure that is the bright future we all envisioned moving and living here if this application goes through. With an application such as this, there are many more things to consider other than just location. Safety, security, crime prevention, substance abuse, overdoses, paramedic traffic, panhandling, arson, police presence, fire trucks, explosive materials, loitering, vandalism, theft, break and enters, identity theft, and car theft. Not to mention the fact there is a liquor store and a cannabis store located right at Park And Tilford shopping center. [redacted] Cloverly is planned to reopen fall of 2026 so many children will be walking to and from the two local elementary schools alone! Would you feel safe letting your child(ren) explore their surroundings with a facility such as the one proposed?

Thank you for taking the time to read my email.

Kind regards,

Sara
[redacted]

Sent from my iPhone

From: Satu Toivakka
To: DNV Input
Subject: East Keith Supportive Housing development
Date: November 15, 2023 6:52:40 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of council,

My letter is concerning the development proposal for supportive housing at **1200 East Keith Road in North Vancouver.** I am writing to express my deep concerns about the proposed development near my home, which has recently become the subject of our community's attention. I am a [redacted] resident in this beautiful area, drawn to its family-oriented environment, excellent schools, and vibrant community spirit. It is with a heavy heart that I bring forth my apprehensions regarding the potential impact of the proposed development on the safety and well-being of our community.

The decision to make Lynnmour my home was not taken lightly. My decision was driven by the desire to provide a safe and nurturing environment [redacted], with easy access to quality childcare and schools. I was particularly drawn to the family-oriented nature of this area, envisioning it as the perfect place to build a life [redacted]

The proposed development, however, has cast a shadow over these aspirations. My concern is not merely a personal one but one that echoes the sentiments of many residents who share similar dreams and ambitions. The proximity of this development to childcare facilities is alarming, as it has the potential to compromise the safety of our children and disrupt the peace of our community.

I understand the importance of supportive housing initiatives and the need to create inclusive environments. However, I urge you to consider the possible ramifications of allowing individuals with potentially criminal backgrounds to reside in close proximity to our schools and homes. While I wholeheartedly believe in second chances and rehabilitation, it is crucial to prioritize the safety and security of our families, especially those with young children.

The well-being of our community is at stake, and I implore you to reconsider the approval of this development. The ripple effect on nearby childcare facilities, recreational outdoor spaces and the overall tranquility of our neighborhood cannot be overstated. The decision you make today will shape the future of our neighborhood, influencing the lives of its residents.

I kindly request that you take into account the concerns raised by many residents, including myself, and make a decision that preserves the safety and family-oriented nature of our community. Your dedication to the well-being of our community is highly appreciated, and I trust that you will weigh this matter with the utmost consideration and sensitivity.

Thank you for your time and commitment to serving our community. I look forward to a positive resolution that ensures the continued prosperity and safety [redacted].

BR,

Satu Toivakka

From: Shanie Rechner
To: DNV Input
Subject: 1200 East Keith Road
Date: November 15, 2023 7:55:31 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

As a resident of Lynnmour and North Vancouver, I'm writing today to voice my strong opposition for the upcoming housing project at at 1200 East Keith Road.

While I fully understand the need for these types of developments, in theory they are ideal, but in practice have been observed time and time again to be greatly mismanaged. The poorly planned and poorly executed practices lead to failure for both it's residents and the surrounding community.

This will force many people to move for safety and well-being purposes, only to exacerbate housing issues as renters are faced with inflated rental prices once being displaced.

The proposed supportive housing development leaves residents concretely impacted by the potential introduction of individuals with complex needs into our immediate vicinity, including children and nearby daycares that would be adversely affected. Moreover, our existing safety concerns within the building, coupled with the prospect of increased crime rates and open drug use—issues seen in similar sites like the Travelodge with the same operator in North Vancouver—warrant a collective opposition to this development.

The safety of our community, the well-being of children, and the concerns about the safety of current residents and children in nearby daycares, as well as the new Cloverley elementary school being built in the area, are at risk with the fast-tracking of a supportive housing project that seemingly deviates from the District of North Vancouver’s Rental and Affordable Housing Strategy. The proposed project lacks a variety of unit types suitable for families, potentially

increasing crime in our residential area.

Moreover, concerns about Lu’ma not adequately supporting and addressing the mental health and addiction issues of their residents in the other properties they manage add to our apprehensions. The potential increase in policing required on an already stretched budget and resources, coupled with inadequate transit for the residents of the facility, raises further alarms.

Immediate action is crucial as the proposed project threatens the safety and property values of our community. I urge the Mayor and Council to reconsider the project's alignment with the Rental and Affordable Housing Strategy, conduct thorough consultations with the RCMP to address safety concerns, and review the suitability of the housing mix for District residents.

The urgency lies in protecting families and ensuring the optimal well-being of the community. Given the multitude of concerns raised, I strongly urge the Council to reject the zoning for the proposed development and explore alternative, more suitable sites that align with the well-being and safety of our community. This action would demonstrate a commitment to safeguarding the interests of all stakeholders involved.

I appreciate your time spent taking genuine consideration of all the voices weighing in on this.

Kind regards,
Shanie Rechner
[redacted]

From: [redacted]
Sent: November 15, 2023 8:06 PM
To: DNV Input
Subject: Keith Road Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the opportunity to join the on-line meeting regarding the proposed unit. As I stated in the meeting, I am wholeheartedly in support of the proposal *except* for the location. The highway interchange has not managed to decrease traffic congestion. There are still frequent, excessive traffic delays after 2 pm when trying to leave the North Shore. Adding to that by putting up a 65 unit building is perplexing. It was stated that few residents would have cars, but there will be the staff, support workers, visitors. Additionally, if this is approved, how would traffic be managed during the almost 2 years of building?

It was also mentioned that district land is limited, and yet, it seems there is plenty of space for luxury condos. (ie Lynn Valley mall area.)

I am both grateful that the district is focusing on addressing under-housed citizens, and frustrated that they seem unaware or dismissive of the frustrations of ongoing traffic concerns.

Respectfully,

Sherry Sutherland

From: Nicole Cook [redacted]
Sent: November 15, 2023 8:26 PM
To: DNV Input
Subject: East Keith Road Supportive Housing - public comment

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor, Council and DNV Staff,

I fully support the East Keith Road Supportive Housing project.

As a community we need to make space and provide services to those community members that are impacted by homelessness.

I attended the online information session this evening, and have learned that the building is not a homeless shelter, with transient residents, but will provide permanent housing for local community members in need of housing support.

As one of the speakers mentioned: Housing of all types is needed in all areas of our community.

I agree with the concerns others have raised on traffic and safety, and have heard that the anticipated traffic impacts are small, since only 10% of homeless people own a vehicle, and the access to the building is not likely to be directly off Keith Road, but from Lynmouth Ave to the east.

I do agree that maintaining trail access and limiting any damage or disruption to the Salop Trail in the area would be a high priority.

I urge council to approve this project, and find space for building more supportive housing in our community.

Regards,
Nicole Cook

Nicole Cook
[redacted]

From: Tamsin Guppy
To: [redacted]
Subject: East Keith Road - Housing for the Homeless with 24-7 Support Services - Public Input Process
Date: November 15, 2023 9:36:51 PM

Hi Niyousha,

Thank you for your comments, which will, along with all those received, be part of the public input that is shared with Mayor and Council as we lead up to the Public Hearing next week.

The District of North Vancouver, BC Housing, Lu'ma Native Housing Society and Vancouver Coastal Health have co-hosted four online sessions open to the public, one in-person public open house held at the Holiday Inn in North Vancouver, and offered smaller group meetings with neighbourhood groups upon request. Not all the sessions were full, and there was no limit on the in-person open house. In addition, to enable people to learn more about the project without attending an open house, the presentation from one of the earlier sessions was recorded and posted on the website. Similarly, the display boards from the in-person open house and some of the key links to information discussed at the open house can also be viewed at the project's BC Housing website: District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca)

In the virtual / on-line open houses the participation was limited to enable everyone time to ask their questions. Even then, with 30 people it was hard to get through everyone's questions in the time allotted for the meeting and each session ended up going a little over time to help ensure questions were answered. Staff also reminded participants that they could call or email staff for more information and several participants have done this enabling them to have more in depth conversations with the relevant staff.

Once again, if you do have comments about the proposal that you wish to share with Council you may do so by emailing input@dnv.org

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Niyousha Farah [redacted]
Sent: Wednesday, November 15, 2023 11:31 AM
To: DNV Input <input@dnv.org>; communityrelations@bchousing.org
Subject: Re: DNV Supportive Housing Input

Hi Cheryl,

I hope this message finds you well. I am writing to express my profound disappointment and concern regarding several aspects of BC Housing's recent information sessions.

The limitation of only 30 participants per Zoom meeting, combined with the lack of transcripts or recordings for past sessions, raises serious questions about accountability, inclusivity, and the sincerity of BC Housing in fostering an open dialogue with the public.

The arbitrary restriction of 30 people per meeting creates an exclusive environment that stifles broader community involvement. This hampers meaningful engagement and undermines the transparency that should be a cornerstone of such initiatives.

The absence of recorded sessions not only exacerbates the exclusivity issue but also hinders accessibility for individuals with visual or hearing impairments. It is essential to record and transcribe these sessions to ensure inclusivity for all participants, a fundamental aspect that seems to be overlooked.

The brief information session period for this project further contributes to quick sellouts and restricts community engagement. It is perplexing that these sessions are not shared publicly, leaving many residents uninformed about critical developments.

Equally troubling is the lack of transparency in not publicly posting the communities' questions and answers on the engagement website. This undermines the entire purpose of community engagement and leaves the public in the dark about the concerns and inquiries raised during these sessions.

In light of these compounded issues, I urgently request information on how to obtain a copy of the minutes, transcription, or recording of tonight's session. BC Housing must address these concerns promptly, rectify these issues, and prioritize transparency and inclusivity in its information sessions.

Thank you for your immediate attention to these critical matters.

Niyousha

On Wed, Nov 15, 2023 at 11:01 AM DNV Input <input@dnv.org> wrote:

Thank you for your email. The below has been circulated to Council and staff and will be included in the public input section of the public hearing binder for East Keith Road.

Cheryl Archer
Municipal Clerk's Office

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5

From: Niyousha Farah [redacted]
Sent: Wednesday, November 15, 2023 10:39 AM
To: Community Relations <communityrelations@bchousing.org>; DNV Input <input@dnv.org>
Subject: Re: DNV Supportive Housing Input

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Alex,

Thank you for your detailed response and the information provided. I appreciate the effort to address community concerns regarding the proposed supportive housing project at 1200 East Keith Road.

While I understand the outlined criteria for site selection and the commitment to providing services to residents, I want to emphasize our specific experience with Lu'ma Native Housing Society at the Travel Lodge location. Unfortunately, their presence there was associated with increased crime in the area and open drug use, impacting the safety and well-being of the community. It is crucial to consider the track record of Lu'ma as a neighbor and the potential risks associated with their operations.

Our primary concern is the safety of our community, especially with the proximity of daycares and families in the area. Given the challenges faced at the Travel Lodge site, we urge the Council to thoroughly evaluate the potential impact of this development on the safety and security of our neighborhood. Further consultations with the RCMP are essential to address potential safety risks adequately.

Moreover, we believe a better-suited site for such a development should include local access to a hospital, a police station, and safe drug use sites to ensure comprehensive support services for the residents.

Sincerely, Niyousha

On Wed, Nov 15, 2023 at 10:19 AM Community Relations <communityrelations@bchousing.org> wrote:

> Hello Niyousha,
>
> Thank you for taking the time to reach out to us. It's clear that you care deeply about the well-being of the community and want to ensure the best outcomes for everyone involved. Please know that all feedback is collected and shared with our project team, so they have visibility around the community's input. I did want to note that we did receive your Let's Talk inquiry as well.
>
> To provide a bit more context as to why this specific site was selected, DNV staff identified all the District-owned land resources, which included lands that could be available for development. Staff utilized this assessment of the District land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included:
>
> - a site that could accommodate 50-75 units,
> - access to transportation and other support services that the residents require,
> - good access to transit options, groceries, parks, and green space, and
> - a mix of community amenities available.
>
> I can also clarify that while the District does own a variety of parcels of land, not all are designated or appropriate for residential use, and of those that are residential, very few are right sized for a 65-unit apartment building.
>
> I hope to dispel the fact that there are no services provided to folks who are choosing to live at this proposed site. All residents in supportive housing have made that important choice to work towards living a healthy, stable life. We cannot assume that those who chose to live here will bring criminal tendencies. Every potential resident would be considered on an individual basis to ensure that services and programming provided by this site match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and **on-site** health care services. People who live in supportive housing need to abide by the rules outlined in the program agreement, including expectations for paying rent, maintaining the unit, involvement in individualized case planning, signing the Good Neighbour Agreement, and more. The Program Agreement also addresses expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and others. Here you will find an example of this agreement: Residential Tenancy Agreement Crime Free Housing Addendum (bchousing.org)
>
> Once folks are given an opportunity to come inside from our parks and trails, they can begin to stabilize their lives in a supportive and safe environment and begin to reintegrate and build positive community connections. In addition to emphasize measures taken around safety and security, this would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. With proposed 24/7 staffing Lu'ma Native Housing Society is in a good position to deal with and tend to any issue arising on site, while also ensuring the privacy rights of the tenants are upheld. If the project is approved, BC Housing and Lu'ma will share direct

contact information with the surrounding community and commit to keeping open lines of communication. Lu'ma staff would work with residents and the neighbours to foster good neighbourhood relations.

Our goal is to foster open communication and collaboration to address the concerns of the community. We are committed to finding a solution that balances the needs of vulnerable populations with the safety and well-being of the neighborhood. Thank you for taking the time to express your concerns. We value your input and will keep you updated on the progress and any developments in this matter via our Let's Talk page District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca). In addition, I am sharing with you our Community Benefits of Supportive Housing brochure, which provides data around supportive housing in our neighbourhoods that I hope you find useful.

Sincerely,
Alex
BC Housing Community Relations Team

From: Niyousha Farah [redacted]
Sent: November 12, 2023 5:42 PM
To: Community Relations <communityrelations@bchousing.org>
Subject: Fwd: DNV Supportive Housing Input

---------- Forwarded message ---------
From: **Niyousha Farah** [redacted]
Date: Thu, Nov 9, 2023 at 12:49 PM
Subject: DNV Supportive Housing Input
To: <input@dnv.org>

Hello,

I, amongst the hundreds and hundreds of others, would like to voice my opposition for the awful idea for "supportive" housing on E Keith and Mountain Hwy. [redacted] there are children playing in Bridgeman park, a daycare, and many young families nearby. This is a very developing neighborhood with many high and low rises about to be built. This location is not the spot to put severely mentally I'll transient people with substance abuse issues. This will ONLY increase crime and make everyone in this entire neighborhood feel unsafe.

Why was this location chosen? It's not close to any mental health, substance abuse, or medical care facilities. It's at a cross section of a busy road and where many young families live. You want to increase crime in this area with no actual plan to help these people?

What would help in relocating this proposal? I'd be happy to organize a petition with the hundreds, if not thousands of my neighbors near the area opposing this proposal.

Regards,

> An unhappy DNV resident.

From: Dani Chu [redacted]
Sent: November 16, 2023 8:36 AM
To: DNV Input
Subject: Supportive Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I've recently heard about a supportive housing project that is being proposed for East Keith Road. I've heard some residents of my building that are in opposition to the plan but I wanted to make sure to register as a resident of the neighborhood, my voice as a strong supporter of the project.

I think projects like this are incredibly important in our community. We need to take care of the members of our North Shore community. I believe in Housing First principles and believe that this is a great project to help enact those principles in our community.

Thanks,
Dani Chu
[redacted]

From: L. Tseu [redacted]
Sent: November 16, 2023 2:25 PM
To: DNV Input
Cc: L. Tseu
Subject: Zone 146 (CD146)

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear sir/madam,

I understand the need for a supportive housing for some people who are in need of care and support.

According to a recent newspaper article, the residents currently stay at Travelodge will be relocated to the proposed supportive housing **to be built at Mountain Hwy and Keith Road**. For the 2-3 years since Travelodge has been used, neighbouring communities have experienced increased crime and seen drug use openly around the property.

I oppose the supportive house to be built at the location chosen stated above.

From my personal perspective:

[redacted]

I do not want to feel fear [redacted] as i am avoiding East Hastings area.

I do not wish to see [redacted] a place where more shopping carts are abandoned on the streets and the Recycling Depot, garbage is scattered on the roads, smokers and drunks are hanging round in the alleys or bus stops.

[redacted]

I don't believe it is too selfish of me wanting to live and work feeling safe and with a peace of mind.

I respectfully ask you please **look to other locations** far away from my neighbours and community.

Kindly,

Linda Tseu
[redacted]

From: Community Relations
To: Niyousha Farah
Cc: DNV Input
Subject: RE: DNV Supportive Housing Input
Date: November 16, 2023 2:29:33 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Niyousha,

We're happy to do what we can. As you and I can both understand, there is more conversation and community collaboration to be had around this proposed supportive housing site. I want to assure you that your concerns will be taken into account as the Council evaluates the proposed development. The goal is to create a supportive housing environment that not only meets the needs of residents but also enhances the safety and harmony of the surrounding neighbours and community.

We've heard questions around how this site will compare to the Travelodge – and just to provide some information there, the site as you know is a former motel that is being used as temporary, emergency housing. In contrast, this proposed project at East Keith Road, if approved, would feature a purpose-built space meant to house vulnerable members of our community. The architect hired by BC Housing has lots of experience designing buildings like this, and has been working with BC Housing, VCH and Lu'ma representatives to design a building meant to foster inclusion and community among residents, and to address community concerns. In addition, Lu'ma already has a strong, positive relationship with the Car 22 program. This pilot program is a partnership between VCH, North Vancouver RCMP and the West Vancouver Police Department and is aimed at assisting marginalized and vulnerable populations in the community who face mental health challenges. Lu'ma endeavours to create and maintain positive community serving relationships benefiting those they serve, the community as a whole and Lu'ma as an organization.

I did want to advise you as well that there will be a public hearing hosted by the District of North Vancouver on November 21st. More information on the hearing and how you can participate will be on the DNV website. Public Hearing for 1200 block East Keith Road | District of North Vancouver (dnv.org)

Thank you again for sharing your thoughts, and please be assured that your input is heard and will be shared with our project team.

Sincerely,
Alex
BC Housing Community Relations Team

From: Niyousha Farah [redacted]
Sent: November 15, 2023 10:39 AM
To: Community Relations <communityrelations@bchousing.org>; input@dnv.org
Subject: Re: DNV Supportive Housing Input

Dear Alex,

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Our primary concern is the safety of our community, especially with the proximity of daycares and families in the area. Given the challenges faced at the Travel Lodge site, we urge the Council to thoroughly evaluate the potential impact of this development on the safety and security of our neighborhood. Further consultations with the RCMP are essential to address potential safety risks adequately.

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Sincerely, Niyousha

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> Hello Niyousha,
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> Thank you for taking the time to reach out to us. It's clear that you care deeply about the well-being of the community and want to ensure the best outcomes for everyone involved. Please know that all feedback is collected and shared with our project team, so they have visibility around the community's input. I did want to note that we did receive your Let's Talk inquiry as well.
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Our goal is to foster open communication and collaboration to address the concerns of the community. We are committed to finding a solution that balances the needs of vulnerable populations with the safety and well-being of the neighborhood. Thank you for taking the time to express your concerns. We value your input and will keep you updated on the progress and any developments in this matter via our Let's Talk page District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca). In addition, I am sharing with you our Community Benefits of Supportive Housing brochure, which provides data around supportive housing in our neighbourhoods that I hope you find useful.

Sincerely,
Alex
BC Housing Community Relations Team

From: Niyousha Farah [redacted]
Sent: November 12, 2023 5:42 PM
To: Community Relations <communityrelations@bchousing.org>
Subject: Fwd: DNV Supportive Housing Input

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From: **Niyousha Farah** [redacted]
Date: Thu, Nov 9, 2023 at 12:49 PM
Subject: DNV Supportive Housing Input

To: <input@dnv.org>

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Why was this location chosen? It’s not close to any mental health, substance abuse, or medical care facilities. It’s at a cross section of a busy road and where many young families live. You want to increase crime in this area with no actual plan to help these people?

What would help in relocating this proposal? I’d be happy to organize a petition with the hundreds, if not thousands of my neighbors near the area opposing this proposal.

Regards,

An unhappy DNV resident.

From: John Beresford [redacted]
Sent: November 16, 2023 2:34 PM
To: L. Tseu
Cc: DNV Input
Subject: Re: Zone 146 (CD146)

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Very well said.

On Thu, Nov 16, 2023, 2:25 p.m. L. Tseu [redacted] wrote:

Dear sir/madam,

I understand the need for a supportive housing for some people who are in need of care and support.

According to a recent newspaper article, the residents currently stay at Travelodge will be relocated to the proposed supportive housing **to be built at Mountain Hwy and Keith Road**. For the 2-3 years since Travelodge has been used, neighbouring communities have experienced increased crime and seen drug use openly around the property.

I oppose the supportive house to be built at the location chosen stated above.

From my personal perspective:

[redacted]

I do not want to feel fear [redacted] as i am avoiding East Hastings area.

I do not wish to see [redacted] a place where more shopping carts are abandoned on the streets and the Recycling Depot, garbage is scattered on the roads, smokers and drunks are hanging round in the alleys or bus stops.

I do not see myself having the means to move somewhere else.

I don't believe it is too selfish of me wanting to live and work feeling safe and with a peace of mind.

I respectfully ask you please **look to other locations** far away from my neighbours and community.

Kindly,

Linda Tseu
[redacted]

From: DNV Input
To: DNV Input
Subject: FW: [REDIRECTED]Complex Care Housing (Needs): Keith Road and [redacted] Social Housing Projects
Date: November 16, 2023 4:09:58 PM

From: Hazen Colbert [redacted]
Sent: Wednesday, November 15, 2023 6:35 PM
To: Mayor and Council - DNV <dnvcouncil@dnv.org>
Cc: Dan Milburn <milburnd@dnv.org>; District of NV Council [redacted]
Subject: [REDIRECTED]Complex Care Housing (Needs): Keith Road and [redacted] Social Housing Projects

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council,

I write in the context of me doing community policing and in the context of those patrols.

While I find it morally ok to support the Keith Rd [redacted] housing projects, and I submit this correspondence to the Public Hearing (where it will not be read) if, in fact, it is even posted, I must express disdain for the misrepresentation of these project to the community by DNV staff and BC Housing.

The Keith Road project includes 5 units for complex care housing. This form of housing was only introduced this year and BC Housing has NO learning curve of experience with it. **IT IS NOT IN OUR HOUSING CONTINUUM.**

Complex care housing is NOT supportive housing.

https://www2.gov.bc.ca/gov/content/mental-health-support-in-bc/complex-care-housing#how

> Complex care housing
>
> Complex care housing supports people living with complex mental health and substance-use challenges who are at risk of homelessness.
>
> www2.gov.bc.ca

It is far more extensive. Think about Michael Myers from the Halloween franchise living beside you.

The model is untested.

I add to my previous recommendations that grants be provided to existing homeowners and renters to pay for them to move away from the location.

I now add another recommendation:

Grants of up to $5,000 be provided for existing residents and commercial businesses to target harden their premises.

BTW do you know what the life expectancy is of a 20-year-old identified as requiring complex care housing?

Are you aware that 90% of residents of complex care housing in the past 12 months were living with their families before being removed from the residence?

Please mitigate the risks. Which I know you won't. But I have to make the recommendation.

Sincerely,

Hazen S. Colbert

From: Simon Bodlack [redacted]
Sent: November 16, 2023 7:35 PM
To: James Gordon; Signup; DNV Input; [redacted]
Subject: Re: Public Hearing for 1200 block East Keith Road
Attachments: [redacted] Letter of Concern.pdf

Hello,

Further to James' email below, I'm resubmitting my request for an opportunity to speak in-person at the public hearing to be held on November 21, 2023 in respect of the proposed supportive housing project at the 1200 block of East Keith Road. I will be speaking on behalf of the many owners who signed the attached letter, so I would like to request that I be able to speak longer than the general 2-minute allotment - please confirm how much time I will be given so I can prepare accordingly. I would also like to be able to reference one or two images on-screen - please confirm the process for this (am I able to bring a laptop or USB that I can plug in, or do I email the images in advance)?

Thank you,
Simon Bodlack
[redacted]

On Wed, Nov 8, 2023 at 12:04 PM James Gordon <gordonja@dnv.org> wrote:

> Good afternoon Mr. Bodlack.
>
> Thank you for your email.
>
> Your written submission will be included in the binder of submissions on this project.
>
> As for your request to speak at the November 21 public hearing, we are not permitted to sign up speakers until the agenda for the hearing is published on Tuesday, November 14. Please submit a request to signup@dnv.org on or after November 14.
>
> Let me know if you have further questions.
>
> **James Gordon**
>
> Manager of Administrative Services | Municipal Clerk | Corporate Officer

District of North Vancouver

355 West Queens Road

North Vancouver, BC V7N 4N5

From: Simon Bodlack [redacted]
Sent: Tuesday, November 7, 2023 10:55 PM
To: Signup <signup@dnv.org>; DNV Input <input@dnv.org>
Cc: James Gordon <gordonja@dnv.org>; [redacted]
Subject: Public Hearing for 1200 block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

This email is to submit comments in respect of the proposed supportive housing project at the 1200 block of East Keith Road and to request an opportunity to speak in-person at the public hearing to be held on November 21, 2023.

As I am submitting these comments on behalf of many owners, (undersigned in the attached letter), I would like to request the opportunity to read the entire letter at the public hearing, which will take longer than the time generally allotted to a single speaker. I would also like to have the letter available on the screen so the images in the letter can be referenced. Please confirm this is acceptable.

Thank you,

Simon Bodlack

[redacted]

[redacted]

North Vancouver, BC

October 28, 2023

North Vancouver District Hall

355 West Queens Road

North Vancouver, BC V7N 4N5

Attention: Mayor Mike Little and District of North Vancouver Council

RE: Proposed supportive housing project at 1200 East Keith Road

Dear Mayor Little and Members of Council:

We, the undersigned, are the owners of the East 8th Steet & East Keith Road neighborhood and represent the homes highlighted blue on the map below:



We want to make you aware of how troubled we are by Mayor and Council's plan to develop a supportive housing project [redacted]

With an array of seniors, single women, and families [redacted], we are concerned for the risk that this proposed facility poses on our safety. We are further concerned about the impact this will have on our property values.

We are confused as to why Mayor and Council are "fast-tracking" a proposed project which does not seem to properly align with the DNV's Rental and Affordable Housing Strategy. We are further concerned with reports in local papers suggesting "some members of council signaled their unambiguous support" even in advance of a public hearing or receipt of feedback from the community.

The Rental and Affordable Housing Strategy begins by determining the area of focus for the policy, and Council is advised to "focus on the needs of low and low to moderate income earning households that are most likely to face challenges in finding appropriate and affordable housing." On the spectrum of housing types, this is noted as "social, low end market rental, and market rental housing." Supportive housing is not identified as an area of focus in the strategy. The policy also advises Council to "ensure that new rental includes a range of units, (i.e. number of bedrooms) to suit the needs of families and other households." The proposed project has 65 studio apartments – there is no range of units and not a single unit is suitable for families.

The Housing Needs Update Report, July 2023, notes supportive housing as "safe houses, emergency housing, and transition and recovery housing." It notes that BC Housing as of Mar 2021 had a waitlist of 768 applicants for subsidized housing, and a waitlist of 53 units for supportive housing. The demographics for those on the subsidized housing waitlist were mainly seniors, followed by families and people with disabilities. The demographics of the 53 people waitlisted for supportive housing were not identified. The report notes that the District is currently working with BC Housing and RainCity Housing to develop 60 units of supportive housing for women and women-led households. As this unit count already exceeds the number of people on the supportive housing waitlist, it is unclear why there is a need for 65 studio apartments of supportive housing versus additional subsidized housing for seniors and families/other forms of housing.

Based on the information in the Housing Needs Update and the staff report to Council dated September 18, 2023, and based on the fact that 60 units for women are being developed elsewhere in the District, the proposed project would appear to be targeted first to homeless adult males with "mental health, substance use supports, palliative care, or other health needs." It appears the perceived need is arising primarily based on the "ongoing challenge with having only one shelter on the North Shore." The rental rate of $500 per month is likely indicative that the target residents are not anticipated to be employed. We understand that the Official Community Plan encourages the development of "supportive housing for those with mental health and/or addiction issues" among other things.

It is well known anecdotally that crime is rampant around the City of North Vancouver shelter, with residents in the nearby developments experiencing frequent thefts. Has the District spoken with the RCMP about these challenges? What measures is the District taking to ensure that crime does not increase as a result of this proposed development? We heard in the first reading that the selected housing operator has a history of not cooperating with the police – has this allegation been investigated? How involved has the RCMP been in this process? It is commonly reported that most of the homeless population in Vancouver comes from outside of Vancouver[1] – will this project actually serve the needs of the residents of North Vancouver, or is it meant primarily to put a roof over the heads of the transient homeless population that is drawn to Greater Vancouver for its temperate

climate, access to drugs, etc.? How will the criminal history of residents, if applicable, be screened and disclosed to the community?

Our expectation is that the proposed development will increase crime in our community.[2] At the same time, we acknowledge that there is a need for supportive housing in Greater Vancouver, and that if administered well it can help people come out of poverty and homelessness. However, the safety risks associated with bringing 60 single-person studio units and five complex care housing units that will only be available to those with "mental health and addiction challenges" into our residentially zoned community cannot be glossed-over or fast-tracked, and it is not a risk we are willing to take [redacted]

Our community is a ground-oriented single family community, which is the least safe form of housing. Our properties are currently designated RES5 in the Official Community Plan, but developers are not knocking on our doors to redevelop as the designated density is insufficient to make it a profitable endeavor. The proposed project brings with it a stigma, and, unless Council heeds our requests, will inevitably cause us harm by decreasing our property values, irrespective of efforts to "educate and advocate." Urban planners/policy drafters may whitewash the risks associated with "mental health and/or addiction issues," but the general populace, police and first responders are not ignorant of these risks.[3] We feel the potential safety risks associated with this project will change the dynamic of our family-oriented community, and will make it difficult for us to relocate within North Vancouver as other families will no longer want to buy a ground-oriented home in this location.

All things considered, we must oppose this project in order to protect our safety, [redacted] and the value of our properties. Council can choose to write this off as "NIMBY-ism," and ignore our concerns; however, having some knowledge of this Council, we trust you will diligently attend to our concerns and work on our behalf to provide an optimal solution for all stakeholders. We can agree to support this project if Council will agree to our requests as outlined below:

1) That Council investigate the feedback provided at the first reading and consider adopting a Bylaw in conjunction with the approval of this project requiring all housing operators working within the District of North Vancouver to cooperate with the RCMP.

2) That Council meaningfully consult with the RCMP (including interviewing/soliciting feedback from officers) to better understand the risks associated with this form of housing and obtain advice respecting what measures Council can take to make this project as safe as possible for the community.

3) That Council review whether or not the proposed unit mix and form of housing is best meeting the needs of District residents. It is not immediately obvious that this is the case in reading the objectives of the policies and papers prepared to date.

4) That in conjunction with the rezoning of the site, Council also amend the OCP designation from RES5 to CRMU3 for the properties [redacted]



The below provides more context in respect of our final request. The Rental and Affordable Housing Strategy encourages Council to "consider opportunities for density/height bonus zoning, on a case-by-case basis, to facilitate provision of affordable housing." Though the intent of this policy is undoubtedly referring to the property on which the affordable housing is to be constructed, we encourage Council to 'think outside the box' in these circumstances and increase the density designated to our properties to make it financially compelling for developers to acquire and redevelop our homes to a safer form of housing. High-rise buildings are the safest form of development as they minimizes the building footprint and potential access points for criminals at grade level while increasing 'eyes on the street,' and, as long as District permits the construction of market housing, they potentially provide enough scale to make it a worthwhile endeavor for a developer to consider an assembly/rezoning.

In addition, we believe a high-rise designation is the appropriate designation for our properties for the following reasons:

1) The properties have direct access to Highway 1 (westbound and eastbound) and are in the ideal location within the District to provide much needed housing while minimizing negative impacts on traffic;

2) The properties are bounded by Highway 1 to the north; therefore, high-rises in this location would not shadow existing residences or block existing views;

3) The properties are immediately across from an existing high-rise on the south side of E Keith Road, and kitty-corner to high-rises on Mountain Highway and E Keith Rd.

4) The properties are already serviced by a traffic signal at the intersection of E Keith Road and Lynnmouth Avenue;

5) The properties border an existing trail network that connects (via a string of existing and proposed high-rises) to Phibbs Exchange.

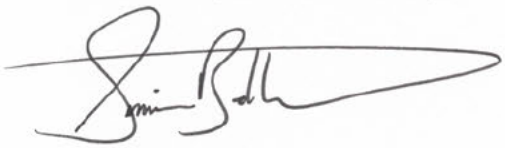
6) E Keith Road is both a bike route and frequent transit corridor.

7) The properties are walking distance to Superstore, Save-on-Foods, Shopper Drug Mart, Park & Tilford Mall, Bridgman Park, and all other services and amenities (recreation, daycare, financial, etc.)

8) The properties are adjacent to City of North Vancouver employment-designated lands.

In re-designating our properties, you will improve the future safety of the community and give us a better chance of being able to relocate within the District and continue to live and raise our families in the community we love.

Thank you for your consideration,



Simon Bodlack

[redacted]



Adam Moldenhauer

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Footnotes:

[1] https://dailyhive.com/vancouver/vancouver-homeless-national-crisis-epicentre

[2] https://www.nsnews.com/local-news/crime-severity-ticks-up-on-north-shore-says-statcan-7371438

[3] https://vancouverisland.ctvnews.ca/crime-on-the-rise-near-nanaimo-s-new-supportive-housing-centres-1.4373182

Further Reading:

https://www.cjdctv.com/kpac-details-issues-with-supportive-housing-building-near-daycare-altercations-and-open-drug-use-near-kids-1.6605664

https://globalnews.ca/news/9903006/bc-supportive-housing-death/

https://www.cbc.ca/news/canada/british-columbia/kelowna-supportive-housing-healthcare-needs-study-1.6817613

https://vancouversun.com/news/local-news/review-of-problem-plagued-maple-ridge-supportive-housing-project-leads-to-recommendations

https://vancouverisland.ctvnews.ca/not-safe-victoria-police-chief-calls-for-changes-to-supportive-housing-system-1.6242299

https://infotel.ca/inhome/is-crime-a-legitimate-concern-for-kelowna-supportive-housing/it96518

https://www.cbc.ca/news/canada/british-columbia/yaletown-crime-police-1.5637661

From: Jennifer Yip [redacted]
Sent: November 16, 2023 9:33 PM
To: DNV Input; Mayor and Council - DNV
Subject: Concerns about Proposed Supportive Housing Project at 1200 East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I am a resident [redacted]

I understand the necessity for supportive housing. However, my concern lies in the fact that our neighborhood is filled with new families, especially those with young children. Supportive housing, as explained by Lu'ma Native Housing Society in their Q&A session and through online research, aims to assist people grappling with addiction and mental health challenges. This proximity of individuals facing these struggles to a community brimming with young children and families worries me deeply. Hence, I strongly advocate relocating this development to an area nearer to essential support services like hospitals, and provincial aid, which these individuals will require.

While I sympathize deeply with the need to aid vulnerable individuals, recent history with Lu'ma Housing, especially the management concerns surrounding the homeless housing development at the North Vancouver Travelodge resulting in eight tragic deaths, exacerbates my apprehensions about this project within our community.

Lower Lynn Town Centre was envisioned to cater to young working adults and families, leading to the development of Seylynn village to fulfill this Community Plan. However, the influx of young families and downsized elderly couples into the neighborhood raises concerns. Families with young children and elderly couples will find it challenging to coexist safely alongside individuals grappling with addiction and mental health issues.

In conclusion, while acknowledging the importance of supportive housing initiatives, I urge you to consider an approach that prioritizes the needs and values of our family-oriented community, aligning with the district's Community Plan. Thank you for your attention to this matter.

Warm regards,
Jennifer Yip Concerned Resident of the District of North Vancouver

From: Kalen Emsley [redacted]
Sent: November 16, 2023 9:48 PM
To: DNV Input
Cc: [redacted]
Subject: Concerns and Request for Transparency Regarding Supportive Housing Project in Lynnmour

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear District of North Vancouver Officials,

As a resident [redacted], I am reaching out with profound concerns regarding the proposed supportive housing project in our neighbourhood. Please reconsider the suitability of this project's location and its focus, which seems misaligned with the needs of our community.

Unsuitability of Project Location and Focus:
The proposed housing project is primarily aimed at individuals with complex care and addiction needs. This focus neglects the significant demand for family housing in our family-centric neighborhood. The location chosen for this project appears unsuitable, given the demographic and the existing needs of our community.

Demand for Transparency and Accountability:
I am deeply disturbed by the allegations of censorship and deletion of 55 pages of public input, which is said to include crucial information on potential family support. This act of silencing community voices is not only unacceptable but raises severe questions about the transparency of the decision-making process. I demand an explanation for this deletion and urge the District to maintain openness in its actions.

Inquiry on Council's Stance and Decision-making Process:
I request clarification on the District of North Vancouver Council's stance regarding this project. How were the decisions made, and what considerations were given to the residents' input? The lack of public engagement, including the reported limited attendance Zoom meetings with no recordings or minutes, is worrying. This approach does not reflect a democratic process where community voices are heard and valued.

Mismanagement Concerns and Re-evaluation Request:
Reports of mismanagement by Lu'ma and the issues witnessed at the Travelodge site are alarming. These instances should prompt a thorough re-evaluation of the project, taking into account the concerns raised by residents like myself.

Impact on Families:
The project's current trajectory appears to undermine the well-being of families in Lynnmour, redirecting essential resources. It is unsettling that decisions are being made without fully understanding their impact on the community, especially on families who form the backbone of Lynnmour.

Our community deserves to be heard, and decisions impacting us should be made with our input and best interests at heart. As we prepare for the upcoming public hearing, I hope for a constructive dialogue and earnest consideration of these concerns.

Thank you for your attention to this matter. I look forward to your prompt and transparent response.

Sincerely,
Kalen Emsley
[redacted]

From: Cameron [redacted]
Sent: November 16, 2023 10:29 PM
To: Ma.MLA, Bowinn; Mayor and Council - DNV; DNV Input
Subject: Deleted Public input on the East Keith Road Supportive Housing Project
Attachments: Public-input-keith-road - November 16.pdf; Public Input Keith Road - November 15.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi All,

I wanted to draw your attention to that a significant amount of emails and input have been deleted from the public input of the East Keith Road Supportive Housing Project, going from 166 pages of input yesterday to 111 today including the MLA's email on the topic with other people noting their input is missing as well. I have attached both for reference.

The nature of this deletion, particularly given the prevalence of comments expressing dissent toward the proposed project, raises questions about transparency and the democratic process and I hope it can be resolved in an expedited manner given the upcoming public hearing and all input is considered by the council and reviewed by the public.

Thank you,

Cameron Strukoff

From: Kaitlin Hebron
Sent: November 17, 2023 9:15 AM
To: DNV Input
Subject: FW: Comments on East Keith Road Supportive Housing Project

-----Original Message-----
From: Elaine D. [redacted]
Sent: Thursday, November 16, 2023 11:38 AM
To: Mayor's Office DNV <mayor@dnv.org>; Jordan Back <backj@dnv.org>; Betty Forbes <forbesb@dnv.org>; James Hanson <hansonj@dnv.org>; Herman Mah <mahh@dnv.org>; muri@dnv.org; Catherine Pope <popec@dnv.org>
Subject: Comments on East Keith Road Supportive Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Honourable Mayor and Councillors

I write this to express my concern for the Proposed Supportive Housing Project on East Keith Road.
My submission is in two parts:

1. Consider other more Meaningful Solutions, and
2. The Current Proposal is likely to fail.

1. Consider other more Meaningful Solutions:

Pivot the tens of millions of dollars planned for this mid-rise housing tower in the middle of a major traffic interchange. Invest these monies into a real workable solution with a more fitting location and an appropriate environment for these Indigenous people in crisis. A plan that endorses recovery coupled with housing.

Look to the European models who are achieving success nationally and reducing overall drug addiction and helping the addicts into recovery.

Look to building a housing and rehabilitation community. A hamlet with a country feeling, where there is more space. Or clear some forest where there is more land. A chance to wander freely. A chance to fish. A chance to garden. Peacefulness.

Build multiple, small communal dwellings. Build little shops to employ them. A small grocery store or a general store. A coffee shop. A health and well being shop with professional support. Provide daily methadone. Let them work in the shops. Let them help build new shops. Let them have a chance of perhaps normality. Give them a purpose within their new community. Give them a real chance to want to change themselves. Allow them a reason to live.

Provide an environment more conducive to a genuine Indigenous setting. Living on the land, with the land and being a part of nature … for that is in their DNA. This is where they may truly find a real chance for recovery.

2. The Current Housing Proposal is Doomed to Failure.

With all honesty your supportive housing project for drug addicts is doomed to failure. It is a disservice to these marginalized people. They won't be able to follow the rules required to live there. They will prefer to live outside, be outside and do their thing. The noise from the frequent sirens and heavy traffic congestion encroaches them from three sides. When they look out their windows there is a magnificent view of vehicles, trucks and gridlock. This hectic, noisy location will confuse them, agitate them and set them off. That some, in their altered state of mind, will be hit by cars as they walk across the aggressive five lane intersection, is with absolute certainty.

This specific location is definitely unsafe for their compromised minds. They will be penned into a postage stamp of land and stacked on top of one another. This is only going to facilitate continued drug use. Not provide the possibility for transition to recovery. It is reminiscent of what the Federal Government originally did by confining the Indigenous to Reservations.

The East Keith Road plot is within a high density traffic interchange in North Vancouver. Your housing project puts these fragile people "right smack dab in the middle" of this intersection of the multi lane Trans Canada Highway, the five lane Mountain Highway and the five lane major east west artery East Keith Road.

The East Keith Road Proposal is merely a frayed bandaid being applied to cover up a horrific, national problem. This corner lot is woefully inadequate. Realistically, the location is unsaleable, scrap land leftover from the construction of the new highway interchange.

So, under the guise of helping the Indigenous people, let's give it to the drug addicts. These people have difficulty fitting into society as it is. Locating them on this corner is only going to acerbate their condition. The chance of real long term success is slim to none.

Respectfully submitted
Elaine Dow, [redacted]

[redacted]

From: Kevin Lee <KevinL@harvestproject.org>
Sent: November 17, 2023 9:30 AM
To: Mayor and Council - DNV
Cc: DNV Input; Eirikka Brandson
Subject: In support of plan for the East Keith site

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

District of North Vancouver Councillors,

I'm writing this email representing Harvest Project and on behalf of the many North Vancouver District residents that we serve – in support of the District's plan to build supportive housing at the East Keith site, along with your partners, BC Housing, Lu'ma Native Housing Society, and Vancouver Coastal Health.

Harvest Project is a registered charity based in the District of North Vancouver that has been serving residents of the North Shore for 30 years. We provide a holistic range of services to individuals and families who find themselves on the margins in our community. We are broadly supported by residents, businesses, foundations, governments and community groups.

The single, overwhelming challenge facing most of our hundreds of clients and their families, is the struggle to find available and affordable rental housing. This challenge has become central to so many lives and prevents people in our community from engaging with their work, studies, and care for their children – given the threat of housing insecurity and even homelessness.

For the past several years, Harvest Project has operated the North Shore Rent Bank – an initiative that offers no-interest loans to North Shore residents who need rental deposit funds or need to cover rental arrears or utilities arrears payments. Our program is a community-based alternative to payday loan operators. To date, we have engaged with and been able to keep more than 500 residents securely housed for at least a year after their receipt of funds. Recipients are employed or receiving benefits and are contributing to the larger community, yet they are on the front-lines of the brutal rental housing market on the North Shore. Recent statistics indicate that North Shore municipalities have the highest monthly rental prices in Canada and these prices are completely out of sync with family incomes. More supportive housing units will be vital to the mix of rental housing to be available if this community is to thrive.

To conclude, Harvest Project supports the plan for this housing development on the East Keith site by the District of North Vancouver. We are confident that the 60 studio homes and five units with Complex Care Housing services will provide supportive housing that is desperately needed by members of North Shore communities who are experiencing or at risk of homelessness. It represents a timely and appropriate decision by the District – one that will enhance the overall health of the North Shore.

Sincerely,

Kevin

Kevin J. Lee (he/him) - Development Officer
Harvest Project
1073 Roosevelt Crescent
North Vancouver, BC V7P 1M4
c 604.240.3596 p 604.983.9488 x312

www.harvestproject.org

I respectfully acknowledge that the lands on which I live and work are the traditional, ancestral and unceded homelands of the Coast Salish peoples, including the xʷməθkwəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and Səl̓ílwətaʔ/Selilwitulh (Tsleil-Waututh) Nations.

From: Kaitlin Hebron
Sent: November 17, 2023 11:29 AM
To: DNV Input
Subject: FW: Support for East Keith Road supportive housing project...

From: Martyn Schmoll [redacted]
Sent: Friday, November 17, 2023 11:23 AM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Support for East Keith Road supportive housing project...

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and council,

I'm writing to register my support for the East Keith Road supportive housing project up for discussion on Tuesday, November 21.

The 2023 Homelessness Count survey shows that the number of people experiencing homelessness on the North Shore has risen sharply over the past three years, increasing 39 per cent to 168 in 2023, from 121 in 2020. It's clear that some sort of response is necessary.

Happily, the District of North Vancouver OCP commits to addressing these issues and serving these residents.

"The District's objective is to provide, facilitate and support a range of community programs and social services that meet the needs of the community. Most citizens need community support and social services at some point in their lives. A strong network of community programs and services for children, youth, adults, families, seniors, **at risk populations**, and those with a range of abilities and means, supports individuals and a healthy community." (Section 6.3 Community Services, Programs, and Facilities p58)

This is an opportunity to lead. Please support this important project.

Regards,
Martyn Schmoll

From: yamini bisht [redacted]
Sent: November 17, 2023 12:01 PM
To: bowinn.ma.MLA@leg.bc.ca; DNV Input
Subject: Concerned about 1200-block-east-keith-road BC Housing project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

https://www.dnv.org/events/public-hearing-1200-block-east-keith-road

Hi,

We are very concerned with this housing project. [redacted] it is absolutely vile to think you can build such a project at this location so close to little ones. Do the city planner not know there is a daycare and playground right across the street? Who is going to take responsibility when kids get exposed to all the problems - especially drug use and an increase in burglary - that come with such projects? Is the RCMP going to vet each and every resident who will be living in these units?

Why doesn't the council look at alternatives like building a senior citizen home or a new school or a community centre or a new day care facility at this location? These are the things that we actually need, in our family-oriented growing community. We oppose this project, it has not been thought out. This is not a good location for housing people who have complex needs.

Thank you,

Yamini Bisht, [redacted]

From: Elaine Burak [redacted]
Sent: November 17, 2023 12:09 PM
To: Mayor's Office DNV; Jordan Back; Betty Forbes; James Hanson; Herman Mah; Lisa Muri; Catherine Pope; DNV Input
Subject: East Keith Supportive Housing Proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Councillors,

Subject: East Keith Road Supportive Housing Proposal

I am writing regarding the proposed supportive housing project on East Keith Road in North Vancouver. First a few questions then some observations and concerns.

Questions:

1. It is stated that the facility will have 24/7 support services. How many support workers will there be for 65 people 5 of which have complex care needs?
2. What guarantee is there the level of supports will be maintained in the future with changes in government, changes in political and public support, changes in management etc.?
3. What will the ratio of male/female residents be?
4. What other sites were explore and why was this one ranked highest on that list?

Observations and Concerns:

Site Suitability

1. There are no mental health support services, addiction support services, safe drug use facilities, health clinics, income and disability assistance services, etc... or anything of this matter nearby and that will not help with their transition into this housing.
2. A more appropriate area would be near a local hospital, mental health services, police and fire stations and a WorkBC centre. In North Vancouver the only area that has these services nearby is Lonsdale.
3. It seems ill-suited to put such a facility in very close proximity to public and private daycares, the new Cloverley Elementary, a new public rec centre, a family recreational facility, Bridgeman Park, a large newly constructed playground, local trails and residential housing. It seems completely contradictory to the Official Community Plan of the area which calls for: Class: Parks, Open Space, and Natural Areas.
4. The facility will be located on the intersection of two six lane very busy roads with very little setback from the roads. A very unsuitable location for people with drug or alcohol addiction and/or living with complex problems.
5. The intersection of Keith Road East and Mountain Highway is arguably the busiest on the North Shore. There will be a traffic nightmare created in the area during construction of this project which is proposed to last for three years.

6. There is no good spot to add an entrance for work crews and nowhere nearby to use as a worklot/parking lot for crews etc.

Concerns:

1. This is a piece of taxpayer land that could be better used for much needed affordable housing for homeless families, those on disability and others. To put in a "low-barrier" "wet" facility seems totally inappropriate for the area.
2. BC Housing has done nothing to address the community's concerns and Lu'ma confirmed they will not screen for criminals or drug users, and not remove them from the housing if they commit crimes in the area.
3. I have no direct experience with Lu'ma but the research I have done seem to point to a history of not adequately supporting and addressing the mental health and addiction issues of their residents in the other properties they manage. The concerns over this being a wet facility where they can freely use drugs near schools, daycares, playgrounds and residential homes, along with the lack of management of this type of supportive housing, are why many people are opposed.
4. I'm happy for there to be housing here, but I am not happy for it to be low-barrier and for people who are actively using drugs and committing crimes to be funnelled into the neighborhood.

I attended the Open House on November 14 and was given very generic answers or even no answers to some questions. I felt the public's concern for community safety was not acknowledged, and there was a fair bit of whitewashing and glossing over important questions. There seems to be a fast track to approval and valid community and taxpayer concerns are being dismissed.

My opposition is not to supportive housing for families, single mothers, people with disabilities, the working poor or the homeless, on the contrary I completely support this type of housing and know that we need more of it. My opposition is to a facility which allows open drug use and has a low barrier policy of admission being inserted into a residential neighbourhood.

Sincerely,

Elaine Burak

[redacted]

[redacted]

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

November 15, 2024

Attention: His Worship Mike Little, Mayor of North Vancouver District

Dear sir:

Re: Proposed supportive housing project at 1200 block of East Keith Road

We [redacted] have reviewed the supportive housing development plan and appreciate your taking the time to listen to our views about this project and the possible modifications and alternative solutions in the best interest of our community.

Supportive housing is necessary, but it must be built at a location with enough accessible, supporting means. Our neighbourhood has been a peaceful and calm area, making it exposed, vulnerable, and unprepared to embrace the possible residents of the new buildings. Bridgeman Park is not patrolled compared with parks near such complexes, and our building's large parkade has no gates or security. The supportive housing end users are potentially engaged with issues such as drug consumption, possible violence, aggression, mental problems, and misdemeanors of any sort. The target residents of the proposed project will not be happy either because the services they need are not accessible to them, and based on the residents' previous experience with such cases, we can unequivocally say the project will burden us with severe issues, direly impacting the safety and well-being of our neighbourhood.

The documents provided in the info sessions contain outdated and irrelevant statistics indicating the decision has been made based on unreliable sources, which entails a comprehensive reconsideration of plans and decisions.

The recent developments on the east side of Lynn Creek have absorbed new families and elevated the community, but the proposed plan will jeopardize the safety and will upset the well-being of the existing residents. The community needs a library for example; the nearest one is far away and the location could be alternatively used for such purposes.

The location is to be used to help the 65 particular residents linger on at the expense of endangering hundreds of children and their families living in the neighbourhood. Those young people are the future of our city and country and we owe our peace today to their parents and senior residents of the neighbourhood.
How would the council react if the living conditions of the existing residents are compromised and their safety is taken away as a consequence of the city's decision to proceed with this project?

To conclude, [redacted] after comprehensive review of the project documents, history of similar cases, and deliberation, express our opposition, anguish, and concern about this project. We also propose to build a library or a medical centre that is absolutely needed in our densely populated area, as an alternative solution.

Your support and attention is highly appreciated, giving us confidence that we voted for the right person.

Respectfully,
[redacted]

Enclosure (1): Summary of supporting rationale and clarifications

CC: Councillors of the North Vancouver District

[redacted]

Attachment to the [redacted] letter dated November 15, 2023
The following list provides the rationale behind our opposition to the proposed supportive housing project:

1. Primarily, the loss of security and safety is our greatest worry. It is proven that individuals who use drugs, and sufferers of mental illnesses, do not have enough control over their behaviours. With the smallest of triggers that are unique to the mindset, they can be activated, and their subsequent response will be quite irrational which leads to conflicts of all kinds.

2. In many incidents involving the said individuals, violent attacks have taken place and the results have been either fatal or damages beyond repair to the innocent victims both physically and emotionally that last a lifetime.

3. The density of the trails and the larger parks around us, along with pathways that hold many hiding spots, in addition to isolated overpasses, and dark and secluded areas around our neighbourhood, provide ample hidden hang-out spaces that are inviting for some who want to use drugs or drink alcohol, or do other things. These conditions can place the safety of the neighbours, park users, and the children using those places and the playground, in danger.

4. Experience has shown how drug paraphernalia, broken bottles of alcoholic beverages on the grounds, and littering of all sorts will become a common sight in the parks, playgrounds, and streets as the substance users/abusers and the mentally impaired, lack the capability to pay due care and attention.

5. The dense, hidden, and tricky spots are very close to the highly sensitive and vulnerable establishments that require extra security, and they include kindergartens, day-cares, elementary schools, children's playgrounds, single-family homes, and our own dense backyard with exposed interior and widely open parking lots. At stake are the safety of our properties, children, elderly, women, and even men.

6. Some of us have experienced several types of disturbances caused by mental health and addiction sufferers, and this will become a reoccurring reality if we become forced to live close to such individuals. Incidents of violent shouting, drunken or drug-induced loud rantings, abnormal activities derived from delusions and hallucinations, making strange and disturbing noises, vandalism, and vomiting on the street and in the parks and pathways, are certainly among the extremely hard to bear troubles we will be forced to experience. Occurrence of incidents of such have been seen day and night on sites where substance users and mentally ill individuals reside. One example is the North Shore Shelter and Housing Centre – Lookout Society.

7. Several of us have spent some time observing the housing Centre and quite a few despicable actions are what we saw. Therefore, we certainly oppose having our serene environment turn into an area where we will have to witness and suffer from experiencing first-hand, these kinds of highly bothersome and stress-causing activities in our own neighbourhood.

[redacted]

8. We need to have peace, quiet and serenity to have enough energy and sanity to continue to work hard, contribute to the society, provide money to be spent on many programs, pay our bill, property taxes, income taxes, etc. Yet, the drug addicts and sufferers of mental illnesses, are usually either unemployed and on disability payments, or are incapable of carrying on with a fulltime job or a career; so, the sufferings for us won't matter to them.

9. Please have a look at the Google reviews on North Shore Shelter and Housing Centre – Lookout Society. In one of the prominent, relatively recent reviews, a resident of the housing complex has attached to his review an indecent photo of a half-naked man in a park and close to trails. It is not clear if the individual in the picture is actually the resident himself or not, but regardless, this is among the examples of how we can expect inappropriate behaviours and actions by having problematic groups live and hang out close to our children, elderly, women and vulnerable members of our community. These kinds of happenings will lead into serious conflicts and dangerous situations.

10. Some other reviews also point out how violent individuals who use drugs and alcohol, stay in a place where these are prohibited. We can imagine what can happen if residents of a neighbouring supportive housing do not prohibit substance abuse or drug use and do not mandate rehabilitation for any of their residents' highly perturbing problems.

11. The HEALTH of our community members will be put into danger as well. Being constantly on alert creates a permanent feeling of living on the edge. Living in fear instead of living with a sense of serenity, safety and security, does result in the deterioration of the physical and emotional well-being of the peaceful, hardworking, tax paying and law-abiding residents of the neighbourhood who are not used to violence and intimidating and dangerous incidents. Traumas that can be created by the conflicts will be a permanent health issue and the decline in our health can create an additional burden on the highly overloaded medical system that we are experiencing today.

12. As you all are aware, physical activities and enjoying the outdoors have a positive impact on having better health. People's health will turn for the worse when people give up their activities due to having to constantly be looking over their shoulders and expect to experience traumatizing and terrifying incidents that they can never be ready for and cannot defend themselves against. Therefore, many will choose not to spend any time outside their homes and will not allow their children to play in the playgrounds anymore. As a result, depression, and anxiety in addition to physical ailments will entail due to the termination of the activities we used to benefit from around our home environment.

13. Many drug-addicted individuals find ways to feed their habits and one of the methods in many cases has been through theft. Then if the drug users do commit such activities, and if they cause bodily harm, and emotional damage to anyone living or walking in the area, will place us all at the point of no return. For, the mental impairments due to substance influences and distorted brain capacity, have no legal repercussions and no effective remedy.

[redacted]

14. [redacted] lived in a very reputable and safe neighbourhood until some individuals with drug habits and mental problems entered the area. Soon after, the neighbourhood changed for the worse. The families, according to the observations of the couple, started to experience lack of safety, strange activities around the properties, vandalism, theft, noise disturbances that were not at all any part of life for the neighbourhood prior to the BC Housing building close to them, assigning units to the mentally ill and drug addicted individuals.

15. [redacted] who found themselves better off to move to our area, actually witnessed individuals of the said groups checking out the cars and doors and going around the houses and apartment complexes after midnight and in the early hours of a.m. They reported to have frequently seen the new residents in the neighbourhood, digging through garbage and recycling bins, stealing items from their own yard and neighbours' yards and balconies, wandering and loitering on the front and backyards, etc. They reported all several incidents they witnessed to the police department. Unfortunately, police could not do much at all, as the legal system does not have any serious measures for individuals who suffer from mental insanity, problem with their brains and substance use/abuse, even if their actions lead to irrecuperable damages for innocent individuals.

16. There are at least two houses [redacted] that host some unsavoury crowd, day and night, and the sights of individuals clearly under the influence of drugs, acting strange and terrifying in the yards and in the vicinity of those houses are ample. Toppled shopping carts [redacted] and close to the trails, along with the distress-causing commute of scary individuals are what many residents of the neighbourhoods see every day. Then bringing individuals already using drugs, or prone to get into these attractants or trap-like places, further fuels the problems for the substance users/abusers and adds to the number of the problematic crowd which will lead to far more troubles, and there is not much that the police or legal system can do.

17. Traffic nightmare is another serious issue during the intended construction, and even after; for, in housing facilities designated for the particular services and the individuals with mental health issues and drug addiction, the presence of ambulances, in addition to police, along with the daily commute of staff members, will be the daily and nightly reality.

18. The already existing heavy traffic from morning until the end of the rush hour, will get much worse and will become a daily living nightmare if a building gets constructed in the spot where highly annoying and time-wasting traffic bottleneck take place during those hours.

19. In fact, the spot is the WORST place to construct anything; let alone, a building where ambulances, police cars, staff members' cars, and commutes will be the reality of everyday living with the existence of such "support housing" buildings.

20. Please consider how any development on this land can and will create lasting negative impact on the already frustrating heavy traffic that we experience every day since the spot is right at the corner where the highway connects to Brooksbank Avenue, Keith Road East, and the beginning of Mount Seymour Highway. The location is the only connection from East Keith Road and Brooksbank Avenue to the East and West Highway One.

21. We do wish that the district could provide a more suitable spot or purchase a land elsewhere for the group who need supportive housing where there will be more options of transportation, not many densely wooded and green hiding spots, daycares, schools, and single houses, as well as being in closer proximity to the hospital and police department and other facilities. Think, close to Lions Gate Hospital and crowded areas where help can be more readily available, and the infrastructure does not allow much for hangout spots and loitering and does not provide freedom for engaging in disturbance causing activities.

The lack of support for this project was obvious in the gathering of November 08, 2023, and mostly the voice of opposition is what we heard.

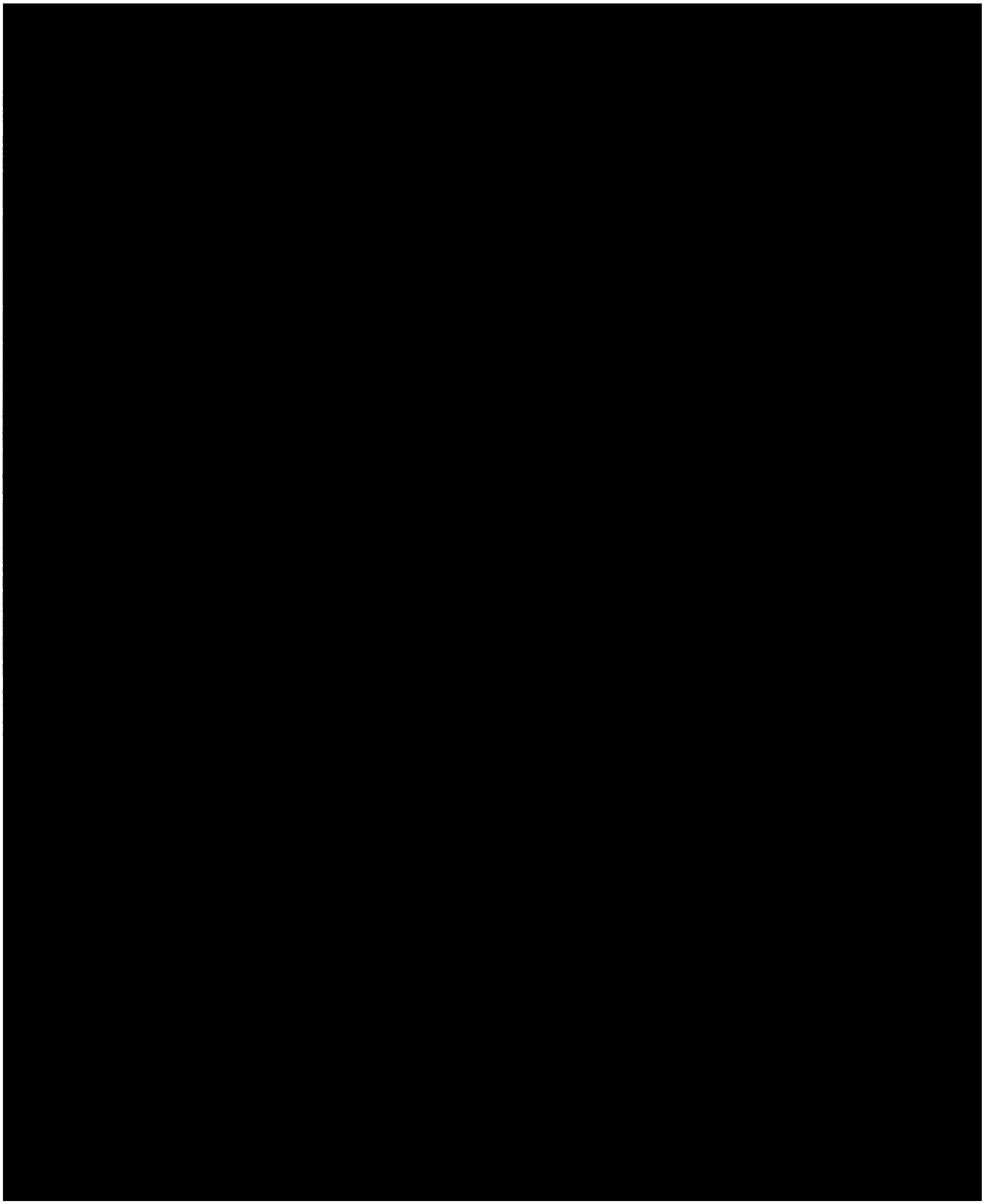
We ask you and councillors to please reconsider the decision to maintain our community's safety and well-being.

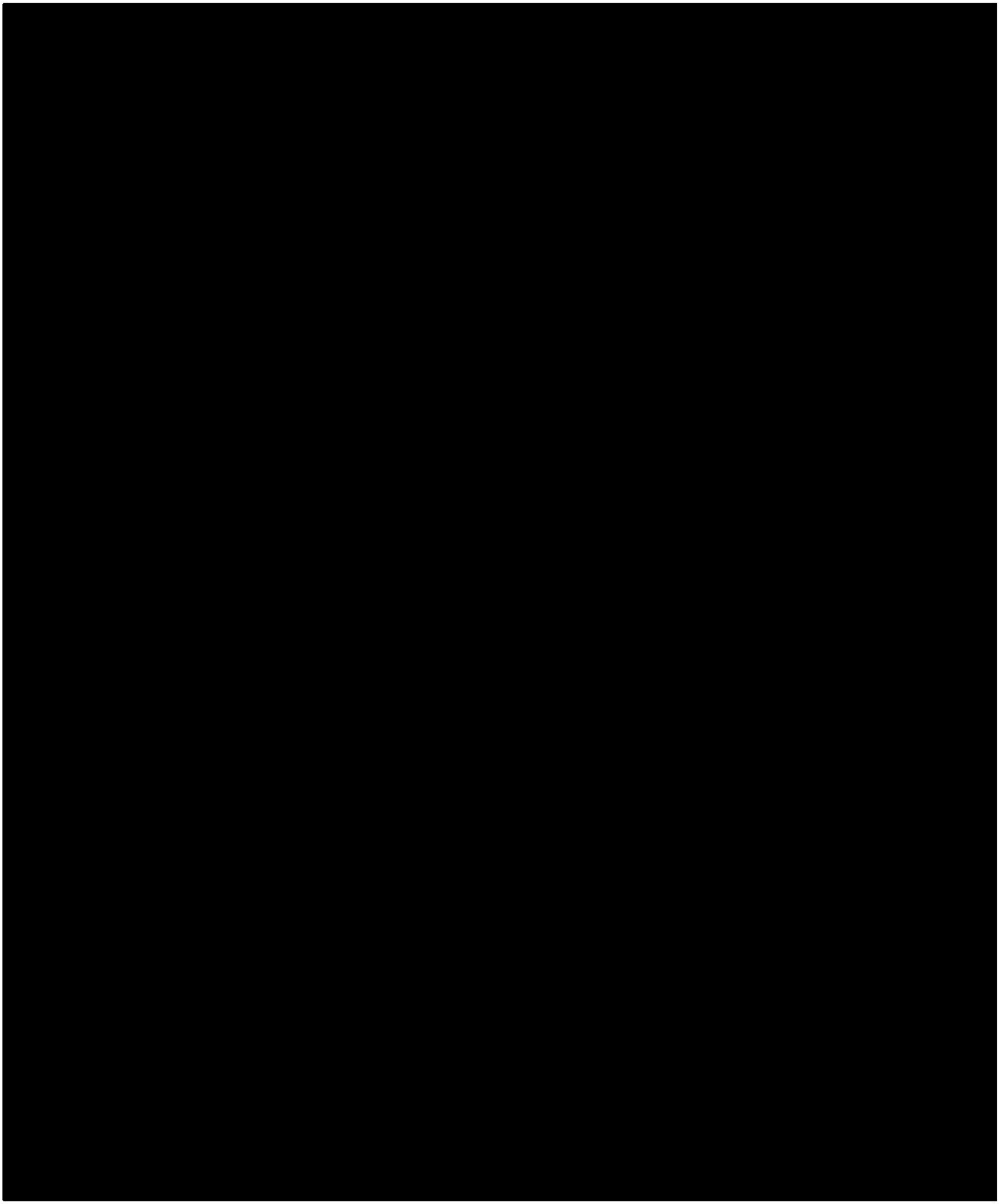
Your kind attention is highly appreciated.

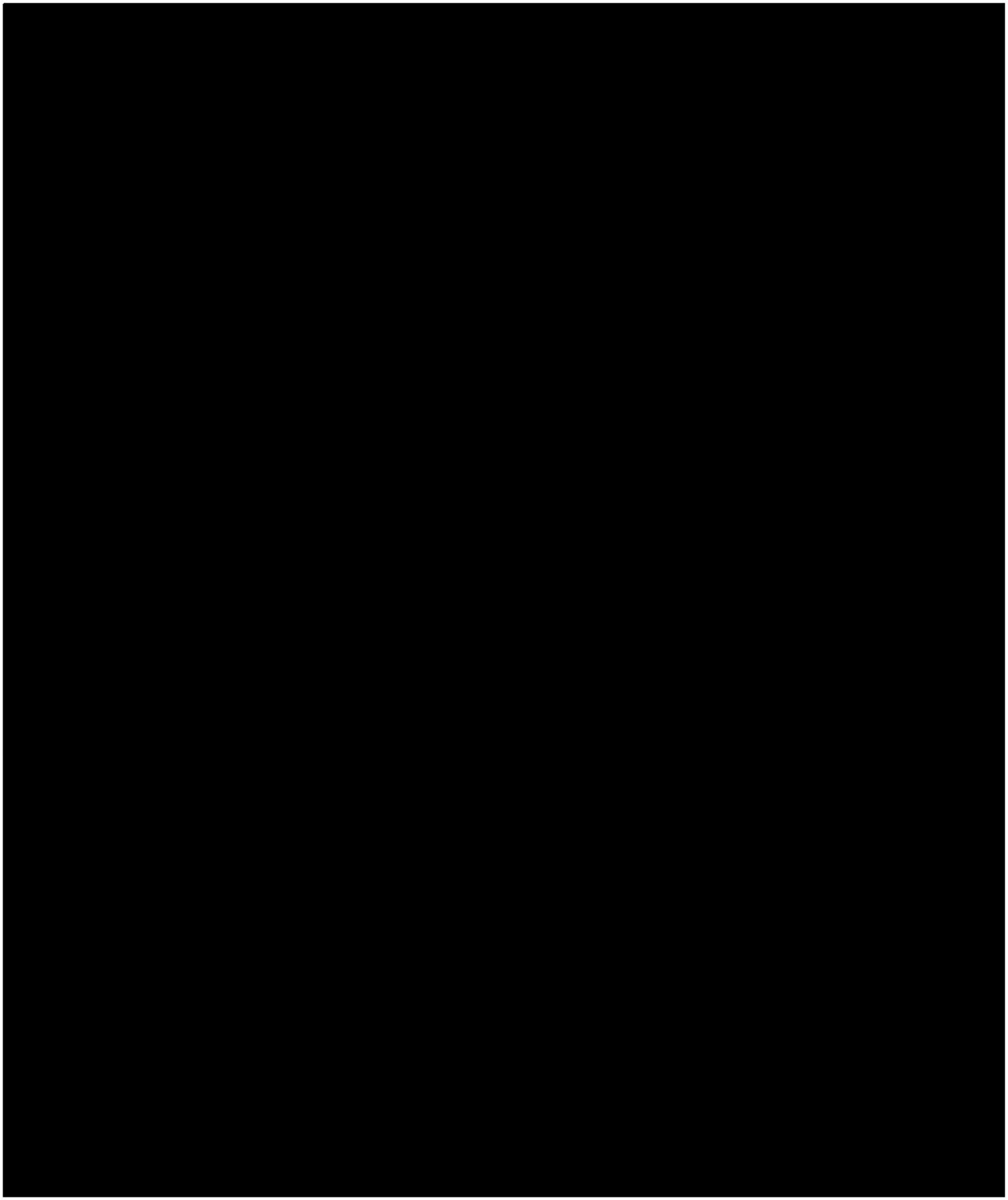
Petition singed [redacted]

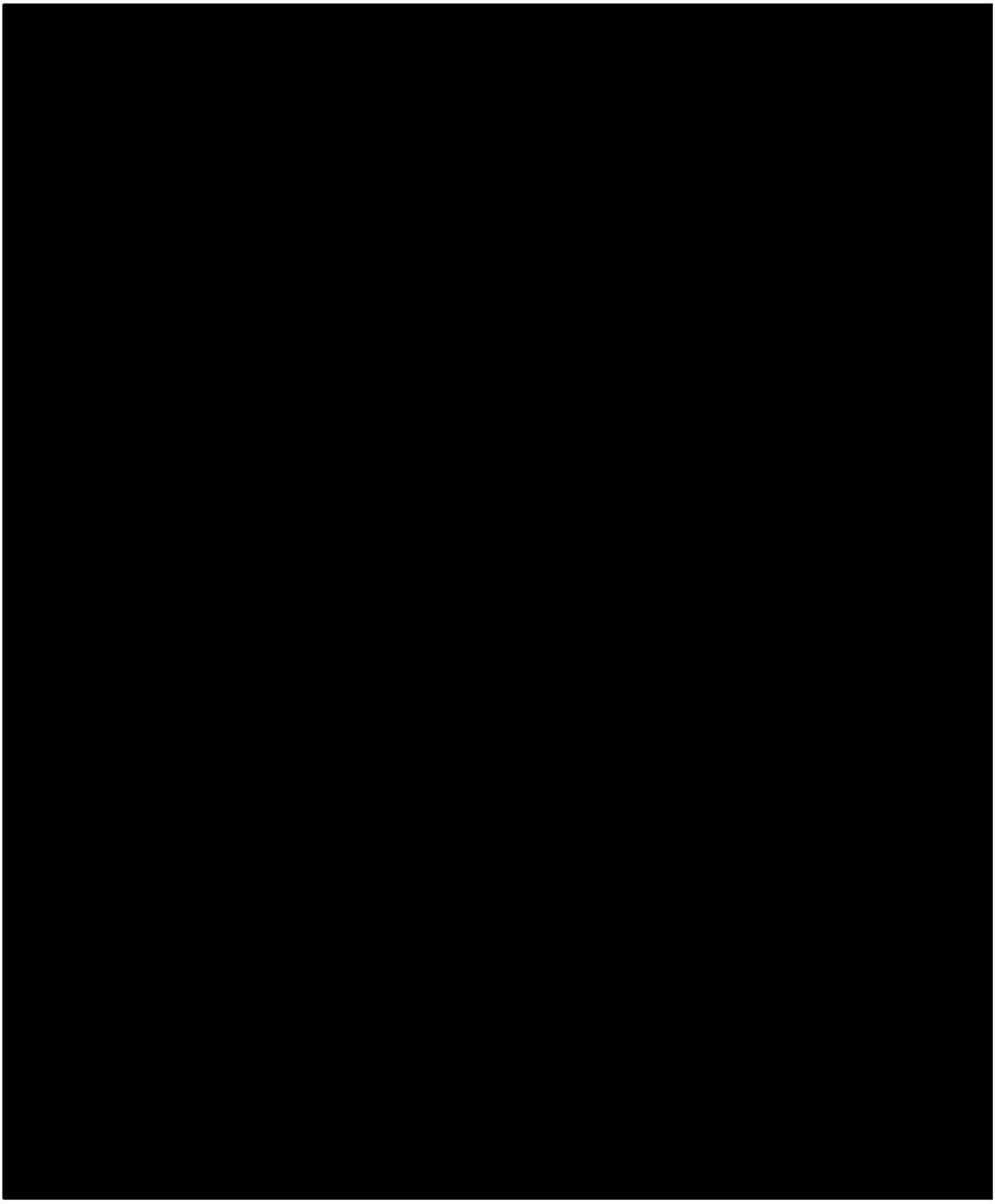
[redacted]

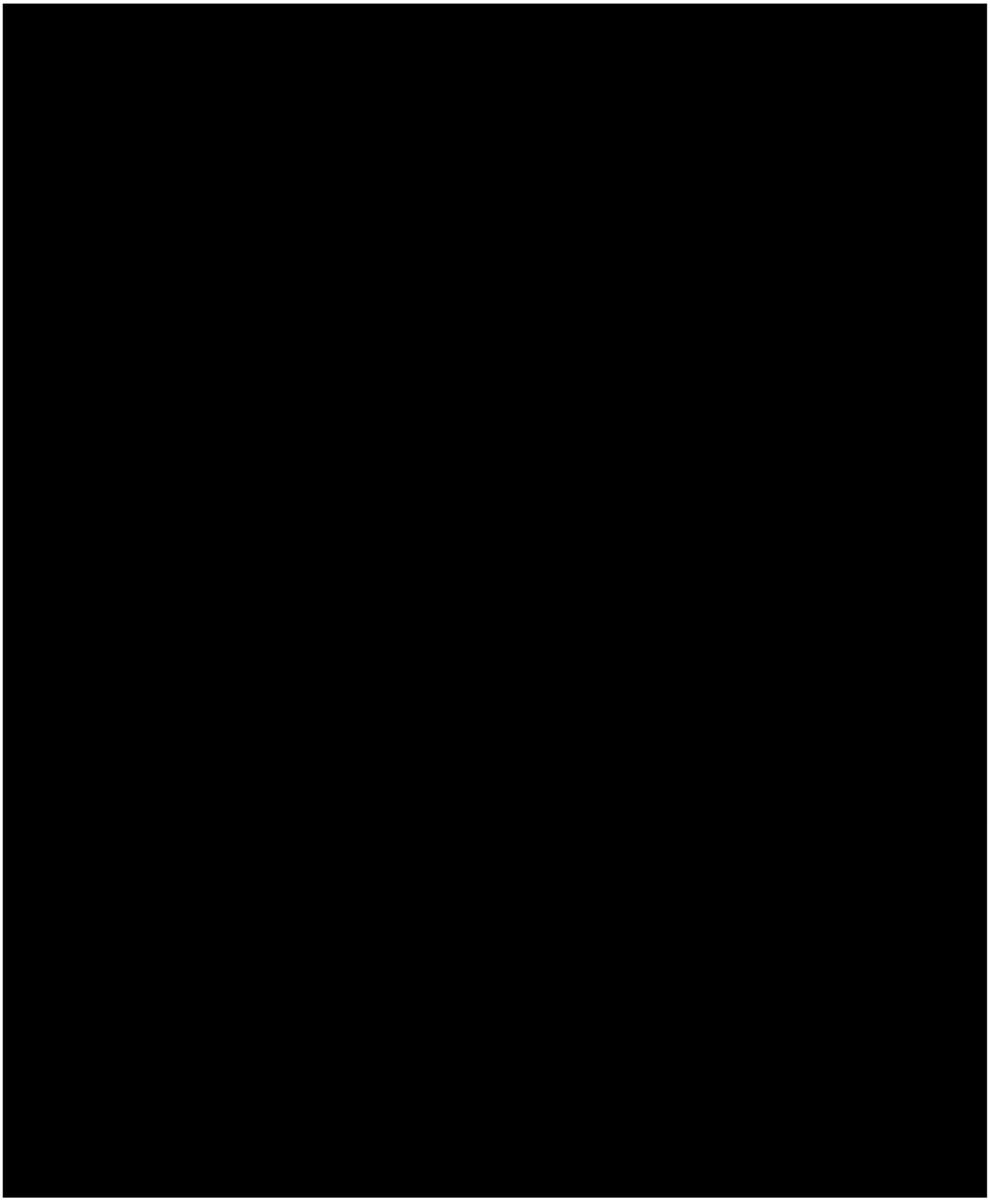
[redacted]











From: Lisa Hubbard <LHubbard@nsnh.bc.ca>
Sent: November 17, 2023 2:15 PM
To: Mayor and Council - DNV; DNV Input; Tamsin Guppy; Eirikka Brandson
Cc: Lisa Hubbard
Subject: support for East Keith
Attachments: email final.docx

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: North Vancouver District
From: Lisa Hubbard

Date: November 17, 2023

This letter is intended to support the proposed East Keith Supportive Housing Support.

North Shore Neighbourhood House is the host agency for the Navigator program which supports residents in need. Most of the requests for support are about housing and the difficulty finding, accessing and affording choices if available.

We are the home of the Food Bank and each week we see 1200 people who are in need of financial support. The food bank provides a small portion of an individual or family grocery amounts.

The increase of interactions with community members about housing, mental health support is noticeable.

Every day we hear from residents about having no where to sleep, no where to put their belongings and no where to feel safe.

We support more housing like the East Keith Supportive Housing Site.

Thank you,

Lisa Hubbard
Executive Director NSNH

Thank you,

Lisa Hubbard
Executive Director
North Shore Neighbourhood House
lhubbard@nsnh.bc.ca
604-290-8808
www.nsnh.bc.ca

North Shore Neighbourhood House respectfully honours and acknowledges that we live, work and play on the ancestral, traditional and unceded territories of the Squamish and the Tsleil-Waututh Nations.

North Shore Neighbourhood House

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Date: November 17, 2023

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Thank you,

Lisa Hubbard
Executive Director NSNH

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From: T J
To: DNV Input
Subject: Supportive housing development at 1200 East Keith Road
Date: November 17, 2023 2:44:33 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to register my concern about the proposed SRO development on 1200 East Keith Road.
I do no think it's the right location for multiple reasons.

There are no current facilities to support such an initiative and their residents:
-Support for wellness checks, harm reduction and overdose prevention
-Government income or disability assistance offices and services
-Foodbanks and/or community kitchens

My understanding is the group chosen to run the center Lu'ma confirmed they will not screen residents with criminal records or drug use, and will not remove them from the housing if they commit crimes in the area. They also don't have a solid reputation and have had issues with the other center they are running in the DNV where 8 deaths have occurred this year. We haven't heard about any cooperation with the RCMP and the need for more presence to reduce the increase in crime rate the SRO will bring.

The location is next to one of the busiest intersections, across form a daycare and a park that has the only playground for the area at Brigman Park. With all the new high-rises across from the park and more getting built, it's the only place families have to take their kids.

The development would much better served with the development aimed towards low income housing for young families. That being said, I question the district concentration of such projects and their effects to the local community. Lillooet Road housing site (rezoning) and the conversion of the DNV fire station on ST Denis Ave, and this project, all within the same 1km.

Thanks you,
Concerned Resident
Lillooet Rd

From: Carolyn Grafton
Sent: November 19, 2023 7:32 PM
To: Tamsin Guppy
Cc: Kaitlin Hebron
Subject: Fwd: Concerns and Request for Transparency Regarding Supportive Housing Project in Lynnmour

Begin forwarded message:

> **From:** Council Liaison <councilliaison@dnv.org>
> **Date:** November 17, 2023 at 12:06:45 PM PST
> **To:** Mayor and Council - DNV <Council@dnv.org>
> **Subject: FW: Concerns and Request for Transparency Regarding Supportive Housing Project in Lynnmour**
>
> Good afternoon Mayor & Council,
>
> Please find below the response sent by the Municipal Clerk's Office to Kalen Emsley regarding their email dated November 16, 2023:
>
> > Thank you for your email. At no point were any pages of public input deleted, the version of the input that was on the Events page was outdated as it was not posted on our usual meeting materials page. To avoid any further confusion, the Calendar Event for the public hearing has been updated to direct visitors to the 'Council meeting agendas, minutes and decisions' page of our website. The link is available here: Council minutes, agendas, and notices (dnv.org). Materials posted on the 'Council meeting agendas, minutes and decisions' page of our website are the most current version of public hearing materials and are updated regularly as input is received.
>
> Kind regards,
>
> **Tracy McAuley**
> ***For the Council Liaison Office***
>
> DISTRICT OF NORTH VANCOUVER
> 355 West Queens Road
> North Vancouver, BC V7N 4N5
>
> **From:** Kalen Emsley [redacted]
> **Sent:** Thursday, November 16, 2023 9:48 PM
> **To:** DNV Input <input@dnv.org>

[redacted]

Subject: Concerns and Request for Transparency Regarding Supportive Housing Project in Lynnmour

Dear District of North Vancouver Officials,

As a resident of Lynnmour, I am reaching out with profound concerns regarding the proposed supportive housing project in our neighbourhood. Please reconsider the suitability of this project's location and its focus, which seems misaligned with the needs of our community.

Unsuitability of Project Location and Focus:
The proposed housing project is primarily aimed at individuals with complex care and addiction needs. This focus neglects the significant demand for family housing in our family-centric neighborhood. The location chosen for this project appears unsuitable, given the demographic and the existing needs of our community.

Demand for Transparency and Accountability:
I am deeply disturbed by the allegations of censorship and deletion of 55 pages of public input, which is said to include crucial information on potential family support. This act of silencing community voices is not only unacceptable but raises severe questions about the transparency of the decision-making process. I demand an explanation for this deletion and urge the District to maintain openness in its actions.

Inquiry on Council's Stance and Decision-making Process:
I request clarification on the District of North Vancouver Council's stance regarding this project. How were the decisions made, and what considerations were given to the residents' input? The lack of public engagement, including the reported limited attendance Zoom meetings with no recordings or minutes, is worrying. This approach does not reflect a democratic process where community voices are heard and valued.

Mismanagement Concerns and Re-evaluation Request:
Reports of mismanagement by Lu'ma and the issues witnessed at the Travelodge site are alarming. These instances should prompt a thorough re-evaluation of the project, taking into account the concerns raised by residents like myself.

Impact on Families:
The project's current trajectory appears to undermine the well-being of families in Lynnmour, redirecting essential resources. It is unsettling that decisions are being made without fully understanding their impact on the community, especially on families who form the backbone of Lynnmour.

Our community deserves to be heard, and decisions impacting us should be made with our input and best interests at heart. As we prepare for the upcoming public hearing, I hope for a constructive dialogue and earnest consideration of these concerns.

Thank you for your attention to this matter. I look forward to your prompt and transparent response.

Sincerely,
Kalen Emsley
[redacted]
--

Kalen Emsley
[redacted]

From: Joel Roy [redacted]
Sent: November 17, 2023 4:13 PM
To: DNV Input
Subject: Keith Road Supportive housing proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor Little and councillors.

Thank you to those of you who attended the open house at the Holiday Inn.

I am writing to you to provide input to the proposed Supportive Housing complex for the corner of Keith road and Mountain Highway.

I sat through the 4 online public sessions as well as attended the public open house at the Holiday Inn. I have kept an open mind around the challenge in front of you. I have to say that I came away with more concerns than before.

What has been clear through the entire process is that the surrounding community do have valid concerns about this proposal and location. It was also very clear that there is little being considered for the local residents, only focusing on the residents of this proposal. The focus of the response is always what the actual building will have in place and not the impact to the surrounding neighborhood. These are validated through the current issues of a similar project at the Travelodge on Marine drive operated by the same group. The answer that the Travelodge site is temporary and this one is permanent is not an answer. It is operated by the same group with the same level of service. In fact confirmed it will most likely be the same residents moving over. So now the problem simply moves over.

See the supporting news article below:

https://www.nsnews.com/local-news/mla-questions-level-of-support-at-north-vancouver-supportive-housing-site-7716257#:~:text=%E2%80%9CThe%20Travelodge%20on%20Marine%20Drive,drug%20use%20and%20rising%20vandalism.%E2%80%9D

On the issue of support services available to residents, hospitals can't even get additional support, what makes Luma and VCH so certain they can offer this to residents? I know first hand of nurses and others in the medical field that can't fill open positions, even with the enhanced offer of triple overtime. How can VCH and Luma say this is not an issue? Once the reality of limited staff, or no staff show up, it will become a complete mess and for our first responders to react and deal with the issue. They are taxed enough already.

We have lived through the mess of construction that was the mountain highway interchange project and now deal with the constant traffic issues running through our neighborhoods. As you know it has not fixed a thing. Now we are going to get an SRO in our back yard. And yes it is an SRO even though BC Housing continually corrects us with the more politically correct words Supportive Housing. We are yet again slammed with another issue thrown our way in our neighborhood and frankly speaking are tired of being the dumping zone. Maybe it's time for another neighborhood to take a hit.

We have been told by DNV staff member Tamsin Guppy that other locations were considered and requested to see those proposals and the reasons why they were not chosen. She has mentioned that she has asked but we should be

concentrating our efforts on this location. I am almost certain that areas such as Lynn Valley, Edgemont Village or other wealthier neighborhoods were not considered.

I can go on with multiple examples and comments but wanted to get to the point.

I urge you to listen to the affected residents and find another location for this initiative.

I was actually in favour of supportive housing overall, I have now changed my opinion.

Thank you for your time.

J.

From: Gerry Reibling [redacted]
Sent: November 17, 2023 8:20 PM
To: DNV Input
Subject: Strong Opposition to 1200 block East Keith Road Proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear DNV,

I am strongly opposed to the proposal at 1200 block East Keith Road. It is incredibly disappointing that staff would consider this location.

https://www.dnv.org/events/public-hearing-1200-block-east-keith-road

- Gerry Reibling
[redacted]

Sent from my iPhone

From: Melanie Rae Birch [redacted]
Sent: November 18, 2023 12:39 PM
To: DNV Input
Subject: East Keith SRO Development Plan - 1200 block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

They want to build an SRO across the street from the park and an elementary school. This is not affordable housing for families. If you look at the track record Lu'ma has with their other developments, you will see that they do not address the mental health and addiction issues of their residents.
Build housing for homeless families. Build a mental health facility. Build an inpatient rehab centre. Don't build an SRO for high-risk individuals with no plans (that you will be accountable for) or services other than a harm reduction model, which will be absolutely tragic for the neighbourhood.

Hello,

I am a resident [redacted] and I would like to add my voice to those who are against the proposed development at 1200 East Keith Road.

[redacted]

I am trying to understand why the DNV would want to build an SRO across the street from a park and a school. How does this development make sense for the community?

Have you been able to look into the concerning track record of Lu'ma? Their staff and residents have gone on the public record to indicate they do not care for the people and follow through with plans or promises they make.

If the DNV wants to make a difference, build housing for homeless families. Build an in-patient rehabilitation centre and create a desperately needed mental health facility.

Do not build an SRO for high-risk individuals with no services nearby, with a harm-reduction model that will bring more addicts to the area, more needles to the parks and trails, and more crime to an already over-taxed police force.

Sincerely,

Melanie Birch
[redacted]
--
Melanie Rae Birch (she/her)

I acknowledge the First Nations people of the Lil'Wat, Musqueam, Squamish, Sechelt, and Tsleil-Waututh on whose land I live and learn. I respect their sovereignty and their right to self-determination. I honour their sacred and spiritual connection to the land and water.

From: Adrian Kekec [redacted]
Sent: November 18, 2023 2:09 PM
To: DNV Input
Subject: Urgent Concerns Regarding the Proposed Rezoning and Development at 1200 East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council,

I am writing to express my deep concerns about the proposed rezoning and development at 1200 East Keith Road. As a resident of the community, I believe it is crucial to bring attention to the potential ramifications of this project.

The proposal, as it stands, raises significant concerns about the preservation of green spaces, the architectural character of our neighborhood, and, importantly, the safety of young families. Rapid development without comprehensive planning can pose risks to the well-being of our community members[redacted]

I kindly request that the Council thoroughly consider the implications of this project on our neighborhood. It is essential to prioritize thoughtful urban planning that aligns with the values and needs of the community. I urge the Council to engage in a transparent dialogue with residents, carefully weighing the potential impact on safety, green spaces, and the overall character of our neighborhood.

I appreciate your attention to this matter and trust that the Council will make decisions that safeguard the interests and well-being of the community.

Thank you for your time and consideration.

Sincerely,

Adrian Kekec

From: D F [redacted]
Sent: November 19, 2023 8:50 AM
To: DNV Input
Subject: Letter Opposing Supportive Housing at 1200 E. Keith Road
Attachments: Letter-Opposed to Social Housing.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see the attached letter for Council's consideration.

Regards,

D. Fawley

November 18, 2023

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

Attention: Mayor Mike Little and District of North Vancouver Council

RE: Proposed supportive housing project at 1200 East Keith Road

Dear Mayor Little and Members of Council:

I write in opposition to the proposed supportive housing project at 1200 East Keith Road.

With the focus of this application being the housing and "support" for those members of the community with addiction and/or mental health issues, I'm baffled why this location would be considered at all. To summarise my concerns:

1. This location is remote. Where are the counselling services located to support the residents?
2. The location is immediately adjacent to a single-family neighbourhood. How will the children be protected by the residents?
3. Having worked in the East End of Vancouver for nearly a decade, I've witnessed first-hand how this type of housing impacts the surround neighbourhood: crime, intimidation, people drifting into oncoming traffic, and so forth. What has the RCMP and the DNV Fire and Ambulance Services said about this application?
4. Members of Council are openly expressing support for the application prior to Tuesday's Public Hearing. How does this align with a councillor's obligation to be open minded and receptive to all opinions? Will those councillors who have expressed an opinion recuse themselves from voting?

Supportive housing should be located where "support" can be provided for the residents. The only location that can provide medical care, counselling support, therapists, and a prompt response from emergency services is near Lions Gate Hospital in Central Lonsdale.

This proposal is ill conceived and a foreseeable hardship for the surrounding community. I urge you to vote against this application and encourage the applicant to find a more suitable location.

Respectfully submitted,



David Fawley
[redacted]

From: Julia Kaisla <julia.kaisla@cmhanorthshore.ca>
Sent: November 19, 2023 10:02 AM
To: Mayor and Council - DNV; DNV Input; Tamsin Guppy; Eirikka Brandson
Cc: [redacted]
Subject: RE: Proposed 65 unit housing site at 1200 Keith Rd

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November 19, 2023

To the District of North Vancouver Council,

On behalf of the Canadian Mental Health Association North West Vancouver, I am writing to outline our fulsome support for the proposed project to build a 65-unit supportive housing project at 1200 Keith Rd with 24-hour support services.

CMHA NWV operates six supportive housing sites across the North Shore and all but one are in the District of North Vancouver. We have good relationships with our neighours and neighbourhoods, and our clients are well served by the caring communities and natural environments that surround them. The majority of our clients are folks who grew up on the North Shore, often playing hockey, working and volunteering. Their families are immensely grateful that they can live on the North Shore and maintain their connections to family and friends. We work closely with Vancouver Coastal Health Mental Health and Substance Use, and the Health Connections Clinic, as well as faith community partners and community agencies, to provide a network of health and social supports to those who need help. Many of you probably live within a couple of blocks of one or more of our homes and don't even know they are there. Many of you probably know someone who has lived in one of our houses.

Supportive housing sites are fundamentally different from some of the rooming houses and unregulated rentals that also exist in our communities. Those types of shelter make headlines because they are "unsupported." The proposed new housing site to be run by Lu'ma and VCH is different.

This type of supported housing is desperately needed on the North Shore. You need only to walk through some of the communities where people are living outdoors, in their RVs, in their vehicles, in tents under bridges and in parks to understand that we need more supportive housing so people can live safely. The majority of people who require supportive housing are people like you and me, the CMHA board members and staff members, Council members and municipal staff. They are people that grew up in our community and hit a crisis moment. Maybe they lost their job, experienced a deep loss, were injured at work or at home, forced to leave an unsafe home environment due to violence, or they faced a physical or mental illness they didn't have the tools to overcome.

They were people living close to the edge and didn't have a big enough safety net to bounce back. Today's proposal is an investment in building a safety net for them, for all of us. It's about how we show up for our neighbours that are in need. It's a choice to put an end to unsupportive and unregulated housing, homelessness, pain and trauma, and invest in something that will help people get and stay well. Voting against it or choosing fear over what is known to work, is a choice to let people suffer alone or be forced to move out of their home community. It's a choice to turn away from solutions to address the issues that we know are impacting our communities, families, sports teams, schools, businesses and neighbourhoods.

At CMHA we have seen people change once they have somewhere reliable and secure to come home to. Please know that all of us at CMHA believe in this project and we will do whatever we can, and that includes providing outreach and Peer Assisted Care Team crisis support services, and sharing available funds, to make sure people in need in our community have a team of people they can count on.

Sincerely,



Sent by Julia Kaisla, Executive Director, on behalf of:

Canadian Mental Health
Association, North and West
Vancouver Branch
300-1835 Lonsdale Avenue
North Vancouver

Board of Directors:
Anne Kinvig
Jaspreet Dhillon Gupta
Joshua Radcliffe
Nick Argue
Donna Cole
Julie Menten
John Miller
Karine Russell

From: Bill McCracken [redacted]
Sent: November 19, 2023 11:21 AM
To: DNV Input
Subject: East Keith Road Supportive Housing.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear District of North Vancouver

I am writing to express concern about the proposed building of supportive housing on Keith Road. While I fully understand both the need and the desire to support those who require medical, emotional and financial assistance, is this the best place?
The site is not large and I fear that services that will be required are not close by. In discussion with others perhaps it might be more suitable for single women with children. With the new upgraded play area in Bridgeman Park, it would be a plus for young single parent families, neat to shopping, daycare and schools. This is in keeping with the family community which exists here.
It is my hope that when the time comes to make a decision the council will pause and take note of concerns of residents, homeowners, seniors and mixed use properties to make a good decision and seek an alternation location.
Yours sincerely
William McCracken
[redacted]

Sent from my iPhone

From: Michelle Sheardown [redacted]
Sent: November 19, 2023 12:16 PM
To: Mayor and Council - DNV; DNV Input
Subject: support for 1200 Block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor, Councillors, and Staff,

The District of North Vancouver Official Community Action Plan lists social equity as a lens intended to guide the District's decision-making. This feels right and makes sense. It's the Golden Rule really.

I knew the District had a reputation for NIMBY-ism and now the "YIMBY" group are being represented as pro-development, possibly without moral regard. Where can someone live in a real community with shared values? One that looks out for its weakest members, helps people get on their feet when the going gets rough? How have we come to live in a place of such wealth and privilege, yet at the same time a community not willing to care for its own?

Do we have to look as far as the United Nation's Universal Declaration of Human Rights and the International Covenant on Economic, Social and Cultural Rights, to find a right to housing? Surely, we have that right here in the District of North Vancouver, or do we? Unfortunately, I think the answer is that only some of us are granted that right, seemingly by the luck of the draw, which doesn't make it very Universal.

As the director of development for Lookout Housing and Health Society said in a recent North Shore News article: “The homeless count numbers illustrate the need for a dramatic increase in affordable housing and poverty reduction measures, with 35 per cent of people providing not enough income as their reason for housing loss." The need far outweighs what is being built, underscoring the importance of lowering barriers to building new developments.

Any community member putting up barriers to the development of supportive housing in the District of North Vancouver needs to wake up, learn about what is happening, then make a difference, not by declaring themself a Nimby or Yimby, but by being a citizen and supporting all of our neighbours.

Sincerely,

Michelle and Mark Sheardown
[redacted]

From: Susan Hogman
To: Mayor and Council - DNV; DNV Input; Tamsin Guppy; Eirikka Brandson
[redacted]
Subject: Letter of Support For Supportive Housing Development Keith Rd and Mountain Highway
Date: November 19, 2023 3:36:29 PM
Attachments: Housing Support Letter DNV.docx

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Hello
Attached is a letter of support from Highlands United Church for the public meeting November 21, 2023 regarding the Supportive Housing project at Keith Rd and Mountain Hwy.

Thank you for your work on this much needed project.

Susan Hogman Chair
Bridging Gaps Group
Highlands United Church

Highlands United Church

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

Re: Supportive Housing Development, Keith Rd and Mountain Hwy

To Whom it May Concern

On behalf of Highlands United Church, we would like to extend our strong support for the 65 unit, six story supportive housing development to be built at the corner of Keith Rd and Mountain Hwy, operated by the Lu'ma Native Housing Society.

Right now, housing is a struggle for many, with inaccessibly high rents and extremely low availability. The crisis is not just affecting strangers, some in our congregation are directly affected or have a loved one who cannot find a place to live. Individuals and families are struggling to make ends meet and are sacrificing a great deal to afford a place to live.

Projects such as this are a much needed, and welcome, addition to our community. They are particularly important as they offer several options to address a variety of affordable housing needs. Highlands United Church has a history of serving community members in need. For the last 15 years we have been operating "Shelter to Home" - an outreach program providing furniture and household items at no cost to North Shore residents who are transitioning from homelessness to independent living, as well as those living on limited incomes and unexpectedly facing homelessness.

If there are other ways Highlands can support this initiative, we would be open to the conversation.

Thank you for your efforts to address the housing crisis.

Sincerely,



Susan Hogman Chair
Bridging Gaps Group
Highlands United Church

Additional Members: Deb Kent, Cathy Vassiliadis, Rev Julie Lees

From: Lisa Elliott [redacted]
Sent: November 19, 2023 3:44 PM
To: DNV Input
Subject: Opposition to 1200 block East Keith Road Proposal

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Dear District of North Van staff,

I am strongly opposed to the proposal at 1200 block East Keith Road. This area has several daycare centers in very close proximity to the proposed site in addition to many young families in the neighbourhood. It does not seem like a good fit. More thoughtful research and consideration is required to find a suitable location.

https://www.dnv.org/events/public-hearing-1200-block-east-keith-road

Lisa Elliott
[redacted]

From: R L [redacted]
Sent: November 19, 2023 10:22 PM
To: DNV Input
Subject: Public Hearing for 1200 block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'd like to express my thoughts and concerns around the proposal to permit the creation of a 65 unit supportive housing project in the 1200 block of East Keith Road.

[redacted] as a member of this family-oriented community I am hoping the council will re-consider this permit and instead plan another more commercial or less family-oriented area for this project.

There is a playground next to that area and a daycare across the street and I fear for the children's safety. I feel that this neighborhood has maintained a safe and quiet atmosphere and with this project in the middle of our community it will threaten not only the entire community and our safety, but also the future of the community's reputation and value. Many families live here and family's continue to move to the community as new buildings are being built every year. A project like this will jeopardize the vision and integrity for our community.

I hope the council can re-consider this decision and if there's any way I can show how important it is for this project to not proceed I will do it. I don't support this permit at all and I hope that the council will consider all the lives a project like this going forward will affect us [redacted]

Thanks you for listening,

Rich

From: Ken Owens [redacted]
Sent: November 19, 2023 11:14 PM
To: DNV Input
Cc: Ali Ahmadi
Subject: Supportive Housing Proposal - Zoning By-Law 8643 Amendment - 1200 Block Keith Rd East
Attachments: Document_2023-11-19_214703[1].pdf

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Attention: Municipal Clerk

Please find attached [redacted] a letter and Petition of opposition to the Supportive Housing Proposal at 1200 Block Keith Rd East.

Please note the original of the letter and Petition was delivered to the DNV office on Friday 17 November 2023.

Thank you,

Ken Owens
[redacted]

[redacted]

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

November 15, 2024

Attention: His Worship Mike Little, Mayor of North Vancouver District

Dear sir:

Re: Proposed supportive housing project at 1200 block of East Keith Road

We, [redacted], have reviewed the supportive housing development plan and appreciate your taking the time to listen to our views about this project and the possible modifications and alternative solutions in the best interest of our community.

Supportive housing is necessary, but it must be built at a location with enough accessible, supporting means. Our neighbourhood has been a peaceful and calm area, making it exposed, vulnerable, and unprepared to embrace the possible residents of the new buildings. Bridgeman Park is not patrolled compared with parks near such complexes, and our building's large parkade has no gates or security. The supportive housing end users are potentially engaged with issues such as drug consumption, possible violence, aggression, mental problems, and misdemeanors of any sort. The target residents of the proposed project will not be happy either because the services they need are not accessible to them, and based on the residents' previous experience with such cases, we can unequivocally say the project will burden us with severe issues, direly impacting the safety and well-being of our neighbourhood.

The documents provided in the info sessions contain outdated and irrelevant statistics indicating the decision has been made based on unreliable sources, which entails a comprehensive reconsideration of plans and decisions.

The recent developments on the east side of Lynn Creek have absorbed new families and elevated the community, but the proposed plan will jeopardize the safety and will upset the well-being of the existing residents. The community needs a library for example; the nearest one is far away and the location could be alternatively used for such purposes.

The location is to be used to help the 65 particular residents linger on at the expense of endangering hundreds of children and their families living in the neighbourhood. Those young people are the future of our city and country and we owe our peace today to their parents and senior residents of the neighbourhood.
How would the council react if the living conditions of the existing residents are compromised and their safety is taken away as a consequence of the city's decision to proceed with this project?

To conclude, We, [redacted] after comprehensive review of the project documents, history of similar cases, and deliberation, express our opposition, anguish, and concern about this project. We also propose to build a library or a medical centre that is absolutely needed in our densely populated area, as an alternative solution.

Your support and attention is highly appreciated, giving us confidence that we voted for the right person.

[redacted]

Enclosure (1): Summary of supporting rationale and clarifications

CC: Councillors of the North Vancouver District

[redacted]

Attachment to the [redacted] letter dated November 15, 2023
The following list provides the rationale behind our opposition to the proposed supportive housing project:

1. Primarily, the loss of security and safety is our greatest worry. It is proven that individuals who use drugs, and sufferers of mental illnesses, do not have enough control over their behaviours. With the smallest of triggers that are unique to the mindset, they can be activated, and their subsequent response will be quite irrational which leads to conflicts of all kinds.

2. In many incidents involving the said individuals, violent attacks have taken place and the results have been either fatal or damages beyond repair to the innocent victims both physically and emotionally that last a lifetime.

3. The density of the trails and the larger parks around us, along with pathways that hold many hiding spots, in addition to isolated overpasses, and dark and secluded areas around our neighbourhood, provide ample hidden hang-out spaces that are inviting for some who want to use drugs or drink alcohol, or do other things. These conditions can place the safety of the neighbours, park users, and the children using those places and the playground, in danger.

4. Experience has shown how drug paraphernalia, broken bottles of alcoholic beverages on the grounds, and littering of all sorts will become a common sight in the parks, playgrounds, and streets as the substance users/abusers and the mentally impaired, lack the capability to pay due care and attention.

5. The dense, hidden, and tricky spots are very close to the highly sensitive and vulnerable establishments that require extra security, and they include kindergartens, day-cares, elementary schools, children's playgrounds, single-family homes, and our own dense backyard with exposed interior and widely open parking lots. At stake are the safety of our properties, children, elderly, women, and even men.

6. Some of us have experienced several types of disturbances caused by mental health and addiction sufferers, and this will become a reoccurring reality if we become forced to live close to such individuals. Incidents of violent shouting, drunken or drug-induced loud rantings, abnormal activities derived from delusions and hallucinations, making strange and disturbing noises, vandalism, and vomiting on the street and in the parks and pathways, are certainly among the extremely hard to bear troubles we will be forced to experience. Occurrence of incidents of such have been seen day and night on sites where substance users and mentally ill individuals reside. One example is the North Shore Shelter and Housing Centre – Lookout Society.

7. Several of us have spent some time observing the housing Centre and quite a few despicable actions are what we saw. Therefore, we certainly oppose having our serene environment turn into an area where we will have to witness and suffer from experiencing first-hand, these kinds of highly bothersome and stress-causing activities in our own neighbourhood.

[redacted]

8. We need to have peace, quiet and serenity to have enough energy and sanity to continue to work hard, contribute to the society, provide money to be spent on many programs, pay our bill, property taxes, income taxes, etc. Yet, the drug addicts and sufferers of mental illnesses, are usually either unemployed and on disability payments, or are incapable of carrying on with a fulltime job or a career; so, the sufferings for us won't matter to them.

9. Please have a look at the Google reviews on North Shore Shelter and Housing Centre – Lookout Society. In one of the prominent, relatively recent reviews, a resident of the housing complex has attached to his review an indecent photo of a half-naked man in a park and close to trails. It is not clear if the individual in the picture is actually the resident himself or not, but regardless, this is among the examples of how we can expect inappropriate behaviours and actions by having problematic groups live and hang out close to our children, elderly, women and vulnerable members of our community. These kinds of happenings will lead into serious conflicts and dangerous situations.

10. Some other reviews also point out how violent individuals who use drugs and alcohol, stay in a place where these are prohibited. We can imagine what can happen if residents of a neighbouring supportive housing do not prohibit substance abuse or drug use and do not mandate rehabilitation for any of their residents' highly perturbing problems.

11. The HEALTH of our community members will be put into danger as well. Being constantly on alert creates a permanent feeling of living on the edge. Living in fear instead of living with a sense of serenity, safety and security, does result in the deterioration of the physical and emotional well-being of the peaceful, hardworking, tax paying and law-abiding residents of the neighbourhood who are not used to violence and intimidating and dangerous incidents. Traumas that can be created by the conflicts will be a permanent health issue and the decline in our health can create an additional burden on the highly overloaded medical system that we are experiencing today.

12. As you all are aware, physical activities and enjoying the outdoors have a positive impact on having better health. People's health will turn for the worse when people give up their activities due to having to constantly be looking over their shoulders and expect to experience traumatizing and terrifying incidents that they can never be ready for and cannot defend themselves against. Therefore, many will choose not to spend any time outside their homes and will not allow their children to play in the playgrounds anymore. As a result, depression, and anxiety in addition to physical ailments will entail due to the termination of the activities we used to benefit from around our home environment.

13. Many drug-addicted individuals find ways to feed their habits and one of the methods in many cases has been through theft. Then if the drug users do commit such activities, and if they cause bodily harm, and emotional damage to anyone living or walking in the area, will place us all at the point of no return. For, the mental impairments due to substance influences and distorted brain capacity, have no legal repercussions and no effective remedy.

[redacted]

14. A couple of our neighbours previously lived in a very reputable and safe neighbourhood until some individuals with drug habits and mental problems entered the area. Soon after, the neighbourhood changed for the worse. The families, according to the observations of the couple, started to experience lack of safety, strange activities around the properties, vandalism, theft, noise disturbances that were not at all any part of life for the neighbourhood prior to the BC Housing building close to them, assigning units to the mentally ill and drug addicted individuals.

15. The couple who found themselves better off to move to our area, actually witnessed individuals of the said groups checking out the cars and doors and going around the houses and apartment complexes after midnight and in the early hours of a.m. They reported to have frequently seen the new residents in the neighbourhood, digging through garbage and recycling bins, stealing items from their own yard and neighbours' yards and balconies, wandering and loitering on the front and backyards, etc. They reported all several incidents they witnessed to the police department. Unfortunately, police could not do much at all, as the legal system does not have any serious measures for individuals who suffer from mental insanity, problem with their brains and substance use/abuse, even if their actions lead to irrecuperable damages for innocent individuals.

16. There are at least two houses in the area very close to the intended housing project that host some unsavoury crowd, day and night, and the sights of individuals clearly under the influence of drugs, acting strange and terrifying in the yards and in the vicinity of those houses are ample. Toppled shopping carts in their yards and in the vicinity of these houses and close to the trails, along with the distress-causing commute of scary individuals are what many residents of the neighbourhoods see every day. Then bringing individuals already using drugs, or prone to get into these attractants or trap-like places, further fuels the problems for the substance users/abusers and adds to the number of the problematic crowd which will lead to far more troubles, and there is not much that the police or legal system can do.

17. Traffic nightmare is another serious issue during the intended construction, and even after; for, in housing facilities designated for the particular services and the individuals with mental health issues and drug addiction, the presence of ambulances, in addition to police, along with the daily commute of staff members, will be the daily and nightly reality.

18. The already existing heavy traffic from morning until the end of the rush hour, will get much worse and will become a daily living nightmare if a building gets constructed in the spot where highly annoying and time-wasting traffic bottleneck take place during those hours.

19. In fact, the spot is the WORST place to construct anything; let alone, a building where ambulances, police cars, staff members' cars, and commutes will be the reality of everyday living with the existence of such "support housing" buildings.

20. Please consider how any development on this land can and will create lasting negative impact on the already frustrating heavy traffic that we experience every day since the spot is right at the corner where the highway connects to Brooksbank Avenue, Keith Road East, and the beginning of Mount Seymour Highway. The location is the only connection from East Keith Road and Brooksbank Avenue to the East and West Highway One.

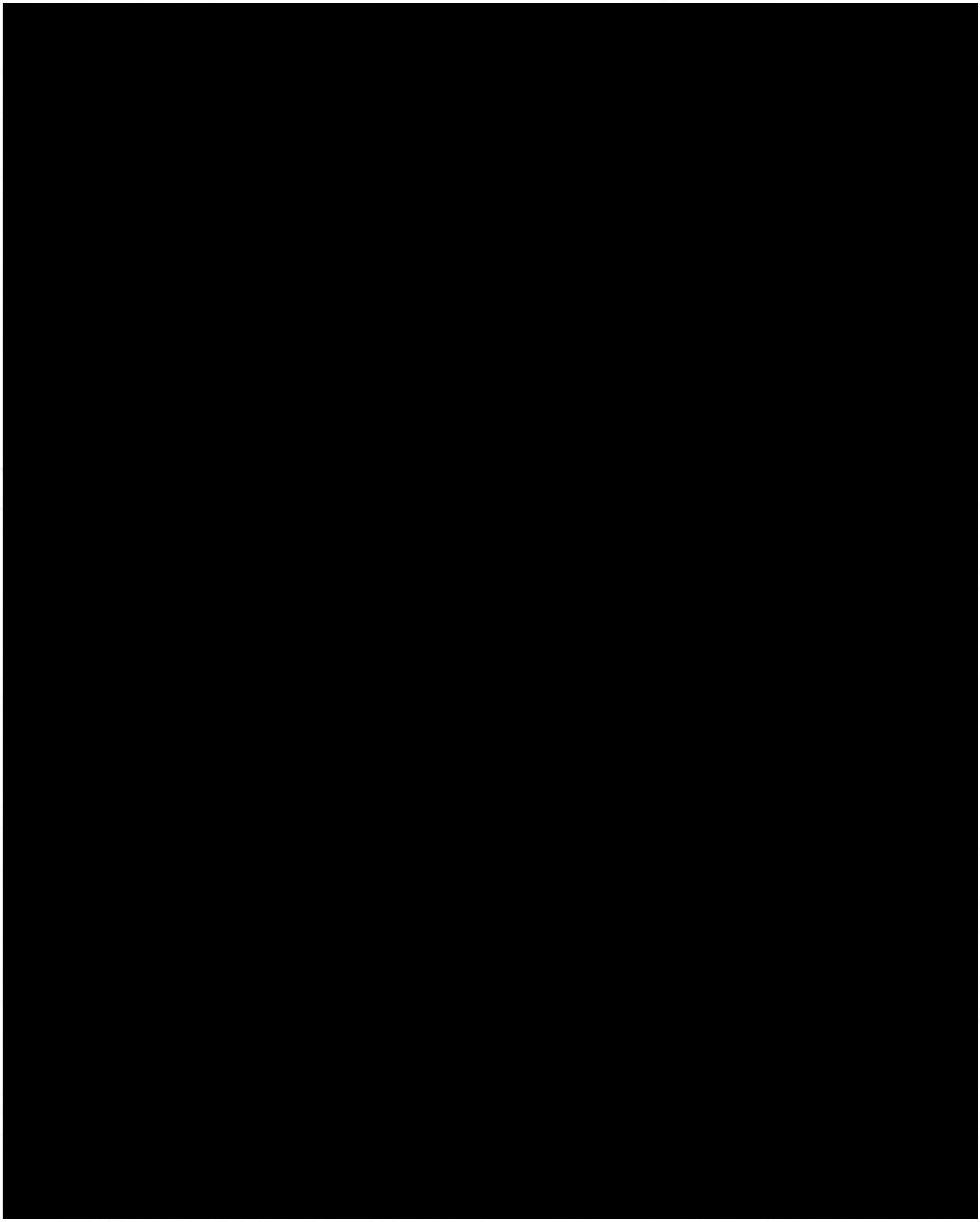
[redacted]

21. We do wish that the district could provide a more suitable spot or purchase a land elsewhere for the group who need supportive housing where there will be more options of transportation, not many densely wooded and green hiding spots, daycares, schools, and single houses, as well as being in closer proximity to the hospital and police department and other facilities. Think, close to Lions Gate Hospital and crowded areas where help can be more readily available, and the infrastructure does not allow much for hangout spots and loitering and does not provide freedom for engaging in disturbance causing activities.

The lack of support for this project was obvious in the gathering of November 08, 2023, and mostly the voice of opposition is what we heard.

We ask you and councillors to please reconsider the decision to maintain our community's safety and well-being.

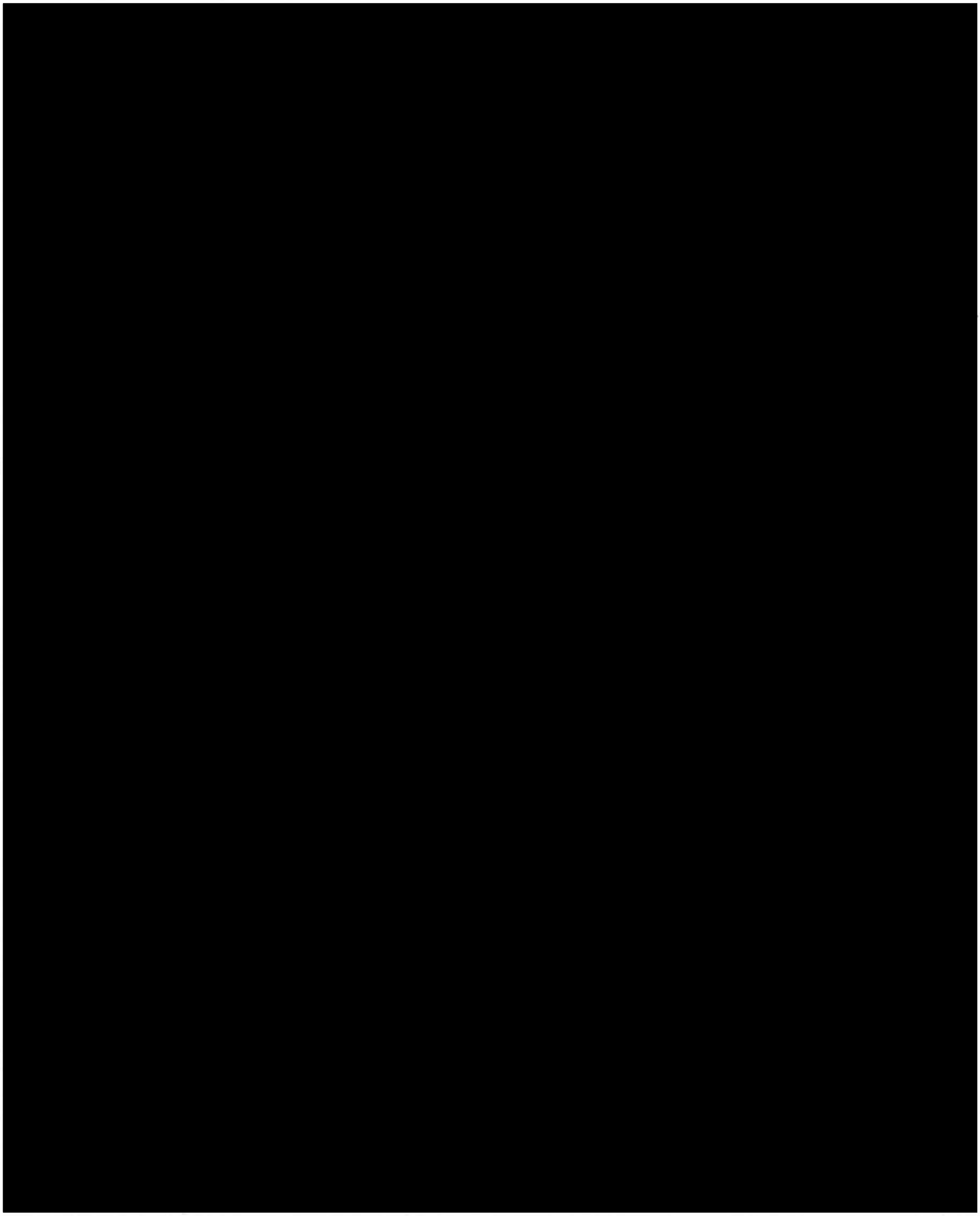
Your kind attention is highly appreciated.



[redacted]

[redacted]

[redacted]



[redacted]

From: Rhiannon Coppin [redacted]
Sent: November 20, 2023 7:44 AM
To: communityrelations@bchousing.org
Cc: Tamsin Guppy; DNV Input
Subject: Comments on Rezoning Application for BC Housing - East Keith Road supportive housing - Public Hearing for 1200 block East Keith Road Nov. 21

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have some concerns I would like to communicate to the project design team and the decision makers in terms of design considerations that should be taken into account now, in order to prevent conflict in the future between the new 65 or more residents of this project, and others who live, work, commute,or recreate nearby.

Before I raise those concerns, I have a relevant story I'd like to tell to illustrate what I mean by designing to prevent conflict. This is a recent example where an operational consideration was not included in the design of a recent development in the District of North Vancouver, and there is now an ongoing and unresolved conflict over park use and smoking. The Kiwanis Lynn Manor and Lynn Woods site re-development near Lynn Valley Centre was completed sometime in 2022. The site has a strict "no smoking" policy on its property, presumably with consequences to tenancy for violating the rule. The re-development also includes stairs from the front door sidewalk zone directly onto a trailhead in Kirkstone Park. The DNV has a no-smoking bylaw for parks, but since there is little consequence to breaking that bylaw, and the steps from the no-smoking property to the park are so conveniently placed, a number of residents made it their regular habit to walk up onto the Kirkstone Park path to stand around and smoke. In early 2023, there was a butt can left stored in the park and a sign facing the park to tell residents to "dispose of your butts properly," acknowledging the fact that some residents would be in the park with their cigarettes. Since then, DNV Parks has posted "no smoking" signs in that immediate area a number of times -- every time, without fail, the sign goes missing within a few days to a handful of weeks. The most recent "no smoking" sign was a metal sign that was bolted to the Lynn Valley Link trailhead post at that location. It lasted about six weeks -- the entire post was removed, including the Lynn Valley Link trail marker, presumably because someone didn't like the metal no-smoking sign. And yes, I checked with Parks -- they did not remove the post. It was stolen.

I bring up this example because I attended the Open House at the Holiday Inn for the rezoning application in the 1200 block of E Keith Road. Since this development is quite close to a park and just steps to a trail area, I didn't want to see a repeat of the Kiwanis site "no smoking" situation. I was pleased to hear from someone on the design team that they are exploring options to make a pleasant outdoor sitting and walking area, where the residents would feel welcome to sit or stand or walk around and smoke. This is great planning, and a great way to provide for the daily needs of the future residents of this site, without putting them into conflict with other people, or with bylaws (if they had nowhere else to go to smoke except for the park, for example). I would only ask that the design considerations also look at the noise levels where they are planning on putting in these relaxation amenities -- if the traffic on E Keith Rd is too loud to make the road-adjacent smoking-permitted area a nice place to be, it won't get used and residents will be looking for somewhere else to go. It might be that this amenity needs to be facing the BC Hydro right-of-way to be a calmer, more inviting space, if the building placement can fit that use.

I was also pleased to hear that the design team is trying to work to retain some of the greenery on the site. I assumed it would all have to come down. In particular, I'm aware there is a very tall conifer on the site (a fir?) and that is the one tree in particular I wish we could retain. If not, perhaps its root system can be retained intact with the trunk, and the District's environmental team can use it in a creek restoration project. Or, if the Tsleil-Waututh or Squamish nations have any interest or use for the tree, they could decide how to use it, if it has to come down.

Finally, I will get to my concerns with the design of this site, and how I would like to see respect for the site and the environment taken into account with regards to 1) planning for rodent control in a way that doesn't add poison into the Keith Creek watershed; 2) planning for garbage disposal that doesn't attract or endanger bears; and 3) planning for storing and managing other "stuff" on site.

1) This site is quite close to Lynn Creek, and is along a green corridor that supports the riparian environment of Keith Creek. The animals that I have witnessed regularly using the immediate area of this development site -- the Keith Creek Salop Trail area -- include eagles, herons, trout and salmon, and nesting mallard ducks. There is also at least one beaver that has moved in since autumn of 2023, and is working on a construction project of his or her own. The other animals I have seen nearby, on occasion, include martens, river otter, mink, squirrels and barred owls. There are regularly coyotes in this area, which means there are probably also lots of rats. I have noticed in the operation of new buildings in Seylynn (Lynn Creek Town Centre), that as soon as the buildings are occupied, poison rat bait stations get put outside. I don't know what the alternatives are, since I'm not a building designer, but I would hope in 2023 something different can be done when building adjacent to riparian habitat and greenspaces where eagles and owls hunt. There must be a way to build better to exclude rodents, or to integrate traps into the building and maintenance internally, so that building a new project like this doesn't automatically result in poison stations outside. I'm telling you now: There are rats. There will be rats. There are also shrews and mice and probably other types of rodents I haven't seen. Can you please design responsibly to be in harmony with the site? Please do not hand-wave the problem away and just resign yourselves to having poison stations outside, adjacent to habitat, which will result in sick rats dying on the banks of fish habitat, either bringing that poison to the aquatic environment; or instead getting picked up by an owl and making that owl sick.

2) One of the saddest things I have witnessed in person was a black bear in distress in a Conservation Officer trap at the Lynn Canyon Cafe in Lynn Canyon Park. That bear was just hours from being killed, and was in distress, and there was nothing I could do to ease his or her suffering. The reason the bear was trapped and killed was because the garbage dumpster the cafe used was not enclosed securely enough, and the bear had been visiting repeatedly to eat out of it. It is tragic that a bear died on or near District of North Vancouver property because the District of North Vancouver brought a food operator into a park and didn't provide secure bear-safe garbage and food waste disposal on the site. Since then, the dumpsters got a metallic armour enclosure makeover, but it begs the question: When the Lynn Canyon Cafe building was built, why didn't the design at that time include integrated waste management -- a smell-proof inside-accessible outside-locking bay door that would keep all waste enclosed until disposal time? Since the land at the 1200 E Keith Rd site is also District-owned, I would urge the District and all involved to do better: There are bears who use Lynn Creek as a foraging and fishing area, and this site is close enough to become a bear attractant site if garbage is not properly managed. Can something be done design-wise to keep the waste contained until disposal time, in order to be a responsible co-habitator with bears?

3) The last request has more to do with co-existence with other people. I don't know how familiar BC Housing or District of North Vancouver staff or council are with the Keith and Seylynn areas, but I walk through a lot of it quite often, and there is, and historically has been, a lot of dumping. There are couches, broken TVs, broken glass, piles of clothing, metal junk, shopping carts -- you get the picture -- randomly appearing along greenways and unoccupied street allowances, and occasionally dumped along the banks of Lynn Creek. There is too much for me to clean up or report on my own on a consistent basis, but I do what I can. My ask is that in bringing 65 new residents to one location that is alongside an unwatched greenspace that already has a bit of a dumping problem, that a space and a plan is put in place for those residents to store things they want inside the building or within the site, and for the operations plan of the site to include helping residents recycle or dispose of things that require special visits to the Transfer Station. Management of "stuff" is an issue I see a lot of people struggling with, whether they appear to have health and/or mental health challenges or not. I strongly believe some planning needs to be done, including designing storage or staging places for residents to use, to prevent their belongings from getting abandoned or dumped next to the property or nearby in the Keith or Lynn watersheds. It would also make sense for the operator to have a recycling plan in place that is in line with the Recycling BC guidelines. In order to have a plan that works for the operator and residents, the building needs to have the space set aside to stage things that require special trips to dispose of responsibly and legally (metal, batteries, styrofoam, paints, medications, mattresses, furniture, electronics, etc.) That plan for space for "stuff" is part of the

building and site design process, which is the stage we are in now. It is incredibly difficult to clean up some of the dump sites in this area -- energy-wise and access-wise -- so any design work we can do now in any and all new developments to give people better options for where to put, store, or dispose of things is a step forward.

Thank you for taking the time to read these concerns of mine.

From: Kaitlin Hebron
Sent: November 20, 2023 8:31 AM
To: DNV Input
Subject: FW: Form submission from: Share your thoughts with Mayor and Council

-----Original Message-----
From: infoweb@dnv.org <infoweb@dnv.org>
Sent: Saturday, November 18, 2023 1:26 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Form submission from: Share your thoughts with Mayor and Council

Submitted on Saturday, November 18, 2023 - 13:25 Submitted by user: Anonymous Submitted values are:

Your name: Easton Smith
Your email address: [redacted] Your phone number: [redacted] What would you like to tell Mayor and Council?
I am in favor of the supportive housing proposal at the huge intersection of Mountain Highway / Brooksbank, and Keith.

I just purchased a home nearby on Premier St. Most neighbors around here seem really scared this will be horrible for the neighborhood. I think folks concerns about impacts on the neighborhood are valid. But personally I think a proposal of this small scale will be ok.

It's also important to spread social housing and supportive housing around so that we don't concentrate and segregate people suffering mental health and addiction problems into tiny areas.

It's true that services and housing like this could possibly cause property values to decrease. In recognition of that I encourage council to invest in extra amenities for neighborhoods that permit social and supportive housing in the future, recognizing this. I think council should tie all sorts of amenities to a neighborhood's willingness to accept social services like this. We shouldn't invest taxpayer dollars into the NIMBY neighborhoods.

I also encourage council to continue spreading social housing and supportive housing around the District so it's not all concentrated in one place, that's not fair and not a good idea. Don't just concentrate it in the poorest or quietest neighborhoods.

Thanks!

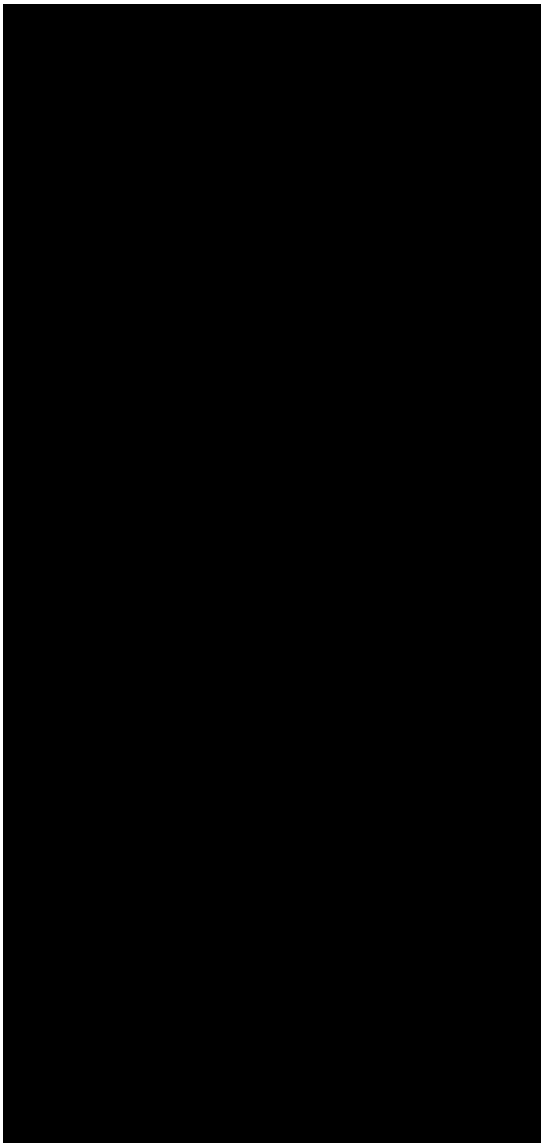
From: Kaitlin Hebron
Sent: November 20, 2023 8:35 AM
To: DNV Input
Subject: FW: Concerns Regarding Housing Development Proposal on East Keith Road

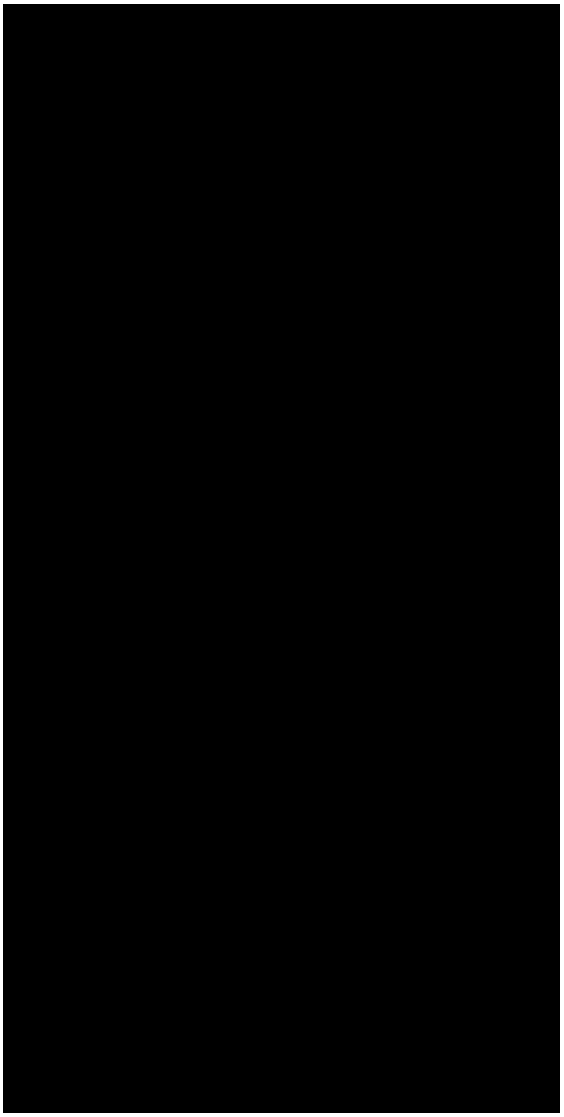
From: Jordan Marshall [redacted]
Sent: Saturday, November 18, 2023 2:50 PM
To: Tamsin Guppy <guppyt@dnv.org>; Mayor and Council - DNV <council@dnv.org>
Subject: Concerns Regarding Housing Development Proposal on East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am sending a couple photos of an individual outside the existing homeless shelter on Bewicke and 2nd in North Vancouver on November 15th. The individual was witnessed smoking drugs out of a glass pipe and then pulling out a knife while nodding off on the sidewalk immediately adjacent to the shelter. See photos below





This is exactly why I am worried about the proposed supportive housing coming to my community, and being so close to daycares, trails, and park spaces so close [redacted]. There was a stabbing at the homeless shelter on November the 3rd when someone similar to the individual pictured above became aggressive.

I have been to the information sessions and spoken to Tamsin Guppy, BC housing and VCH representatives and have come to the following conclusions:

1. They are using misleading stats and language. They are using words like community in a much broader term than the lynnmour area and especially much broader than the "notification area" outlined in the districts planning report. The community they (BC housing and VCH) are referring to is the entire Greater Vancouver / Lower Mainland which is not representative of our community in Lynnmour. All the statistics on crime should be thrown out. They are saying crime will go down in the community and somehow our community will be safer which is not true. See the above photos for what we are trying prevent in our community
2. They openly facilitate drug use. When questioned about providing drug paraphernalia, VCH rep was proud to say that they do in fact hand out needles and glass pipes that facilitate drug use. They do not provide drugs which then relies on criminal enterprises to provide drugs which definitely does not make our community safer.
3. They are applying concepts used in New York and claiming it works which is manipulative. Why do we care what they are doing in New York. We live in North Vancouver which is not New York and if anything we should be doing everything possible to not end up like New York.
4. There is no plan for how to deal with people offsite and police are under-resourced / have no recourse to deal with these people. I have personally witnessed people at the existing homeless shelter using drugs in front of police while they do nothing about it and is not something I want in my community of Lynnmour.

5. District Planner Tamsin Guppy was questioned when the last time she went to the homeless shelter on Bewicke she said it had "been a while" I think you should all go there and see the amount of despair and lawlessness that goes on there on a daily basis.
6. **The only thing District Mayor and council can do for the safety of the community is prevent this type of infrastructure from being built**

I remain adamantly opposed to this project and every aspect of the proposal. As long as drug use is facilitated, police are powerless to control the situations, and the existing shelter remains lawless.

I urge District Mayor and Council to do what is right for the community and oppose this development.

Sincerely,

Jordan Marshall,
[redacted]

From: Stephanie Sanford on behalf of Infoweb
Sent: November 20, 2023 8:41 AM
To: DNV Input
Subject: FW: East Kieth Supportive Housing

-----Original Message-----
From: Derrick Daniels [redacted]
Sent: Saturday, November 18, 2023 10:47 AM
To: Infoweb <info@dnv.org>
Subject: East Kieth Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Little, Council and Staff,

I am a long term DNV resident [redacted]

Warm, safe housing is one of the luxuries we all take for granted.

Supportive housing is one wrung on the ladder out of homelessness.

Please support this project.

From: Kaitlin Hebron
Sent: November 20, 2023 8:43 AM
To: DNV Input
Subject: FW: East Keith Road supportive housing

From: Frederick Rathje [redacted]
Sent: Saturday, November 18, 2023 8:10 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: East Keith Road supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council

The EKTSH proposal deserves our support.

The combination of inflated land values and high interest rates make most supportive housing projects unaffordable. This one will be an exception.

While I witness the traffic congestion at this location almost daily, this proposal will not be a traffic generator as people living there will have difficulty affording a car. So there are other options like bike paths that need to be considered so that NOT driving a car becomes a practical option.

I note that the application states: "It includes on-site parking spaces for staff and visitors." So I read this as meaning parking provisions are minimized and residents are not expected to own a personal car.

We have options like electric assist cargo bikes etc and considering the location, a car will be just a very expensive liability, one that can be avoided. If the housing project can incorporate convenient bike facilities to promote active mobility it will become attractive for the residents.

I am also looking forward to another housing development under construction in the Lynn Creek Town Centre [redacted] which I understand will showcase bike parking facilities on each floor of two six story buildings. This proposed housing project needs to consider similar facilities.

Thank you,

Frederick Rathje
District of North Vancouver

From: Kaitlin Hebron
Sent: November 20, 2023 8:48 AM
To: DNV Input
Subject: FW: 1200 Block East Keith Road Supportive Housing

From: Christopher Lakes [redacted]
Sent: Sunday, November 19, 2023 8:07 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: 1200 Block East Keith Road Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

District of North Vancouver Mayor and Council:

I am writing to express my support for the proposed East Keith Road Supportive Housing Project.

Recently my brother, who has disabilities, has been unable to find any affordable and stable housing on his own after my ailing mother, who has long looked after him, went into supportive care herself. I find my family in the exact position that the EKRSH project aims to support.

Obviously, with only 65 units, my brother is unlikely to be one of its tenants, however, it is clear that the DNV is in crisis. I cannot imagine being homeless and trying to get back on my feet in the current housing and rental market. Drastic measures need to be taken. We need affordable housing options, and we need support for the most vulnerable in these types of housing.

I am near the proposed location often and I see it being more highway oriented and separated from other buildings and people in the area. I would like to see more housing like this in local neighborhoods and secondly, I hope there is a good management at these buildings for the sake of neighbours and tenants.

The East Keith Road Supportive Housing Project is extremely necessary, and it is vital that it is followed by many more.

Thank you for your time,
Chris.

Chris Lakes
[redacted]

From: Kaitlin Hebron
Sent: November 20, 2023 8:49 AM
To: DNV Input
Subject: FW: East Keith Road Supportive Housing project

From: Duncan Wilcock [redacted]
Sent: Sunday, November 19, 2023 8:22 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: East Keith Road Supportive Housing project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm broadly supportive of supportive housing in all communities, including the DNV.

I've read some of the details about the East Keith Road project. I can imagine sites that might be even closer to transportation hubs (Phibbs Exchange) and grocery stores, but in truth I know little of the needs of people who need this kind of housing due to good fortune I've had so far in life.

I must trust the expertise of BC Housing and those who work in this field to be making good choices, and so I would like to voice my support for this project.

Thanks for all you do,

Duncan Wilcock

[redacted]

From: Genevieve Lanz
To: DNV Input
Subject: FW: [REDIRECTED]Public Hearing 1200 Keith Road
Date: November 20, 2023 8:53:53 AM

For the public hearing record.

From: Hazen Colbert [redacted]
Sent: Sunday, November 19, 2023 11:12 AM
To: DNV Input <input@dnv.org>; Municipal Clerk <MunicipalClerk@dnv.org>; Signup <signup@dnv.org>
Subject: [REDIRECTED]Public Hearing 1200 Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please add me to the speakers list for the subject Public Hearing.

Since I expect a large number of speakers, and I cannot attend in person I will speak virtually. Please let me know what number am I on the speakers list. I cannot commit the entire evening waiting to speak.

Sincerely

Hazen S. Colbert

From: Hazen Colbert [redacted]
Sent: November 19, 2023 11:01 AM
To: dnvcouncil@dnv.org <dnvcouncil@dnv.org>; input@dnv.org <input@dnv.org>; milburnd@dnv.org <milburnd@dnv.org>; Municipal Clerk <MunicipalClerk@dnv.org>
[redacted]
Subject: Public Hearing 1200 Keith Road

Hello All,

I was shocked to read below what was stated on the North Vancouver Facebook page.

[redacted] *If you are renting and have no money, why don't you just leave social media.*

Most curious.

Most certainly not every home owner takes the position of [redacted] however it is clear to me that a great deal of home owners do not want renters living on the North Shore, specifically Aboriginal renters and/or renters with special needs.

https://www.change.org/p/stop-the-1200-east-keith-road-rezoning-and-development?utm_content=cl_sharecopy_37741859_en-CA%3A6&recruiter=1322093640&recruited_by_id=f6f13dc0-8643-11ee-8c25-6d94f9a6a189&utm_source=share_petition&utm_medium=copylink&utm_campaign=psf_combo_share_initial&utm_term=share_petition&share_bandit_exp=initial-37741859-en-CA

I support the project but I am deeply concerned about misrepresentations of the Keith Road facility leading into the Public Hearing on Tuesday and as always a lack of disclosure by the proponents and the Public Hearing host who believe we can't use the Internet and are as thick as an oil spill.

Contrary to what staff, BC Housing and Lu'ma are stating, complex housing is NOT supportive housing. Complex housing is NOT in our Housing Continuum. By copy to Mr. Milburn I request that Tasmin Guppy refrain from stating that the Keith Rd facility is consistent with the OCP, the Affordable and Rental Housing Strategy and the Housing Continuum.

Further, Lu'ma is **NOT** a First Nations organization. It is actually an Indigenous People's Organization which is an important distinction. When Lu'ma states that it is a false statement that they ONLY house First Nations, what the complete truth is, must include that they house BOTH Canadian First Nations and people of **African American descent** through something called the Swahili Vision International Association

*Sixth Street Indigenous and Swahili Housing is a multi-generational and multicultural development that addresses a need for housing for two of the most underserved communities in New Westminster – urban Indigenous people and people of African descent.**

*https://www.lumadevelopment.ca/projects

Please note that the Swahili Vision International Association has absolutely NOTHING to do with development. Its just a front for government transfers and featherbedding.

So that fact must be front and center at the public hearing AND be **repeated at least 10**

times during the public hearing.

Contrary to what I see posted on the Citizens for Lynnmour Facebook page, the Keith Road facility is NOT an SRO.

By copy to DNV Council I restate my support for the project BUT and this is a very BIG BUT, I hold **grave** concerns about any partnership with Lu'ma.

Lu'ma is as advertised a non-profit, albeit ONE of its subsidiaries, the Lu'ma Housing Society is legally a non-profit and another subsidiary the Lu'ma First Funds Society has charity tax status. Those statuses do NOT mean the Lu'ma Housing Society and the First Funds Society have no annual profits. FAR from it. The profits are transferred to the Lu'ma holding company which is privately held through a transfer pricing mechanism. Lu'ma is actually a financial institution through a Trust, and has a massive land bank. it has over 100 employees. Is there feathering of nests with public funding.? **The is real risk the organization has the same principals and looney agenda of many municipalities (but not all) in Canada - *what's ours if ours, and what's yours will also be ours in the goodness of time*.**

Lu'ma is a large financial holding company with a land development bank across **ALL of BC**, not just the Lower Mainland. Lu'ma receives material government money which is not remotely reported in anything that resembles a financial statement preventing any House of Commons Committee or Provincial Legislature from ever holding hearings about mis-spending. Shades of the North Shore Waste Water Treatment Plant. The holdco operates in complete secrecy with not even ONE outside director. It violates EVERY governance principle I have ever known.

Finally, and make no mistake about it. The Keith Road facility will house ONLY First Nations and perhaps *African-esque* residents not people from facilities like the Kiwanis Senior's Tower which I know with certainty is presently housing people who should be in supportive, not independent housing. Why in the world is our municipality giving away OUR land to First Nations to build a facility when the First Nations have more than enough land upon which to build? The First Nations allege they are sovereign, so why are we GIVING land away to them when it could be used to house DNV residents presently living in shelters or housed absent the support they require?

By copy to input@dnv.org and to the Clerk I request this correspondence be appended to public input (I DO NOT consent to ANY redactions) and for FULL financial disclosure at the Public Hearing. I also recommend a written commitment in the bylaw for the Lu'ma Housing Society to provide financial statements consistent with GAAP to the DNV

within 90 days of year end for COMPLETE disclosure to taxpayers.

We need to do the right thing here. But with governance conditions given the involvement of Lu'ma

Sincerely,

Hazen S. Colbert

From:	Kaitlin Hebron
To:	DNV Input
Subject:	FW: East Keith Road supportive housing
Date:	November 20, 2023 9:25:57 AM
Attachments:	image001.png

From: James Oborne <james@archengineers.com>
Sent: Monday, November 20, 2023 8:42 AM
To: Tamsin Guppy <guppyt@dnv.org>
Cc: Mayor and Council - DNV <council@dnv.org>
Subject: East Keith Road supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tamsin,
As a local North Vancouver resident on Keith Rd., I strongly support this project. North Van needs more mixed income housing, and especially mental health support.
Thanks for listening.

James Oborne, P.Eng., PMP | Project Manager | C. 604-290-8096 | E. james@archengineers.com

From:	Tamsin Guppy
To:	James Oborne
Cc:	DNV Input
Subject:	RE: East Keith Road supportive housing
Date:	November 20, 2023 9:59:03 AM
Attachments:	image006.png

Thank you for your input it will be including in the Public Hearing materials.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: James Oborne <james@archengineers.com>
Sent: Monday, November 20, 2023 8:42 AM
To: Tamsin Guppy <guppyt@dnv.org>
Cc: Mayor and Council - DNV <council@dnv.org>
Subject: East Keith Road supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tamsin,
As a local North Vancouver resident on Keith Rd., I strongly support this project. North Van needs more mixed income housing, and especially mental health support.
Thanks for listening.

James Oborne, P.Eng., PMP | Project Manager | C. 604-290-8096 | E. james@archengineers.com

From: Tamsin Guppy
Sent: November 20, 2023 9:59 AM
To: James Oborne
Cc: DNV Input
Subject: RE: East Keith Road supportive housing

Thank you for your input it will be including in the Public Hearing materials.

Tamsin Guppy (she/ her), MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: James Oborne [redacted]
Sent: Monday, November 20, 2023 8:42 AM
To: Tamsin Guppy <guppyt@dnv.org>
Cc: Mayor and Council - DNV <council@dnv.org>
Subject: East Keith Road supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Dv#d#rfdc#Qruwk#Ydqfrxyhu#hvlghqwrq#Nhlwk#Ug1/#wurqjo|#vxssruw#wklv#surmhfw1#Qruwk#Ydq#qhhgv#p ruh#p l{hg#
lqfrp h#krxvlqj/#dqg#hvshfldo|#p hqwdo#khdowk#vxssruw1#
Wkdqnv#iru#dvwhqlqj1#
#
[redacted]

From: Kaitlin Hebron
To: DNV Input
Subject: FW: East Keith Supportive Housing Project
Date: November 20, 2023 12:24:54 PM

From: Claudia Cornwall [redacted]
Sent: Friday, November 17, 2023 4:04 PM
To: Mayor's Office DNV <mayor@dnv.org>; Jordan Back <backj@dnv.org>; Betty Forbes <forbesb@dnv.org>; James Hanson <hansonj@dnv.org>; Herman Mah <mahh@dnv.org>; Catherine Pope <popec@dnv.org>
Subject: East Keith Supportive Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mayor Little, Councillor Back, Councillor Forbes, Councillor Hanson, Councilor Mah and Councillor Pope,
I just wanted you to know that I am in favour of the East Keith Supportive Housing Project. I trust you will vote in favour. I was shocked to read how much of a problem homelessness is on the North Shore. This shouldn't be a problem in our community!
I have been a resident of North Vancouver [redacted]
Cordially,
Claudia Cornwall

From: Kaitlin Hebron
Sent: November 20, 2023 2:24 PM
To: DNV Input
Subject: FW: Supportive Housing

From: Wendy Mickelson [redacted]
Sent: Monday, November 20, 2023 2:23 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to express my support for the proposal for supportive housing at Keith Rd and Mountain highway [redacted] I am well aware of the many issues facing the homeless and those who are inappropriately housed. I believe that having a stable place to live can be the beginning of a new start for some of these individuals. This could allow them to access services they need, and hopefully reduce some of the issues of street disorder and violence that we are starting to see in North Vancouver.
I am imploring District council to vote in favor of this proposal.

Sincerely,
Wendy Mickelson
[redacted]

From: Kaitlin Hebron
To: DNV Input
Subject: FW: 1200 East Keith Road Supporting Housing Project
Date: November 20, 2023 2:28:49 PM

From: Tony Filangieri [redacted]
Sent: Monday, November 20, 2023 2:27 PM
To: Mayor's Office DNV <mayor@dnv.org>; Jordan Back <backj@dnv.org>; Betty Forbes <forbesb@dnv.org>; James Hanson <hansonj@dnv.org>; Herman Mah <mahh@dnv.org>; Lisa Muri <muril@dnv.org>; Catherine Pope <popec@dnv.org>; Mayor and Council - DNV <council@dnv.org>
Subject: 1200 East Keith Road Supporting Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Little and Council Members,

I appreciate your time and will keep this brief.

As a lifelong resident [redacted] I've witnessed our community's transformation, often negatively.

The construction of the Mountain Highway overpass and resulting influx of commuters and transients have brought noise, traffic, and crime. A stark example was this summer encountering a drug addict passed out in my alley [redacted]

I'm concerned about the proposed project's irreversible impact.

Once built, its effects and residents, will be beyond our community or council's control.

[redacted] has already paid the price for North Vancouver to have an all-way overpass built in our backyard. I find it very hard to believe there isn't a more suitable location for this project somewhere between Deep Cove and the Capilano River.

Our community's future safety is at stake.

Thank you for considering my concerns.

Sincerely,

Tony Filangieri
[redacted]

From: Genevieve Lanz
Sent: November 20, 2023 2:30 PM
To: DNV Input
Subject: FW: October 3rd Council Comments on 1200 East Keith Road Supporting Housing Project

The below is provided for the record.

From: Tony Filangieri [redacted]
Sent: Monday, November 20, 2023 1:36 PM
To: Dan Milburn <milburnd@dnv.org>
Subject: October 3rd Council Comments on 1200 East Keith Road Supporting Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Milburn,

I am a resident [redacted] and I find myself puzzled about the decision to build a 6-story complex care facility at the specified site in the District of North Vancouver.

The recent construction of the Mountain Highway overpass has already significantly impacted our community. I question the need to further develop what little remains of our local forest, particularly for a project that seems to offer little benefit to our immediate area and increases safety risks.

Could you please guide me on how to access information regarding the decision-making process for selecting this site? Additionally, I am interested in understanding the transparency of this process, including details about other considered locations that were ultimately not chosen.

Thank you for your attention to this matter.

Sincerely,

Tony Filangieri
[redacted]

From: Katie Quinlan [redacted]
Sent: November 20, 2023 3:17 PM
To: DNV Input
Subject: STOP the East Keith Supportive Housing complex

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I write to you as a concerned [redacted] resident [redacted] I recently found out about the plans for the East Keith Supportive Housing complex [redacted]

While I do support DNV to look at ways to support this increasing concern towards addiction and affordable housing in our community, positioning this housing and safe injection site **across from a highly popular park, 7 daycares, and a Community Center currently under construction (and will include another child care center), is nothing but negligent, and shows a complete lack of recognition and regard for the current residents of this community.** [redacted]

We moved [redacted]. When we were in [redacted], a low income housing building was built [redacted]. We watched our safe, quiet neighbourhood go from a place of peace to a place where car fires, break ins, theft, and drug needles would be found in alleys and sidewalks nearly every morning. [redacted] We counted our lucky stars that we had the opportunities to move to Lynn Valley [redacted] Also, a dear friend [redacted] had a safe injection site and supportive housing go in across the street from his restaurant. Almost immediately he began seeing a huge increase in theft and vandalism. He has incurred thousands in costs related to these crimes, and is currently speaking out to his council and gathering support to have this addressed.

We must learn from the experiences of our neighbouring cities. I am in strong opposition for this housing project to continue as planned, and will do everything in my power to stop this. If my, and my community's, voices are not heard and we do not see action, you will see action in the next elections (provincial and federal). I am pleading for you to do everything in your power to have DNV and NDP explore other sites for this project. I will also be attending the council's meeting tomorrow, Nov 21.

I would appreciate a response to this email understanding your opinion on this matter.

Best regards,
Katie Quinlan
[redacted]

From: Darren Guild [redacted]
Sent: November 20, 2023 3:35 PM
To: Mayor and Council - DNV; DNV Input; Tamsin Guppy; Eirikka Brandson
Cc: Darren Guild
Subject: East Keith supportive housing Public Hearing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

In regards to the development of the proposed supportive housing on East Keith,

I am a current member of the North Vancouver community and was raised in North Vancouver [redacted] Therefore I can speak to the need for the supportive building, both as a member of the community, as well as someone directly offering support to some of the most vulnerable individuals within the community. At this time we have surpassed our ability to shelter people experiencing homelessness within the shelter program and are very close at being unable to offer a safe space for sheltering from extreme weather as well. North Vancouver currently has supportive housing at the former Travelodge location off of Capilano Road with a maximum capacity of approximately 70 people. This area is slated for development which will cause displacement of all the current residents there. Many, if not all, of these current residents will not leave North Vancouver after this building is demolished and many of them will again be left homeless. This proposal wont fix homelessness in North Vancouver, but it will go a long way to prevent it from quickly getting out of control. Having a person housed, and giving them a space to stabilize, has been proven to assist people in moving forward with other needs and lowers the overall impact on the community. Examples of this are: less visits to emergency; increased chance of returning to work; and returning to school to look at ways to positive improve. It is next to impossible to look at self-improvement when your belly is empty and you have no safe space to live. There currently is not enough supportive housing space in North Vancouver to house all those in need and this number will sky rocket with the eventual closing of the former Travelodge space. In closing I would like to share a quote, “the test of a civilization is in the way that it cares for its helpless members” Pearl S. Buck.

Thank you for your consideration,

Darren Guild [redacted]

[redacted]

From: terweconnelly [redacted]
Sent: November 20, 2023 3:41 PM
To: DNV Input
Subject: Supportive Housing Project East Keith Rd.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Thank-you for giving the people that currently live in this community to share their input and concerns.

First I want to say I am a very empathetic and compassionate member of our society. [redacted]

I do support our community providing affordable housing however, the proposed housing and location I DO NOT SUPPORT.

1. The location proposed is NOT Supportive. It is tucked away at a very busy intersection, on a trail system and poor transportation. It is not condusive for anyone with mobility issues, mental health or recovery from substance misuse.

2. The proposal that this residence those that are active drug users and that there will be a room for them to use is of great concern. This is a risk to the other residence and to our community. Information has shown that facilities providing a safe place to use drugs while mortality rates may have decreased from drug overdose crime and violence has increased. Feedback from residence in Lower Capilano, Gordon Project in Coquitlam are just 2 of many.

3. The trails, public parks, daycares and schools all put at risk. I have reported to the police the activity that takes place on Lynnmouth. The RCMP advised me that it is difficult for them to address when the activity moves up into the trails. When I asked a representative at the open Information session at Holiday Inn as to who would be ensuring security and safety in the surrounding trails and parks. The response was "that will have to be the District Parks Board".

4. To truly support people does it not make sense to have a facility that is close to hospitals, libraries and recreation facilities along with safe walking to food and coffee shops, and transportation. Not tucked away where they cannot be truly Integrated.

5. Putting active users into a facility is not helping that addict it is oppressive. These people need support to recovery. So first investing in their detox, then supportive recovery in residential treatment facility and then into supportive housing where use is not an an option. This helps rise the individual up to be an asset to our community and not a risk to themselves and others.

6. What other properties were considered. I find it interesting that the projects are being placed along the highways and in areas that are forested or parks. Out of sight.

7. The BC Government just announced further investments into preserving our lands and here we are, going to cut down more of our forest and impact on our beautiful trail system.

I believe that all are wanting to provide solutions to the growing concerns not only in BC but across the country. I think more consideration is needed to truly support all in our community.

Regards,

Terri

Terri Connell [redacted]

From: Laurie Kohl (she/her)
To: Mayor and Council - DNV; DNV Input; Tamsin Guppy; Eirikka Brandson
Subject: Support for East Keith Road Supportive Housing
Date: November 20, 2023 3:44:47 PM
Attachments: image001.png
image002.png

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Hello,

Re: East Keith Road Supportive Housing

I am writing on behalf of Family Services of the North Shore in support of proposed amendments to the zoning by-laws to permit 65 Supportive Housing Units at East Keith Road. An increase in affordable social housing is both essential and critical for a thriving and inclusive District of North Vancouver community.

Family Services of the North Shore is a non-profit, community-based agency. For over 60 years, we have been committed to making a deep and lasting impact in our community. Our mission is to provide counselling, support, education, and volunteer engagement as well as facilitate strong, caring connections between people in our community; respond to the needs of children, parents and families at the time of onset of struggles; and develop new and innovative ways to approach mental health services. We have 50+ staff and 600+ dedicated volunteers who work together to achieve our vision of a healthy community where everyone can live full and meaningful lives. We are committed to ensuring that our services are equitable and accessible to all. We support many people who struggle to maintain secure housing, and who need supportive housing in order to live with dignity and respect. These supportive housing unites are essential.

If you require any further information or support from Family Services of the North Shore, please do not hesitate to contact us.
Sincerely,
Laurie Kohl

Laurie Kohl (she/her), Director of Community & Provinical Programs
Family Services of the North Shore
Suite 203 - 1111 Lonsdale Avenue
North Vancouver, BC V7M 2H4
Phone 604-988-5281 Cell 778-870-5474
www.familyservices.bc.ca

We respectfully acknowledge that the services we provide are on the traditional and unceded homelands of the Coast Salish peoples, including the xʷməθkwəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations.

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than the intended addressee does not constitute waiver of privilege. If you have received this communication in error, please notify us immediately and delete this. Thank you for your cooperation.
please consider the environment before printing this email

From: Tamsin Guppy
Sent: November 20, 2023 4:18 PM
To: [redacted]
Cc: DNV Input
Subject: How to Provide Input

Thank you for your phone call here are some key links to help you if you want to provide input directly to Mayor and Council as they consider the East Keith project to provide safe homes for the homeless with 24-7 support services.

For information on this project: https://letstalkhousingbc.ca/north-vancouver-east-keith-road

For a short video illustrating a similar project in Parksville.

For information on the Public Hearing Process, including how to logon if you want to attend virtually, or how to sign up to speak: https://www.dnv.org/government-administration/speak-public-hearing

And to submit comments, you can email: input@dnv.org (copied on this email).

Thank you for your interest,

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: [redacted]
To: DNV Input
Subject: Input for 65 Unit Supportive Housing - 1200 Block East Keith Road - Opposed
Date: November 20, 2023 5:24:06 PM
Attachments: East_8th_Street_Letter_of_Concern_v2.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To NVD Council,

While we support the government's attempts to address and prevent homelessness on the North Shore, we share our neighbours' concerns (see their letter here) regarding **the safety of children and families in our community and oppose the location of this proposed 65 Unit Supportive Housing Project.**

In addition to the neighbors concerns contained in the attached letter:

1) We are concerned that the partners in this proposed housing project are not aware that more than **200 children between the ages of 5 and 18 are coming and going from the North Shore Winter Club each day** between 6:00 am and 9:00 pm for school, tennis, hockey practices and tournaments, and other activities. During the summer, dozens more attend summer camps that use the adjacent park. Often the children are waiting on the street for rides or walking to the bus. We absolutely believe that housing would be an asset in the community, but we believe there are better locations that would be more suitable.

2) We are also concerned about **the potential increase in crime in the area** and the **safety of children and families that have children in the schools located within approximately one kilometre of the facility**:

Schools

North Star Montessori Elementary School, 1325 East Keith Road 0.8 Km away
Keith Lynn Alternate School, 1290 Shavington .4 Km away
Canada West Mountain School, 400 Brooksbank Ave .4 Km away
Lynmore Community School, .4 Km away
Cloverley Elementary School, .7 km away
Brooksbank Elementary School 1.1 km away

Your sincerely,

Earle Cherneski
[redacted]

[redacted]

[redacted]

October 17, 2023

North Vancouver District Hall

355 West Queens Road

North Vancouver, BC V7N 4N5

Attention: Mayor Mike Little and District of North Vancouver Council

RE: Proposed supportive housing project at 1200 East Keith Road

Dear Mayor Little and Members of Council:

[redacted]



We want to make you aware of how troubled we are by Mayor and Council's plan to develop a supportive housing project next to where, until now, our children play freely.

With an array of seniors, single women, and families (with 10 kids, most of whom are under the age of 10), we are concerned for the risk that this proposed facility poses on our safety. We are further concerned about the impact this will have on our property values.

We are confused as to why Mayor and Council are "fast-tracking" a proposed project which does not seem to properly align with the DNV's Rental and Affordable Housing Strategy. We are further

concerned with reports in local papers suggesting “some members of council signaled their unambiguous support” even in advance of a public hearing or receipt of feedback from the community.

The Rental and Affordable Housing Strategy begins by determining the area of focus for the policy, and Council is advised to “focus on the needs of low and low to moderate income earning households that are most likely to face challenges in finding appropriate and affordable housing.” On the spectrum of housing types, this is noted as “social, low end market rental, and market rental housing.” Supportive housing is not identified as an area of focus in the strategy. The policy also advises Council to “ensure that new rental includes a range of units, (i.e. number of bedrooms) to suit the needs of families and other households.” The proposed project has 65 studio apartments – there is no range of units and not a single unit is suitable for families.

The Housing Needs Update Report, July 2023, notes supportive housing as “safe houses, emergency housing, and transition and recovery housing.” It notes that BC Housing as of Mar 2021 had a waitlist of 768 applicants for subsidized housing, and a waitlist of 53 units for supportive housing. The demographics for those on the subsidized housing waitlist were mainly seniors, followed by families and people with disabilities. The demographics of the 53 people waitlisted for supportive housing were not identified. The report notes that the District is currently working with BC Housing and RainCity Housing to develop 60 units of supportive housing for women and women-led households. As this unit count already exceeds the number of people on the supportive housing waitlist, it is unclear why there is a need for 65 studio apartments of supportive housing versus additional subsidized housing for seniors and families/other forms of housing.

Based on the information in the Housing Needs Update and the staff report to Council dated September 18, 2023, and based on the fact that 60 units for women are being developed elsewhere in the District, the proposed project would appear to be targeted first to homeless adult males with “mental health, substance use supports, palliative care, or other health needs.” It appears the perceived need is arising primarily based on the “ongoing challenge with having only one shelter on the North Shore.” The rental rate of $500 per month is likely indicative that the target residents are not anticipated to be employed. We understand that the Official Community Plan encourages the development of “supportive housing for those with mental health and/or addiction issues” among other things.

It is well known anecdotally that crime is rampant around the City of North Vancouver shelter, with residents in the nearby developments experiencing frequent thefts. Has the District spoken with the RCMP about these challenges? What measures is the District taking to ensure that crime does not increase as a result of this proposed development? We heard in the first reading that the selected housing operator has a history of not cooperating with the police – has this allegation been investigated? How involved has the RCMP been in this process? It is commonly reported that most of the homeless population in Vancouver comes from outside of Vancouver[1] – will this project actually serve the needs of the residents of North Vancouver, or is it meant primarily to put a roof over the heads of the transient homeless population that is drawn to Greater Vancouver for its temperate climate, access to drugs, etc.? How will the criminal history of residents, if applicable, be screened and disclosed to the community?

Our expectation is that the proposed development will increase crime in our community.[2] At the same time, we acknowledge that there is a need for supportive housing in Greater Vancouver, and that if administered well it can help people come out of poverty and homelessness. However, the safety risks associated with bringing 60 single-person studio units and five complex care housing units that will only be available to those with "mental health and addiction challenges" into our residentially zoned community cannot be glossed-over or fast-tracked, and it is not a risk we are willing to take with our children.

Our community is a ground-oriented single family community, which is the least safe form of housing. Our properties are currently designated RES5 in the Official Community Plan, but developers are not knocking on our doors to redevelop as the designated density is insufficient to make it a profitable endeavor. The proposed project brings with it a stigma, and, unless Council heeds our requests, will inevitably cause us harm by decreasing our property values, irrespective of efforts to "educate and advocate." Urban planners/policy drafters may whitewash the risks associated with "mental health and/or addiction issues," but the general populace, police and first responders are not ignorant of these risks.[3] We feel the potential safety risks associated with this project will change the dynamic of our family-oriented community, and will make it difficult for us to relocate within North Vancouver as other families will no longer want to buy a ground-oriented home in this location.

All things considered, we must oppose this project in order to protect our safety, the safety of our children, and the value of our properties. Council can choose to write this off as "NIMBY-ism," and ignore our concerns; however, having some knowledge of this Council, we trust you will diligently attend to our concerns and work on our behalf to provide an optimal solution for all stakeholders. We can agree to support this project if Council will agree to our requests as outlined below:

1) That Council investigate the feedback provided at the first reading and consider adopting a Bylaw in conjunction with the approval of this project requiring all housing operators working within the District of North Vancouver to cooperate with the RCMP.

2) That Council meaningfully consult with the RCMP (including interviewing/soliciting feedback from officers) to better understand the risks associated with this form of housing and obtain advice respecting what measures Council can take to make this project as safe as possible for the community.

3) That Council review whether or not the proposed unit mix and form of housing is best meeting the needs of District residents. It is not immediately obvious that this is the case in reading the objectives of the policies and papers prepared to date.

4) That in conjunction with the rezoning of the site, Council also amend the OCP designation from RES5 to CRMU3 for the properties owned by the undersigned, highlighted blue on the aerial below:



The below provides more context in respect of our final request. The Rental and Affordable Housing Strategy encourages Council to "consider opportunities for density/height bonus zoning, on a case-by-case basis, to facilitate provision of affordable housing." Though the intent of this policy is undoubtedly referring to the property on which the affordable housing is to be constructed, we encourage Council to 'think outside the box' in these circumstances and increase the density designated to our properties to make it financially compelling for developers to acquire and redevelop our homes to a safer form of housing. High-rise buildings are the safest form of development as they minimizes the building footprint and potential access points for criminals at grade level while increasing 'eyes on the street,' and, as long as District permits the construction of market housing, they potentially provide enough scale to make it a worthwhile endeavor for a developer to consider an assembly/rezoning.

In addition, we think a high-rise designation is the appropriate designation for our properties for the following reasons:

1) The properties have direct access to Highway 1 (westbound and eastbound) and are in the ideal location within the District to provide much needed housing while minimizing negative impacts on traffic;

2) The properties are bounded by Highway 1 to the north; therefore, high-rises in this location would not shadow existing residences or block existing views;

3) The properties are immediately across from an existing high-rise on the south side of E Keith Road, and kitty-corner to high-rises on Mountain Highway and E Keith Rd.

4) The properties are already serviced by a traffic signal at the intersection of E Keith Road and Lynnmouth Avenue;

5) The properties border an existing trail network that connects (via a string of existing and proposed high-rises) to Phibbs Exchange.

6) E Keith Road is both a bike route and frequent transit corridor.

7) The properties are walking distance to Superstore, Save-on-Foods, Shopper Drug Mart, Park & Tilford Mall, Bridgman Park, and all other services and amenities (recreation, daycare, financial, etc.)

8) The properties are adjacent to City of North Vancouver employment-designated lands.

In re-designating our properties, you will improve the future safety of the community and give us a better chance of being able to relocate within the District and continue to live and raise our families in the community we love.

Thank you for your consideration,

[draft note, insert all names here]

Footnotes:

[1] https://dailyhive.com/vancouver/vancouver-homeless-national-crisis-epicentre

[2] https://www.nsnews.com/local-news/crime-severity-ticks-up-on-north-shore-says-statcan-7371438

[3] https://vancouverisland.ctvnews.ca/crime-on-the-rise-near-nanaimo-s-new-supportive-housing-centres-1.4373182

Further Reading:

https://www.cjdctv.com/kpac-details-issues-with-supportive-housing-building-near-daycare-altercations-and-open-drug-use-near-kids-1.6605664

https://globalnews.ca/news/9903006/bc-supportive-housing-death/

https://www.cbc.ca/news/canada/british-columbia/kelowna-supportive-housing-healthcare-needs-study-1.6817613

https://vancouversun com/news/local-news/review-of-problem-plagued-maple-ridge-supportive-housing-project-leads-to-recommendations

https://vancouverisland.ctvnews.ca/not-safe-victoria-police-chief-calls-for-changes-to-supportive-housing-system-1.6242299

https://infotel ca/inhome/is-crime-a-legitimate-concern-for-kelowna-supportive-housing/it96518

https://www.cbc.ca/news/canada/british-columbia/yaletown-crime-police-1.5637661

From: Tamsin Guppy
Sent: November 20, 2023 5:27 PM
To: [redacted]
Cc: DNV Input
Subject: RE: Supportive Housing Project East Keith Rd.

Thank you for your input it has been added to the public hearing materials.

This site is on transit, in a residential area and in walking distance of two existing supermarkets, and a variety of cafes and shops and services. It is also easy walking distance to the soon to open Lynn Creek Community Recreation Centre.

This proposal will provide safe homes for North Shore residents who are homeless or who are at risk of becoming homeless. There are many reasons people become homeless and most have to do with the high cost of housing the lack of a social safety net. Yes, some people are suffering from addiction issues, but the community is better off when people are given safe homes with access to services and food. The statistics show this type of housing saves lives, and reduces health care costs while having no negative impacts in terms of crime rates and property values.

To learn more about this type of housing you may want to watch this BC Housing video about a similar project that was opened in Parksville.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: terweconnelly [redacted]
Sent: Monday, November 20, 2023 3:41 PM
To: DNV Input <input@dnv.org>
Subject: Supportive Housing Project East Keith Rd.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Thank-you for giving the people that currently live in this community to share their input and concerns.

First I want to say I am a very empathetic and compassionate member of our society. I have worked 42 years in the Corporate world working with people with disabilities. I [redacted] have lived in North Vancouver 44 years.

I do support our community providing affordable housing however, the proposed housing and location I DO NOT SUPPORT.

1. The location proposed is NOT Supportive. It is tucked away at a very busy intersection, on a trail system and poor transportation. It is not condusive for anyone with mobility issues, mental health or recovery from substance misuse.

2. The proposal that this residence those that are active drug users and that there will be a room for them to use is of great concern. This is a risk to the other residence and to our community. Information has shown that facilities providing a safe place to use drugs while mortality rates may have decreased from drug overdose crime and violence has increased. Feedback from residence in Lower Capilano, Gordon Project in Coquitlam are just 2 of many.

3. The trails, public parks, daycares and schools all put at risk. I have reported to the police the activity that takes place on Lynnmouth. The RCMP advised me that it is difficult for them to address when the activity moves up into the trails. When I asked a representative at the open Information session at Holiday Inn as to who would be ensuring security and safety in the surrounding trails and parks. The response was "that will have to be the District Parks Board".

4. To truly support people does it not make sense to have a facility that is close to hospitals, libraries and recreation facilities along with safe walking to food and coffee shops, and transportation. Not tucked away where they cannot be truly Integrated.

5. Putting active users into a facility is not helping that addict it is oppressive. These people need support to recovery. So first investing in their detox, then supportive recovery in residential treatment facility and then into supportive housing where use is not an an option. This helps rise the individual up to be an asset to our community and not a risk to themselves and others.

6. What other properties were considered. I find it interesting that the projects are being placed along the highways and in areas that are forested or parks. Out of sight.

7. The BC Government just announced further investments into preserving our lands and here we are, going to cut down more of our forest and impact on our beautiful trail system.

I believe that all are wanting to provide solutions to the growing concerns not only in BC but across the country. I think more consideration is needed to truly support all in our community.

Regards,

Terri

Terri Connelly, [redacted]

From: Tamsin Guppy
Sent: November 20, 2023 6:08 PM
To: [redacted]
Cc: DNV Input
Subject: RE: STOP the East Keith Supportive Housing complex

Thank you for your comments which are now part of the public hearing materials.

As a point of clarification this is about providing safe housing for local residents. It does not include a safe injection site, nor any other services for the public. The only services that are offered on site are for the residents who will live in this proposed facility. The services to be offered to residents include such things as life skills training, health care, meals, and counselling.

To learn more about what supportive housing is – this 6 minute video of a similar project on the Island may be helpful: https://youtu.be/Cx5KNV7_mXQ?si=Do8A_8Fj5EZ6d9UI

Also this fact sheet about supportive housing may be of interest.

For more details on this proposal you can visit: https://letstalkhousingbc.ca/north-vancouver-east-keith-road?tool=qanda

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Katie Quinlan [redacted]
Sent: Monday, November 20, 2023 3:17 PM
To: DNV Input <input@dnv.org>
Subject: STOP the East Keith Supportive Housing complex

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

[redacted] I recently found out about the plans for the East Keith Supportive Housing complex from another deeply concerned parent [redacted]

While I do support DNV to look at ways to support this increasing concern towards addiction and affordable housing in our community, positioning this housing and safe injection site **across from a highly popular park, 7 daycares, and a Community Center currently under construction (and will include another child care center), is nothing but negligent, and shows a complete lack of recognition and regard for the current residents of this community**. [redacted] at risk of stepping on a used needle or being abducted (as I am sure you are aware of the recent manhunt for a sexual offender who was a resident at a halfway housing unit who went missing).

We moved [redacted] from Fairview in Vancouver. When we were in Fairview, a low income housing building was built 1 block away from us. We watched our safe, quiet neighbourhood go from a place of peace to a place where car fires, break ins, theft, and drug needles would be found in alleys and sidewalks nearly every morning. We ultimately left as our daughters were getting older, and we simply did not want them in that environment. We counted our lucky stars that we had the opportunities to move [redacted], a place where we fully intend our children to grow up in. Also, a [redacted] friend [redacted] had a safe injection site and supportive housing go in across the street from his restaurant. Almost immediately he began seeing a huge increase in theft and vandalism. He has incurred thousands in costs related to these crimes, and is currently speaking out to his council and gathering support to have this addressed.

We must learn from the experiences of our neighbouring cities. I am in strong opposition for this housing project to continue as planned, and will do everything in my power to stop this. If my, and my community's, voices are not heard and we do not see action, you will see action in the next elections (provincial and federal). I am pleading for you to do everything in your power to have DNV and NDP explore other sites for this project. I will also be attending the council's meeting tomorrow, Nov 21.

I would appreciate a response to this email understanding your opinion on this matter.

Best regards,
[redacted]

From: Tamsin Guppy
Sent: November 20, 2023 6:22 PM
To: [redacted]
DNV Input
Subject: East Keith Road Safe Housing for the Homeless - Public Process

Thank you for your comments they will be added to the public hearing materials.

To view the website that advertised the 5 different public information meeting sessions that were held on this proposal and also provided a portal for questions and comments, and included a video and slides from the meetings that were held visit: https://letstalkhousingbc.ca/north-vancouver-east-keith-road?tool=qanda

For information on tomorrow's Public Hearing and how to provide input or sign up to speak visit:
https://www.dnv.org/government-administration/speak-public-hearing

To view the materials received to date for the upcoming public hearing please visit the Council agenda's webpage and scroll down to tomorrow's date (November 21st) and click on the materials of interest to you.
https://app.dnv.org/councilsearchnew/

As these websites show you, it is a fully public process with many opportunities to get information and provide input.

Lastly, you ask what benefit this project may have – this project is proposing to provide 65 safe homes for the most vulnerable people, people who are homeless or are faced with homelessness. These homes come with 24-7 support services which include skills training, counselling, health care and meals. Statistics show that these types of homes save lives, reduce community health care costs, and have no negative impact on property values or crime rates.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Tony Filangieri [redacted]
Sent: Monday, November 20, 2023 1:36 PM

To: Dan Milburn <milburnd@dnv.org>
Subject: October 3rd Council Comments on 1200 East Keith Road Supporting Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Milburn,

I am a resident [redacted] for 37 years and I find myself puzzled about the decision to build a 6-story complex care facility at the specified site in the District of North Vancouver.

The recent construction of the Mountain Highway overpass has already significantly impacted our community. I question the need to further develop what little remains of our local forest, particularly for a project that seems to offer little benefit to our immediate area and increases safety risks.

Could you please guide me on how to access information regarding the decision-making process for selecting this site? Additionally, I am interested in understanding the transparency of this process, including details about other considered locations that were ultimately not chosen.

Thank you for your attention to this matter.

Sincerely,

Tony Filangieri
[redacted]

From: Tamsin Guppy
Sent: November 20, 2023 6:24 PM
To: [redacted]
Cc: DNV Input
Subject: East Keith Supportive Housing

Thank you for your input, it will be added to the public hearing materials.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

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North Vancouver, BC V7N 4N5
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From: Wendy Mickelson [redacted]
Sent: Monday, November 20, 2023 2:23 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to express my support for the proposal for supportive housing at Keith Rd and Mountain highway. [redacted], I am well aware of the many issues facing the homeless and those who are inappropriately housed. I believe that having a stable place to live can be the beginning of a new start for some of these individuals. This could allow them to access services they need, and hopefully reduce some of the issues of street disorder and violence that we are starting to see in North Vancouver.
I am imploring District council to vote in favor of this proposal.

Sincerely,
Wendy Mickelson
[redacted]

From: Tamsin Guppy
Sent: November 20, 2023 6:32 PM
To: Duncan Wilcock
Cc: DNV Input
Subject: RE: East Keith Road Supportive Housing project

Thank you for your email, it will form part of the public hearing materials.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

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North Vancouver, BC V7N 4N5
guppyt@dnv.org

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From: Duncan Wilcock [redacted]
Sent: Sunday, November 19, 2023 8:22 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: East Keith Road Supportive Housing project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm broadly supportive of supportive housing in all communities, including the DNV.

I've read some of the details about the East Keith Road project. I can imagine sites that might be even closer to transportation hubs (Phibbs Exchange) and grocery stores, but in truth I know little of the needs of people who need this kind of housing due to good fortune I've had so far in life.

I must trust the expertise of BC Housing and those who work in this field to be making good choices, and so I would like to voice my support for this project.

Thanks for all you do,

Duncan Wilcock

[redacted]

From: Tamsin Guppy
Sent: November 20, 2023 6:38 PM
To: Christopher Lakes
Cc: DNV Input
Subject: RE: 1200 Block East Keith Road Supportive Housing

Thank you for your input it will form part of the public hearing materials.

The spot isn't as isolated as it looks, being located on transit and in easy walking distance to two supermarkets and the soon to open Lynn Creek Community Recreation Centre – but I take your point and we are working to provide more housing options in all our neighbourhoods.

And to your second point, yes, these projects are carefully managed with staff on site 24-7 to provide services to the residents and also a sense of security for everyone. The operator of the facility will work to build relationships in the community and also will provide a contact number should any questions arise.

You may be interested in this video of a similar project in Parksville as it speaks to the type of facility, the supports and the safety features that the facility has.

Thank you again for your comments,

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

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guppyt@dnv.org

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From: Christopher Lakes [redacted]
Sent: Sunday, November 19, 2023 8:07 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: 1200 Block East Keith Road Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

District of North Vancouver Mayor and Council:

I am writing to express my support for the proposed East Keith Road Supportive Housing Project.

Recently my brother, who has disabilities, has been unable to find any affordable and stable housing on his own after my ailing mother, who has long looked after him, went into supportive care herself. I find my family in the exact position that the EKRSH project aims to support.

Obviously, with only 65 units, my brother is unlikely to be one of its tenants, however, it is clear that the DNV is in crisis. I cannot imagine being homeless and trying to get back on my feet in the current housing and rental market. Drastic measures need to be taken. We need affordable housing options, and we need support for the most vulnerable in these types of housing.

I am near the proposed location often and I see it being more highway oriented and separated from other buildings and people in the area. I would like to see more housing like this in local neighborhoods and secondly, I hope there is a good management at these buildings for the sake of neighbours and tenants.

The East Keith Road Supportive Housing Project is extremely necessary, and it is vital that it is followed by many more.

Thank you for your time,
Chris.

Chris Lakes
[redacted]

From: Tamsin Guppy
Sent: November 20, 2023 6:40 PM
To: Michelle Sheardown
Cc: DNV Input
Subject: RE: support for 1200 Block East Keith Road

Thank you both for your input it will form part of the public hearing materials.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

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From: Michelle Sheardown [redacted]
Sent: Sunday, November 19, 2023 12:16 PM
To: Mayor and Council - DNV <Council@dnv.org>; DNV Input <input@dnv.org>
Subject: support for 1200 Block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor, Councillors, and Staff,

The District of North Vancouver Official Community Action Plan lists social equity as a lens intended to guide the District's decision-making. This feels right and makes sense. It's the Golden Rule really.

I knew the District had a reputation for NIMBY-ism and now the "YIMBY" group are being represented as pro-development, possibly without moral regard. Where can someone live in a real community with shared values? One that looks out for its weakest members, helps people get on their feet when the going gets rough? How have we come to live in a place of such wealth and privilege, yet at the same time a community not willing to care for its own?

Do we have to look as far as the United Nation's Universal Declaration of Human Rights and the International Covenant on Economic, Social and Cultural Rights, to find a right to housing? Surely, we have that right here

in the District of North Vancouver, or do we? Unfortunately, I think the answer is that only some of us are granted that right, seemingly by the luck of the draw, which doesn't make it very Universal.

As the director of development for Lookout Housing and Health Society said in a recent North Shore News article: “The homeless count numbers illustrate the need for a dramatic increase in affordable housing and poverty reduction measures, with 35 per cent of people providing not enough income as their reason for housing loss." The need far outweighs what is being built, underscoring the importance of lowering barriers to building new developments.

Any community member putting up barriers to the development of supportive housing in the District of North Vancouver needs to wake up, learn about what is happening, then make a difference, not by declaring themself a Nimby or Yimby, but by being a citizen and supporting all of our neighbours.

Sincerely,

Michelle and Mark Sheardown

[redacted]

From: Tamsin Guppy
Sent: November 20, 2023 6:48 PM
To: Frederick Rathje
Cc: DNV Input
Subject: RE: East Keith Road supportive housing

Thank you for your input it will become part of the public hearing materials.

Statistically, only about 10% of people who are homeless are living out of their vehicles, most people facing homelessness do not own a car so we recognize that the parking requirements for this site will be minimal. But you are correct this does not negate the need to think about walking, cycling and transit options for the residents. Luckily, this site is on transit routes and is very close to the Salop Trail so these options are available for residents and if this project does go forward staff will work with the design team to look at what type of bike storage and end of trip facilities make sense for the residents and the staff.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

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From: Frederick Rathje [redacted]
Sent: Saturday, November 18, 2023 8:10 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: East Keith Road supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council

The EKTSH proposal deserves our support.

The combination of inflated land values and high interest rates make most supportive housing projects unaffordable. This one will be an exception.

While I witness the traffic congestion at this location almost daily, this proposal will not be a traffic generator as people living there will have difficulty affording a car. So there are other options like bike paths that need to be considered so that NOT driving a car becomes a practical option.

I note that the application states: "It includes on-site parking spaces for staff and visitors." So I read this as meaning parking provisions are minimized and residents are not expected to own a personal car.

We have options like electric assist cargo bikes etc and considering the location, a car will be just a very expensive liability, one that can be avoided. If the housing project can incorporate convenient bike facilities to promote active mobility it will become attractive for the residents.

I am also looking forward to another housing development under construction in the Lynn Creek Town Centre (Marie Place) which I understand will showcase bike parking facilities on each floor of two six story buildings. This proposed housing project needs to consider similar facilities.

Thank you,

Frederick Rathje
District of North Vancouver

From: Joe Dingwell [redacted]
Sent: November 20, 2023 7:42 PM
To: DNV Input
Subject: 1200-block East Keith Rd Housing Concerns
Attachments: 2023-11-20.1200-block East Keith Rd Housing Concerns.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day,

Please find attached a letter in reference to the proposed Supportive Housing project on East Keith Rd, highlighting several concerns my family has regarding this development.

Thank you,
Joe Dingwell

Joe Dingwell
[redacted]

20 November 2023

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

Dear Mayor Little and District of North Vancouver Councillors,

I am writing to express my concern about the proposed East Keith Road Supportive Housing Project, operated by Lu'ma Native Housing Society (The Project) at the 1200 block of East Keith Road, in hopes that your Office will reconsider the appropriateness of this location for this type of housing project. [redacted] North Star Montessori Elementary School located toward the dead-end of Lynnmouth Ave at 1325 Keith Rd East. Councillors may not be aware that the school has approximately 160 children from 3 months – 12 years of age. I am extremely concerned that my family, the children, and the staff of the school will be negatively affected should the re-zoning go through, and this project move ahead.

I strongly believe that such a development would pose significant risks to the safety, health and well-being of the children at North Star. The presence of drug users in such proximity to children can have devastating consequences including exposing them to dangerous substances, violence, and crime. I recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it is quite likely that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP, acknowledges that the planners and operators of this development think that criminal activities are likely, too.

The children at North Star use Bridgeman Park daily and many of the families often use the park mid-day after preschool and at the end of the day when the elementary program is dismissed. After the revitalization of the park and surrounding trails, the area has become a gathering place for so many District residents. Given that residents of the supportive housing development who are drug users will be required to seek their drugs off-site, it is very likely that we will see an increase in drug deals, open-drug use, and paraphernalia, and possibly even drugs on the ground in front of our school, along the walking paths, and in the park.

The physical safety of our staff and students is a major concern. Given that there will be no screening past criminal offenses of the residents, petty theft and vandalism is likely to increase significantly, and the potential of other more aggressive and violent crimes arising, is seriously alarming. Simply witnessing these types of activities, let alone being involved, can having a lasting and harmful impact on a child's development. Appreciating that these currently unhoused people are vulnerable citizens, I must point out the obvious, that the children from our school and other children within this corridor are also vulnerable citizens. Today, Community law enforcement (RCMP) is already unable to respond consistently to community/school needs.

The current information available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility, but the District has not yet shown how they will maintain a safe neighbourhood after the facility is in operation. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity, without proper due consideration to the impact of residents and businesses.

Access to support and health service for residents is also a concern. I do not believe adequate support will be in place as was alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma and Council guarantee that human resources will be available and willing to provide these services?

In addition to the overwhelming number of safety concerns, I am concerned about how traffic challenges due to the construction in the neighbourhood will impact those with children enrolled in the childcare and elementary programs at North Star and if this will impact the viability of the school overall. There is currently no site or traffic management plan to go with this proposal and I am concerned that the challenge to get to North Star's facility for both drop-off and pick-up time will affect future enrolment.

Quality childcare is difficult to find and it would be incredibly detrimental to the North Shore to lose so many childcare spaces should current and future enrolment drop due to safety concerns and difficulties in accessing the facility.

Thank you for considering my concerns. I hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Sincerely,



Joe Dingwell

From: Eiman Zargaran [redacted]
Sent: November 20, 2023 7:50 PM
To: DNV Input
Subject: concerns
Attachments: housing project.docx

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

please confirm receipt of this email and attachment

sincerely
Eiman Zargaran

[redacted]

[redacted]

November 20, 2023

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

I am writing to express my concern about the proposed East Keith Road Supportive Housing Project, operated by Lu'ma Native Housing Society (The Project) at the 1200 block of East Keith Road, in hopes that your Office will reconsider the appropriateness of this location for this type of housing project. [redacted] t North Star Montessori Elementary School located toward the dead-end of Lynnmouth Ave at 1325 Keith Rd East. Councillors may not be aware that the school has approximately 160 children from 3 months – 12 years of age. I am extremely concerned that my family, the children, and the staff of the school will be negatively affected should the re-zoning go through, and this project move ahead.

I strongly believe that such a development would pose significant risks to the safety, health and well-being of the children at North Star. The presence of drug users in such proximity to children can have devastating consequences including exposing them to dangerous substances, violence and crime. I recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it is quite likely that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP, acknowledges that the planners and operators of this development think that criminal activities are likely, too.

The children at North Star use Bridgeman Park daily and many of the families often use the park mid-day after preschool and at the end of the day when the elementary program is dismissed. After the revitalization of the park and surrounding trails, the area has become a gathering place for so many District residents. Given that residents of the supportive housing development who are drug users will be required to seek their drugs off-site, it is very likely that we will see an increase in drug deals, open-drug use, and paraphernalia, and possibly even drugs on the ground in front of our school, along the walking paths, and in the park.

The physical safety of our staff and students is a major concern. Given that there will be no screening past criminal offenses of the residents, petty theft and vandalism is likely to increase significantly and the potential of other more aggressive and violent crimes arising, is seriously alarming. Simply witnessing these types of activities, let alone being involved, can having a lasting and harmful impact on a child's development. Appreciating that these currently unhoused people are vulnerable citizens, I must point out the obvious, that the children from our school and other children within this corridor are also vulnerable citizens. Today, Community law enforcement (RCMP) is already unable to respond consistently to community/school needs.

The current information available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility, but the District has not yet shown how they will maintain a safe neighbourhood after the facility is in operation. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity without proper due consideration to the impact of residents and businesses.

Access to support and health service for residents is also a concern. I do not believe adequate support will be in place as was alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma and Council guarantee that human resources will be available and willing to provide these services?

In addition to the overwhelming number of safety concerns, I am concerned about how traffic challenges due to the construction in the neighbourhood will impact those with children enrolled in the childcare and elementary programs at North Star and if this will impact the viability of the school overall. There is currently no site or traffic management plan to go with this proposal and I am concerned that the challenge to get to North Star's facility for both drop-off and pick-up time will affect future enrolment.

Quality childcare is difficult to find and it would be incredibly detrimental to the North Shore to lose so many childcare spaces should current and future enrolment drop due to safety concerns and difficulties in accessing the facility.

Thank you for considering my concerns. I hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Sincerely,

Eiman Zargaran

From: Leah Thomson [redacted]
Sent: November 20, 2023 9:28 PM
To: DNV Input
Subject: Support for Supportive Housing 1200 Block East Keith Rd

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I have lived in this community for over 50 years and I am writing in favour of the proposed social housing project. Not too many years ago, we had Keith Lynn school in this area, helping local students who were not being served in the traditional school setting. The community is not new to sharing space with people needing unique support.

I am aware that the municipality has a responsibility to do its part to address equitable access to housing within the district in North Vancouver. This will require developments that will likely displease members of our community. People can fear the unknown and may not have personal experience or knowledge about the difficulties of others.

I support providing people and families in need with help in getting on their feet and avoiding homelessness. I believe the people who will be accessing this housing will include past, present and future neighbours and people we know and love, or their family members... people struggling due to various circumstances, who are looking for a positive way forward.

They are welcome in my neighborhood.

Leah Thomson
[redacted]

From: Erin Carkett [redacted]
Sent: November 20, 2023 9:57 PM
To: DNV Input
Subject: 1200-block East Keith Rd Supportive Housing Concerns

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Erin Carkett
[redacted]

November 20, 2023

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

Dear Mayor Little and District of North Vancouver Councillors,

I am writing to express my concern about the proposed East Keith Road Supportive Housing Project, operated by Lu'maNative Housing Society (The Project) at the 1200 block of East Keith Road, in hopes that your Office will reconsider the appropriateness of this location for this type of housing project. [redacted] North Star Montessori Elementary Schoollocated toward the dead-end of Lynnmouth Ave at 1325 Keith Rd East. Councillors may not be aware that the school hasapproximately 160 children from 3 months – 12 years of age. I am extremely concerned that my family, the children, and the staff of the school will be negatively affected should the re-zoning go through, and this project move ahead.

I strongly believe that such a development would pose significant risks to the safety, health and well-being of thechildren at North Star. The presence of drug users in such proximity to children can have devastating consequences including exposing them to dangerous substances, violence and crime. I recognize that not all residents in this

development will bring criminal tendencies to the neighbourhood, however, it is quite likely that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP, acknowledges that the planners and operators of this development think that criminal activities are likely, too.

The children at North Star use Bridgeman Park daily and many of the families often use the park mid-day after preschool and at the end of the day when the elementary program is dismissed. After the revitalization of the park and surrounding trails, the area has become a gathering place for so many District residents. Given that residents of the supportive housing development who are drug users will be required to seek their drugs off-site, it is very likely that we will see an increase in drug deals, open-drug use, and paraphernalia, and possibly even drugs on the ground in front of our school, along the walking paths, and in the park.

The physical safety of our staff and students is a major concern. Given that there will be no screening past criminal offenses of the residents, petty theft and vandalism is likely to increase significantly and the potential of other more aggressive and violent crimes arising, is seriously alarming. Simply witnessing these types of activities, let alone being involved, can having a lasting and harmful impact on a child's development. Appreciating that these currently unhoused people are vulnerable citizens, I must point out the obvious, that the children from our school and other children within this corridor are also vulnerable citizens. Today, Community law enforcement (RCMP) is already unable to respond consistently to community/school needs.

The current information available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility, but the District has not yet shown how they will maintain a safe neighbourhood after the facility is in operation. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity without proper due consideration to the impact of residents and businesses.

Access to support and health service for residents is also a concern. I do not believe adequate support will be in place aswas alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma and Council guarantee that human resources will be available and willing to provide these services?

In addition to the overwhelming number of safety concerns, I am concerned about how traffic challenges due to the construction in the neighbourhood will impact those with children enrolled in the childcare and elementary programs at North Star and if this will impact the viability of the school overall. There is currently no site or traffic management

plan to go with this proposal and I am concerned that the challenge to get to North Star's facility for both drop-off and pick-up timewill affect future enrolment.

Quality childcare is difficult to find and it would be incredibly detrimental to the North Shore to lose so many childcare spaces should current and future enrolment drop due to safety concerns and difficulties in accessing the facility.

Thank you for considering my concerns. I hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Sincerely,

Erin Carkett

From: [redacted]
[redacted] November 20, 2023 10:09 PM
To: DNV Input
Subject: 1200 East Keith Rd zoning bylaw amendments- pause the decision on rezoning

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Little and Council Members,
I am writing regarding the above proposed development. I am a resident [redacted] and have read all of the posted public input and attended the open house at the Holiday Inn & Suites on November 8. I note that none of the public input from the November 8th session is included on the website and given there were over 100 people there, I hope you each have read all of those comments prior to making a decision to vote on this zoning. As I listened to the comments around me, many were not supportive of the location of this proposed development.

As many of the residents have stated, we agree that attempts to house the at-risk population living in North Vancouver is a priority, however from what is plain in all of the concerns listed, is that in addition to general concerns about safety of the residents in the neighbourhood, this development is so close to children, who are the most vulnerable population whose safety should be considered first. It's not just one daycare right across the street- there is the Montessori school, the kids who attend the North Shore winter club, the Bridgman park & the daycare in Seylynn. There are a significant number of children who may be at risk due to this particular development. There has been zero response from the DNV regarding mitigation or addressing the concerns for the children who are in the neighbourhood and who go to school/daycare, to sports activities & who play at the park.

What is also clear, is that there are other potential sites within the DNV that would be further from children and would still have good access to transit.

The third item I note is that while the stated aim of this development is to house the at-risk population living in North Vancouver, the BC Housing representative admitted it's likely this will not be the case; high risk people from other municipalities would likely be housed here. I look around North Vancouver and have seen so many motor homes on the streets. I think these people should be candidates for this type of housing, but given there is little parking in the design, how would their motorhomes be stored? This development does not take into account the population living right in front of us on our streets.

There are too many unanswered questions and given the amount of public input, I ask you to pause making a decision about rezoning until you and the DNV have adequately addressed all the concerns brought forward.
Regards,
GP

Sent from my iPhone

From:	Heather Cherneski
To:	DNV Input
Subject:	Input for 65 Unit Supportive Housing - 1200 Block East Keith Road - Opposed
Date:	November 20, 2023 10:51:50 PM

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Dear NVD Council Members,
While we support the government's attempts to address and prevent homelessness on the North Shore, we share our neighbours' concerns (see their letter here) regarding **the safety of children and families in our community and oppose the location of this proposed 65 Unit Supportive Housing Project.**

In addition to the neighbors concerns contained in the attached letter:

1) We are concerned that the partners in this proposed housing project are not aware that more than **200 children between the ages of 5 and 18 are coming and going from the North Shore Winter Club each day** between 6:00 am and 9:00 pm for school, tennis, hockey practices and tournaments, and other activities. During the summer, dozens more attend summer camps that use the adjacent park. Often the children are waiting on the street for rides or walking to the bus. We absolutely believe that housing would be an asset in the community, but we believe there are better locations that would be more suitable.

2) We are also concerned about **the potential increase in crime in the area** and the **safety of children and families that have children in the schools and daycares located within approximately one kilometre of the facility**:

Schools

North Star Montessori Elementary School, 1325 East Keith Road 0.8 Km away
Keith Lynn Alternate School, 1290 Shavington .4 Km away
Canada West Mountain School, 400 Brooksbank Ave .4 Km away
Lynmore Community School, .4 Km away
Cloverley Elementary School, .7 km away
Brooksbank Elementary School 1.1 km away

Your sincerely,

Heather Cherneski
[redacted]

[redacted]

From: Christopher Carter [redacted]
Sent: November 20, 2023 11:00 PM
To: DNV Input; Mayor's Office DNV; Jordan Back; Betty Forbes; James Hanson; Herman Mah; Lisa Muri; Catherine Pope
Subject: Public Hearing for 1200 block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dead District Mayor and Council,

I am writing this letter in strong opposition to the proposal from BC Housing and the District of North Vancouver to build 65 new homes with support services in the 1200 block of East Keith Road.

I'm concerned The District Mayor and Council will allow this proposal to be sped through the process when so much has been done to slow regular densification over the course of the last few years. This proposal has advanced quickly through approvals, had limitations on residents at public input, and lack of information regarding the project online.

This proposed project, providing housing to at-risk homeless, is providing housing to those that are the highest risks to the surrounding community. This site is located across the street from a daycare, and 2 blocks from Briggerman park and the surrounding trail network. Single mothers with strollers use the trail network connecting 100M from this site.

This project is contrary to The District's goals of tree canopy preservation. This entire site is heavily treed right now and provides an aesthetic and acoustic buffer for the uphill residential character of Calverhall.

Where is the expected site access for this project? Surely not Keith Road as an arterial road where no other applicant would be allowed to have access to such a site. The realignment of Mountain highway and Keith road intersection is already less than perfect with long wait times.

As a young family walking through this trail network daily we urge you to reconsider this proposal.

[redacted]

From: Robin Carkett [redacted]
Sent: November 20, 2023 11:38 PM
To: DNV Input
Subject: 1200-block East Keith Rd Supportive Housing Concerns

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Robin Carkett
[redacted]

November 20, 2023

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

Dear Mayor Little and District of North Vancouver Councillors,

I am writing to express my concern about the proposed East Keith Road Supportive Housing Project, operated by Lu'ma Native Housing Society (The Project) at the 1200 block of East Keith Road, in hopes that your Office will reconsider the appropriateness of this location for this type of housing project. [redacted] North Star Montessori Elementary School located toward the dead-end of Lynnmouth Ave at 1325 Keith Rd East. Councillors may not be aware that the school has approximately 160 children from 3 months – 12 years of age. I am extremely concerned that my family, the children, and the staff of the school will be negatively affected should the re-zoning go through, and this project move ahead.

I strongly believe that such a development would pose significant risks to the safety, health and well-being of the children at North Star. The presence of drug users in such proximity to children can have devastating consequences including exposing them to dangerous substances, violence and crime. I recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it is quite likely

that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP, acknowledges that the planners and operators of this development think that criminal activities are likely, too.

The children at North Star use Bridgeman Park daily and many of the families often use the park mid-day after preschool and at the end of the day when the elementary program is dismissed. After the revitalization of the park and surrounding trails, the area has become a gathering place for so many District residents. Given that residents of the supportive housing development who are drug users will be required to seek their drugs off-site, it is very likely that we will see an increase in drug deals, open-drug use, and paraphernalia, and possibly even drugs on the ground in front of our school, along the walking paths, and in the park.

The physical safety of the staff and students is a major concern. Given that there will be no screening for past criminal offenses of the residents, petty theft and vandalism is likely to increase significantly and the potential of other more aggressive and violent crimes arising, is seriously alarming. Simply witnessing these types of activities, let alone being involved, can have a lasting and harmful impact on a child's development. Appreciating that these currently unhoused people are vulnerable citizens, I must point out the obvious, that the children from our school and other children within this corridor are also vulnerable citizens. Today, Community law enforcement (RCMP) is already unable to respond consistently to community/school needs.

The current information available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility, but the District has not yet shown how they will maintain a safe neighbourhood after the facility is in operation. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity without proper due consideration to the impact of residents and businesses.

Access to support and health service for residents is also a concern. I do not believe adequate support will be in place as was alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma and Council guarantee that human resources will be available and willing to provide these services?

In addition to the overwhelming number of safety concerns, I am concerned about how traffic challenges due to the construction in the neighbourhood will impact parents like us with children enrolled in the childcare and elementary programs at North Star and how this will impact the viability of the school overall. There is currently no site or traffic

management plan to go with this proposal and I am concerned that the challenge to get to North Star's facility for both drop-off and pick-up time will affect future enrollment.

Quality childcare is difficult to find and it would be incredibly detrimental to the North Shore to lose so many childcare spaces should current and future enrolment drop due to safety concerns and difficulties in accessing the facility.

Thank you for considering my concerns. I hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Sincerely,

Robin Carkett

From: Graham MacInnes [redacted]
Sent: November 21, 2023 8:04 AM
To: DNV Input
Subject: 1200-block East Keith Rd Supportive Housing Concerns
Attachments: EastKeith-SupportiveHousing.pdf

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Please find a letter expressing our concerns around the proposed supportive housing development at Keith Rd and Mountain Hwy.

Graham MacInnes
[redacted]

Graham MacInnes
Antonia Iamartino
[redacted]

November 21, 2023

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

Dear Mayor Little and District of North Vancouver Councillors,

I am writing to express my concern about the proposed East Keith Road Supportive Housing Project, operated by Lu'ma Native Housing Society (The Project) at the 1200 block of East Keith Road, in hopes that your Office will reconsider the appropriateness of this location for this type of housing project. [redacted] North Star Montessori Elementary School located toward the dead-end of Lynnmouth Ave at 1325 Keith Rd East. Councillors may not be aware that the school has approximately 160 children from 3 months – 12 years of age. I am extremely concerned that my family, the children, and the staff of the school will be negatively affected should the re-zoning go through, and this project move ahead.

I strongly believe that such a development would pose significant risks to the safety, health and well-being of the children at North Star. The presence of drug users in such proximity to children can have devastating consequences including exposing them to dangerous substances, violence and crime. I recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it is quite likely that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP, acknowledges that the planners and operators of this development think that criminal activities are likely, too.

The children at North Star use Bridgeman Park daily and many of the families often use the park mid-day after preschool and at the end of the day when the elementary program is dismissed. After the revitalization of the park and surrounding trails, the area has become a gathering place for so many District residents. Given that residents of the supportive housing development who are drug users will be required to seek their drugs off-site, it is very likely that we will see an increase in drug deals, open-drug use, and paraphernalia, and possibly even drugs on the ground in front of our school, along the walking paths, and in the park.

The physical safety of our staff and students is a major concern. Given that there will be no screening past criminal offenses of the residents, petty theft and vandalism is likely to increase significantly and the potential of other more aggressive and violent crimes arising, is seriously alarming. Simply witnessing

these types of activities, let alone being involved, can having a lasting and harmful impact on a child's development. Appreciating that these currently unhoused people are vulnerable citizens, I must point out the obvious, that the children from our school and other children within this corridor are also vulnerable citizens. Today, Community law enforcement (RCMP) is already unable to respond consistently to community/school needs.

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In addition to the overwhelming number of safety concerns, I am concerned about how traffic challenges due to the construction in the neighbourhood will impact those with children enrolled in the childcare and elementary programs at North Star and if this will impact the viability of the school overall. There is currently no site or traffic management plan to go with this proposal and I am concerned that the challenge to get to North Star's facility for both drop-off and pick-up time will affect future enrolment.

Quality childcare is difficult to find and it would be incredibly detrimental to the North Shore to lose so many childcare spaces should current and future enrolment drop due to safety concerns and difficulties in accessing the facility.

Thank you for considering my concerns. I hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Sincerely,

Graham MacInnes + Antonia Iamartino

From: Stephanie Sanford on behalf of Infoweb
Sent: November 21, 2023 8:08 AM
To: DNV Input
Subject: FW: Support for East Keith Road supportive housing

From: Finn Blackburn [redacted]
Sent: Monday, November 20, 2023 11:23 PM
To: Infoweb <info@dnv.org>
Subject: Support for East Keith Road supportive housing

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Hello,

I've heard there's opposition to this project, I just want to say that I support it! It's walking distance to phibbs exchange and the bottle depot. The project has Highway 1, Mountain Highway, and Keith Road surrounding it. That should almost immediately disqualify the area for developing a family oriented development because of the level of traffic noise, there simply isn't a better area for a project of this nature to go that would appease NIMBY's better.

Thanks!

From: [redacted]
Sent: November 21, 2023 8:53 AM
To: DNV Input
Subject: 1200-block East Keith Rd Supportive Housing Concerns
Attachments: IMG_7215.JPG; IMG_7214.JPG

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Dear Mayor Little and District of North Vancouver Councillors,

I have attached a letter to this e-mail.

Sincerely,

Kumiko Lee

[redacted]

YOUR NAME
ADDRESS

November 20, 2023

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

Dear Mayor Little and District of North Vancouver Councillors,

I am writing to express my concern about the proposed East Keith Road Supportive Housing Project, operated by Lu'ma Native Housing Society (The Project) at the 1200 block of East Keith Road, in hopes that your Office will reconsider the appropriateness of this location for this type of housing project. [redacted] North Star Montessori Elementary School located toward the dead-end of Lynnmouth Ave at 1325 Keith Rd East. Councillors may not be aware that the school has approximately 160 children from 3 months – 12 years of age. I am extremely concerned that my family, the children, and the staff of the school will be negatively affected should the re-zoning go through, and this project move ahead.

I strongly believe that such a development would pose significant risks to the safety, health and well-being of the children at North Star. The presence of drug users in such proximity to children can have devastating consequences including exposing them to dangerous substances, violence and crime. I recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it is quite likely that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP, acknowledges that the planners and operators of this development think that criminal activities are likely, too.

The children at North Star use Bridgeman Park daily and many of the families often use the park mid-day after preschool and at the end of the day when the elementary program is dismissed. After the revitalization of the park and surrounding trails, the area has become a gathering place for so many District residents. Given that residents of the supportive housing development who are drug users will be required to seek their drugs off-site, it is very likely that we will see an increase in drug deals, open-drug use, and paraphernalia, and possibly even drugs on the ground in front of our school, along the walking paths, and in the park.

The physical safety of our staff and students is a major concern. Given that there will be no screening past criminal offenses of the residents, petty theft and vandalism is likely to increase significantly and the potential of other more aggressive and violent crimes arising, is seriously alarming. Simply witnessing these types of activities, let alone being involved, can having a lasting and harmful impact on a child's development. Appreciating that these currently unhoused people are vulnerable citizens, I must point out the obvious, that the children from our school and other children within this corridor are also vulnerable citizens. Today, Community law enforcement (RCMP) is already unable to respond consistently to community/school needs.

The current information available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility, but the District has not yet shown how they will maintain a safe neighbourhood after the facility is in operation. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity without proper due consideration to the impact of residents and businesses.

Access to support and health service for residents is also a concern. I do not believe adequate support will be in place as was alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma and Council guarantee that human resources will be available and willing to provide these services?

In addition to the overwhelming number of safety concerns, I am concerned about how traffic challenges due to the construction in the neighbourhood will impact those with children enrolled in the childcare and elementary programs at North Star and if this will impact the viability of the school overall. There is currently no site or traffic management plan to go with this proposal and I am concerned that the challenge to get to North Star's facility for both drop-off and pick-up time will affect future enrolment.

Quality childcare is difficult to find and it would be incredibly detrimental to the North Shore to lose so many childcare spaces should current and future enrolment drop due to safety concerns and difficulties in accessing the facility.

Thank you for considering my concerns. I hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Sincerely,

[YOUR NAME]

Kumiko Lee

From: Arley and Matt McIntosh [redacted]
Sent: November 21, 2023 8:57 AM
To: DNV Input; Mike Little, Mayor; Jordan Back; Betty Forbes; James Hanson; Herman Mah; Lisa Muri; Catherine Pope
Subject: 1200-block East Keith Rd Supportive Housing Concerns
Attachments: 1200 block East Keith Rd Supportive Housing Concerns.pdf

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Dear Mayor and Council

[redacted] North Star Montessori School, situated just a few hundred metres away from this proposed project, we hold grave concerns about the viability of this type of supportive housing in this neighbourhood. We request that you read the attached letter that outlays our concerns, and weigh those concerns heavily in your decision, as this development will likely effect more than the local neighbourhood.

Regards
Arley and Matthew McIntosh

[redacted]

November 20, 2023

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

Dear Mayor Little and District of North Vancouver Councillors,

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Thank you for considering my concerns. I hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Sincerely,



Arley and Matthew McIntosh

From: Tony Filangieri [redacted]
Sent: November 21, 2023 9:05 AM
To: Tamsin Guppy
Cc: DNV Input
Subject: Re: East Keith Road Safe Housing for the Homeless - Public Process

Hi Tamsin,

Thanks for forwarding me this general information. I was aware of it all as I attended all zoom calls and the in-person public information session.

None of that changes the fact I have no confidence in you or the planning department of the District. "*This property is not as valuable as it was in the past*" is a tactless comment.

As a district planner I am asking to even out the destruction of North Vancouver. Calverhall has played its role, go pick on somewhere else.

Tony Filangieri
[redacted]

On Mon, Nov 20, 2023 at 6:22 PM Tamsin Guppy <GuppyT@dnv.org> wrote:

> Thank you for your comments they will be added to the public hearing materials.
>
> To view the website that advertised the 5 different public information meeting sessions that were held on this proposal and also provided a portal for questions and comments, and included a video and slides from the meetings that were held visit: https://letstalkhousingbc.ca/north-vancouver-east-keith-road?tool=qanda
>
> For information on tomorrow's Public Hearing and how to provide input or sign up to speak visit: https://www.dnv.org/government-administration/speak-public-hearing
>
> To view the materials received to date for the upcoming public hearing please visit the Council agenda's webpage and scroll down to tomorrow's date (November 21st) and click on the materials of interest to you. https://app.dnv.org/councilsearchnew/
>
> As these websites show you, it is a fully public process with many opportunities to get information and provide input.

Lastly, you ask what benefit this project may have – this project is proposing to provide 65 safe homes for the most vulnerable people, people who are homeless or are faced with homelessness. These homes come with 24-7 support services which include skills training, counselling, health care and meals. Statistics show that these types of homes save lives, reduce community health care costs, and have no negative impact on property values or crime rates.

Tamsin Guppy **(she/ her)**, MCIP, RPP

Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road

North Vancouver, BC V7N 4N5

guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Tony Filangieri [redacted]
Sent: Monday, November 20, 2023 1:36 PM
To: Dan Milburn <milburnd@dnv.org>
Subject: October 3rd Council Comments on 1200 East Keith Road Supporting Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Milburn,

I am a resident [redacted] for 37 years and I find myself puzzled about the decision to build a 6-story complex care facility at the specified site in the District of North Vancouver.

The recent construction of the Mountain Highway overpass has already significantly impacted our community. I question the need to further develop what little remains of our local forest, particularly for a project that seems to offer little benefit to our immediate area and increases safety risks.

Could you please guide me on how to access information regarding the decision-making process for selecting this site? Additionally, I am interested in understanding the transparency of this process, including details about other considered locations that were ultimately not chosen.

Thank you for your attention to this matter.

Sincerely,

Tony Filangieri
[redacted]

From: Cameron
To: DNV Input; Mayor and Council - DNV; Mayor"s Office DNV
Subject: 1200 block East Keith Road Petition
Date: November 21, 2023 9:58:15 AM
Attachments: image.png
Stop the 1200 East Keith Road Rezoning and Development Petition Signatures.pdf

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Hello all,

Sharing the petition and signatures from 854 residents of Lynnmour and North Vancouver opposing the rezoning and redevelopment of 1200 East Keith Road for today's hearing.

Best regards,

Cameron Strukoff

We, the undersigned, represent the residents of [redacted] North Vancouver, a community already grappling with safety concerns and recent break-ins and increasing crime. The proposed supportive housing development at 1200 East Keith Road poses a direct threat to our well-being and security. As residents, we are concretely impacted by the potential introduction of individuals with complex needs into our immediate vicinity, including children and nearby daycares that would be adversely affected. Moreover, our existing safety concerns within the building, coupled with the prospect of increased crime rates and open drug use—issues seen in similar sites like the Travelodge with the same operator i[redacted] North Vancouver—warrant our collective opposition to this development.

The safety of our community, the well-being of our children, and the concerns about the safety of current residents and children in nearby daycares, as well as the new Cloverley elementary school being built in the area, are at risk with the fast-tracking of a supportive housing project that seemingly deviates from the District of North Vancouver’s Rental and Affordable Housing Strategy. The proposed project lacks a variety of unit types suitable for families, potentially increasing crime in our residential area. We express concern about a decline in property values, emphasizing the importance of preserving the family-oriented nature of our community.

Moreover, concerns about Lu’ma not adequately supporting and addressing the mental health and addiction issues of their residents in the other properties they manage add to our apprehensions. The potential increase in policing required on an already stretched budget and resources, coupled with inadequate transit for the residents of the facility, raises further alarms.

Immediate action is crucial as the proposed project threatens the safety and property values of our community. We urge the Mayor and Council to reconsider the project's alignment with the Rental and Affordable Housing Strategy, conduct thorough consultations with the RCMP to address safety concerns, and review the suitability of the housing mix for District residents. The urgency lies in protecting our families and ensuring the optimal well-being of our community. Given the multitude of concerns raised, we strongly urge the Council to reject the zoning for the proposed development and explore alternative, more suitable sites that align with the well-being and safety of our community. This action would demonstrate a commitment to safeguarding the interests of all stakeholders involved.

Stop the 1200 East Keith Road Rezoning and Development



Started November 14, 2023
Petition to Council of the District of North Vancouver

854 Signatures
1,000 Next Goal

145 people signed today

Stop the 1200 East Keith Road Rezoning and Development

Share on Facebook

Send an email to friends

Send a message via WhatsApp

Tweet to your followers

Copy link

Why this petition matters

Started by **Cameron S**

We, the undersigned, represent the residents of Lynnmour and North Vancouver, a community already grappling with safety concerns and recent break-ins and increasing crime. The proposed supportive housing development at 1200 East Keith Road poses a direct threat to our well-being and security. As residents, we are concretely impacted by the potential introduction of individuals with complex needs into our immediate vicinity, including children and nearby daycares that would be adversely affected. Moreover, our existing safety concerns within the building, coupled with the prospect of increased crime rates and open drug use—issues seen in similar sites like the Travelodge with the same operator in North Vancouver—warrant our collective opposition to this development.

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Name	Signed On
Cameron Strukoff	2023-11-14
Omid Partow	2023-11-15
Mahsa Alavi	2023-11-15
Veroslava Todic	2023-11-15
Sue Gyenes	2023-11-15
Mo Karimi	2023-11-15
Alex deRosenroll	2023-11-15
Sandeep Manhas	2023-11-15
Matt Miller-Tait	2023-11-15
Jacqueline Lai	2023-11-15
Janice S	2023-11-15
Mohammadreza Yazdanshenas	2023-11-15
Maryam Yazdan	2023-11-15
Elham Mirzakhani	2023-11-15
Mason Carr	2023-11-15
Jehan Jouhar	2023-11-15
Tom Lebeuf	2023-11-15
Susana Muñoz	2023-11-15
Guillaume Larouche	2023-11-15
Jennifer Yip	2023-11-15
Mary C	2023-11-15
Kourosh Shahverdiani	2023-11-15
Sadaf Nadali	2023-11-15
Marc Winckers	2023-11-15
Sam Fowler	2023-11-15
Alicia Gilmour	2023-11-15
Reagan Goulding	2023-11-15
Nima R	2023-11-15
Gregory Fodor	2023-11-15
Kimberlee Goulding	2023-11-15
Aiden Piercey	2023-11-15
Maryanne Miles	2023-11-15
Dusan Indic	2023-11-15
Robin Bell	2023-11-15
Rodrigo Lecompte	2023-11-15
Ali Farah	2023-11-15
Dave Van Mulligen	2023-11-15
Josie Harrison	2023-11-15
Chelsea Craig	2023-11-15
Jorden Keller	2023-11-15
Nathan Wong	2023-11-15
Beheshteh Maleki	2023-11-15
Sean Harrison	2023-11-15
Sudipta Ghorai	2023-11-15
Nanci Fischer	2023-11-15
Roya Payami	2023-11-15

Lindsay Jalava	2023-11-15
Setareh Sadeghi	2023-11-15
Nina Samimi	2023-11-15
Elizabeth Brunswick	2023-11-15
Jack Bebbington	2023-11-15
John Perry	2023-11-15
Atousa Sanjari	2023-11-15
Laurence Putnam	2023-11-15
Lee Fulsher	2023-11-15
Jennifer M	2023-11-15
Christina Fulsher	2023-11-15
Reeti Soni	2023-11-15
Hossein Sanjari	2023-11-15
Darren Butler	2023-11-15
K Reynolds	2023-11-15
Spencer Connelly	2023-11-15
James Brunswick	2023-11-15
Jason Gerelle	2023-11-15
Hossein Noorbakhsh	2023-11-15
Sebastian Gerhard	2023-11-15
Farhad Rahnamoon	2023-11-15
T J	2023-11-15
Armin M	2023-11-15
Carson Bateman	2023-11-15
Nabila Hajee	2023-11-15
shamil hajee	2023-11-15
Maysa Tsang	2023-11-15
Mark Wilson	2023-11-15
Camila Nakatsui	2023-11-15
Mihir Ghael	2023-11-15
Zahra Partow	2023-11-15
Marianne MacLean	2023-11-15
Craig Hall	2023-11-15
Peter Bohr	2023-11-15
Sean Poole	2023-11-15
Nahid Araban	2023-11-15
Nida Asad	2023-11-15
Val Wong	2023-11-15
Tyler Gibb	2023-11-15
Deborah Godfrey	2023-11-15
Shyloh Mahy	2023-11-15
Felix Evans	2023-11-15
Sarah Shan	2023-11-15
Kevin K	2023-11-15
Trent Opaloch	2023-11-15
Mark Kerr	2023-11-15
Ruby Rose Ombajin	2023-11-15

Grace Harradine	2023-11-15
Mar Der	2023-11-15
Jared Hughes	2023-11-15
Shawn Anon	2023-11-15
Pilar Encinas	2023-11-15
Rich L	2023-11-15
Josefina Encinas	2023-11-15
Mercede Sakiani	2023-11-15
Jeff Celmainis	2023-11-15
Helia Haghighat	2023-11-15
Steven Sugrim	2023-11-15
Amir Bonyanpour	2023-11-15
Cameron Godfrey	2023-11-15
H Chan	2023-11-15
Marc Jones	2023-11-15
Sara Gojevic	2023-11-15
Terence Chan	2023-11-15
Ivana Gotovac	2023-11-15
Kin Lau	2023-11-15
Terrence Connelly	2023-11-15
Ana Woodward	2023-11-15
Marilu Encinas	2023-11-15
Giovanni De Santis	2023-11-15
Pablo Ulloa	2023-11-15
Justin Tapp	2023-11-15
Tee Bridge	2023-11-15
Farah Sayani	2023-11-15
ALLISTER ROOP	2023-11-15
Kalen Emsley	2023-11-15
Shannon Smith	2023-11-15
Graham Christensen	2023-11-15
Negin Soltani	2023-11-15
Pedram Hosseini	2023-11-15
Laura Kviklyte	2023-11-15
Kim Lundberg	2023-11-15
Ian Young	2023-11-15
Byron Parker	2023-11-15
Kiran Jhutty	2023-11-15
Jackie Bowen	2023-11-15
Diane Bowen	2023-11-15
Filip Ljubichich	2023-11-15
Jeffrey Bowen	2023-11-15
Ana Weiss	2023-11-15
Lynn B.	2023-11-15
Jingjing Zou	2023-11-15
Tegan Giustra	2023-11-15
Virjeet Basi	2023-11-15

Frishta Nayeemi	2023-11-15
Stephen Korchinos	2023-11-15
Dax Blackett	2023-11-15
Nick M	2023-11-15
Farzad Shirali	2023-11-15
Morgan Delaney	2023-11-15
Brandon Mather	2023-11-15
Brenda Garrett	2023-11-15
Jordan Tostenson	2023-11-15
Jordan Hunt	2023-11-15
BRAEDEN KLAVER	2023-11-15
Marcus Houck	2023-11-15
Michael Eakin	2023-11-15
Amanda Miller	2023-11-15
Saba Ahanchi	2023-11-15
Jocelyn Fitzpatrick	2023-11-15
Hayley Wemyss	2023-11-15
Amelia Brown	2023-11-15
Newsha Farah	2023-11-15
Darren Lee	2023-11-15
Danielle Lawson	2023-11-15
B Taylor	2023-11-15
Wallace Scott	2023-11-15
Kyle Gomes	2023-11-15
Svetlana Yakubovich	2023-11-15
Shanie Rechner	2023-11-15
Brandon Ophus	2023-11-15
Philip Louie	2023-11-15
Nicholas C	2023-11-15
Aimee Kwok	2023-11-15
Tanya Goble	2023-11-15
neda Grant	2023-11-15
Aimmey Yoshima	2023-11-15
Veronika Pronek	2023-11-15
Nicholas Grant	2023-11-15
Shawna Kellock	2023-11-15
Hannah Baker	2023-11-15
Hayden Sager	2023-11-15
Armi Grano	2023-11-15
Andrea Ellefson	2023-11-15
Angela Lagore	2023-11-15
Salma Harjee	2023-11-15
Tyler Bowen	2023-11-15
Darren Mcgrigor	2023-11-15
Liam Eales	2023-11-15
Niyousha Farah	2023-11-15
katie bishop	2023-11-15

Mary Dapiton	2023-11-15
Lorna Winckers	2023-11-15
Shayan Farahbakhsh	2023-11-15
Leyla Yazdan	2023-11-15
Ben Jenkins	2023-11-15
Lara Bewcyk	2023-11-15
Rong Fan	2023-11-15
Yasaman Bonyanpour	2023-11-15
Madeleine Liceaga	2023-11-15
Ashkan Etemadzadeh	2023-11-15
Farnaz Seyedi	2023-11-15
Rahana Harjee	2023-11-15
Afsoon Kiani	2023-11-15
Choongeun Lee	2023-11-15
Tass Kanakos	2023-11-15
Danial Tabassi	2023-11-15
Hoora Ghiam	2023-11-15
Amir Ghiam	2023-11-15
mohammadjafar ghiam	2023-11-15
Amirhossein Ghiam	2023-11-15
Zahra Golabi	2023-11-15
Allan Lau	2023-11-15
CJ Niyati	2023-11-15
Lorraine Hardie	2023-11-15
Lauren C	2023-11-15
Francis Chan	2023-11-15
Forough Malekpour	2023-11-15
Alan Rogers	2023-11-15
Kavan Singh	2023-11-15
Mike Beneke	2023-11-15
Anna Kenna	2023-11-15
Brian Garrett	2023-11-15
Hannah Chen	2023-11-15
Valerie Burns	2023-11-15
Daniel Foxcroft	2023-11-15
Bruce Oikawa	2023-11-15
Marie Horton	2023-11-15
Agnes Chan	2023-11-15
Judy Bruce	2023-11-15
Sanaz Afjouland	2023-11-15
Ian Chan	2023-11-15
Joshua Croft	2023-11-16
Michael Mackenzie	2023-11-16
Tammy Alli	2023-11-16
Yumna Ahmed	2023-11-16
Jessica Farr	2023-11-16
Lenore Black	2023-11-16

Amira Khater	2023-11-16
Satu Toivakka	2023-11-16
Rach Ceb	2023-11-16
Chris Kerr	2023-11-16
Telnaz Mazidi	2023-11-16
Ed Thomas	2023-11-16
Nicole Marshall	2023-11-16
Scott Macdonald	2023-11-16
Ben Barnes	2023-11-16
Jovani LoCicero	2023-11-16
Yas Malek	2023-11-16
Masieh Malek	2023-11-16
Michelle Townsend	2023-11-16
Brenda Platts	2023-11-16
Trevor Townsend	2023-11-16
Allan Comey	2023-11-16
Nadia Raposo	2023-11-16
Robyn Bresler	2023-11-16
Mehdi Miarsoltani	2023-11-16
Salma Virjee	2023-11-16
Nicole Comey	2023-11-16
Kateryna Nechyporchuk	2023-11-16
Ali Nasiroghli	2023-11-16
James Studer	2023-11-16
Vannessa Lindgren	2023-11-16
Haley Adair	2023-11-16
Maggie Applebaum	2023-11-16
Eli Applebaum	2023-11-16
Kathy Mather	2023-11-16
Jennifer McDonald	2023-11-16
Barry Kas	2023-11-16
Craig Burak	2023-11-16
Adrian Lauten	2023-11-16
Kathleen Scott	2023-11-16
Jennifer Howard	2023-11-16
Carly Neate	2023-11-16
Chris Carter	2023-11-16
Jesse Neate	2023-11-16
Dan Pultr	2023-11-16
Chelsea Neate	2023-11-16
Antonio FILANGIERI	2023-11-16
Nicolle Filangieri	2023-11-16
Brian Howard	2023-11-16
Thomas Howard	2023-11-16
James Neate	2023-11-16
John Neate	2023-11-16
Melissa Dhillon	2023-11-16

Ryan Mruk	2023-11-16
Jake Ross	2023-11-16
Valerie Newman	2023-11-16
Abbie Playford	2023-11-16
Lori Iacoviello	2023-11-16
Jenny L	2023-11-16
Trinh Khuu	2023-11-16
Fatemeh Safavi	2023-11-16
Abo Taheri	2023-11-16
Adrian Lam	2023-11-16
James Lau	2023-11-16
Maureen Stirlng	2023-11-16
Ian Dun	2023-11-16
Kyoko Hayashi	2023-11-16
Breanna Symonds	2023-11-16
Alexandra Harper	2023-11-16
Diana Fajardo	2023-11-16
Stephanie Antoniazzi	2023-11-16
Bill Chung	2023-11-16
Yasmeen deRosenroll	2023-11-16
Ghazaleh Keshavarz	2023-11-16
Gregory McKinley	2023-11-16
Rebecca Wong	2023-11-16
erik lydestad	2023-11-16
Lauren Nichols	2023-11-16
Lori Aylsworth	2023-11-16
Elaine Burak	2023-11-16
D’Arcy Larmour	2023-11-16
Jorge Pessegueiro	2023-11-16
M Ricard	2023-11-16
Sanjar Jilavi	2023-11-16
Joel Richer	2023-11-16
Hamid Parsazadeh	2023-11-16
Sahri Woods Baum	2023-11-16
Mozhgan Taheri	2023-11-16
Jordan marshall	2023-11-16
Farzad Taheri	2023-11-16
Michael Iwasaki	2023-11-16
Mike Adair	2023-11-16
Najmeh Dorafshanian	2023-11-16
Shabbir Nanji	2023-11-16
Sierra Valente	2023-11-16
Aramesh Atash	2023-11-16
Mary Robinson	2023-11-16
Nirvana Mousavi	2023-11-16
Sheida Poulad	2023-11-16
Patrick Markowski	2023-11-16

jin lee	2023-11-16
Andrea Burbidge	2023-11-17
Ally Raymond	2023-11-17
Corinna Overbye	2023-11-17
Loghman Moradi	2023-11-17
Dixie S	2023-11-17
peggy wilson	2023-11-17
Rose Kasper	2023-11-17
Robyn bay	2023-11-17
Daniel Coutinho	2023-11-17
Zahra Jamshaid	2023-11-17
Elaine Baxter	2023-11-17
Michael Madi	2023-11-17
Tom Dean	2023-11-17
Hedieh Keshtkar	2023-11-17
Heidi King	2023-11-17
Navid Hanachi	2023-11-17
Lito Vocal	2023-11-17
Strato Malamas	2023-11-17
George Madi	2023-11-17
Marie Seymour	2023-11-17
Tracy Walsh	2023-11-17
Graydon Jones	2023-11-17
Luke Balogh	2023-11-17
Corinne Lee	2023-11-17
Linda Madi	2023-11-17
Robert Burak	2023-11-17
Graham Edmunds	2023-11-17
Christina Edmunds	2023-11-17
Vicky Perrin	2023-11-17
Sean Comerford	2023-11-17
Kyla C	2023-11-17
Shahin Emami	2023-11-17
Ryan Huang	2023-11-17
Troy Monteyne	2023-11-17
Stevan Agbaba	2023-11-17
David Price	2023-11-17
Sandra Fergusson	2023-11-17
Sarah Ashley Hannah	2023-11-17
Jimmy Hsu	2023-11-17
Nancy W	2023-11-17
Leila Mobara	2023-11-17
Melissa Paulger	2023-11-17
Ishan Gamage	2023-11-17
Peyman zargarzadeh	2023-11-17
Joy Ward	2023-11-17
Irene Matson	2023-11-17

Hannah Hewitt	2023-11-17
Jeong Ju Choo	2023-11-17
Cena Askari	2023-11-17
YONG MEI Xu	2023-11-17
Avinash Jagwani	2023-11-17
Stacey Choi	2023-11-17
Sanya Ritchie	2023-11-17
Jennie Donnelly	2023-11-17
Stephanie Macek	2023-11-17
Leyla Bambury	2023-11-17
Leila Kadi	2023-11-17
Leanne Oneill	2023-11-17
January Thomson	2023-11-17
Jose Perera	2023-11-17
Karen McBride	2023-11-17
Dragos Vasilescu	2023-11-17
Taylor Hooley	2023-11-17
JoAnne Marlow	2023-11-17
Melanie Neate	2023-11-17
Heidi Kesht	2023-11-17
Christopher Drake	2023-11-17
Lauren Koenig	2023-11-17
ruth warwick	2023-11-17
Carmen Dube	2023-11-17
Aurelia Diaconu	2023-11-17
Chris Glyn-Jones	2023-11-17
Selina Yiu	2023-11-17
Arash Tavazo	2023-11-17
robin carruth	2023-11-17
Mandana Drisi	2023-11-17
YAMINI B	2023-11-17
Jessica Buxbaum	2023-11-17
sandra beeches	2023-11-17
Behzad Ghods	2023-11-17
Kyra Yatkowsky	2023-11-17
Ladan Shariati	2023-11-17
Rasool Hamkar	2023-11-17
Harry Buergin	2023-11-17
Sakolwan Weiss	2023-11-17
Nicole Palacios	2023-11-17
Angelo Ficocelli	2023-11-17
Jacqui Conyon	2023-11-17
Rez Dermen	2023-11-17
Helena Begg	2023-11-17
kay ward	2023-11-17
Jason Overbye	2023-11-17
Cameron Clark	2023-11-17

Sheldon Horse	2023-11-17
Paul Cheng	2023-11-17
Alberto Danao	2023-11-17
abdul khan	2023-11-17
Muzna Nafees	2023-11-17
Gayle Logan	2023-11-17
Mehrad A	2023-11-17
Geoff Perkins	2023-11-17
Laura Chapman	2023-11-17
Richard Linnebank	2023-11-17
Kim Marcotte	2023-11-17
Maryam Tabrizi	2023-11-17
M. Hatami	2023-11-17
Katie Morin	2023-11-17
Julie Kyle	2023-11-17
Asal Keshavarz	2023-11-17
Gregoz Gawronski	2023-11-17
Debbie Setton	2023-11-17
Melissa McMillan	2023-11-17
Brittany Ogden	2023-11-17
Tiffany Whelan	2023-11-17
Tom Woodward	2023-11-17
Aurica Marincat	2023-11-17
Ellise Keller	2023-11-17
Carsten Weiss	2023-11-17
Christine Howard	2023-11-17
Sina Askari	2023-11-17
Mona Ghiam	2023-11-17
Patti Koenig	2023-11-17
Nicholas Yau	2023-11-17
khatereh safi	2023-11-17
Renee Sim	2023-11-17
Terri Connelly	2023-11-17
Percy Bhagat	2023-11-18
Golnar Mehrabi	2023-11-18
Naghmeh Elahi	2023-11-18
Aidin Mirsaeidi	2023-11-18
Donna Mitchell-quinn	2023-11-18
Ali Gul Soomro	2023-11-18
Armin Esrafili	2023-11-18
Janet McLean	2023-11-18
Seyed mohammadreza Behbehani	2023-11-18
Saeed Khan	2023-11-18
Luigi Pirillo	2023-11-18
Parisa Ghanbarzadeh	2023-11-18
Bahareh khodaverdiandehkordi	2023-11-18
Sharareh Shariatifar	2023-11-18

Cameron Brooks	2023-11-18
ROHIT BHAGAT	2023-11-18
Saeed Rajabi	2023-11-18
Yvonne La Mer	2023-11-18
Sergio Sardenberg	2023-11-18
Nisvet Nezic	2023-11-18
Everett Parkins	2023-11-18
Kevin Comey	2023-11-18
David Dulley	2023-11-18
Kate Parkins	2023-11-18
Joe Braun	2023-11-18
Jordan Winger	2023-11-18
Eleanor Winger	2023-11-18
Lawrence Strand	2023-11-18
Gerry Reibling	2023-11-18
Sadegh Khoshnood	2023-11-18
Daniel Cudmore	2023-11-18
Chelsey Martin	2023-11-18
Rob Hamill	2023-11-18
Jessika Hamill	2023-11-18
Kris Shobridge	2023-11-18
Kerry C	2023-11-18
Sarah Yu	2023-11-18
Matthias Zeller	2023-11-18
Alex Marshall	2023-11-18
Chelsea Edler	2023-11-18
David S	2023-11-18
Chris Winckers	2023-11-18
Meher Bhagat	2023-11-18
Alan Kirby	2023-11-18
Elizabeth Ford	2023-11-18
Moe Khatami	2023-11-18
ALIREZA ZARGAR	2023-11-18
Zakiya Pirani	2023-11-18
Mahtab Attar	2023-11-18
Alireza Mahdavi	2023-11-18
Sara Khatami	2023-11-18
Andy Jahanfar	2023-11-18
Jacob Aichmair	2023-11-18
Tomas Nergl	2023-11-18
Mahsa A	2023-11-18
Reza Khatami	2023-11-18
Devon Teimoori	2023-11-18
Catherine Smith	2023-11-18
Tia Blewitt	2023-11-18
Deborah Hermkens	2023-11-18
Justine Lawrence	2023-11-18

John Koenig	2023-11-18
Sarah Krahn	2023-11-18
Ashkan Zargar	2023-11-18
Laleh Azadeh	2023-11-18
Mir Darban	2023-11-18
Mohammad Sam Eilkhani	2023-11-18
Navid Hakimi	2023-11-18
Greg Long	2023-11-18
Isabella Koenig	2023-11-18
Mel Birch	2023-11-18
Mehdi Kameli	2023-11-18
Nolan Westlin	2023-11-18
Armin Tavazo	2023-11-18
Geoff Fawkes	2023-11-18
Omid Zahiri	2023-11-18
Ali Mahdavi	2023-11-18
Mohammad Sadeghi Zamani	2023-11-18
Arta Darrehshiri	2023-11-18
Mariia Bohdan	2023-11-18
Serhii Bohdan	2023-11-18
Anne Bolivar	2023-11-18
Hassan Dahaghin	2023-11-18
Hadis Bagheri	2023-11-18
Veronika Charykova	2023-11-18
Patrick St-Pierre	2023-11-18
Adrian Kekec	2023-11-18
Minoo Mafi	2023-11-18
Massy NK	2023-11-18
Mike C	2023-11-18
Lenore Hughes	2023-11-18
Azin golparvar	2023-11-18
Josie Weatherby	2023-11-18
Abdullah Azarakhsh	2023-11-18
Mirva Schulze	2023-11-18
Helga Mende	2023-11-18
Mut Chan	2023-11-18
Cam Stokes	2023-11-18
Elly Lotfi	2023-11-18
Adrian McLaughlin	2023-11-18
Komal Komal	2023-11-18
Shajini Uthayakumaren	2023-11-18
Suzan Usman	2023-11-18
Raheleh Vahedi baeffat	2023-11-18
Gelareh Karam	2023-11-18
don pahlavi	2023-11-18
Danny Ferandez	2023-11-18
Tina Karimi	2023-11-18

Niklas Radelet	2023-11-18
Trent Bingley	2023-11-18
Kevin Green	2023-11-18
Moe Mehr	2023-11-18
Gisela Parkins	2023-11-18
byron parkins	2023-11-18
Hamid Shahrouei	2023-11-18
Kanyanat Klongkarn	2023-11-18
Behnaz Lotfi	2023-11-18
amir khatami	2023-11-18
Krissy Schmidt	2023-11-18
Pegah Azadeh	2023-11-18
Hossein xx	2023-11-18
Jashan Pahwa	2023-11-18
Dee A	2023-11-18
Brad Noble	2023-11-18
Hristo Ralchev	2023-11-18
Elnaz Zomrod	2023-11-18
Sina Zamansani	2023-11-18
james parkins	2023-11-18
Morteza Azadeh	2023-11-18
Azar Amini	2023-11-18
Sattar Abdul	2023-11-19
Hamid Shobiri	2023-11-19
Radoslaw Synderek	2023-11-19
Hadi Jafari	2023-11-19
Jardel Ebuka	2023-11-19
Sean McLaughlan	2023-11-19
Subarno Pande	2023-11-19
Chelsea Welch	2023-11-19
D Jovic	2023-11-19
kenleigh marvin	2023-11-19
Stephanie Gillespie	2023-11-19
Charlie Christensen	2023-11-19
Lenora Delaney	2023-11-19
Crystal Janes	2023-11-19
Amir Golparvar	2023-11-19
Kristy Howell	2023-11-19
Ryan Kapler	2023-11-19
Michael Yates	2023-11-19
Jen Johnson	2023-11-19
Arghavan Ahmadi	2023-11-19
Mark Kellaway	2023-11-19
Michelle Tapping	2023-11-19
Karima Dhanji	2023-11-19
Sasha Babicki	2023-11-19
Kate Logan	2023-11-19

Dmytro Khozin	2023-11-19
Niloufar Taghinejad	2023-11-19
Nicholas Racchi	2023-11-19
Dawn Mende	2023-11-19
Dean Mende	2023-11-19
Magdalena Barbara	2023-11-19
Tiffiny Shaman	2023-11-19
Matt Navratil	2023-11-19
Iryna Kalantai	2023-11-19
Brian Hermkens	2023-11-19
Jennifer H	2023-11-19
Hassan Pourrafsanjani	2023-11-19
Yulia Kovaleva	2023-11-19
sharzad motaghedi	2023-11-19
Meghan Yorke	2023-11-19
Nidhi Chaturvedi	2023-11-19
Roberto Pippo	2023-11-19
Rory Mackillop	2023-11-19
Adi Sharma	2023-11-19
Divya Bakshi arya	2023-11-19
Anshu Mathur	2023-11-19
Brianna Ohl	2023-11-19
Raisa Lokman	2023-11-19
mellak elzeftawi	2023-11-19
Maryam Ghassabi	2023-11-19
Kirstin Kaytor	2023-11-19
Steve Arns	2023-11-19
Ladan Shariati	2023-11-19
Marianna Araujo	2023-11-19
Slavka Obretenov Bohac	2023-11-19
Vahid Erfani	2023-11-19
Bill Boswell	2023-11-19
Lukasz Czyzewski	2023-11-19
Rupal Chachra	2023-11-19
Arti Chhabra	2023-11-19
James McNaughton	2023-11-19
Tim McMorran	2023-11-19
Omar Lopez	2023-11-19
Priyanka Anaand	2023-11-19
Puja Suri	2023-11-19
Andrew Brine	2023-11-19
Hayden Currie	2023-11-19
Kimia Amini	2023-11-19
Elika Asadi	2023-11-19
Abbas Zomorodian	2023-11-19
Michael Bryniarski	2023-11-19
Niyi Olaloku	2023-11-20

Stephanie Maxwell	2023-11-20
Leigh Quinlan	2023-11-20
Azeema Fatema	2023-11-20
Katherine Tichauer	2023-11-20
Lena Al-saidi	2023-11-20
Debasish Pattnayak	2023-11-20
Christine Wells	2023-11-20
Sarita Verma	2023-11-20
Harish Verma	2023-11-20
Julie Hachey	2023-11-20
Bhakti K	2023-11-20
Rippanjeet Kingra	2023-11-20
Anjum Rehman	2023-11-20
Kavneet Sra	2023-11-20
Megan E	2023-11-20
Jaya Sugathan	2023-11-20
G Green	2023-11-20
Leanne Dennis	2023-11-20
Shobhit Chaturvedi	2023-11-20
Melike Erozlu	2023-11-20
Paran Tavakoli	2023-11-20
Elaine Stewart	2023-11-20
Connie Green	2023-11-20
Kieko McGill	2023-11-20
Nan Watson	2023-11-20
Azi Honarvar	2023-11-20
Samantha Sheerin	2023-11-20
Rod Danesh	2023-11-20
Ramya Sunil	2023-11-20
Sunil Jagadish	2023-11-20
Sepideh Ansari	2023-11-20
Robyn Lynch	2023-11-20
Alison Roe	2023-11-20
Michelle Hunter	2023-11-20
Maria Dolores Galinato	2023-11-20
Elissa Dabiri	2023-11-20
Jason Maxwell	2023-11-20
David Stefishen	2023-11-20
Kelly Gordon	2023-11-20
Ian Whitehorn	2023-11-20
Greg Johnson	2023-11-20
Gurjot Kingra	2023-11-20
rob cronk	2023-11-20
Craig Shiells	2023-11-20
Ken Wong	2023-11-20
Joan Turnbull	2023-11-20
Zevan Feen	2023-11-20

Kristina Davies	2023-11-20
Adam Kroft	2023-11-20
Maggie Jarner	2023-11-20
Aly Spampinato	2023-11-20
Daniel Frano	2023-11-20
Farbod Diba	2023-11-20
Sara Jalili	2023-11-20
Martin Novak	2023-11-20
Nora Wright	2023-11-20
Corinna Bork	2023-11-20
Behzad Tabatabaee	2023-11-20
Hannah Soltani	2023-11-20
Andrew Wood	2023-11-20
Sarah Van de Kamp	2023-11-20
Chad Travis	2023-11-20
Hannah Locke	2023-11-20
Sandhya Prabhu	2023-11-20
Pin Bains	2023-11-20
Andrew Baker	2023-11-20
Louie Dapavo	2023-11-20
Wendy McCracken	2023-11-20
Rob de Roos	2023-11-20
Mariel Palomeque	2023-11-20
Zachary Nash	2023-11-20
Nicolás Cañibano	2023-11-20
Kelly Heesterman	2023-11-20
Anastasia Bogdanova	2023-11-20
Maciej Sitkowski	2023-11-20
Daryl Faulkner	2023-11-20
Catherine Prystupa–Maule	2023-11-20
Davie Harvie	2023-11-20
Fedilu Abubakar	2023-11-20
Elaine Dow	2023-11-20
Claire Hamill	2023-11-20
Saeed Malekpour	2023-11-20
Devika Ahuja	2023-11-20
Evgeniya K	2023-11-20
William Dwelly	2023-11-20
Tammy Shaw	2023-11-20
Dave Clauson	2023-11-20
Michael Potts	2023-11-20
Wallace Scott	2023-11-20
Irene Wood	2023-11-20
Emily Morton	2023-11-20
Katie Quinlan	2023-11-20
Mark Quinlan	2023-11-20
Ananth P	2023-11-20

Ed Powell	2023-11-20
Shannon de Roos	2023-11-20
Garth Prouse	2023-11-20
Sam Lanigan	2023-11-20
Patrick St-Pierre	2023-11-20
Lizelle van Heerden	2023-11-20
Avi Sheik	2023-11-20
Bahar Hajjarian	2023-11-21
Carolina Wong	2023-11-21
Rachel Lee	2023-11-21
Kristian Matic	2023-11-21
Briony Buchanan	2023-11-21
Ursula Neuscheler	2023-11-21
sbsusb dneurb	2023-11-21
Shaina Moore	2023-11-21
Geoff Nickle	2023-11-21
Laura Buckley	2023-11-21
Ross Woodhouse	2023-11-21
Martha Holtz	2023-11-21
Erik Toman	2023-11-21
Mahin Nanavi	2023-11-21
Christopher Stuart	2023-11-21
Nancy Phong	2023-11-21
Max Levesque	2023-11-21
Tom Cundiff	2023-11-21
Nasim Hajjarian	2023-11-21
Allice Wiebe	2023-11-21
Amir Selahvarzi	2023-11-21
Yue Lin	2023-11-21
Rayhaneh Shariatmadari	2023-11-21
Vahid Hoghooghi	2023-11-21
Nicola Poskitr	2023-11-21
Jesaida Duran	2023-11-21
Raida Duran	2023-11-21
Sylvia Mittelstaedt	2023-11-21
Kathleen Tichauer	2023-11-21
Salma Hejazi	2023-11-21
Amanda Crickmay	2023-11-21
Michelle Dignon	2023-11-21
Simona Chutnakova	2023-11-21
Ian Bell	2023-11-21
Lauren Novak	2023-11-21
Edwina Eckersley	2023-11-21
Jennifer Paget	2023-11-21
Robin CRICKMAY	2023-11-21
Robin White	2023-11-21
Tucker Zawyrucha	2023-11-21

Yj Z	2023-11-21
Sarah Higgerty	2023-11-21
Grady Park	2023-11-21
Steve Filzwieser	2023-11-21
Sean Rowland	2023-11-21
Andrea Deneumoustier	2023-11-21
Alex T	2023-11-21
Jocelyn Benjamin	2023-11-21
Gareth McDonnell	2023-11-21
Katie Andreychuk	2023-11-21
M Andreychuk	2023-11-21
Leonard Trigg	2023-11-21
Travis Read	2023-11-21
Chris C	2023-11-21
Jerry Leung	2023-11-21
marisol bahena	2023-11-21
May delas Alas	2023-11-21
Christine Grann	2023-11-21
Jordan Cue	2023-11-21
Rae Johnson	2023-11-21
Andrew Loverock	2023-11-21
Christopher Riccio	2023-11-21
Tony Huggins	2023-11-21
Noah Cara	2023-11-21
SJ Sin	2023-11-21
Jamie Shin	2023-11-21
Hannah D	2023-11-21
Joel Mclean	2023-11-21
Hans Potter	2023-11-21
Avril Gibson	2023-11-21
Jamie Rowlands	2023-11-21
Barry McCabe	2023-11-21
Devin Buchanan	2023-11-21
Yy Yy	2023-11-21
Aaron Rosenberger	2023-11-21
Dylan Runkel	2023-11-21
Cristian Nica	2023-11-21
Shay Hilliard	2023-11-21
Philip Wallace	2023-11-21
Sarah Smith	2023-11-21
Natalie Parsonage	2023-11-21
Teri Taylor	2023-11-21
Mokbel Sayed	2023-11-21
John Sommers	2023-11-21
Lisette Peterson	2023-11-21
Rae Milberg	2023-11-21
Rhonda Pratlman	2023-11-21

Christian F V Laub	2023-11-21
Whitney Kroll	2023-11-21
Gontran Paget	2023-11-21
Alborz Rahmani	2023-11-21
Andrew Soo	2023-11-21
Julie Woolf	2023-11-21
Noonies Khu	2023-11-21
Jen Yeung	2023-11-21
Tatiana Lecompte	2023-11-21
M .	2023-11-21

From: Jeanne Mayne [redacted]
Sent: November 21, 2023 10:12 AM
To: DNV Input
Subject: Keith Road Supportive Housing Project
Attachments: DNV Mayor and Council.pdf

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Dear Mayor Little and District of North Vancouver Councillors,

Attached please find letter from our Board Chair, Alicia Hutchinson.

Thank you for your time and consideration.

Jeanne Mayne
[redacted]

"We acknowledge that the land on which we live, learn, work and adventure is the traditional, ancestral, and unceded territories of the Coast Salish peoples- səl̓ilw̓ətaʔɬ (TsleilWaututh), Sḵwx̱wú7mesh (Squamish), and xʷməθkʷəy̓əm (Musqueam) Nations. This land is home to many diverse Indigenous peoples and we honour and respect their connection to the land, oceans and rivers and its importance to our strength as a community."

North Star Montessori
ELEMENTARY SCHOOL

Learning through discovery

November 20, 2023

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

Dear Mayor Little and District of North Vancouver Councillors:

I am writing to express my opposition to the proposed East Keith Road Supportive Housing Project, operated by Lu'ma Native Housing Society (The Project) at the 1200 block of East Keith Road, in hopes that your Office will reconsider the appropriateness of this location for this type of housing project. I am the Board Chair for North Star Montessori Elementary School, a small not-for-profit charitable preschool, daycare, and elementary school located toward the dead-end of Lynnmouth Ave near the proposed development. We have approximately 160 children from 3 months – 12 years of age and are extremely concerned that our students, staff and school will be affected by both the construction and the final project once it is in operation.

North Star has been in its current location since 2005. We have been witness to the revitalization of the area. Having experienced the larger drug, vandalism, and safety issues on Lynnmouth Ave and in Bridgeman Park in past years, I strongly believe that such a development would pose significant risks to the safety, health and well-being of our children. The presence of drug users in such proximity to children can have devastating consequences including exposing them to dangerous substances, violence and crime. We are also concerned with the impact on safety to our staff.

We use Bridgeman Park daily for recess and some Physical Education activities, and many of our families often use the park mid-day after preschool and at the end of the day when the elementary program is dismissed. Given that residents of the supportive housing development who are drug users will be required to seek their drugs off-site, it is very likely that we will see an increase in drug deals, open-drug use, and paraphernalia and/or plastic baggies, and possibly even drugs on the ground in front of our school, along the walking paths, and in the park. It was suggested in a school Information Session with NVD staff, Lu'ma and VCH representatives that residents would get their drugs and go back to their accommodations. Maybe some will, but what we have witnessed in the park over the years, is that users are doing the drugs they purchase within meters of where they are purchased. Once high, cleaning up after themselves and ensuring that nothing is left behind that might potentially harm a child or dog if ingested, is sadly, not a concern.

The physical safety of our staff and students is a major concern. If one of the residents has a mental break or drug-induced episode, the average citizen, untrained to deal with such things, is at risk of unintentionally falling victim to the situation by being in the wrong place at the wrong time. Given that there will be no screening of past criminal offenses of the residents, petty theft and vandalism is likely to increase significantly and the potential of other more aggressive and violent crimes arising, is seriously alarming. Appreciating that these currently unhoused people are vulnerable citizens, I

must point out the obvious, that the children from our school and other children within this corridor are also vulnerable citizens. Today, Community law enforcement (RCMP) is already unable to respond consistently to community/school needs.

The current information available does not provide the community with confidence that safety will be addressed adequately. What I have heard is issues will be dealt with reactively i.e. something will be done once problems are reported through a dedicated line to the RCMP. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity without proper due consideration to the impact of residents and businesses.

Access to support and health service for residents is also a concern. We do not believe adequate support will be in place and this was alluded to during information sessions. Please find below challenges that are very real in today's community.

- BC system and infrastructure for health care and social support is overwhelmed
- It is widely recognized that a sector wide labor shortage is a major driver (Premier Eby - "the biggest challenge is the staffing")
- More than 20% of British Columbians lack access to primary care
- Low availability, long waits, and systemic barriers to access for people seeking mental health and addictions care
- Province-wide shortage in social workers, prompting regulatory changes to try to increase numbers over time
- Clear lack of equitable access and systemic barriers to primary care and other social support services among different communities, including people experiencing homelessness, who have higher rates of medical and social complexity including mental health issues or addictions, cultural and language barriers, physical disabilities and poverty

The following is relevant to the actual location of the proposed Project:

- Limited or no health care or social support infrastructure in the immediate area/on-site to provide low-barrier support and address anticipated needs
- No apparent plan or financial allocation for expanding services in the immediate area/on-site
- No apparent strategy or guarantee that human resources available and willing to provide services
- No strategy to promote ongoing retention, despite recognized challenges (discrimination, harassment) and burnout for providers supporting these facilities
- No apparent plan for equity interventions to facilitate and ensure these people have access, and to support ongoing connection with providers

Over the years in this location, as the District has worked to improve the area, we have suffered enrolment challenges due to the construction in the neighbourhood, including the bridge on Keith Rd, the watermain/ pipe replacement project on Keith Rd and Lynnmouth Ave, and the construction of the towers on Keith Rd. Several years of construction in an already very busy intersection caused a significant amount of traffic and resulted in a decline of enrolment both with families already enrolled at the school as well as prospective families. There is currently no site or

traffic management plan to go with this proposal and concern that the challenge to get to our location for both drop-off and pick-up times is high.

Administration of the school has already begun to field safety concerns of current families about the housing project itself, and last week two prospective families indicated that they were waiting to complete and submit an application until after it was decided if the proposed supportive housing project was going to move forward.

The conditional enrolment pending the outcome of the development and maintaining the stability of our 28 year old school and childcare facility will be fiscally challenging should existing families remove their children from our program. In addition, there is no doubt we will also having increased expenditures to address safety concerns and staff training about how to handle possible confrontations with unwell residents of the proposed development. The teachers and school are liable for the safety of the children and this increased risk does not sit well with anyone. The NVD, like a good workplace, should assess the possible safety risks for those in it's environment and act accordingly to pro-actively prevent any dangerous situations.

Thank you for considering our concerns. We hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Yours sincerely,



Alicia Hutchinson
Board Chair

From: Kaitlin Hebron
Sent: November 21, 2023 10:30 AM
To: DNV Input
Subject: FW: Letter from Director of Smiling Stars Daycare

-----Original Message-----
From: Moji Shabani [redacted]
Sent: Tuesday, November 21, 2023 10:02 AM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Letter from Director of Smiling Stars Daycare

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To whom it may concern,

[redacted] Smiling Stars Daycare, a daycare located near the proposed supportive housing development at 1200 East Keith Road. I would like to express my deep concerns regarding the safety of the children under our care and our staff members.

At Smiling Stars Daycare, we strongly believe in providing a nurturing and safe environment for the children entrusted to us. As part of our daily routine, we take the children to the nearby park to enjoy nature and engage in outdoor activities. However, with the proposed development, we are concerned about the potential risks that may arise.

The safety of our children is our utmost priority. The prospect of increased crime rates and open drug use, as observed in similar sites managed by the same operator in North Vancouver, raises significant concerns for the well-being of the children in our care. It is distressing to imagine exposing them to an environment where open needles or other hazardous substances may be present.

Moreover, the safety of our staff members is also at risk. As responsible caregivers, they play a crucial role in ensuring the well-being of the children. However, exposing them to potential dangers, such as open drug use or unsafe situations, not only puts their physical safety at risk but also impacts their mental well-being and job satisfaction.

We understand the importance of providing housing and support for individuals with complex needs. However, it is imperative that the safety and well-being of our community, especially the children, are not compromised in the process. We kindly request your urgent attention to this matter and urge you to thoroughly assess the potential risks associated with the proposed

Furthermore, we strongly encourage the exploration of alternative sites for the supportive housing development that are more suitable and do not pose a direct threat to the safety of our children and staff. Preserving the well-being of our community, particularly the vulnerable children in our care, should be a top priority.

Thank you for your attention to this matter. We trust that you will carefully consider our concerns and take the necessary steps to ensure the safety and security of our community. We look forward to hearing your response and working together to find a solution that prioritizes the well-being and safety of our children and staff.

Yours sincerely,

Best regards,
Moji Shabani
Smiling Stars Daycare

From: Kyle Larson [redacted]
Sent: November 21, 2023 10:32 AM
To: DNV Input; Mayor's Office DNV; Jordan Back; Betty Forbes; James Hanson; Herman Mah; Lisa Muri; Catherine Pope
Subject: Keith Road Supportive Housing Project - North Star Montessori

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Kyle Larson
[redacted]

November 20, 2023

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

Dear Mayor Little and District of North Vancouver Councillors,

I am writing to express my concern about the proposed East Keith Road Supportive Housing Project, operated by Lu'ma Native Housing Society (The Project) at the 1200 block of East Keith Road, in hopes that your Office will reconsider the appropriateness of this location for this type of housing project. [redacted] North Star Montessori Elementary School located toward the dead-end of Lynnmouth Ave at 1325 Keith Rd East. Councillors may not be aware that the school has approximately 160 children from 3 months – 12 years of age. I am extremely concerned that [redacted], the children, and the staff of the school will be negatively affected should the re-zoning go through, and this project move ahead.

I am hoping that you have read some of the other letters [redacted] We came here because of violence and crime that are all too prevalent in the United States' school systems. We decided on North Vancouver because of how socially aware and progressive its policies are. I am delighted to live in a community with such a determination to ensure a quality of life for all its people. Until we left the States I had been volunteering for years with our local unhoused population. This is an issue that is close to my heart, and I want it to succeed.

I'm deeply worried that this location will doom the success of such important housing.

[redacted] near the river, behind the school, [redacted] drug paraphernalia that is already present, indicating there are already not enough resources to keep public spaces clean [redacted] some choose not to walk those paths and drive to the park because of this, even though it's a five-minute walk. We all love this park. [redacted]. If it become littered with paraphernalia, or there are people there who scare [redacted] children, or they witness violence, it's not just my family that will find a new place to gather. And that means we don't walk down the street for ice cream. I'm not going to that VanCity location. Groceries are being bought at a different Save-On. TimeOut Sports isn't convenient, and neither is my vet…you get the point.

The success of this type of housing is reliant on residents feeling invested in the community and wanting to protect it. I am very worried that there is not a plan to incorporate them INTO the community because this area of the North Shore does not have adequate services for people on the cusp. I mean, we have been tax paying residents for over a year and my family [redacted] still hasn't made it off the wait list for a family doctor. We can rarely even get walk-in appointments and have to rely on urgent care and the emergency department.

I have serious doubts that Lu'ma has plans for a surplus of qualified staffing-what's going on at their Capilano location cannot be explained away with a simple- it's not designed for this. Mental health and wellness staffing is in short supply everywhere now. What is there expected ratio of qualified staff (those who are trained and educated to support complex mental and additive issues) to residents? On one call they mentioned being able to find ONE psychiatrist for the facility.

The reality is that the population that will live there has issues of mental health and addiction and putting them all in one building will be a struggle. Without planning and securing additional qualified resources from Lu'ma or the North Shore how are these residents expected to succeed? Especially since a fair number of them will be using drugs and needing a close supply. The residents feel like sitting ducks for criminal drug dealers, and so do our parks and public spaces. Everyone acknowledges that there is a likelihood of increased crime-can't be helped. But knowing this, you must be extremely careful where you put this type of housing. Otherwise, you run the risk of destroying an area of the Noth Shore the district has just significantly invested in.

This school and this park have been a lifeline for my family. I love this community and I don't want to see vulnerable populations (unhoused, mentally ill, drug abusers, and children) suffer. This location will risk everyone's safety and wellbeing.

Thank you for considering my concerns. I hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Sincerely,

Kyle Larson

From: DNV Input
Sent: November 21, 2023 10:36 AM
To: DNV Input
Subject: FW: PLEASE STOP the East Keith Supportive Housing project

From: Katie Quinlan [redacted]
Sent: Monday, November 20, 2023 3:32 PM
To: Mayor's Office DNV <mayor@dnv.org>
Subject: PLEASE STOP the East Keith Supportive Housing project

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Hi Mayor Little,

I write to you as a concerned [redacted] resident [redacted]. I recently found out about the plans for the East Keith Supportive Housing complex from another deeply concerned parent [redacted]

While I do support DNV to look at ways to support this increasing concern towards addiction and affordable housing in our community, positioning this housing and safe injection site **across from a highly popular park, 7 daycares, and a Community Center currently under construction (and will include another child care center), is nothing but negligent, and shows a complete lack of recognition and regard for the current residents of this community**. [redacted] risk of stepping on a used needle or being abducted (as I am sure you are aware of the recent manhunt for a sexual offender who was a resident at a halfway housing unit).

We moved [redacted] from Fairview in Vancouver. When we were in Fairview, a low income housing building was built [redacted]. We watched our safe, quiet neighbourhood go from a place of peace to a place where car fires, break ins, theft, and drug needles would be found in alleys and sidewalks nearly every morning. We ultimately left [redacted] and we simply did not want them in that environment. We counted our lucky stars that we had the opportunity to move [redacted], a place where we fully intend our children to grow up. Additionally, a [redacted] friend [redacted] had a safe injection site and supportive housing go in across the street from his restaurant. Almost immediately he began seeing a huge increase in theft and vandalism. He has incurred thousands in costs related to these crimes, and is currently speaking out to his council and gathering support to have this addressed.

We must learn from the experiences of our neighbouring cities. I am in strong opposition for this housing project to continue as planned, and will do everything in my power to stop this. If my, and my community's, voices are not heard and we do not see action, you will see action in the next elections (provincial and federal). I am pleading for you to do everything in your power to have DNV and NDP explore other sites for this project. I will also be attending the council's meeting tomorrow, Nov 21.

I would appreciate a response to this email understanding your opinion on this matter.

Best regards,

Katie Quinlan
[redacted]

From: DNV Input
Sent: November 21, 2023 10:38 AM
To: DNV Input
Subject: FW: Opposition to 1200 block East Keith Road Proposal

From: Lisa Elliott [redacted]
Sent: Sunday, November 19, 2023 3:43 PM
To: Mayor's Office DNV <mayor@dnv.org>
Subject: Opposition to 1200 block East Keith Road Proposal

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Dear Mayor,

I am strongly opposed to the proposal at 1200 block East Keith Road. This area has several daycare centers in very close proximity to the proposed site in addition to many young families in the neighbourhood. It does not seem like a good fit. More thoughtful research and consideration is required to find a suitable location.

https://www.dnv.org/events/public-hearing-1200-block-east-keith-road

Lisa Elliott
[redacted]

From: DNV Input
Sent: November 21, 2023 10:39 AM
To: DNV Input
Subject: FW: Strong Opposition to 1200 block East Keith Road Proposal

From: Gerry Reibling [redacted]
Sent: Friday, November 17, 2023 8:21 PM
To: Mayor's Office DNV <mayor@dnv.org>
Subject: Strong Opposition to 1200 block East Keith Road Proposal

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Strong Opposition to 1200 block East Keith Road Proposal

Dear Mayor,

I am strongly opposed to the proposal at 1200 block East Keith Road. It is incredibly disappointing that staff would consider this location.

https://www.dnv.org/events/public-hearing-1200-block-east-keith-road

- Gerry Reibling
[redacted]

[redacted]

From: Sam Roshani [redacted]
Sent: November 21, 2023 10:56 AM
To: DNV Input; Mayor's Office DNV; Jordan Back; Betty Forbes; James Hanson; Herman Mah; Catherine Pope
Subject: Negative impacts of supportive housing on Keith Rd- North Vancouver

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Hi Everyone,

I have gained valuable experience in conducting socioeconomic impact assessments for projects. I want to emphasize that this location is not suitable for the project, as it could lead to significant negative consequences.

Safety is crucial for the local community. Have you explored the numerous unprotected areas around this property? It is essential to consider how to safeguard the surroundings, especially with the presence of trails, parks, and other factors. What is the distance between the police station and the project location?

[redacted] parked my car on the street without any issue of theft. However, since moving to this area last year, my car window was broken in the P2 parking lot at my building (the report is existing). Thefts occur frequently; we hear reports of items being stolen from our lockers daily. It is advisable to review police reports from the past year to gauge the increased security concern in this area.

Supportive housing often requires additional community resources, such as social services, healthcare facilities, and infrastructure support. This increased demand can strain local resources and create challenges for the existing residents in accessing these services.

We have a concern about property values, safety risks, and the potential for increased crime rates. We believe that the presence of supportive housing could lead to a decrease in property values in the neighborhood. This perception can create dissatisfaction among homeowners and further contribute to community opposition. Concerns about the safety of the neighborhood may arise, especially if there is a perception that the supportive housing residents might engage in criminal activities or disruptive behavior. This can lead to heightened anxiety and fear among the existing residents.

This project in this location has the following negative impacts:

Social

- When people are dissatisfied with the local government, they might become disengaged from civic activities, such as voting, participating in community events, or volunteering for local initiatives. This can lead to a lack of community involvement and a diminished sense of collective responsibility for the welfare of the neighborhood.

- Local dissatisfaction can erode trust in governmental institutions and public officials. This lack of trust can lead to skepticism about the government's ability to address community needs and effectively represent the interests of the residents.

- When residents are dissatisfied with the local government, they may be less inclined to comply with regulations and guidelines set by local authorities. This can lead to an increase in noncompliance, illegal activities, or disregard for community norms, potentially leading to social unrest and conflicts within the neighborhood.

Economic:

- The presence of supportive housing may lead to increased wear and tear on public infrastructure, such as parks, as well as an increase in demand for municipal services. This can result in higher maintenance costs for the district of north van and, in turn, potential tax increases for residents.

- Some local businesses may perceive the presence of supportive housing. This supportive housing can lead to a decline in business activity and revenues, particularly for businesses in close proximity to the supportive housing.

- The presence of supportive housing may deter potential investors and developers from considering the neighborhood for new projects or investments, fearing that the area may not be conducive to long-term economic growth and stability. This reduced interest in development can lead to a stagnation of economic growth in the neighborhood.

-Lenders and insurers may perceive the presence of supportive housing as an increased risk, leading to higher interest rates, or difficulties in obtaining insurance coverage for properties in the area. This can further discourage investment and development in the neighborhood.

It is clear that this isn’t an ideal location for the supportive housing projects. As community members, we have significant concern about the decision.

Regards,

From: [redacted]
Sent: November 21, 2023 10:58 AM
To: DNV Input
Subject: Re[2]: Nov 21, 2023 Public Hearing for 1200 block East Keith Road
Attachments: Petition with Signatures.pdf

Per my previous note. I attach the petition including all signatures, which currently has 225 people completing their information.

Thanks,
Dan

[redacted]

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------ Original Message ------
From "DNV Input (input@dnv.org)" <input@dnv.org>
To [redacted]
Date 2023-11-14, 12:20:27 PM
Subject RE: Nov 21, 2023 Public Hearing for 1200 block East Keith Road

Thank you for your email. The below has been circulated to Council and staff and will be included in the public input section of the public hearing binder for East Keith Road.

I see you have copied your request to speak to signup@dnv.org. The Municipal Clerk will respond to that part of your email.

Cheryl Archer
Municipal Clerk's Office

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5

From: [redacted]
Sent: Tuesday, November 14, 2023 11:46 AM
To: Signup <signup@dnv.org>; DNV Input <input@dnv.org>
Cc: [redacted] Garth Prouse [redacted]
Subject: Nov 21, 2023 Public Hearing for 1200 block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Little and District of North Van Councillors,

I am emailing to request to speak during the upcoming Public Hearing regarding the Supportive Housing project and rezoning application for the 1200 block of East Keith Road.

The attached letter, that has been initially signed by the four signatories cc'ed here, we'd like to submit as information for the Mayor and Council to consider. We are still gathering signatures, and will provide the full package prior to the meeting, but to date we have over 100 signatures in support of our petition, which we will scan and send for the Mayor and Council to review.

Should you have any questions, please feel free to contact me directly.

Thanks,
Dan

[redacted]

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November 8th, 2023

RE: Concerns regarding the 1200 Block East Keith Road Supportive Housing

Dear Mayor Little, District of North Vancouver Councilors, BC Housing, Minister Ma and Minister Kahlon;

We are writing to express our concerns with the proposed East Keith Road Supportive Housing Project, operated by Lu'ma Native Housing Society (The Project) at 1200 Block East Keith Road in hopes that your Office will be able to assist our community in finding mutually acceptable solutions that minimize the negative impact on local residents and the environment. We are a group of local community leaders made up of property owners, local business owners and residents that live in and/or work in the District of North Vancouver adjacent to the Project and its surrounding neighbourhoods and are all directly affected by the construction project.

Currently, the proposed land at 1200 Block East Keith Road is a lovely greenbelt, containing large mature trees, that was preserved and improved as a benefit to local residents and wildlife during the recent Mountain Highway Interchange Project. The land is sloped towards the south, with an approximate 10 m grade fall and is also home to wildlife in our community. Adjacent to the property, to the west, are single family residential houses and immediate access to the Salop Trail, which connects to the Salop Trail tunnel underpass within 20 m and to Bridgeman Park within 50 m. To the south and west are Keith Road and Mountain Highway, respectively, which is an extremely busy intersection at peak hours as it is a main arterial which filters onto Highway 1 and was recently re-developed by the Ministry of Transportation for the benefit of all wildlife and neighbouring residents. To the north is an undeveloped laneway, currently utilized by BC Hydro which also connects directly to the developed Salop Trail greenbelt, fish habitat and wildlife refuge.

The announcement of the Project concerned many in our community due to the potential impact on our local neighbourhoods and parkland. We were particularly concerned with the impact on community safety and the environmental impact on recently preserved wildlife habitats. Many concerned constituents attended the public consultations in 2023 to get clarity on their safety concerns and other community impacts. Several questions were asked about public safety, environmental impact, and for clarity as to why this plot of land was selected for the project. While the team provided answers, to the best of their knowledge, not all meetings were recorded, and many of the specific answers have not been made public except to the few that were permitted to attend and/or followed up with questions. Several of the harder questions were dismissed and left unanswered, and some residents were unable to gain access to any of the hearings due to limitations on attendance. Some key points included:

- Constituents felt misled by the presenters as to the rationale behind site selection. The District of North Vancouver originally said that the site was chosen because it is buffered from the community. Further into the meeting Lu'ma indicated the site was chosen to not be buffered from the community, but to be part of the community, and that it would encourage its residents to engage with the local neighbourhood. In fact, when probed by local constituents, it was revealed that by DNV staff, that no other sites were reviewed or considered for this project.
- Many local residents expressed concern about the fact that the project was in close proximity to several schools, daycares, and parkland frequented by children, as well as liquor and Cannabis stores, and that local cost of living is very high. The presenters dismissed concerns surrounding these topics and provided no explanation as to how they could be mitigated.

- A local constituent with experience building supportive housing asked about what specific efforts would be made by the project to avoid a similar situation to the Dawson Creek project that has made news for the increase in intoxication, drug use and drug paraphernalia as result of a supportive housing project, and the staff suggested that residents would be permitted to use drugs, would not require criminal record checks and would only provide safety considerations on site, not to the surrounding neighbourhoods.
- Significant concerns were raised about crime in the neighbourhood, as the adjacent neighbourhoods have a higher than normal crime rate and that residents would like clear data on how crime rates would be impacted. Anecdotal evidence that one project resulted in decreased crime was shared, but no specifics were provided and the project staff made it clear that limited efforts would be made to ensure the safety of the neighbourhood, but rather only the safety of staff and residents on the property would be considered.

The local community has raised its concerns to the Project team, several of which are listed below:

1) **Site selection.** The team indicated that the site was selected based on proximity to transit, amenities such as groceries, and that the site is buffered from the community. We disagree with this rationale. The site is located on the corner of two very busy roads, which are often traffic logged due to backups on the highway. Public transit options in this area are also limited, in comparison to many other areas in North Vancouver, specifically closer to Phibbs Exchange. While the site is buffered to the south and west, it is not buffered to the north or east. To the north is a busy pedestrian and cycle friendly trail, frequented by many children and commuters on a daily basis. To the east exist single-family homes and multifamily developments.

2) **Safety concerns.**
    a. Constituents are concerned with the potential for increased loitering, theft and drug use in the adjacent neighbourhoods. Based on communication with the Project team, security will be limited to the footprint of the Project and that there is no required safety commitment for the surrounding area. Tamsin Guppy from the District of North Vancouver indicates that the Project is buffered from surrounding communities; however, fails to mention the single-family homes directly adjacent to the Project, and the tunnel directly adjacent which passes under Mountain Hwy into the neighborhood west. Six daycares also exist within 800 m of the Project, one of which is directly across the street on Keith Road.
    b. Constituents are concerned with the increase in traffic and congestion the site will cause. With only 16 parking spots available and the entrance being on a busy street with a dedicated turn lane and bike lane, the community is concerned that congestion will increase and nearby streets will be used to facilitate parking for staff at the facility. The project coordinators indicated that these facilities often hold large gatherings; however, with limited parking already in the area, there is not enough space to accommodate additional cars. In addition, Lynnmouth Avenue is currently used as a main cycle route to connect Salop Trail to Phibbs Exchange, Inter River, and the Spirit Trail. Allowing large trucks to access Lynnmouth Avenue to provide supplies to the development will create a significant safety concern for cyclists and pedestrians in the area.

3) **Environmental concerns.** The project team has indicated that an arborist has been contacted to assess the trees in the area; however, no environmental impact assessment has been completed nor is expected to be completed. The project also comes on the heels of the Mountain Highway Interchange that took considerable care to provide a long-term habitat for the local wildlife along the Salop Trail.

Our community has lost trust in the consultation process and we do not believe that our concerns regarding the projects impact are being respected and addressed. There is frustration among residents that the District of North Vancouver has not taken the time to effectively and thoroughly address all residents valid concerns with the project's impact on our community.

We would like to see a concerted effort by the District of North Vancouver to properly address the safety, environmental and land value concerns of the community through increased consultation and transparent discussions regarding the issues. Specifically, we request that the District of North Vancouver:

- Provide a clear safety plan for the surrounding neighbourhoods, including 24/7 patrol of surrounding neughbourhoods within a 1km radius of the Project.
- A complete and thorough public review of other sites that are closer to transit, medical services and a farther distance from schools and community trails.
- Provide a list of alternative locations and why these locations were not considered favourable.
- A thorough environmental assessment on the site must be conducted to determine the potential displacement of wildlife to the surrounding neighbourhoods.

Our community appreciates the need for supportive housing in our community; however, we feel that the location chosen is not appropriate for such a development.

We are willing to work with the District of North Vancouver and their contractors; however, in order to do this, it is imperative that the impacted residents are properly consulted throughout the process and that adequate dialogue and information is shared between the parties to ensure their valid concerns are adequately addressed.

We would appreciate an opportunity to sit down and discuss our communities concerns in greater detail with you, with the hope that you would be able to direct the District of North Vancouver to ensure our communities concerns are taken into account. We thank you for the willingness to listen to our communities concerns and look forward to finding a resolution for both our community and the District.

Should you have any questions, please don't hesitate to contact the undersigned.

Sincerely

Nicolle Filangieri

Dan Pultr	Nicolle Filangieri	Andrew Baker	Garth Prouse
[redacted]	[redacted]	[redacted]	[redacted]

Name	Address	Phone (Optional)	Email (Optional)
Sean Lynch	[redacted]		
Robyn Lynch			
MINJUN LU			
Terri Connelly			
Terry Connelly			
Jennifer Campbell			
STEVE MITCHELL			
Steven Lloyd			
Meghan Pitt			
Trevor Townsend			
Michelle Townsend			
Andrew Baker			
Al Comey			
Nicole Comey			
Jackie Bowen			
Elaine Dow			
Wendy McCracken			
Alissa Hummel			
Brad Hummel			
Amit Tangestani			
Fatemeh Safai			
AARON BROWN			
Telnaz Maziki			
Martha Blundell			

Against!

25

Name	Address	Phone (Optional)	Email (Optional)
Trevor Townsend	[redacted]		
Scot Dickson			
Jordan Jacobs			
TAYLOR KILMARTIN			
Joel Urbani			
Jesse Michaud			
Taylor Payne			
M Farrally			
JOSHUA CROFT			
Bryan Burgess			
MIKE KELSO			
Cristophe Strubin			
Cambrea Strubin			
SARAH KILMARTIN			
Mark Williams			
Joe Bovill			
Ryan Vogrig			
Haley Camp			
Brooke Dixon			
Jamie Bovill			
JORDAN MARSHALL			
S. Washington			
S. Garden			
A Euston.			
B. Newbery			

25

Name	Address	Phone (Optional)	Email (Optional)
Rob Burns	[redacted]		
Kevin Green			
Chris Cann			
Jeff Moore			
Ryan Fox			
Mark Curtin			
Casey Lemanski			
Sean Bosa			
Samuel Sedun			
Dave Hankshaw			
Cameron Ross			
Sam Corleigh			
Bryce Tarm			
Mike Apperley			

Name	Address	Phone (Optional)	Email (Optional)
Pawel Wypych	[redacted]		
Elaine Anderson			
Dayna Leigh			
Freddie Leigh			
Nadia Raposo			
Val Raposo			
KEVIN ARCHIBALD			
SHELBY MACDONALD			
TODD MARTIN			
STEVE MITCHELL			
LISA MITCHELL			

Name	Address	Phone (Optional)	Email (Optional)
Maria Morisseau	[redacted]		
Janine Brooks			
Christine Kramer			
Melody Simmons			
Kathy O'Flynn			
Colleen Beggs			
Stephanie Antoniazzi			
Rebecca Kelly			
Jacqueline Smiley			
Joanne Cutler			
Irene Matson			

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Jana Mayhew	[redacted]		
Aaron Mayhew			
Lara Kalbuida			
LIZ KAMINSKY			
Cameron Strukoff			
MINJUN LU CA			
GEOFF FAWKES			
Sandra Strukoff			
Nelly Callow			
Jesdan Parnell			
Bijan Kahrabi			
Judith DOW			
Sam Rushani			
[illegible]			
JESSICA			
Sally Jessiman			
DAVID DERRICK			
John Beresford			
[illegible]			
Wallace Scott			
Bessie Porter			
John Porte			
ROD MARI			

23

Name	Address	Phone (Optional)	Email (Optional)
Jerelle Sayle	[redacted]		
Allica Wiebe			
Ryan Wiebe			
Adrian Lauten			
MIKE ADAIR			
Drake Bower			
Kevan Horncastle			
BILL MCCRACKEN			
Nikzad Ghalkhani			
DARYL MARCHINKOW			
JORDAN MARSHALL			
NICOLE MARSHALL			
KATHY ROMSES			
* BRYAN ORTNER			
KATHLEEN SCOTT			
WALLY SCOTT			
ANA WOODWARD			
CAM KNOWLES			
Azita Miralikbari			
Natasha Vahidn			
Shahrokh			
seyed			
Fatemeh Izadpan			
Mahe Kalantar			

Name	Address	Phone (Optional)	Email (Optional)
Mark Hallaway	[redacted]		
Vanessa Hallaway			
Michelle Mullie			
Paul Mullie			
Chris Kieswetter			
Candy Schalit			
[illegible] Lindsay			
Gregorie Mather			
Michael Mather			
Scott Sutherland			
R. MacLean			
[illegible]			
George Thomson			
Justine Cullinnox			
Nita Pickering			
Steve Pickering			
~~Pat Link~~			
Scott Link			
Catherine Stride			
Teri Taylor			
Gray Taylor			
Elissa Dabiri			
Dan Pultr			

Name	Address	Phone (Optional)	Email (Optional)
Nick Liem	[redacted]		
Arash Akhgar			
Taraneh Razaghi			
Simin Mashkoo			
Masoumeh Shei			
Alireza Ahmad			
Marjan Valikhani			
Ali Jamaly			
Robyn Bossard			
Jacob Aichmair			
Raza Haji			
Carolyn Hutchinson			
Claire Rayan			
Ross Krynes			
Déborah S Heborle			
Shahrokh			
Jovanna Burke			
Andrew Burke			
Robert Shaw			
MARIE HEAK			
Jill Thomson			
Jason Maxwell			
MICHELLE DIGNON			
Cori Knowles			

Name	Address	Phone (Optional)	Email (Optional)
YAO ZHAO	[redacted]		
赵瑶			

Name	Address	Phone (Optional)	Email (Optional)
Jeralyn Sayle	[redacted]		
Kevin Mejia			
Jared Sayle			
Caroline Sayle			
Matthew Fraynagel			
Scott Link			
Savio Colacone			

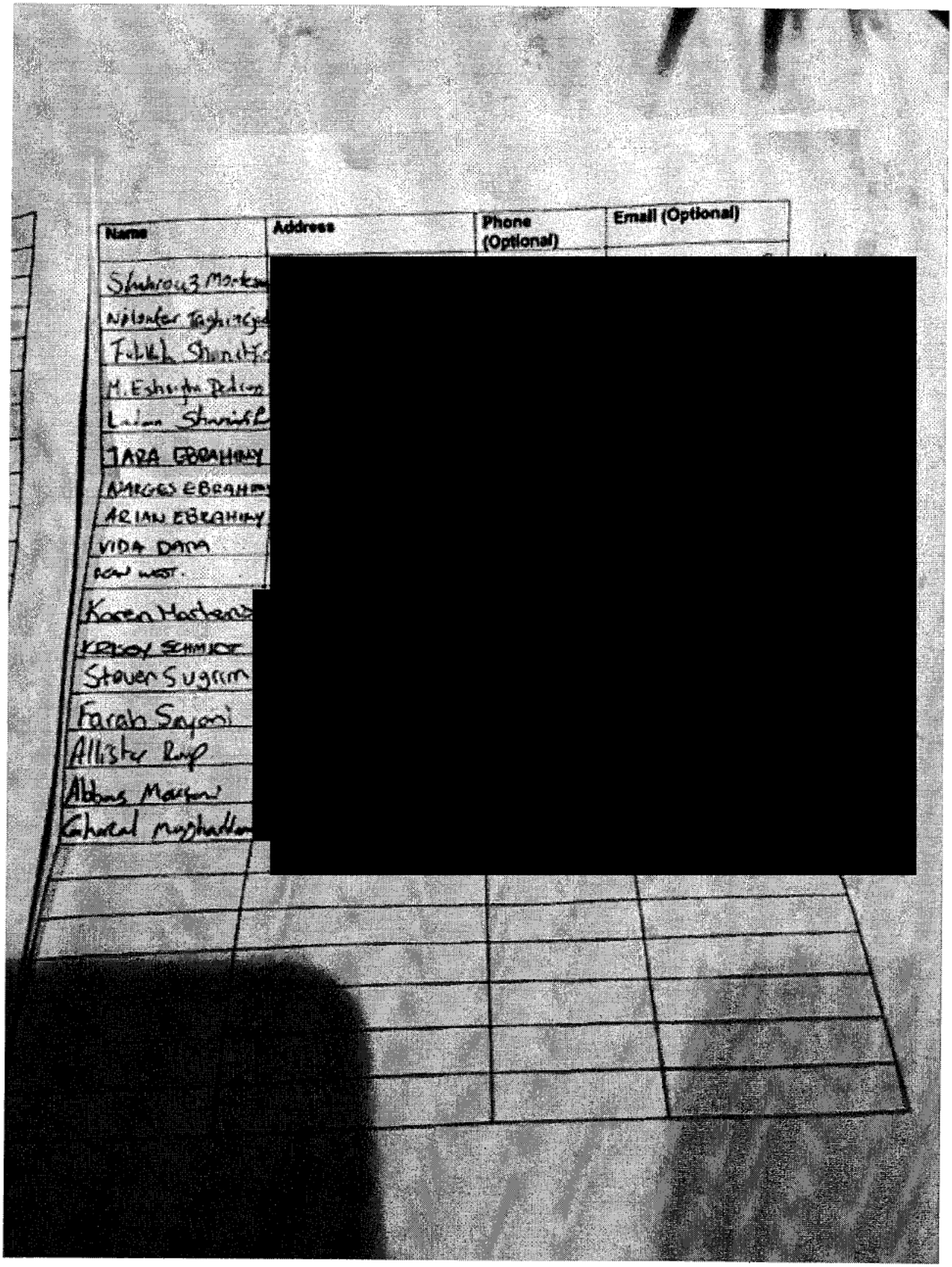
Name	Address	Phone (Optional)	Email (Optional)
BABAK GOLKAR	[redacted]		
Helia Haghighat			
Lori Holtrop			
James Holtrop			

(2)+(2)

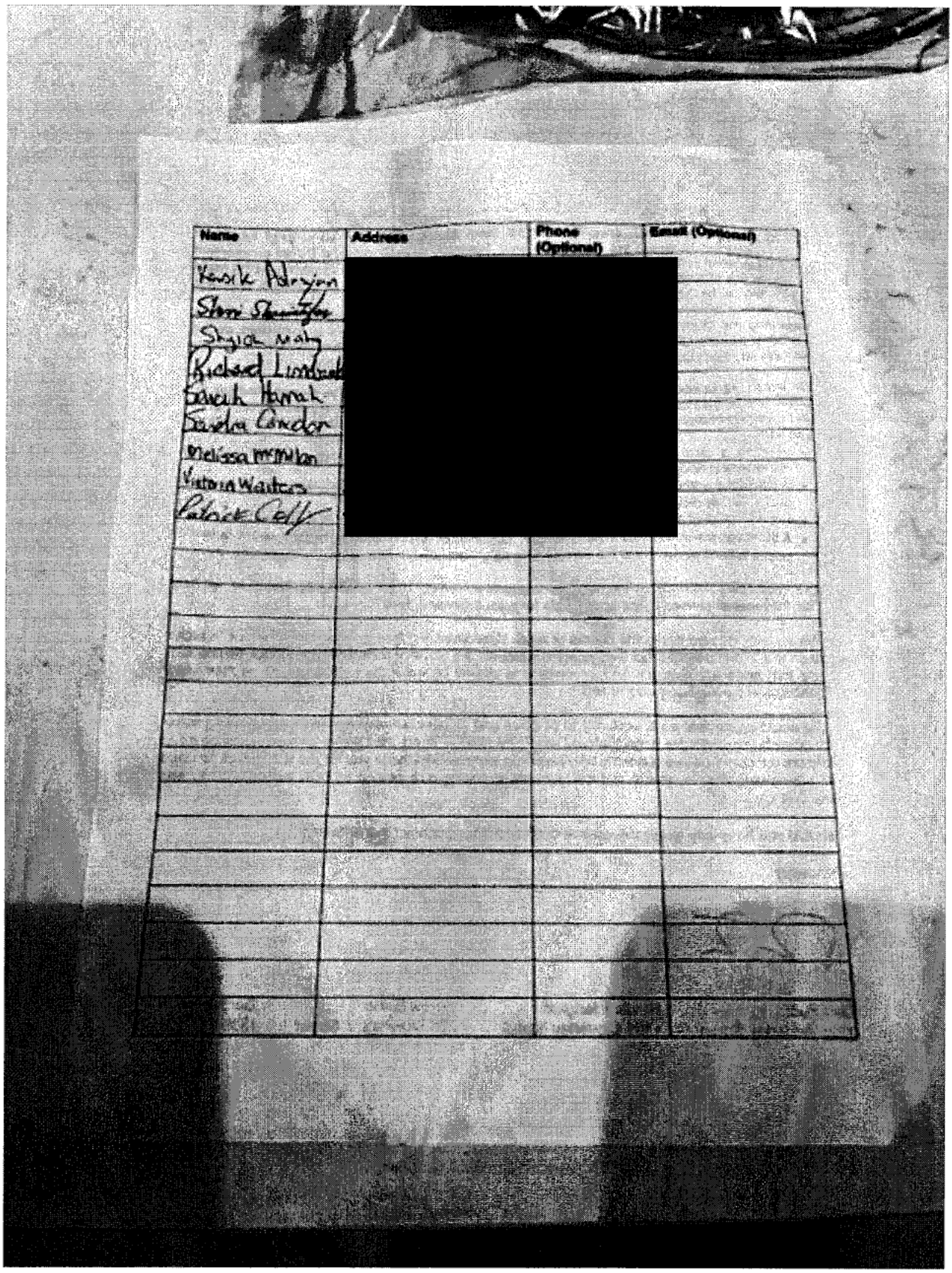
please email a copy ~~before~~ of the letter

Name	Address	Phone (Optional)	Email (Optional)
SIMON BLACK	[redacted]		
Ali Zadehrayat			
Katrina Chang			
KELLY WILKINSON			

Name	Address	Phone (Optional)	Email (Optional)
Ali Zadehrayat	[redacted]		
Shadi E Shemirani			



Name	Address	Phone (Optional)	Email (Optional)
Shahrouz Mortes[redacted]			
Nilofer Taghiyeg[redacted]			
Fulleh Shanifi[redacted]			
M. Eshaghi Pedrao[redacted]			
Ladan Shanifi[redacted]			
JARA EBRAHIMY			
NARGES EBRAHIMY			
ARIAN EBRAHIMY			
VIDA DANA			
[illegible] WEST.			
Karen Harkens[redacted]			
KRISOY SCHMIDT			
Steven Sugrim			
Farah Sayani			
Allister Rup			
Abbas Marsani			
Gharad Maghadam[redacted]			


Name
Address
Phone (Optional)
Email (Optional)
[redacted]

From: Travel Lodge [redacted]
Sent: November 21, 2023 11:00 AM
To: Mayor and Council - DNV; DNV Input; Tamsin Guppy; Eirikka Brandson
Subject: Christian Strand, Letter of Support
Attachments: Christian Strand, Letter.docx

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

Please see the attached letter of support.

Sincerely,
Resident of Travelodge

November 21st 2023

To North Vancouver Community

From Christian Strand [redacted]

[redacted]

[redacted]

Cc luma housing society-housing coordinator

Cc District of North Vancouver planning department

RE Proposed Development of Keith Road and Mountain Hwy North Vancouver

To whom it may concern,

I would like to start by stating that I support the initiative to build commercial, rental, and affordable housing on this site.

I have been a North Shore Resident for almost 40 to 50 years on and off. I enjoy living in this peaceful and friendly neighborhood. However, I have experienced the sting of homelessness, a feeling that my hometown's community struggles to understand or relate to.

[redacted] lower-income individuals have the same right and dignity to enjoy a stable place to call our own just as the middle and upper-income classes.

This new site will enhance the aesthetic looks of the neighborhood and the social fabric of The North Shore Community. I am not a drinker, smoker, or substance user, just an old man who enjoys simple things in life and who wants to live peacefully and productively in my hometown.

To Quote PM Trudeau. One year ago, he said that Every Canadian has the fundamental right and Dignity to a home to call their own.

Thank you for your consideration.

Sincerely,

Christian Strand

From: Tiffany Melius [redacted]
Sent: November 21, 2023 11:05 AM
To: DNV Input
Subject: East Keith Supportive Housing

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As a Lynmour resident, I am writing in support of this project and the requisite rezoning.

--
she/her/hers
[redacted]

With gratitude and acknowledgement that I was born and raised on the lands of the Jagera peoples (colonially known as Brisbane, Australia), and I now live and work on the traditional, ancestral, unceded territory of the kʷikʷəƛ̓ əm (Kwikwetlem), Katzi, Səl̓ilwətaʔɬ təməxʷ (Tsleil-Waututh), Skwxwú7mesh-ulh Temíx̱w (Squamish), S'ólh Téméxw (Stó:lō)), Qayqayt, Stz'uminus & Sxʷməθkʷəy̓əm (Musqueam) Nations (colonially known as Vancouver). I acknowledge and would like to pay my respects to Elders past and present.

From: Jade Youck [redacted]
Sent: November 21, 2023 11:13 AM
To: DNV Input
Subject: Public Hearing for 1200 block East Keith Road
Attachments: SupportiveHousingLetter.docx

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please accept my comments in the attached letter regarding the Supportive Housing Project being discussed at the public hearing tonight. Thank you.

--
Kind regards,

Jade Youck

[redacted]

Jade Youck
[redacted]

November 21, 2023

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

Dear Mayor Little and District of North Vancouver Councillors,

I am writing to express my concern about the proposed East Keith Road Supportive Housing Project, operated by Lu'ma Native Housing Society (The Project) at the 1200 block of East Keith Road, in hopes that your Office will reconsider the appropriateness of this location for this type of housing project. [redacted] North Star Montessori Elementary School located toward the dead-end of Lynnmouth Ave at 1325 Keith Rd East. Councillors may not be aware that the school has approximately 160 children from 3 months – 12 years of age. I am extremely concerned [redacted] the children, and the staff of the school will be negatively affected should the re-zoning go through, and this project move ahead.

I strongly believe that such a development would pose significant risks to the safety, health and well-being of the children at North Star. The presence of drug users in such proximity to children can have devastating consequences including exposing them to dangerous substances, violence and crime. I recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it is quite likely that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP, acknowledges that the planners and operators of this development think that criminal activities are likely, too.

The children at North Star use Bridgeman Park daily and many of the families often use the park mid-day after preschool and at the end of the day when the elementary program is dismissed. After the revitalization of the park and surrounding trails, the area has become a gathering place for so many District residents. Given that residents of the supportive housing development who are drug users will be required to seek their drugs off-site, it is very likely that we will see an increase in drug deals, open-drug use, and paraphernalia, and possibly even drugs on the ground in front of our school, along the walking paths, and in the park.

The physical safety of [redacted] staff and students is a major concern. Given that there will be no screening past criminal offenses of the residents, petty theft and vandalism is likely to increase significantly and the potential of other more aggressive and violent crimes arising, is seriously alarming. Simply witnessing these types of activities, let alone being involved, can having a lasting and harmful impact on a child's development. Appreciating that these currently unhoused people are vulnerable citizens, I must point out the obvious, that the children from [redacted] school and other children within this corridor are also vulnerable citizens. Today, Community law enforcement (RCMP) is already unable to respond consistently to community/school needs.

The current information available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility, but the District has not yet shown how they will maintain a safe neighbourhood after the facility is in operation. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity without proper due consideration to the impact of residents and businesses.

Access to support and health service for residents is also a concern. I do not believe adequate support will be in place as was alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma and Council guarantee that human resources will be available and willing to provide these services?

In addition to the overwhelming number of safety concerns, I am concerned about how traffic challenges due to the construction in the neighbourhood will impact those with children enrolled in the childcare and elementary programs at North Star and if this will impact the viability of the school overall. There is currently no site or traffic management plan to go with this proposal and I am concerned that the challenge to get to North Star's facility for both drop-off and pick-up time will affect future enrolment.

Quality childcare is difficult to find and it would be incredibly detrimental to the North Shore to lose so many childcare spaces should current and future enrolment drop due to safety concerns and difficulties in accessing the facility.

Thank you for considering my concerns. I hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Sincerely,

Jade Youck

From: Tamsin Guppy
Sent: November 21, 2023 11:21 AM
To: Travel Lodge
Cc: DNV Input
Subject: RE: Christian Strand, Letter of Support

Please pass along my thanks to Christian Strand for their letter of support, it will be shared with Mayor and Council and be part of the materials for the public hearing this evening.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Travel Lodge [redacted]
Sent: Tuesday, November 21, 2023 11:00 AM
To: Mayor and Council - DNV <Council@dnv.org>; DNV Input <input@dnv.org>; Tamsin Guppy <guppyt@dnv.org>; Eirikka Brandson <brandsone@dnv.org>
Subject: Christian Strand, Letter of Support

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

Please see the attached letter of support.

Sincerely,
Resident of Travelodge

From: Genevieve Lanz
To: DNV Input
Subject: FW: [REDIRECTED]Public Hearing 1200 Keith Road
Date: November 21, 2023 11:25:01 AM

The below is provided for the record.

From: Hazen Colbert [redacted]
Sent: Tuesday, November 21, 2023 9:15 AM
To: Tamsin Guppy <guppyt@dnv.org>
Cc: Mayor and Council - DNV <council@dnv.org>; District of NV Council <districtofnvcouncil@groups.outlook.com>; Corrie Kost [redacted] Peter Teevan [redacted]>; Kelly Bond [redacted]; Lyle Craver [redacted]
Subject: [REDIRECTED]Public Hearing 1200 Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Guppy,

According to your report on the Lu'ma facility monthly rent will NOT be need's assessed but will be set at $500 per month.

Your report does not mention tenant tenure nor duration.

Your report does not mention whether an Indian band might pay the rent on behalf of the tenant. Why would we subsidize an Indian band. I assure you that Indian bands are paying for various member's expenses, such as university tuition, and an exemption has been granted by the CRA to still allow the member to claim the tuition deduction (despite not paying it as required by the Income Tax Act) on the their tax return. Apparently its not enough for us to be squeezed in our taxes to Ottawa to benefit First Nations (and Quebec), we also extend to them tax benefits not available to the White Man (the Squamish call us that in legal documents including land set-off agreements so I can use it).

So what happens to someone who enters the facility in Year 1 paying $500 a month in rent who:

1. Is listed as an adult dependent in a family where the family income is $100,000 a year

or

2. Has net assets of $400,000

or

3. Has various sources of non employment income which exceed $30,000 a year

or

4. After living in the facility with success for 2 years is now able to work and is earning $30,000 a year WITH the disability credit, does rent get increased? Can they remain forever as a tenant? How does such an occasion not perpetuate substance abuse?

These issues require disclosure otherwise this facility becomes long term tenure for people who will have no motivation to move on in life.

As a strata owner I am already subsidizing single family home owners in the DNV in princely amounts. I do not want to find myself also subsidizing First Nations who are receiving billions of dollars of Federal funds for which NO governance is required. Regular folks who do not live in single family homes and have to fix their own problems are not endless money pits.

Sincerely,

Hazen S. Colbert

From: erika rathje [redacted]
Sent: November 21, 2023 11:50 AM
To: DNV Input
Subject: Re: Public Hearing for 1200 block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

As housing costs and the cost of living continue to skyrocket, and our communities slowly recover from the myriad impacts of the pandemic, it couldn't be a more crucial time to provide new supportive housing for unhoused people and people at risk of homelessness. The crisis affects everyone. I believe that a rising tide floats all boats, and that North Vancouver is a caring community of people who support each other.

I remember reading articles in The Georgia Straight by a man who was homeless in Vancouver. He had the same profession as me. It was like a punch in the gut, and I realised that any one of us could be one tragedy or accident away from losing our home. People who find themselves at risk of homelessness or unhoused, no matter how they wound up there, deserve to be treated with dignity and respect. This project, with its 24 hour support services, is badly needed.

We know that housing people is the first step to helping them get back on their feet, access resources, and get or maintain jobs. Let's help the people who would benefit from this project do just that.

I'm 100% in favour.

Also — please strive to preserve existing trees around this site because nature is beneficial to mental and physical health as well. If they can look out at trees, they will be healthier (see studies about hospital patients recovering faster with a view of nature). Trees on the south side, in particular, would help significantly with keeping the building cooler in the summer and probably also serve to reduce traffic noise and pollution for residents.

Please vote in favour of this much-needed project that will benefit our community at large.

Sincerely,

Erika Rathje
[redacted]

From: Kelly Wilkinson [redacted]
Sent: November 21, 2023 11:49 AM
To: DNV Input
Subject: Proposed Supportive Housing Project at 1200 East Keith Road Written Submission
Attachments: 231121_1200_EKR_PH.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached my written submission for the Public Hearing

--
Regards,

Kelly Wilkinson
[redacted]

November 20, 2023

North Vancouver District Hall
355 West Queens Road
North Vancouver, BC, V7J 4N5

Attention: Mayor Mike Little and District of North Vancouver Council

RE: Proposed Supportive Housing Project at 1200 East Keith Road

[redacted] Lynnmouth Avenue, is a rental house well known to DNV bylaw services and the RCMP. It is considered a "problem" house in the district, known for drugs and petty crime. There are 3-5 people living in the house, but that number swells to a dozen when the numerous RVs are parked out front. The situation has been deteriorating for years with little attention from local authorities. Emergency services frequent the house every few weeks, sometimes more, often in the middle of the night and resulting in someone being taken to the hospital. We are woken up every time Emergency services visit, typically two fire trucks and two ambulances at a time. Recently, EMS removed a woman from one of the RVs and successfully performed CPR in the middle of the driveway at 9:30 AM [redacted] We have witnessed theft, drug dealings, violence and domestic abuse on the street, human waste in our flower beds, on the trails and sidewalks, conflicts with the commuters, and moments of vigilantism from the public. In addition to witnessing the traumatic revival event; we have been exposed to other disturbing incidents including:

- Many cars coming and going day and night day to obtain drugs, all visible [redacted]. The local drug dealer typically visits the house twice a day and the current drop spot is right at the entrance to this proposed development, which will be problematic for anyone seeking treatment for substance abuse issues.
- A random member of the public visited the house looking for their bike and a very public argument broke out on the street.
- An argument occurred between the occupants of the RV and someone they knew. The visitor threatened to have one of the residents 'contract killed' if 'the drugs were not returned'.
- We have caught them flying a drone over the properties on East 8th Street. We assume this was to see what is in the back yards as our neighbors have indicated that they have found these folks in those backyards.
- In one particularly disturbing event, a Special Response Team swarmed the house to respond to a very violent engagement. A tenant was bludgeoned, with a baseball bat and left bleeding from his head in the street. The aggressor then proceeded to smash out truck windows and repeatedly beat on the house door with the bat. Eventually the response team got there and arrested everyone. When asked what was going on the RCMP dismissed our concerns as 'none of your business'.

The house is likely condemned and DNV Bylaw told us that residents had been 'evicted' – this was over 3 months ago. *Aside from asking to use our yard for surveillance*, the RCMP will not tell us anything about what is going on. They have indicated they are powerless and that DNV bylaw has jurisdiction. DNV Bylaw refers to this as an RCMP issue. Anyway, it's moot as we've stopped calling either of them, neither are a resource to improving the situation.

These individuals in this problem house are not homeless, they have a roof over their heads. However, they are a real problem on our street and appear to be allowed to operate, at will, without any intervention from the authorities. This street is not safe for the stable, solid citizens that currently live here. Creating this development, in this current environment, is a disservice to the people you are trying to help.

The point of all this is that, for whatever reason, the DNV has failed to provide a safe and secure street [redacted] Every year the taxes go up, and every year that sense of security goes down. It's only a matter of time before a violent incident impacts a member of the general public. I'm not blaming any single person, organization, or entity. I realize it is a complex problem with complex origins. However, at 3 times larger than any other building of this type, the size of this supportive and complex care unit is unprecedented. If the current system can't provide security under the current load, then what exactly are we to do when that load is 2, 5, or 10-fold?

Also, there has been a real effort to dismiss community concerns as NIMBYism. However, the precedents are clear; we all know what's coming. To suggest this won't have at least some negative impact is insulting to a community that, in the void of any real information, has spent an incredible amount of personal time trying to understand what this project really means. Add in the federal and provincial interference and this is clearly someone else's agenda, and not fair to our community.

The member or ours street are all employed locally. We're all law abiding, tax paying citizens that contribute positively to our local societies and economies. Many people in this community voted for many of the current Councilors. If our concerns can not be considered, then this is a serious problem for our local democracy.

For the families, seniors and children on our street; for the daycares, the schools, the parks and trails; for the local businesses and the thousands of people who have spoken out, I'm requesting council reconsider this amendment, or, at the very least, delay the vote until DNV has attempted to address the concerns of the public.

If anyone from Council is interested in learning more about the actual situation on the ground, I would be more than happy to make myself available to discuss. My contact information is below. Thank-you for your time.

Kelly Wilkinson
[redacted]

From: GARY Holme [redacted]
Sent: November 21, 2023 11:55 AM
To: DNV Input
Subject: Re: East Keith Road supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,
I am writing this email to show my support for the above project. I currently live in North Vancouver [redacted] . The cost of living in this region has gone up dramatically over the last few years and there is a rise in homelessness and low income families who can't afford to own a home but need the space for children or extended family.
It's the right time to do something about this. Please approve this project.
Thanks for your time.

Gary Holme

From: Ali Kazemkhani [redacted]
Sent: November 21, 2023 11:59 AM
To: DNV Input
Subject: Objection to 1200 Lock East Keith Road Zoning and the intended use

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Municipal Council Of DNV

I hope this message finds you well. I am writing to express our serious concerns regarding the proposed rezoning at 1200 Lock East Keith Road and its intended purpose. Our primary apprehensions revolve around the potential impact on the safety and security of our family, particularly our children and our property, within our living environment.

Having observed the adverse consequences of accommodating high-risk individuals in other regions, such as Langley or Vancouver East, we are worried about the lack of law enforcement presence, urban security surveillance, and technological capabilities in both NV and DNV. These areas may not be adequately equipped to handle the challenges associated with hosting high-risk individuals near residential properties.

Moreover, we believe that the specified location lacks sufficient amenities to attract and retain tenants, potentially driving them towards other commercial centers in the vicinity. This migration could lead to an increase in criminal activities and overall instability in the area. Our family has invested considerable effort in finding a safe, secure, and healthy living environment on the North Shore, and we cannot tolerate the compromise of our safety and security due to decisions that may not fully consider these concerns.

In light of these apprehensions, we respectfully urge you to reconsider the rezoning proposal. We propose exploring alternative regions that are better equipped to handle the unique challenges associated with hosting high-risk individuals, while ensuring the safety and security of residential areas. Let us prioritize the well-being of our community and preserve the natural surroundings, allowing the trees to continue thriving in their current location.

Thank you for your attention to this matter. We trust that you will carefully consider the implications and make decisions that prioritize the safety and security of the residents in the North Shore community. I will be available in the public hearing session and would speak if needed.

Sincerely,

Ali Kazemkhani [redacted]



From: [redacted]
[redacted] November 21, 2023 12:07 PM
To: Mayor's Office DNV; Jordan Back; Betty Forbes; James Hanson; Herman Mah; Lisa Muri; Catherine Pope; DNV Input
Cc: Steve Mitchell mitchell agency; lisa mitchell
Subject: "Supportive housing at Keith & Mnt hwy

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi elected officials,

great to see you working on some “supportive housing” in our community, BUT there are plenty of contributing working poor that we need to support in our family neighbourhood before dropping a Mental health/ homeless/ and substance abuse hub into our Family/ working oriented neighbourhood and parks of lower west lynn our children use.

I could quote many other longer reasons im sure you have received from others in our community, but i’ll keep it short in respect for your time.

NO to Kieth & mnt housing project

-and i’ll see you at the meeting tonite:)

thank you.

Steve Mitchell

[redacted]

From: [redacted]
Sent: November 21, 2023 12:07 PM
To: DNV Input
Subject: FW: Proposed Supportive Housing Project at 1200 East Keith Road
Attachments: 231121_1200_EKR_PH.pdf

From: Kelly Wilkinson [redacted]
Sent: Tuesday, November 21, 2023 11:53 AM
To: Mayor and Council - DNV <council@dnv.org>; Mayor's Office DNV <mayor@dnv.org>; Jordan Back <backj@dnv.org>; Betty Forbes <forbesb@dnv.org>; James Hanson <hansonj@dnv.org>; Herman Mah <mahh@dnv.org>; Lisa Muri <muril@dnv.org>; Catherine Pope <popec@dnv.org>
Subject: Proposed Supportive Housing Project at 1200 East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached my letter of concern regarding the proposed development.

--
Regards,

[redacted]

November 20, 2023

North Vancouver District Hall
355 West Queens Road
North Vancouver, BC, V7J 4N5

Attention: Mayor Mike Little and District of North Vancouver Council

RE: Proposed Supportive Housing Project at 1200 East Keith Road

[redacted] on Lynnmouth Avenue, is a rental house well known to DNV bylaw services and the RCMP. It is considered a "problem" house in the district, known for drugs and petty crime. There are 3-5 people living in the house, but that number swells to a dozen when the numerous RVs are parked out front. The situation has been deteriorating for years with little attention from local authorities. Emergency services frequent the house every few weeks, sometimes more, often in the middle of the night and resulting in someone being taken to the hospital. We are woken up every time Emergency services visit, typically two fire trucks and two ambulances at a time. Recently, EMS removed a woman from one of the RVs and successfully performed CPR in the middle of the driveway at 9:30 AM [redacted] We have witnessed theft, drug dealings, violence and domestic abuse on the street, human waste in our flower beds, on the trails and sidewalks, conflicts with the commuters, and moments of vigilantism from the public. In addition to witnessing the traumatic revival event; we have been exposed to other disturbing incidents including:

- Many cars coming and going day and night day to obtain drugs, [redacted] The local drug dealer typically visits the house twice a day and the current drop spot is right at the entrance to this proposed development, which will be problematic for anyone seeking treatment for substance abuse issues.
- A random member of the public visited the house looking for their bike and a very public argument broke out on the street.
- An argument occurred between the occupants of the RV and someone they knew. The visitor threatened to have one of the residents 'contract killed' if 'the drugs were not returned'.
- We have caught them flying a drone over the properties on East 8th Street. We assume this was to see what is in the back yards as our neighbors have indicated that they have found these folks in those backyards.
- In one particularly disturbing event, a Special Response Team swarmed the house to respond to a very violent engagement. A tenant was bludgeoned, with a baseball bat and left bleeding from his head in the street. The aggressor then proceeded to smash out truck windows and repeatedly beat on the house door with the bat. Eventually the response team got there and arrested everyone. When asked what was going on the RCMP dismissed our concerns as 'none of your business'.

The house is likely condemned and DNV Bylaw told us that residents had been 'evicted' – this was over 3 months ago. *Aside from asking to use our yard for surveillance*, the RCMP will not tell us anything about what is going on. They have indicated they are powerless and that DNV bylaw has jurisdiction. DNV Bylaw refers to this as an RCMP issue. Anyway, it's moot as we've stopped calling either of them, neither are a resource to improving the situation.

These individuals in this problem house are not homeless, they have a roof over their heads. However, they are a real problem on our street and appear to be allowed to operate, at will, without any intervention from the authorities. This street is not safe for the stable, solid citizens that currently live here. Creating this development, in this current environment, is a disservice to the people you are trying to help.

The point of all this is that, for whatever reason, the DNV has failed to provide a safe and secure street for our kids to live on. Every year the taxes go up, and every year that sense of security goes down. It's only a matter of time before a violent incident impacts a member of the general public. I'm not blaming any single person, organization, or entity. I realize it is a complex problem with complex origins. However, at 3 times larger than any other building of this type, the size of this supportive and complex care unit is unprecedented. If the current system can't provide security under the current load, then what exactly are we to do when that load is 2, 5, or 10-fold?

Also, there has been a real effort to dismiss community concerns as NIMBYism. However, the precedents are clear; we all know what's coming. To suggest this won't have at least some negative impact is insulting to a community that, in the void of any real information, has spent an incredible amount of personal time trying to understand what this project really means. Add in the federal and provincial interference and this is clearly someone else's agenda, and not fair to our community.

The member or ours street are all employed locally. We're all law abiding, tax paying citizens that contribute positively to our local societies and economies. Many people in this community voted for many of the current Councilors. If our concerns can not be considered, then this is a serious problem for our local democracy.

For the families, seniors and children [redacted]; for the daycares, the schools, the parks and trails; for the local businesses and the thousands of people who have spoken out, I'm requesting council reconsider this amendment, or, at the very least, delay the vote until DNV has attempted to address the concerns of the public.

If anyone from Council is interested in learning more about the actual situation on the ground, I would be more than happy to make myself available to discuss. My contact information is below. Thank-you for your time.

Kelly Wilkinson
[redacted]

From: Deborah Buxton [redacted]
Sent: November 21, 2023 12:14 PM
To: DNV Input
Subject: East Keith Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[redacted] I am sending my support to the building of this new supportive housing project.

I learned the hard way just how how challenging it is to find housing on my limited pension and with health issues that make it impossible to work any longer.

[redacted]

I want to share the truth of the necessity of this project and also assure the local residents that I have seen first hand here [redacted] that every concern of the surrounding residents has been addressed and dealt with. Noise , gatherings , buggies etc . All shut down . It's calm and respectful here now . I expect East Keith to be the same or better as they are aware of local concerns and they have the ability to deal with them in a professional manner from the outset.

Sincerely
Deborah Buxton

From: Margaret Harrington [redacted]
Sent: November 21, 2023 12:17 PM
To: DNV Input
Subject: Public Hearing tonight

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Mayor Little and Council
I will be attending to support this development on Keith St and Mountain Rd.
We certainly need this kind of supportive housing! And thanks to the BC government we can do it.
I do hope that location is suitable for walking , will there be any green space? (It is a busy corner)

Margaret Harrington
[redacted]

From: Matt S [redacted]
Sent: November 21, 2023 12:19 PM
To: DNV Input
Subject: 1200 block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have lived in the district for almost 40 years, watching the pearl clutching and NIMBY activism about this subject has really made me sad. This is a perfect place to locate a facility like this. It is close to transit and amenities for the residents and located in basically an industrial area.

There will be much hand wringing about children and neighbourhood safety at this meeting but it is all blown out of proportion. Please keep in mind that the daycare and school across the street are both private education facilities, with parents who predominantly drive their kids to school. The north shore winter club users also predominantly drive to use the private club. There are many other assisted living properties in the district that are not causing the sky to fall.

People will complain about the trees being removed. Have they not seen how many trees get cut down in the district each year so people can build bigger single family homes. This is not a valid argument for turning down this project.

People will talk about how the RCMP are stretched so thin already. Ask the RCMP about any issue and the response is always "staffing". If 65 beds are really going to break the RCMP in the District then wait until those people find out about how many new units are being built in the district.

We desperately need facilities like the one proposed here, to deny it based on the privilege and greed of a few wealthy landowners would show how much the district cares about its most in need. The people who need to use supportive housing are still people and deserve to be treated as such.

From: Mansouri, Bradley [redacted]
Sent: November 21, 2023 12:29 PM
To: DNV Input
Cc: [redacted]
Subject: Re: Supportive Housing Project at Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council,

My name is Bradley Mansouri, and I wish to lend my voice for the proposed Housing Project at East Keith Road. I am speaking to you not only as a resident of this community but also as a father, a husband, and a healthcare provider. Reading through volumes of comments and concerns surrounding this project in the public domain, I strongly believe it is essential that concerns from members of this community is heard and addressed accordingly by this Council. I am not personally callous to serious concerns shared by my fellow citizens. Furthermore, I do not cast any aspersions to the voices opposing this project in our good community; I simply see it as a manifestation of democracy at its zenith. After all, without those with whom we may converse and disagree in earnest, there we would find a lonely and desolate state of affairs; and if we were to heed the words of the wise and celebrated Mahatma Gandhi, for whom no introduction would be needed in this forum, we would do well to remember that: “Honest disagreement is often a good sign of progress.” Having said this, I also strongly believe that voices from our community in support for this project has to be heard and given equal weight for it comes in equal measure with honest zeal and sincere passion, and for this purpose I wish to speak to this council and our fellow community members about the transformational power of housing as I have experienced it first hand.

Today, as a healthcare provider with over 10 years of experience in the housing arena, helping house those most impacted by housing insecurity and homelessness, I have seen devastation and heartbreak unlike any other times in our history- beyond what could be fathomed by a reasoned mind. Seeing hardworking seniors with complex care needs being left out in our streets and made homeless as result of ever increasing housing and rental costs is never easy, nor is it any easier when you see hard working single parents with complex mental health and substance use needs who have worked diligently hard to maintain their sobriety, often for years, made victim of ever increasing socio-economic pressures, losing their uphill battle for housing maintenance and finally succumbing to the toxic drug supplies in our very idyllic streets- a life distinguished with promises made extinct by despair. Death and ruin, these days, come in ever increasing volumes, and for those diligently working to prevent it, all that remains are memories kept secure in one’s hearts and minds of faces extinguished. These visages, lost to the terrible scourge of homelessness, whether by suicide or intentional overdose, haunt me still, and I know that it haunts every individual who has seen the humanity and kindness in the soul of those most impacted by this ill. Of course, one should not be faulted for missing the humanity of his fellow citizens masked by the squalor of homelessness and poverty, it is only natural that we would disdain what comes naturally for us to pity, but these deaths, so easily preventable by sensible housing measures, are not just numbers and stats reflected in BC Coroner’s Report every day and every week; they are mothers, daughters, siblings, friends, co-workers, and most important of all: our fellow citizens with whom we have a sacred shared civic responsibility and a social contract.

There are also miracles in our day, not of the sort that requires parting of the seas and the resurrection of the dead. You’d think of me as being facetious, but there are times that housing a vulnerable individual in need is no less of a miraculous ordeal, and yet it happens. I am not able to share any personal stories for they are not mine to share, but I can tell you of lives transformed, traumas mended, rightful services accessed, families reconciled, paths set on recovery and sobriety, by the mere miracle of housing. Finally, I would like to ask my fellow community members and Council a

simple question: Isn't this project, a promise to make the seemingly impossible miracles of housing for vulnerable adults with complex needs and low-income adults and seniors facing housing insecurity a mundane and ordinary occurrence? I do not deny that there are serious challenges in the path of this project, nor am I indifferent to the concern of those, whom I genuinely see and empathize as concerned citizens, but if not here and now, then where and when is the question I put back to those who oppose this measure earnestly and in good-faith?

Warm regards,

Bradley Mansouri

From: Michelle Dignon [redacted]
Sent: November 21, 2023 1:08 PM
To: DNV Input
Subject: Concerns regarding 1200 Keith Rd Supportive Housing proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am extremely concerned that my family, neighbours, local businesses, Bridgman Park, and surrounding trails, will be negatively affected should the re-zoning go through, and this project move ahead.

I recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it is quite likely that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP, acknowledges that the planners and operators of this development think that criminal activities are likely, too.

The residents of this facility will have no criminal checks and no restrictions on drug and alcohol use. Although not all supportive housing residents have drug and alcohol issues, the fact that it is not restricted in the facility, a safe drug use room made available for residents and a no judgment environment advertised, it is very obvious that drug use is expected to be an occurrence. Given that residents of the supportive and complex care housing who are drug users will not be given substances of addiction on site, they will be required to seek their drugs off-site. Because of this, it is very likely that we will see an increase in drug deals, open-drug use and paraphernalia as has been realized at other supportive housing sites.

The current information available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility (such as 24/7 monitoring etc) and has often stated that there is consolation in knowing residents sign a Residential Tenancy Act lease. This does not provide confidence, as other supportive housing operators (namely Atria Property Management who manage supportive housing on West Pender St in Vancouver) have stated that supportive housing operators do not have the tools to address the prevalence of drugs and weapons inside buildings. They are unable to search for weapons or prohibit guests because the buildings are covered by the Residential Tenancy Act.

The District has not yet shown how they will maintain a safe neighbourhood after the facility is in operation. There have been no concrete plans, mitigation processes or, most importantly, an allocation of funds to proactively deal with these issues of concern. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity without proper due consideration to the impact of residents, the community and businesses.

Access to support and health service for residents is also a concern. I do not believe adequate support will be in place, as was alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma, VGH and Council guarantee that human resources will be available and willing to provide these services? To date, no guarantees have been brought forward.

Please listen to your residents. I hope that you will take these concerns into account and vote **no** to the proposed bylaw zoning amendment. This is **not** an appropriate site for a 6 story, 65 unit Supportive and Complex Care housing development.

Sincerely,

Michelle Dignon

From: DNV Input
Sent: November 21, 2023 1:13 PM
To: DNV Input
Subject: FW: Say 'No' to rezoning of 1200 Keith Rd

From: John Dignon [redacted]
Sent: Tuesday, November 21, 2023 12:51 PM
To: Mayor's Office DNV <mayor@dnv.org>
Subject: Say 'No' to rezoning of 1200 Keith Rd

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Little,

I had the pleasure of interacting with you at the in-person meeting at the Holiday Inn and very much appreciated you taking an interest to hear from your residents.

I am extremely concerned that my family, neighbours, local businesses, Bridgman Park, and surrounding trails, will be negatively affected should the re-zoning go through, and this project move ahead.

I recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it is quite likely that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP, acknowledges that the planners and operators of this development think that criminal activities are likely, too.

The residents of this facility will have no criminal checks and no restrictions on drug and alcohol use. Although not all supportive housing residents have drug and alcohol issues, the fact that it is not restricted in the facility, a safe drug use room made available for residents and a no judgment environment advertised, it is very obvious that drug use is expected to be an occurrence. Given that residents of the supportive and complex care housing who are drug users will not be given substances of addiction on site, they will be required to seek their drugs off-site. Because of this, it is very likely that we will see an increase in drug deals, open-drug use and paraphernalia as has been realized at other supportive housing sites.

The current information available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility (such as 24/7 monitoring etc) and has often stated that there is consolation in knowing residents sign a Residential Tenancy Act lease. This does not provide confidence, as other supportive housing operators (namely Atria Property Management who manage supportive housing on West Pender St in Vancouver) have stated that supportive housing operators do not have the tools to address the prevalence of drugs and weapons inside buildings. They are unable to search for weapons or prohibit guests because the buildings are covered by the Residential Tenancy Act.

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impact of residents, the community and businesses.

Access to support and health service for residents is also a concern. I do not believe adequate support will be in place, as was alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma, VGH and Council guarantee that human resources will be available and willing to provide these services? To date, no guarantees have been brought forward.

Please listen to your residents. I hope that you will take these concerns into account and vote **no** to the proposed bylaw zoning amendment. This is **not** an appropriate site for a 6 story, 65 unit Supportive and Complex Care housing development.

Regards,

John Dignon

From: DNV Input
Sent: November 21, 2023 1:13 PM
To: DNV Input
Subject: FW: Please vote No to rezoning of 1200 Keith Rd.

From: Michelle Dignon [redacted]
Sent: Tuesday, November 21, 2023 12:31 PM
To: Mayor's Office DNV <mayor@dnv.org>
Subject: Please vote No to rezoning of 1200 Keith Rd.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dr Mayor Little,

I had the pleasure of meeting you at the in-person meeting at the Holiday Inn and very much appreciated you taking an interest to hear from your residents.

I am extremely concerned that my family, neighbours, local businesses, Bridgman Park, and surrounding trails, will be negatively affected should the re-zoning go through, and this project move ahead.

I recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it is quite likely that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP, acknowledges that the planners and operators of this development think that criminal activities are likely, too.

The residents of this facility will have no criminal checks and no restrictions on drug and alcohol use. Although not all supportive housing residents have drug and alcohol issues, the fact that it is not restricted in the facility, a safe drug use room made available for residents and a no judgment environment advertised, it is very obvious that drug use is expected to be an occurrence. Given that residents of the supportive and complex care housing who are drug users will not be given substances of addiction on site, they will be required to seek their drugs off-site. Because of this, it is very likely that we will see an increase in drug deals, open-drug use and paraphernalia as has been realized at other supportive housing sites.

The current information available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility (such as 24/7 monitoring etc) and has often stated that there is consolation in knowing residents sign a Residential Tenancy Act lease. This does not provide confidence, as other supportive housing operators (namely Atria Property Management who manage supportive housing on West Pender St in Vancouver) have stated that supportive housing operators do not have the tools to address the prevalence of drugs and weapons inside buildings. They are unable to search for weapons or prohibit guests because the buildings are covered by the Residential Tenancy Act.

The District has not yet shown how they will maintain a safe neighbourhood after the facility is in operation. There have been no concrete plans, mitigation processes or, most importantly, an allocation of funds to proactively deal with these

issues of concern. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity without proper due consideration to the impact of residents, the community and businesses.

Access to support and health service for residents is also a concern. I do not believe adequate support will be in place, as was alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma, VGH and Council guarantee that human resources will be available and willing to provide these services? To date, no guarantees have been brought forward.

Please listen to your residents. I hope that you will take these concerns into account and vote **no** to the proposed bylaw zoning amendment. This is **not** an appropriate site for a 6 story, 65 unit Supportive and Complex Care housing development.

Sincerely,

Michelle Dignon

From: Deborah Buxton [redacted]
Sent: November 21, 2023 1:43 PM
To: DNV Input
Subject: Supportive housing (letter of support)

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This letter of support was dictated to me by Shelley Spence and I am forwarding it on her behalf:

" I am a resident at the TraveLodge supportive housing under Lu'ma. It's been challenging for me as a [redacted] with crippling arthritis to live among addiction, alcoholism, and mental illness, but I'm grateful for the roof over my head and the privacy of my own room.

I was in the Lookout shelter for quite a while, and had to share a room with an alcoholic. Now I have felt safe here and my life has improved a lot just in time to discover that developers will be building here soon and I have to move.

I'll have an opportunity to move to East Keith and be supported if the building is approved. Otherwise where will I end up ?

On behalf of the 55 people who will be housed if this project is approved, I encourage City Council to make it a solid YES for the poor and traumatized who will get their basic needs met and be able to pull their lives back together with the help they do require.

Thank you
Sincerely
Shelley Spence
[redacted]

From: Venessa Everard [redacted]
Sent: November 21, 2023 2:04 PM
To: DNV Input
Subject: Re East Keith Rd Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it might concern:

I am writing this email to show my support for the above project. I live in the District of North Vancouver The cost of living in this area has gone up dramatically and there is a resulting rise in homelessness and low income families who can't afford to own a home but need the space for children or extended family.
It's the right time to do something about this. Please approve this project.
Thanks for your time.

Venessa Everard
Sent from my iPhone

From: Krista Riglietti
To: DNV Input
Subject: 1200 block East Keith Road
Date: November 21, 2023 2:16:12 PM
Attachments: 1200 block East Keith Road.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached letter and concerns.

RE: The supportive Housing Proposal

To District and City of North Vancouver and all parties involved,

I am writing as a concerned citizen [redacted]

I am writing this as I am concerned that this supportive housing will not target the people that need it most. I say this, from the perspective that Peoples who are on disability, who are unable to work because of their disability, have few opportunities for affordable housing in our housing crisis. They are grouped together with peoples who are battling addiction and who will disregard the civil laws in place such as “drug use in public areas.” As well as the property crime that comes with most addictions, in order to support getting more drugs. I understand there will be a safe supply for these people suffering with mental illness and addiction, but my concern is safety for the other inhabitants of the building as well as the surrounding neighbourhoods. Will there be a clean-up crew to pick up the needles, and drug paraphernalia? Will there be extra support from community police to make sure offenders are warned against using in a public space, or potentially in front of children. This area is a big hub, with nearby schools, Park and Tilford shopping centre and neighbouring family-oriented housing, with many public areas of parks and trails etc. My concern is will there be a place for these people to do their drugs safely and out of sight of the public. I have heard about increased property crime around supportive housing places such as this, in example the Travel Inn lodge located on Capilano Rd. The nearby neighbourhoods and housing apartments have seen a stark increase in property crime and theft. Most notably where they have seen people running back to the Travel lodge after such offences.

I am very concerned with the drug epidemic and homelessness, and I feel treatment centres for drug rehabilitation coinciding with mental illness support should be a priority and separate to supportive housing for all who need it. The grouping together of two very different groups and their needs is problematic as one can affect the other in a negative way.

Thank you for listening to my concerns,

Krista [redacted]

From: [redacted]
To: DNV Input
Subject: 1200 Block East Keith Road - Zoning Bylaw Amendments 8643
Date: November 21, 2023 2:35:00 PM
Attachments: Document_2023-11-21_142032.pdf

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Please find attached the signed letter.

November 21, 2023

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

Dear Council:

Re: 1200 Block East Keith Road - Zoning Bylaw Amendments 8643

I have reviewed all the information supplied to the public and attended two inhouse meetings with regard the above subject matter. While the inhouse gatherings were useful I left feeling the staff were very condescending. I fully understand all the information provided has helped me make a clear decision on my opinion of the effects the proposed project will have on our neighbourhood. While I see this decision to help our fellow citizens is essential, I am not convinced that this creation of a 65-unit supportive housing project in the 1200 Block of East Keith Road to include 5 high care and 60 residents with addiction and mental health issues is the best fit for this area.

I would like to know if a different family related programming would be a better fit for this family residential area. I mention this as I personally have had a lot of experience with Social Housing and know only too well how it can impact individuals who live and work nearby.

[redacted] As a result of my own experience, I have seen firsthand the effects the proposed unit can have on the surrounding area [redacted]

I am not sure that enough thoughtful consideration has been given to the effects of the addition of these 65 units will make to the mental health of the surrounding residents. Since the announcement of this project the stress and anxiety level has significantly increased [redacted] I feel I will now become a prisoner in my own home.

Thank you very much for your consideration.

Yours Truly,

Maree Owens
[redacted]

From: Ken Owens [redacted]
Sent: November 21, 2023 2:44 PM
To: DNV Input
Subject: Supportive Housing Proposal - Zoning By-Law 8643 Amendment - 1200 Block Keith Rd East
Attachments: Municipal Clerk.docx

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Municipal Clerk

For the attention of the Council of the District of North Vancouver

This is express my disapproval of the proposed Supportive Housing Project in the 1200 block of Keith Rd East.

My name is Ken Owens [redacted] I [redacted] moved in [redacted] on retirement because it was [redacted] and situated in a quiet location close to the natural beauty of North Vancouver trails and river walks, residential gardens and convenient to transport for [redacted] myself.

This has been shattered by intervention of the government with the removal of age restrictions and rental restrictions and now the possibility of the introduction of risk and hazard in our life within 500m of our home.

I attended 2 Information sessions

My Objections are:

- The location is misrepresented on the proposal, the access lane is not indicated and this will have to be substantial to provide access for fire truck, ambulance, garbage collection and parking for staff and visitors. This will be necessary because the corner of Keith Rd is not suitable for access.
- In discussion with program staff at the information sessions they made it clear that there is no consideration of surveillance or security for the community. The community will have to accommodate problems, behaviour and risk that the occupants typically create in other locations
- The location is very secluded and sheltered with only one visible side, Keith Rd. The back is an embankment for the rising Mountain Highway and the side is a treed and fenced residential block. This offers little visibility by the services or public being visible from Keith Rd only.
- The location is adjacent to quite trails that are poorly lit and densely wooded, with secluded park benches. Ideal for hiding activities
- It is located close to the tunnel under Mountain Highway and walking trails under BC1 Highway offering cover and shelter for drug addicts. The presentation information

speaks only to the problem of addiction with no reference to any other causes of homelessness

- The presentation material only describes how beneficial the programs are for the operators and does not speak of any benefits to the local community.
- No one was able to offer an explanation why this site was chosen, or how any location was chosen. The program has no criteria that a site has to meet.
- The choice of this site appears to be; it is available, has no commercial value and meets the objective of meeting political promises.
- There is little evidence of homelessness in this area and this will inject 65 homeless and possible addicts with 5 units for complex care patients. According to your presentation this is 30%of northside homeless population.
- The services the site will access more frequently than the community at large will be emergency services. The nearest emergency room is Lionsgate hospital and the services are stationed there. This will cause more noise to the whole community particularly because the siren travels down Keith Rd from Hendry and echo's through the whole lower Lynn bowl.
- Stationed closed to service would serve the whole neighbourhood. New developments and removal of older multi-family dwellings is very active in the Lonsdale Ave/15th street are, ideal location for supportive housing.

The isolation and seclusion of this site and its ready access to the walking trails will create a risky and hazardous environment that will deter locals from accessing this peaceful and healthy activities and diminish their quality of life.

Yours truly,

Ken Owens

[redacted]

Municipal Clerk,
355 West Queens Road,
District of North Vancouver, BC
V7N 4N5
21 November 2023

Re: Supportive Housing Proposal - Zoning By-Law 8643 Amendment - 1200 Block Keith Rd East

Attention: Municipal Clerk

For the Attention of the Council of the District of North Vancouver

This is to express my disapproval of the proposed Supportive Housing Project in the 1200 block of Keith Rd East.

My name is Ken Owens [redacted] I [redacted] moved in [redacted] on retirement because it was [redacted] situated in a quiet location close to the natural beauty of North Vancouver trails and river walks, residential gardens and convenient to transport for [redacted] myself.

This has been shattered by intervention of the government with the removal of age restrictions and rental restrictions and now the possibility of the introduction of risk and hazard in our life within 500m of our home.

I attended 2 Information sessions

My Objections are:

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treed and fenced residential block. This offers little visibility and surveillance by the services or public, being visible from Keith Rd only.

- The location is adjacent to quiet trails that are poorly lit and densely wooded, with secluded park benches. Ideal for hiding activities
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- The choice of this site appears to be; it is available, has no commercial value and meets the objective of meeting political promises.
- There is little evidence of homelessness in this area and this project will inject into the area 65 homeless and possible addicts with 5 units for complex care patients. According to your presentation this is 30% of northside homeless population
- The services the site will access more frequently than the community at large will be emergency services. The nearest emergency room is Lionsgate hospital and the services are stationed there. This will cause more noise to the whole community particularly because the siren travels down Keith Rd from Hendry and echo's through the whole lower Lynn bowl.
- Stationed closed to service would serve the whole neighbourhood. New developments and removal of older multi-family dwellings is very active in the Lonsdale Ave/15th street are, ideal location for supportive housing.

The isolation and seclusion of this site and its ready access to the walking trails will create a risky and hazardous environment that will deter locals from accessing this peaceful and healthy activities and diminish their quality of life.

Yours Truly

Ken Owens
[redacted]

From: Macully Clayton [redacted]
Sent: November 21, 2023 2:59 PM
To: DNV Input
Subject: Opposition Feedback for Keith Road Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Macully Clayton
[redacted]

November 21, 2023

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

Dear Mayor Little and District of North Vancouver Councillors,

I am writing to express my concern about the proposed East Keith Road Supportive Housing Project, operated by Lu'maNative Housing Society (The Project) at the 1200 block of East Keith Road, in hopes that your Office will reconsider the appropriateness of this location for this type of housing project. [redacted] Councillors may not be aware that the school hasapproximately 160 children from 3 months – 12 years of age. I am extremely concerned that my family, the children, and the staff of the school will be negatively affected should the re-zoning go through, and this project move ahead.

I strongly believe that such a development would pose significant risks to the safety, health and well-being of thechildren at North Star. The presence of drug users in such proximity to children can have devastating consequences including exposing them to dangerous substances, violence and crime. I recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it is quite likely that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP,

acknowledges that the planners and operators of this development think that criminal activities are likely, too.

The children at North Star use Bridgeman Park daily and many of the families often use the park [redacted]. After the revitalization of the park and surrounding trails, the area has become a gathering place for so many District residents. Given that residents of the supportive housing development who are drug users will be required to seek their drugs off-site, it is very likely that we will see an increase in drug deals, open-drug use, and paraphernalia, and possibly even drugs on the ground in front of our school, along the walking paths, and in the park.

The physical safety of our staff and students is a major concern. Given that there will be no screening past criminal offenses of the residents, petty theft and vandalism is likely to increase significantly and the potential of other more aggressive and violent crimes arising, is seriously alarming. Simply witnessing these types of activities, let alone being involved, can having a lasting and harmful impact on a child's development. Appreciating that these currently unhoused people are vulnerable citizens, I must point out the obvious, that the children from our school and other children within this corridor are also vulnerable citizens. Today, Community law enforcement (RCMP) is already unable to respond consistently to community/school needs.

The current information available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility, but the District has not yet shown how they will maintain a safe neighbourhood after the facility is in operation. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity without proper due consideration to the impact of residents and businesses.

Access to support and health service for residents is also a concern. I do not believe adequate support will be in place aswas alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma and Council guarantee that human resources will be available and willing to provide these services?

In addition to the overwhelming number of safety concerns, I am concerned about how traffic challenges due to the construction in the neighbourhood will impact those with children enrolled in the childcare and elementary programs at North Star and if this will impact the viability of the school overall. There is currently no site or traffic management plan to go with this proposal and I am concerned that the challenge to get to North Star's facility for both drop-off and pick-up timewill affect future enrolment.

Quality childcare is difficult to find and it would be incredibly detrimental to the North Shore to lose so many childcare spaces should current and future enrolment drop due to safety concerns and difficulties in accessing the facility.

Thank you for considering my concerns. I hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Sincerely,

Macully Clayton

From: Tamsin Guppy
Sent: November 21, 2023 3:39 PM
To: Corrie Kost [redacted]
Cc: DNV Input
Subject: East Keith - Question about Rents

Corrie – you didn't leave your name but it sounded like your voice on the phone call asking about rental rates – if so the answer is:

Correct, the rent would be $500/month. This is the shelter allowance.

Income Assistance Rate Table - Province of British Columbia (gov.bc.ca)

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Jeanne Mayne <admin@northstarmontessori.ca>
Sent: November 21, 2023 3:52 PM
To: DNV Input
Subject: Letter Regarding Keith Road Supportive Housing Project
Attachments: DNV Mayor and Council Letter.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Little & Council,

Attached please find my letter regarding the Keith Road Supportive Housing Project.

Thank you for your consideration.

Jeanne

Jeanne Mayne
Manager of School Operations

NORTH STAR MONTESSORI
1325 East Keith Road
North Vancouver, BC, V7J 1J3
604.980.1205 - tel
604.980.1805 - fax
admin@northstarmontessori.ca
www.northstarmontessori.ca

"We acknowledge that the land on which we live, learn, work and adventure is the traditional, ancestral, and unceded territories of the Coast Salish peoples- səl̓ilw̓ətaʔɬ (TsleilWaututh), Sḵwx̱wú7mesh (Squamish), and xʷməθkʷəy̓əm (Musqueam) Nations. This land is home to many diverse Indigenous peoples and we honour and respect their connection to the land, oceans and rivers and its importance to our strength as a community."

JEANNE MAYNE
[redacted]

November 21, 2023

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

Dear Mayor Little and District of North Vancouver Councillors,

I am writing to express my concern about the proposed East Keith Road Supportive Housing Project, operated by Lu'ma Native Housing Society (The Project) at the 1200 block of East Keith Road, in hopes that your office will reconsider the location for this type of housing project.

I am a resident of Lynn Valley and a staff member at North Star Montessori Elementary School [redacted] Councillors may not be aware that the school has approximately 160 children from 3 months – 12 years of age. I am extremely concerned that, in addition to numerous other schools and daycare facilities in this area, the families, the children, and the staff of our school will be negatively affected should the re-zoning go through, and this project move ahead.

We have already seen a sharp increase in crime and drug use in the Lynn Valley Village area over the past several years and I believe that this project will exacerbate the situation.

I also believe that such a development would pose significant risks to the safety, health and well-being of the children at North Star and the residents of both the Lynn Valley Village and Lower Lynn areas. The presence of drug users in such close proximity to children can have devastating consequences including exposing them to dangerous substances, violence and crime. I recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it is quite likely that some will.

I also have concerns about my own safety as I am often the first to arrive at work in the morning and, as a woman already feel uncomfortable coming and going from the facility.

The children at North Star use Bridgeman Park daily and many of the families often use the park [redacted] In addition, many families in the area use this park on weekends as well as during the week After the revitalization of the park and surrounding trails, the area has become a gathering place for so many district residents [redacted] I walk our dog on the trails that are accessed by Bridgeman Park and I am concerned that this will become unsafe. Given that residents of the supportive housing development who are drug users will be required to seek their drugs off-site, it is very likely that we

will see an increase in drug deals, open-drug use, paraphernalia, and possibly even drugs on the ground in front of our school, along the walking paths, and in the park.

The physical safety of staff, students and area residents is a major concern. Given that there will be no screening of residents for past criminal offenses, petty theft and vandalism is likely to increase significantly and the potential for other more aggressive and violent crimes arising, is seriously alarming. Simply witnessing these types of activities, let alone being involved, can having a lasting and harmful impact. Appreciating that these currently unhoused people are vulnerable citizens, I must point out the obvious, that the children from our school and other children within the community are also vulnerable citizens. Local law enforcement (RCMP) are already unable to respond consistently to community/school needs.

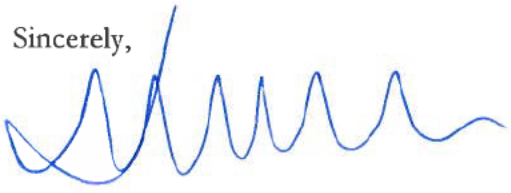
The current plan available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility, but the District has not yet shown how they will maintain a safe neighbourhood after the facility is in operation. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity without proper due consideration to the impact of residents and businesses.

Access to support and health service for residents is also a concern. I do not believe adequate support will be in place as was alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma and Council guarantee that human resources will be available and willing to provide these services?

In addition to the overwhelming number of safety concerns, I am also concerned about how my employment will be affected by traffic challenges due to the construction in the neighbourhood. When previous construction in the area was being completed, there was a drop in enrollment. There is currently no site or traffic management plan to go with this proposal and I am concerned that the challenge to get to North Star's facility for both drop-off and pick-up time will affect future enrolment.

Thank you for considering my concerns. I hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Sincerely,



Jeanne Mayne

From: Aaron Mayhew [redacted]
Sent: November 21, 2023 3:54 PM
To: DNV Input
Subject: 1200 Block e Keith Rd Zoning & Input

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

RE: Proposed Supportive Housing E Keith Rd

Good Morning,

Thank you for giving us a chance to voice our concerns. [redacted]

Although we are in general favour of the supportive housing concept, we are adamantly opposed to the Location proposed and do not support the Zoning Amendment. The location is right in the middle of a residential neighborhood & across the street from a very large Childrens Daycare (Park Place Daycare). The Spirit Trail is right behind the proposed location & currently gets a lot of use from families [redacted]. Although we were originally informed that the proposed Supportive Housing will be for Families, Moms, Kids, Seniors -- we have now been told that this will not be the case.
95% of the occupants will be males. Any women will be steered in the direction of a "Womens Shelter" on the North Shore, as 1 moderator mentioned.

As we know, men are more violent, commit more crimes, and are much more likely to overdose compared to woman. Over 80% of crimes & overdoses were of the male gender in BC in 2022. Not to mention a huge chunk of the population from the Travelodge location will be moving over here & we are all well aware of the issues facing that area now. Although there needs to be a place in society for these individuals it is surely not in a residential neighborhood. Furthermore, there is a drug dealers' residence [redacted] Please check with the RCMP if you need the exact address. They are there all the time. Why would we advocate putting a Supportive Housing unit within 50 ft a well-known established major drug dealers house? The future residents do not need this sort of temptation & any health professional would tell you the same. It doesn't make any sense.

Although this complex has not been labelled a safe injection site, these residents will be able to use drugs on the property. For a whole host of reasons which we do not have time to discuss here, this is not acceptable. There will be no monitoring of these individuals after they have used either, "they are free to come and go" as we were told [redacted] there are 2 mental health houses [redacted] & another 1 block up Keith Rd. Why is [redacted] the go to for these dwellings? Let's get the entire North Shore involved. Imagine for a second if there was a proposed supportive housing project in West Vancouver or Edgemont Village. Those residents would be up in arms. It wouldn't happen there, period.

We know someone who has stayed in 1 of these mental health houses [redacted] They have an almost 1-1 resident to staff ratio & are for the most part well run. This particular resident that we know had to sign a contract stating they would not use drugs, be in the home by 9pm, commit to classes, follow the house

rules etc. Basically, get back on the path to being a productive member of society (as best they could). None of these will be mandates of the new proposed housing unit. No curfews, no accountability, no rules. People that have some sort of structure do far better in life.

On top of that we've been told that these individuals will have Residential Tenancy Agreements - why? There is no need for this. As we all know tenancy agreements hand over all of the power to the tenant. Do we really want to do this? Are they providing references, proof of income etc etc. The answer is no they won't. Potentially a resident could leave their unit for months at a time & the Lu'ma Society could not give it to someone else. What a horrible concept.

As we have mentioned the concept has glitches but the location itself is what we feel needs to change. Why not look at some sites down by Dollarton (the commercial zone). Or over by the existing Outreach men's shelter. Both of these locations are commercial, yes, but also close enough to amenities & stores if needed. I'm sure if we asked the North Vancouver taxpayers (both city & district) to come up with some more appropriate suggestions for locations we could do so as a collective (even if it meant we had to pay for it through taxes). ie buying an appropriate site

For some reason we keep being told that these Houses need to be in the middle of residential communities. We strongly disagree... they can be on the outskirts of the communities and the residents can still participate in whatever they may wish & have access to public transit. 1 of the moderators even said they purposely put these houses close to elementary schools, so the daycare wouldn't be an issue. My heart sank at that point! Let's error on the side of caution and maybe not do that!

[redacted] They have stated that they will no longer feel comfortable using the trail as there will be 65 men in the area [redacted]

We will also be driving [redacted] to school when the time comes. Furthermore, the proposed project is 6 storeys tall. This does not fit within the current residential landscape of 1 & 2 storey homes whatsoever. This building will be looking down over all of the homes.. this does not fit our neighborhood.

<u>Quick Story</u>

2 months ago I dropped [redacted] off at Save-on Foods at Park Tilford & Tilford to grab some groceries. I sat in the car. I was facing Shoppers Drug Mart. A guy pulled up on his bike. I recognized him from under the Lynn Creek Bridge [redacted] & hanging around the Brooksbank bottle depot. He proceeded to wrap a scarf around his face, walk into Shoppers with a duffel bag, and was out within 2 minutes. He hopped on his bike & away he went. I knew exactly what happened. To confirm my suspicions, I was at Rona a few hours later & this individual was sitting in the Heywood Park across from Rona going through all of his cosmetic items that he had just stolen at Shoppers.

The point of the story is that this person lives under the Lynn Creek bridge. When questioned about the type of people that will be housed at Lu'ma 1 of the moderators responded with "the people that live under the bridge" would be a great starting point.

In conclusion, we are 100% against the proposed Supportive Housing location at the corner of Keith & Mountain Hwy and changing the Zoning Bylaws. Thanks kindly for your time.

Sincerely,
Concerned [redacted] Residents

From: Tiffany Goulding [redacted]
Sent: November 21, 2023 4:05 PM
To: DNV Input; Jordan Back
Subject: Public Hearing -1200 block East Keith Rd Supportive Housing Development
Attachments: 1200 Block East Keith Rd Supportive Housing Concerns .pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find attached my submission for the Public Hearing regarding the 1200 block of East Keith Rd Supportive Housing development.

Thank you for your consideration.

Warmly,

Tiffany Goulding
Head of School | North Star Montessori
tgoulding@northstarmontessori.ca

"We acknowledge that the land on which we live, learn, work and adventure is the traditional, ancestral, and unceded territories of the Coast Salish peoples- səl̓ilwətaʔɬ (TsleilWaututh), Sḵwx̱wú7mesh (Squamish), and xʷməθkʷəy̓əm (Musqueam) Nations. This land is home to many diverse Indigenous peoples and we honour and respect their connection to the land, oceans and rivers and its importance to our strength as a community."

North Star Montessori
ELEMENTARY SCHOOL
Learning through discovery

November 21, 2023

Councillor Back
355 West Queens Rd
North Vancouver, BC
V7N 4N5

Dear Councillor Back,

Thank you for taking the time to meet with myself and North Star's Board Chair, Alicia Hutchinson regarding some of the concerns we have about the proposed supportive housing development on the 1200 block of East Keith Rd and Mountain Hwy. To remind you, North Star Montessori Elementary School is located at 1325 East Keith Rd and has approximately 160 children from 3 months- 12 years of age.

As I mentioned in the meeting, I really wanted to be supportive of this development as I recognize the extreme need in the Lower Mainland and increasingly on the North Shore. Addiction, mental health, and homelessness often come hand in hand and are complex issues. There is no tried and true solution and in many ways the marginalized individuals and communities are guinea pigs in testing options that can help us find a solution to this growing problem.

In many cases what leads to addiction issues can be traced back to childhood trauma, as children are the most vulnerable citizens in our society. To prevent perpetuating further cycles of childhood trauma impacting and affecting individuals and then ultimately society as a whole, we must protect and nurture children, all children, so they may grow up to break the cycle.

I want to highlight the District of North Vancouver's 2030 Target for Social Well-Being as written on page 55 in the Official Community Plan. It states, "The District's objective is to foster a safe, socially inclusive and supportive community that enhances the health and well-being of its residents." I understand that the vision of this includes both vulnerable and marginalized individuals but I must question, and I hope you do as well, how introducing the equivalent of two busloads of individuals with mental health and addiction issues directly across the street from two childcare centres and an elementary school, enhances the health and well-being of the vulnerable members of the community already residing in the area? And no criminal record checks required? It is truly shocking to me that any councillor would agree that it is safe to house so many at risk individuals, some who may have committed violent crimes or crimes

1325 East Keith Road, North Vancouver, BC Canada V7J 1J3 Tel: 604-980-1205 Fax: 604-980-1805 www.northstarmontessori.ca

involving children, across the street from a school and two childcare facilities. Who is liable if something happens to a child in one of these programs?

During the information meeting held by the District for North Star parents about the project, when asked about safety concerns in the park, a response from District staff was that they would be "pulling in support as needed and as things come up to get an acceptable result." I question the reactive nature of providing solutions only when something has already gone wrong. If your child was involved in 'what went wrong', I am sure this would not be a satisfying response. In addition, I question why "acceptable" is a good enough target for the District to strive for.

In the same meeting, most concerns expressed were played down or dismissed altogether by Lu'ma and District staff. I cannot recall which host said, "We want to build a better community. This is about solving problems, not creating them." Parents in the community on the call were doctors working with marginalized people in the downtown east side, SRO owners, and RCMP and other emergency response people. Their questions regarding safety and securing the resources to support this proposed high-needs supportive housing development are based on real experiences. Experience not only with residents, but also with the criminal element that is brought to the neighbourhood through the drug trade. Even with the newly announced safe injection site on the property, residents will still be buying drugs off-site. The most logical place for this to happen is at the dead-end of Lynnmouth Avenue- directly outside of our school, or in the parking lot at Bridgeman Park, located several meters from the playground. By not acknowledging what the true impact on the community will be, council is not addressing these valid concerns, and is in fact creating a problem that once here, will be difficult to remedy.

The reduced crime and drug use in the community because of these sites elsewhere that was referred to by Lu'ma representatives on the call, is not the lived-reality I have learned after speaking with various emergency response personnel in this and other Lower Mainland communities.

In 2021 there was a shooting at a supportive housing development run by Atira Property Management in Vancouver. At that point in answer to the questions, "How could this have happened?", Janice Abbott, an executive director of Atira at the time, said, "Supportive housing operators don't have the tools to address the prevalence of guns and drug dealers inside the buildings". It was stated by Abbott, that supportive housing staff are unable to search rooms for weapons or prohibit guests because the buildings are covered by the Residential Tenancy Act. I realize that Atira is not the operator of the proposed site, the building might be different and therefore this, or other crimes serious in nature, would not likely happen inside unless the resident brought them in as a guest, etc, so some of the variables are different. What is not different however, is the lack of resources, the limitations of the RTA, and the fact that if it doesn't happen inside- it will happen outside. When asking Lu'ma about potential problems with residents and how they will be dealt with, Lu'ma has stated "all residents will have an RTB lease and sign a neighbourly agreement". I am sure you can understand that for parents there

is nothing comforting or reassuring about those agreements in terms of the safety of the community.

As we discussed in our in-person meeting, North Star has been searching for a place to relocate for many years with no luck due to zoning restrictions and challenges as we are both a licensed childcare facility and Certified BC Independent School. In the Official Community Plan the land that North Star currently sits on is zoned commercial and this leads me to believe that the District does not see us being here for the long-term. Regardless, we hope to relocate within the District of North Vancouver and would prefer to remain close to our current location to continue to serve the families presently enrolled.

I would like to reiterate that I do understand the need for supportive housing and, as an educator and school leader dedicated to the healthy development of the vulnerable humans in my care and to the collaboration of building a better community, I think we can do better. Should this project get pushed through despite the large contingent of voting residents in agreement that this is not the right location for this type of housing, I will step up, if given the opportunity and help to create a comprehensive community safety and integration plan in collaboration with District staff, in service to the families and staff of North Star. As you said, you know what you know, and you learn more by listening to people and their concerns. The community needs to be engaged in a meaningful way to truly meet your goal of fostering "a safe, socially inclusive and supportive community that enhances the health and well-being of its residents."

Councillor Back, if the single question being asked at the public hearing is, "Is this currently the right location for this type of facility with the plan currently in place?", the answer is, No.

Thank you for your consideration.

Sincerely,

Tiffany Goulding
Head of School | North Star Montessori

Cc: Mayor Little and District of North Vancouver Councillors

District of North Vancouver

Engagement Summary Report – East Keith Road Supportive Housing

21 November 2023

LUCENT QUAY CONSULTING

Document Number: 6165734

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About this report

This report provides a summary of the community engagement organized by BC Housing, in partnership with the District of North Vancouver, Lu'ma Native Housing Society and Vancouver Coastal Health and the input received. The purpose of this engagement was to inform the community and collect public feedback on the proposed supportive housing development on the 1200 block of East Keith Road. Engagement took place between 27 September and 20 November 2023, prior to the District of North Vancouver public hearing.

This report includes:

- A summary of the notification activities to inform people about the engagement process
- An overview of opportunities to participate
- A summary of feedback and input received through activities conducted during the engagement process

This report was prepared by Lucent Quay Consulting Inc. on behalf of the District of North Vancouver. Lucent Quay Consulting Inc. is a Vancouver-based communications and engagement firm.

Note that the input received reflects the interests and opinions of people who chose to participate in this engagement process.

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Background

The number of people experiencing homelessness is rising. Social service providers across the North Shore are reporting a growing number of vulnerable populations at risk of homelessness, while wait lists for social and non-market housing continue to grow. The District of North Vancouver's community-generated *Official Community Plan* calls to diversify the housing supply to address important issues in the municipality, including homelessness.

The District of North Vancouver, BC Housing, Lu'ma Native Housing Society and Vancouver Coastal Health are working together to create much-needed housing with supportive services to address and prevent homelessness on the North Shore. A permanent supportive housing project is proposed for the District-owned site on the 1200 block of East Keith Road.

About the project

BC Housing and the District of North Vancouver are proposing to build 65 new homes with support services in the 1200 block of East Keith Road. The six-storey building would have 65 studio homes, including five units of Complex Care Housing, for members of North Shore communities who are experiencing or at risk of homelessness.

The District owned site is designated for apartment housing in the Official Community Plan. The site has good access to transit, parks and green space and the mix of community amenities available nearby.

Lu'ma Native Housing Society would operate the building, with joint Lu'ma and Vancouver Coastal Health staff on site 24/7 to provide supports, including meal programs, life and employment skills training, as well as health and wellness support services and a connection and reconnection to community, culture, teachings, ceremony and traditional food.

The homes would be for people over the age of 19 and include seniors and people with disabilities, with a priority for people in the local community. Project highlights include:

- All units would be studio apartments with a private bathroom and kitchen.
- The units are intended as permanent homes.
- All the homes would include 24-7 support services.
- Support services include:
    - Daily meals
    - Life and employment skills training
    - Connections to health care
    - Access to community services
- At least 5% of the homes will be fully wheelchair accessible, with all homes designed to be universally adaptable to residents of all abilities.
- The building will also include amenities such as shared laundry, a dining area, program space and parking for staff and visitors.

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Engagement Activities

The purpose of engagement was to inform the community of the proposal and collect public feedback on the proposed supportive housing development on East Keith Road. Engagement took place between 27 September and 20 November 2023, prior to the District of North Vancouver public hearing.

Notifications

A plan was developed to meet all requirements to provide the public with notice of the opportunity to participate in the engagement process.

Neighbourhood letters

A neighbourhood letter was sent to 553 residents and local businesses on 29 September 2023 by the District. The letter provided:

- Information about the supportive housing development
- Information about the operator
- Invitation to register for Neighbourhood Information Sessions
- Links to the BC Housing's *Let's Talk Housing* webpage and the District project rezoning webpage
- Contact for community relations at BC Housing to send questions or comments

A copy of the notification letter and a map of the notification area is provided as Appendix 1.

Stakeholder information sessions

Emails were sent to nearby businesses and organizations to provide the neighbourhood letter, details about information sessions, and to offer the opportunity for small group meetings. Representatives notified participants directly through internal communication channels.

BC Housing Webpage – Let's Talk Housing

The community was invited to visit BC Housing's *Let's Talk Housing* webpage to find out more information about the project and submit feedback. A link to the webpage was included in the neighbourhood letters, on the District of North Vancouver rezoning webpage and on display boards at community open houses.

This digital platform launched 27 September 2023 and includes the following:

- Information about the supportive housing development
- Information about key project personnel
- Information about Complex Care Housing including link
- Rezoning and development information
- Information about the non-profit operator
- Question or comment form
- Neighbourhood information session registration details
- Contact information for questions or comments

- Link to Supportive Housing information
- Links to download information sheet and open house presentation boards
- Documents for download: Community Benefits of Supportive Housing and Open House Presentation Boards
- Link to video of Neighbourhood information session from 25 October 2023: https://www.youtube.com/watch?v=yiCQPldQDNw&t=23s

The project web page URL is: letstalkhousingbc.ca/north-vancouver-east-keith-road

Comments and questions received on the BC Housing Community Relations email and Q&A are included as Appendix 2.

District of North Vancouver Rezoning Webpage

The community was invited to visit the District rezoning webpage to find out more information about the rezoning process. A link to the rezoning page was included in the neighbourhood letters, on the *Let's Talk Housing* webpage and on display boards at community open houses.

This digital platform launched 27 September 2023 and includes the following:

- Information on the project
- Contact information for questions and comments
- Links to key documents and steps in the process
- Status and progress updates
- Council Report
- Links to the Public Hearing details

The rezoning web page URL is: dnv.org/business-development/east-keith-road-supportive-housing

Social Media Posts

The District of North Vancouver sent notifications and reminders using Facebook and Twitter during the engagement period.

Project site signage

The District of North Vancouver posted notification signs at the project site on 29 September 2023.

Project signage provided the following information:

- Link to the Let's Talk Housing website for project details and
- Dates and times for neighbourhood information meetings
- Link to District rezoning webpage
- Names and logos of project partners

Additional public information session dates were added to the signs on 30 October 2023.

Five signs were posted in the following locations:

- Mountain Highway facing south
- Mountain Highway facing north
- Corner of Mountain Highway and East Keith Road facing West
- Corner of Mountain Highway and East Keith Road facing South
- East Keith Road facing south

A photos of project signs and a map of locations is included as Appendix 3.

Advertising in Local Newspaper

BC Housing placed print advertisements in the North Shore News that included the following information:

- Project information
- Dates and times of Neighbourhood Information Sessions
- Link to register for session
- Link to *Let's Talk Housing* webpage
- Link to District rezoning webpage

Advertisements were placed on the following dates:

- Wednesday, 11 October 2023
- Wednesday, 18 October 2023
- Wednesday, 1 November 2023

Copies of advertisements are included as Appendix 4.

Engagement methods

Community members were invited to ask questions and provide input through the virtual neighbourhood information sessions, community open house, the *Let's Talk Housing* webpage and via the BC Housing community relations email address. See the Summary of Response section of this report for key themes of input received.

Neighbourhood Information Sessions and Open House

Neighbourhood information sessions were held online using Zoom and one public open house was held in the District of North Vancouver. Sessions provided an opportunity for the public to learn more about the project, ask questions and provide input.

The District of North Vancouver, BC Housing and the project partners hosted four neighbourhood information sessions and one in-person open house on the following dates:

Session	Format	Date	Time
Online Session #1	Zoom meeting	Tuesday, October 17, 2023	7:00 to 8:30 pm
Online Session #2	Zoom meeting	Wednesday, October 25, 2023	7:00 to 8:30 pm
Open House	In person, Holiday Inn and Suites North Vancouver	Wednesday, November 8, 2023	6:30 to 8:00 pm
Online Session #3	Zoom meeting	Thursday, November 9, 2023	11:30 am to 1:00 pm
Online Session #4	Zoom meeting	Wednesday, November 15, 2023	7:00 to 8:30 pm

Project team representatives from all project partners were present at online and in person sessions:

- BC Housing Development
- BC Housing Operations, Coordinated Access and Assessment
- District of North Vancouver Development Planning
- District of North Vancouver Community Planning
- Lu'ma Native Housing Society Supportive Housing Operations
- Vancouver Coastal Health Complex Care, Mental Health and Substance Use

Online sessions included a presentation from representatives of BC Housing, the District and Lu'ma Native Housing Society followed by a facilitated question and answer dialogue.

The in person, open house session was a drop-in session with presentation boards available for viewing, subject matter experts available to answer questions and a printed Community Benefits fact sheet available to take away. Comment forms were available to collect feedback from participants.

A copy of the information session presentation is included as Appendix 5.

A copy of the fact sheet and presentation boards is included as Appendix 6.

Public open house comment forms are included as Appendix 7.

A video recording of the online Neighbourhood Information Session #2 presentation was made available on the *Let's Talk Housing* webpage for those who were unable to attend: https://www.youtube.com/watch?v=yiCQPldQDNw&t=23s

Stakeholder Information Session and Open House

Stakeholder engagement sessions were held online using Zoom, and in person. Sessions provided an opportunity for interested community groups to learn more about the project, ask questions and provide input.

The District of North Vancouver, BC Housing and the project partners hosted one online information session and one in-person open house on the following dates:

Stakeholder Information Sessions	Format	Date	Time
Online Session – North Star Montessori	Zoom meeting	Thursday, November 2, 2023	7:00 to 8:30 pm
Open House – Carlton at the Club	In person, Holiday Inn and Suites, North Vancouver	Tuesday, November 14, 2023	6:30 to 8:00 pm

Project team representatives from all project partners were present at online and in person sessions:

- BC Housing Development
- BC Housing Operations, Coordinated Access and Assessment
- District of North Vancouver Development Planning
- District of North Vancouver Community Planning
- Lu'ma Native Housing Society Supportive Housing Operations
- Vancouver Coastal Health Complex Care, Mental Health and Substance Use

The online session included a presentation from representatives of BC Housing, the District, Vancouver Coastal Health, and Lu'ma Native Housing Society followed by a facilitated question and answer dialogue.

The in-person session was a drop-in session with presentation boards available for viewing, subject matter experts available to answer questions and a printed Community Benefits fact sheet available to take away. Comment forms were available to collect feedback from participants.

Comment form is included as Appendix 8.

BC Housing Community Relations Email

Participants were encouraged to email BC Housing community relations representatives to:

- Asks questions
- Provide comments
- Register for a neighbourhood information session

BC Housing responded to questions and provided information about registering for neighbourhood information sessions to participants.

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Participation

A variety of methods for participation were provided during the engagement period, as outlined in the table below.

Engagement method	Description
Neighbourhood Information Session #1 – Zoom • Tuesday, October 17, 2023, 7:00 to 8:30 pm	• 30/30 registered • 32 people attended
Neighbourhood Information Session #2 – Zoom • Wednesday, October 25, 2023, 7:00 to 8:30 pm	• 30/30 registered • 33 people attended
Stakeholder Information Session **North Star Montessori** – Zoom Thursday, November 2, 2023, 7:00 to 8:30 pm	• 34 attended
Neighbourhood Open House – In person • Wednesday, November 8, 2023, 6:30 to 8:00 pm	• 232 registered • Approximately 200 people attended
Neighbourhood Information Session #3 – Zoom • Thursday, November 9, 2023, 11:30 am to 1:00 pm	• 30/30 registered • 19 people attended
Stakeholder Information Session **Carlton at the Club** – In person open house Tuesday, November 14, 2023, 6:30 to 8:00 pm	• 23 people attended
Neighbourhood Information Session #4 – Zoom • Wednesday, November 15, 2023, 7:00 to 8:30 pm	• 30/30 registered • 21 people attended
***Let's Talk Housing* webpage – Q&A**	• A total of 36 communications were submitted online
***Let's Talk Housing* webpage – Activity**	• 1,934 visitors • 2,700 total visits • 86 views/downloads of Community Benefits fact sheet • 10 views/downloads Open House Presentation Boards • 7 video views
Community Relations Email line – Q&A	• A total of 79 communications were submitted to BC Housing by email
District of North Vancouver Email line – Q&A	• As of noon on 21 November 2023, 139 submissions from 110 people were published on the District of North Vancouver webpage
Public Open House Comment Forms	• A total of 63 comment forms were submitted
Stakeholder Open House Comment Forms	• A total of one comment form was submitted

Engagement method	Description
District of North Vancouver Social Media	• Twitter October 11 527 impressions 8 engagements, 5 link clicks • Twitter November 7 574 impressions, 7 engagements, 3 link clicks • Facebook November 7 2,390 impressions, 375 engagements, 19 reactions, 36 comments, 42 link clicks

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Summary of input

KEY THEME	WHAT WE HEARD
Community safety	• Concerns about increased crime • Concerns about safety in parks • Concerns about proximity to schools and daycares • Concerns about residents' safety near busy intersection • Questions about safety features of the building and staffing
Complex Care Housing	• Questions about what Complex Care is and how it works with supportive housing • Questions about staffing and whether operators can provide care required
Environment	• Concerns about effects to current green space and loss of trees • Concerns about wildlife in the area • Questions about environmental assessments conducted • Questions about responsibility for keeping parks in area clean
General support for project	• Comments expressing support for project in this location • Comments supporting project but not in location proposed • Comments that more projects like this should be built in the District • Agreement that this type of project is needed on the North Shore • Agreement assistance like this should be provided to marginalized groups on the North Shore • Agreement that programs like these provide positive results • Agreement that projects like these should be built in the District of North Vancouver • Agreement that there is a need for projects like this in the community • Comment that more supportive housing units should be built • Questions about inclusion of pets • Comment that location is appropriate with access to transit shopping, nature, trails and other amenities • Support for providing necessary tools for survival to help people get back on their feet
Homelessness	• Questions about number of people experiencing homelessness on the North Shore • Comments not agreeing that people experiencing homelessness are present in the District of North Vancouver
Operations	• Questions about staffing and whether it would be 24 hours a day and 7 days a week • Questions about the type of services offered • Questions about substance use on site

KEY THEME	WHAT WE HEARD
	• Questions about safe supply and safe injection • Question about cleanliness in proximate to facility • Questions about how tenancy will be administered • Questions about how operator will address safety concerns or incidents • Questions about operator and connection to neighbours • Questions about assurances that residents will be from the North Shore • Questions about involvement in the community and relationship with key partner agencies including first responders
Other supportive housing projects	• Questions about how this project is different from other projects in the District • Questions about whether residents in another facility will be moved to this facility • Concerns about operator and experience with other facilities
Property values	• Concerns that project will affect property values
Property taxes	• Questions about whether cost will be passed on to residents
Site Choice and municipal process	• Questions about process for selecting development site • Questions about public hearing process • Questions about whether first responders are consulted as part of the rezoning process. • Questions about the development potential of the adjacent properties • Concerns that site is not appropriate for the project • Comment that location is not close to transit or amenities
Supportive Housing Model	• Questions about resident selection • Questions about rent and how it is calculated • Questions about programs available to residents • Questions about staffing • Questions about how resident requirements and monitoring • Questions about how supportive housing is different from a shelter
Traffic and parking	• Concerns about increased traffic and parking in the area • Concerns about first responder access to development

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Summary

The engagement activities for this project were well subscribed, with a high level of interest, concern and support demonstrated by community members.

The questions and comments were generally supportive of the need for developing a supportive housing project in the District of North Vancouver to provide homes for people who are experiencing homelessness or at risk of homelessness. Many nearby residents expressed concerns about potential changes to the neighbourhood. Key themes identified included questions about building operations, location of this project, safety and security, possible drug use outside of the property, maintenance in adjacent park areas, impact on property values, how the project will affect parking, access and traffic and information on how to participate in the public hearing.

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Appendices

Appendix 1 – Neighbourhood Notification Letter and map of notification area

September 29, 2023

Neighbourhood Update

New supportive homes coming to 1200 block of East Keith Road

Dear Neighbour,

We are writing to share our plans to build 65 new homes with support services in the 1200 block of East Keith Road in the District of North Vancouver. These new homes are an important part of our effort to address and prevent homelessness on the North Shore.

ABOUT THE PROJECT

BC Housing, The District of North Vancouver and Lu'ma Native Housing Society are partnering to build this much-needed housing. If approved, this six-storey building would provide new homes with support services to members of our North Shore communities who are experiencing or at risk of homelessness.

BC Housing would fund the construction and operation of this building. All the homes would be studio apartments with a private bathroom and kitchen. Support services would include daily meals, life and employment skills training, and connections to health care and other community services. The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community. This site also has good access to public transit and community amenities.

Five units in this building would offer Complex Care Housing services provided through Vancouver Coastal Health. Through this program, Lu'ma Native Housing Society and Vancouver Coastal Health jointly offer person-centred health and social services to select residents. Complex care housing provides individualized care and culturally safe services that could include primary health care, psychiatry, family and peer supports and more. This program gives many people an even better chance at successfully moving out of homelessness and into healthy, stable lives.

ABOUT THE OPERATOR

BC Housing selected Lu'ma Native Housing Society through a fair and open process to manage this building and provide services to the residents. Lu'ma brings over 40 years of experience managing affordable housing while offering a wide range of programs, services and initiatives that aim to alleviate poverty and improve the overall health of the urban Indigenous community. While Indigenous cultural services will be available, residents are not required to be Indigenous.

COMMUNITY ENGAGEMENT

The District of North Vancouver and BC Housing are proposing to rezone this site for residential use. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November 2023. During October and November, we will be hosting **Neighbourhood Information Sessions** where neighbours can learn more, ask questions and share feedback on the proposal (dates and registration details on reverse).

Neighbourhood Information Sessions

- Tuesday, October 17, 2023 – 7:00 to 8:30 pm, Online
  Register at: **East-Keith-Road-1.eventbrite.ca**
- Wednesday, October 25, 2023 – 7:00 to 8:30 pm, Online
  Register at: **East-Keith-Road-2.eventbrite.ca**
- Wednesday, November 8, 2023 – 6:30 to 8:00 pm, In person*
  Location: Holiday Inn and Suites, 700 Old Lillooet Rd, North Vancouver
  Register at: **East-Keith-Road-open-house.eventbrite.ca**
  **Drop in format; all welcome. Registration is appreciated to help with planning.*

You can also learn more about this project and register for information sessions by visiting **letstalkhousingbc.ca/north-vancouver-east-keith-road.**

Learn more about the District of North Vancouver rezoning process by visiting **dnv.org/east-keith-road-supportive-housing.**

A caring community can contribute greatly to the success of supportive housing residents. We commit to keeping lines of communication open throughout this project, answering questions, and addressing any concerns. We will also share direct contact information for the housing when it is available.

Please continue checking **letstalkhousingbc.ca/north-vancouver-east-keith-road** for the latest project updates. You can also email **communityrelations@bchousing.org** at any time with questions or comments.

Sincerely,

BC Housing
District of North Vancouver
Lu'ma Native Housing Society
Vancouver Coastal Health



Map illustrating proposed supportive housing site.

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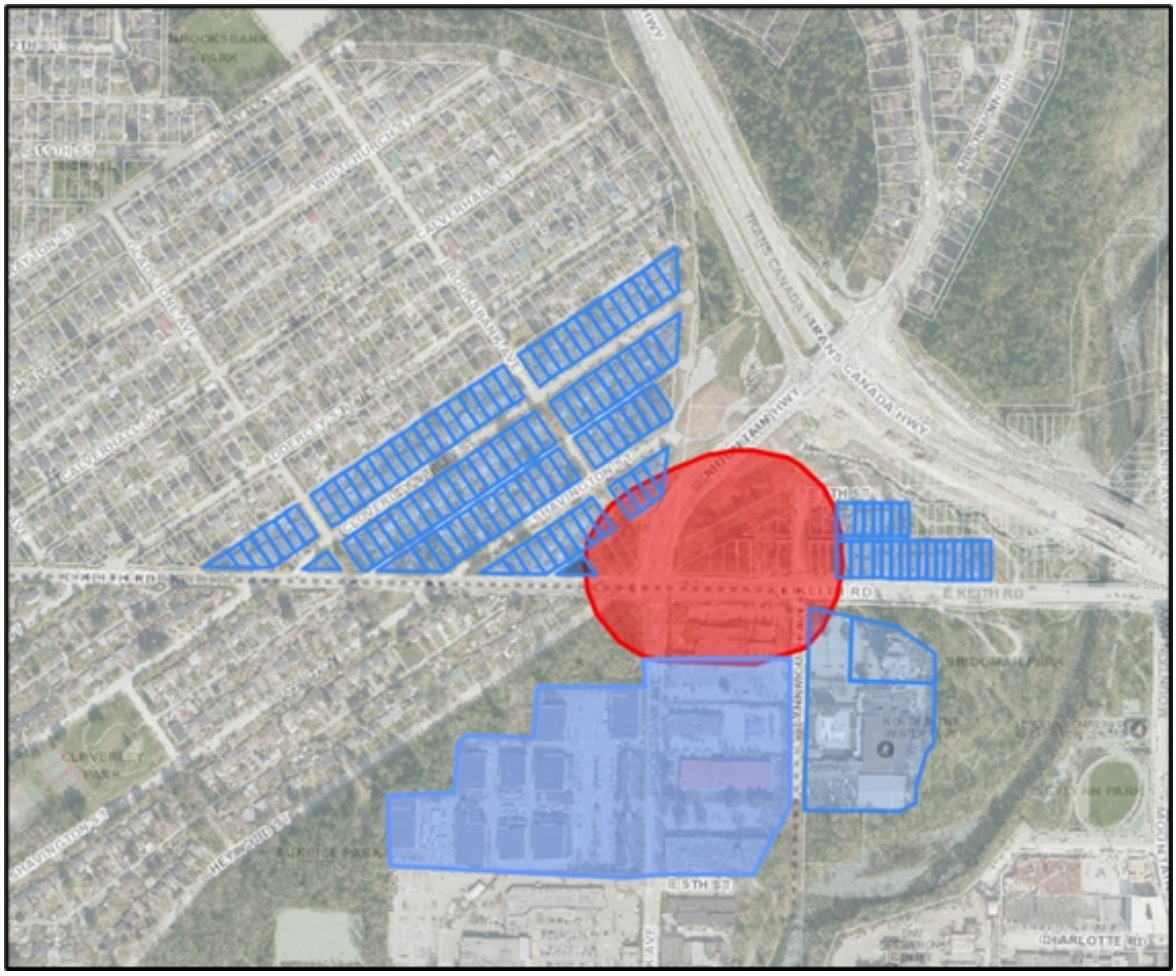

East Keith Road supportive housing project – Neighbourhood letter distribution area

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Appendix 2 – Verbatim questions and comments from Let's Talk Housing webpage and Community Relations email

Community Relations/Let's Talk Enquiries & Responses

East Keith Road, North Vancouver

September 28 – October 10, 2023

Community Feedback
Good morning, I have tremendous compassion and empathy for the difficulties surrounding people dealing with homelessness, addiction, and mental health. I have been directly affected by these circumstances within my own family. I am extremely concerned about the location of the proposed project. There is a brand-new multimillion dollar elementary school that will be built within a few blocks of this housing project. Has anybody done their due diligence or considered the implications of the proximity of an elementary school and a project housing people with very complicated and not easily managed life circumstances? Theoretically it sounds wonderful to create a supportive living environment for people dealing with homelessness. The reality is much more nuanced and difficult to mange. I speak from experience as I've dealt with a family member in these circumstances for several years. These challenging circumstances lead to unpredictable, unsafe behaviors that are unsettling and frankly scary to witness and be around. We can pretend that is not the case but anybody within this industry knows that the answers do not lie in providing a studio apartment and life skills courses. I would like some direct answers on how the location of this project makes any sense?
CR Response
Thank you, for reaching out with your feedback and sharing your thoughts around the planned development of East Keith Road. We deeply respect your input as a community member and as a family member of someone impacted by homelessness. We have heard and shared your concerns with the development team. Incoming residents of supportive housing should not be assumed to have criminal tendencies or wish to bring violence to the neighbourhood. Many supportive housing sites for people experiencing homelessness across the province have been operating in their communities and near schools for 10+ years with minimal issues and with support from the community. To provide you with some data - 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. A BC Housing from 2019 reported that 82% of survey respondents across seven modular supportive housing sites reported experiencing positive interactions with neighbours in the surrounding community since they moved in. We look forward to working with the community with future engagement opportunities surrounding the possible development of this project. Please stay in touch with us with any further questions or concerns by emailing us at communityrelations@bchousing.org. We will also be posting information regarding community engagement through the Let's Talk page: District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca) I am linking more information regarding supportive housing in the below report: Community Benefits of Supportive Housing (bchousing.org)

Community Feedback
How is the district and Lu'ma ensuring that this project does not become a hub for criminal activity like other supportive projects in Yaletown and Lonsdale?
CR Response
Thank you for reaching out to us. I hope to answer both of your questions here. Please know that we respect your feedback, and questions as community engagement is extremely important to us. B.C. is facing many challenges with respect to housing, homelessness, and health in communities across the province. This has only been amplified by the COVID-19 pandemic, which has created significant health and safety concerns for our province's most vulnerable. Those eligible for supportive housing may be seniors, people with disabilities, people who have employment but no housing, or people who are working through mental health concerns and/or substance use. Incoming residents of supportive housing should not be assumed to have criminal tendencies or wish to bring violence to the neighbourhood. Safety of the community, residents and staff is a priority. Supportive housing includes important safety features, both for residents and the community that include: • Experience: Lu'ma brings over 40 years of experience as an operator, and will ensure that all staff have the appropriate training and skills necessary to support the clients. Lu'ma will be responsible for working with residents and community partners to set appropriate policies for that building The required training for staff, as required by BC Housing, includes, but is not limited to crisis prevention training; first Aid/CPR; mental health first aid training; domestic violence and safety planning; substance use awareness and safety training; and trauma-informed training. • Staffing: The most important security feature, both for residents and the community, would be staffing. Staff will be available onsite 24 hours a day, seven days a week, to provide support for residents and manage the building. Staff will also be available to respond to any concerns from neighbours. A "Who to Call" sheet will also be posted on our Let's Talk page to ensure that the community has the ability to keep an open line of communication with the operator, BCH, and local services. • Building Design Features: Each site will be fenced with one main point of access, which allows for the management of people entering and leaving the building through features such as fob access or digital intercom; Additional access limits include landscaping (e.g. hedges), gates, lighting; Security systems throughout the site and property to monitor activities, and the entire site will be lit at night from lights on each building. • Resident Mix: Residents would assess on an individual basis with programming and services in the new building tailored to those who will be moving in and their own self-identified needs. Supports will be matched appropriately to ensure the right level of support to all. • Property Maintenance: Regular sweeps of the property and the immediate area by staff and residents will help maintain cleanliness. • Agreements: Residents will sign Good Neighbour program agreements around expectations for respect and safety of themselves and others Please know that all community engagement opportunities will continue to be posted on our Let's Talk page, so I encourage you to stay abreast with any updates. (Links provided)

Community Feedback
How is this project ensuring that DNV land is being used to support DNV residents?
CR Response
Thank you for reaching out with your question. We are partnering with the District of North Vancouver and other local partners on a proposal for a new project that will deliver approximately 60 new supportive homes and five complex care spaces for people experiencing, or at-risk of homelessness, in the community. If approved, this project would provide housing for people who are currently living in shelters or sheltering outside in the North Shore. We encourage community feedback, and will continue to post updates and engagement opportunities on our Let's Talk page: (links provided)

Community Feedback (Repeat Commenter, Follow-up to CR Response)
Good afternoon, Thank you for responding to my original question this morning. I would like to comment on a few things regarding your email response. First and foremost -I never mentioned or assumed criminal tendencies and violence in my question. I find it interesting that you used those words in your response. In addition, statistics can be skewed a number of ways to reflect a position more favorable to specific outcomes. Of course, I believe there are opportunities for positive interactions but do they out way the complexities associated with the size of housing being proposed? I think the comparisons of supportive housing being providing are not reflective of the size and scope of the proposed project. Supportive housing in neighborhoods where there are six, eight or 10 people living in a home together with supports in place cannot be compared to a six story - 65 unit building. As an aside, I worked in supportive housing many years ago and totally support diversity and integration of all people to be included in our neighborhoods. I am very aware of larger supportive housing projects in the lower mainland and I don't think you can respond to my concern's in good faith knowing all the challenges and potential difficulties which could vastly affect the surrounding neighborhoods. Finally, our collective views of BC Housing are very low which makes if difficult to entrust or endorse the project being proposed.
CR Response
Thank you, I appreciate you providing additional feedback and background of your position. I apologize if any of our messaging was misconstrued. Our ultimate goal is to partner with the District of North Vancouver to offer help to those struggling to find stable housing in their communities and to provide any information we can to support surrounding residents and businesses. The proposed project site along the 1200 block of East Keith Rd. is ideal for supportive housing as it's close to transit, services and amenities – all of which promote community and connection that supportive housing residents need in order to lead healthier lives. The proposal is still in its early stages and requires rezoning and permitting approval by District Council and funding approval by the Province. The District of North Vancouver is leading on that work and will share the specific date with the community soon. Engagement opportunities will include:

1. Information letters to local community members and businesses;
2. Neighbourhood Information Sessions to be scheduled later this fall;
3. A public hearing at which members of the public will have the opportunity to share their views with Council before a decision is made.

Community Feedback
I love to help people but please pay attention to the safety and security of families living in this area. With rising crime rate in our city, we all concern about this proposal. Please stop it
CR Response
Thank you for taking the time to provide feedback about the proposal for supportive housing on East Keith Road. Please know that we hear you and your concern. If approved, this project would provide housing for people who are currently living in shelters or sheltering outside in the North Shore. When people are housed, they can access services like health care and skills training to help support their health and well-being. People who experience homelessness are as varied as any other neighbour. They may be seniors, people with disabilities, people who have employment but no housing, people who are working through mental health concerns and/or substance use. The proposal is still in its early stages and requires rezoning and permitting approval by District Council and funding approval by the Province. We deeply encourage the community to provide feedback and participate in upcoming engagement sessions. Engagement opportunities will include: Information letters to local community members and businesses; Neighbourhood Information Sessions to be scheduled later this fall; A public hearing at which members of the public will have the opportunity to share their views with Council before a decision is made. Vital information and engagement sessions will continue to be posted on our Let's Talk page: (Links provided)

Community Feedback
Homeless people could bring different issues to neighbourhood such as random assault, break in or drugs abuse, etc. We can find many examples from news / interviews from east hastings street. While this residential area is a quiet and safe place for years, and most of the houses don't install a gate, what will the district / BC Housing / Lower mainland operations do to keep the residents safe? Also, what is the criteria to select who can receive the service?
CR Response
Thank you for taking the time to share your input. People without homes are often only able to focus on basic survival needs, but once in supportive housing, public disturbances decline as people go through a stabilization period and transition from survival mode and living on the streets into having their own home. It is important to keep in mind that people who experience homelessness are as varied as any other neighbour. They may be seniors, people with disabilities, people who have employment but no housing, people who are working through mental health concerns and/or substance use.

If approved, supportive housing operations will be provided by Lu'ma Native Housing Society. Lu'ma is an experienced operator with more than 40 years of background working in the housing sector. Supports will be similar to those offered at other supportive housing projects, including access to outreach workers, life skills training, employment assistance, connection and referral to community services and support groups.

In addition, safety of the community, residents and staff is a top priority to us. Supportive housing includes important safety features, both for residents and the community that include:

-Experience: Experienced non-profit housing operators will be hired to manage the buildings.

-Staffing: The most important security feature, both for residents and the community, would be staffing. Staff will be available onsite 24 hours a day, seven days a week, to provide support for residents and manage the building. Staff will also be available to respond to any concerns from neighbours.

-Building Design Features: Each site will be fenced with one main point of access, which allows for the management of people entering and leaving the building through features such as fob access or digital intercom; Additional access limits include landscaping (e.g. hedges), gates, lighting; Security systems throughout the site and property to monitor activities, and the entire site will be lit at night from lights on each building.

-Resident Mix: Residents would assess on an individual basis with programming and services in the new building tailored to those who will be moving in and their own self-identified needs. Supports will be matched appropriately to ensure the right level of support to all.

-Property Maintenance: Regular sweeps of the property and the immediate area by staff and residents will help maintain cleanliness.

-Agreements: Residents will sign program agreements around expectations for respect and safety of themselves and others.

-Community Advisory Committee: One of the most important ways we foster safety is through the development of a Community Advisory Committee to discuss any emergent and ongoing issues towards building a safer and healthier community, with representation that may include BC Housing, the health authority, the municipality, local RCMP, local service providers, local supportive housing residents and community members at large.

Our goal is to build and maintain positive relationships and ensure the building would be integrated well into the neighbourhood. We invite you and other community members to participate in the neighbourhood information sessions, as we move through the rezoning process. All opportunities to participate, plus vital community information will continue to be posted on our Let's Talk page.

Community Feedback
This is a huge deal for residents of E Keith Rd and everyone I talked to today was almost entirely taken by surprise by this news coming out in the past couple of days. This is absolutely unacceptable and this will impact impact in the neighborhood, from safety of our people esp. kids as there are playgrounds and daycares in the area, sanitary, and the value of the properties. This neighborhood has already gone through so much with tons of new developments in the past few years and the increased traffic and noise introduced in the area as a result of the highway and Keith Rd widening which has caused a lot of trouble for people who have been living in the area for a few years. This is simply the last straw and we're not happy with the decision. I'm a property owner at 1360 Keith Rd East.
CR Response
Thank you for taking the time to reach out to us. We respect and appreciate all feedback provided from the community. The District of North Vancouver, BC Housing, Lu'ma Native Housing Society and Vancouver Coastal Health are working together to create much-needed housing with supportive services to address and prevent homelessness on the North Shore. The number of people experiencing homelessness is rising. Social service providers across the North Shore are reporting a growing number of vulnerable populations at risk of homelessness, while wait lists for social and non-market housing continue to grow. The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community as there is significant, unmet local need. This district-owned site was chosen because of its location near easy-to-access transit, community services, and amenities. BC Housing is focused on building relationships within the local community and keeping communications lines open and accessible. As part of the rezoning process, District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal. For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing. You can also learn more about this project and register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road. You can also email communityrelations@bchousing.org at any time with questions or comments.

Community Feedback
This project will add more chaos to an already chaotic intersection. A six storey building has no place on that corner. We live directly across the proposed site on Heywood street. This is a family Neighbourhood with young children living up and didn't the street, we are extremely uncomfortable with this proposal. There is a brand new elementary school being built in the neighborhood which has

given us hope of a bright future for families living south of Keith road. This project is a massive step backward for this vision of safe community. We appreciate that homelessness is a huge societal problem that needs to be addressed, however this is the wrong neighborhood for this project.

CR Response

Thank you for taking the time to reach out to us. We respect and appreciate all feedback provided from the community. The District of North Vancouver, BC Housing, Lu'ma Native Housing Society and Vancouver Coastal Health are working together to create much-needed housing with supportive services to address and prevent homelessness on the North Shore.

The number of people experiencing homelessness is rising. Social service providers across the North Shore are reporting a growing number of vulnerable populations at risk of homelessness, while wait lists for social and non-market housing continue to grow. The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community as there is significant, unmet local need. This district-owned site was chosen because of its location near easy-to-access transit, community services, and amenities.

BC Housing is focused on building relationships within the local community and keeping communications lines open and accessible. As part of the rezoning process, District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal.

For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing.

For more information on supportive housing: Community Benefits of Supportive Housing (bchousing.org)

You can also learn more about this project and register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

You can also email communityrelations@bchousing.org at any time with questions or comments.

Community Feedback

I am writing this letter in opposition to the proposal from BC Housing and the District of North Vancouver to build 65 new homes with support services in the 1200 block of East Keith Road. While Bowinn Ma is calling for compassion from the community, I ask council to be compassionate to the current residences of the community.
Not long ago, the the intersection of Keith and Mountain Highway was a beautiful green space where I, as a young girl, ran around and played in the forest after school. My children will sadly not have that opportunity, as the area was destroyed by urban development to the highway. Now the Province and District are proposing further destruction to the last remaining green space in the area with a homeless shelter. The District must look at the hard facts when it comes to the implications of placing a homeless shelter in the middle of a family neighborhood. A study by the University of Pennsylvania evaluating the effects of homeless shelters on property crimes in the nearby communities showed that it caused a

56% increase in property crimes with thefts from vehicles, other thefts, and vandalism driving the increase. This study was conducted in Vancouver. How can politicians ask the community to be compassionate when the development is putting our families daily lives at risk? There is a daycare across the street from the proposed development. An elementary school up the street and soon to be another elementary school down the street. Young children should not bear the burden of being exposed to upticks in property crime.
Statistics Canada shows that homeless shelters are largely inhabited by men, 70% to be exact. With 65 units being proposed by the shelter and the potential for the majority of them to be inhabited by men with undefined complex needs is worrisome to me as a woman.
I am asking the District to examine the implications of building a homeless shelter to the community. The Calverhall and surrounding areas are family neighborhoods with plenty of children enjoying the wonderful parks and forests. Please place the interests of our community at the forefront of your decision making process.

CR Response

Thank you for taking the time to provide us with your feedback. Please know that we respect and acknowledge your input, as it is your lived experience in the community.

With this proposed project, BC Housing, the District of North Vancouver, Lu'ma Native Housing Society and Vancouver Coastal Health are responding to the urgent need for homes with support services in the community. These new homes are an important part of our effort to address and prevent homelessness on the North Shore. The number of people experiencing homelessness is rising. Social service providers across the North Shore are reporting a growing number of vulnerable populations at risk of homelessness, while wait lists for social and non-market housing continue to grow. The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community as there is significant, unmet local need. All residents would sign a residential tenancy agreement providing roots to grow and nurture and would pay rent.

I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal.

For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing.

You can also learn more about this project and register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

In addition, we are always listening here, at Community Relations. Please feel free to share any additional feedback, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback

I am writing this letter in opposition to the proposal from BC Housing and the District of North Vancouver to build a 65 unit Supportive Housing complex in the 1200 block of East Keith Road. While our Mayor, Mr. Little, calls for compassion from us the community, we ask you, council, to have compassion to us, the current residences of the community.

Keith and Mountain Highway has undergone immense change over the last 5 years. With the new overpass and highway upgrades our area has seen a dramatic increase in traffic and noise pollution. Our once quiet streets are now short cuts during rush hour traffic. Our kids cannot freely play in the streets or even our yards for that matter out of safety that the stop sign for example at the corner of Cloverley and Brooksbank where I live in my home, is run by hundreds of vehicles racing to cut into traffic on Keith road. They blow through school zones in the Brooksbank and Sutherland area unaware that the bell has just rung and hundreds of kids are about to walk home…. Without any sidewalks or pedestrian safeguards in place for our children, it has become a huge safety issue in our community.

What you are proposing at the corner of Keith and Brooksbank is going to further encroach on our community. There will be an increase in traffic. You are proposing density at one of the busiest intersections in North Vancouver. I cannot think of a worse location to build. The construction of this building alone would impede the traffic flow causing even more congestion and problems in our Calverhall neighborhood and surrounding areas. What solutions do you have in place for this impact on our community ? What safeguards will you provide to us to address these ongoing issues no doubt made worse by further density and congestion in this community.

The District just completed a beautiful trail system linking our kids to a beautiful new park at Bridgeman. The green space we walk through to the river and park will be dug up and replaced with 6 stories of building… Is this what your goal was when you went to great lengths to plant and create a beautiful ecosystem to replace what the highway couldn't ?
A parking lot and a building with more traffic is far from what that intersection needs. We need to protect our green spaces and allow this particular intersection and interchange to mature and return to what it was before it was completely ripped apart.

Lastly, with regards to the type of housing you propose, since the highway project and trail system has been completed it has granted easy access to and from our community. With this new access has brought many unwanted visitors to our area. Theft and crime has seen an uptick. We notice used needles on our trails and in our laneways. With this style of accommodation you are proposing to build it will no doubt house individuals who have addiction and mental health concerns. My big question to the you is how will you protect our community from increase in crime and violence as these supportive shelters statistically bring? What criteria will need to be met and continually met by the individuals who will temporarily call this place home ? What restrictions will there be ? And what perimeters will be in place ?

I am asking the District to examine the implications of building a homeless shelter in the community. The Calverhall and surrounding neighborhoods are full of families and children… of who deserve to explore our trails and forests without worry or concern.

We hope you place the interests of our community in your decision making process.

CR Response

The District of North Vancouver, BC Housing, and Lu'ma Native Housing Society are working together to create much-needed housing with support services to address and prevent homelessness on the North Shore. The District-owned property was selected because of its location near easy-to-access transit, community services, and amenities. The homes would be for adults, seniors, and people with disabilities, with a priority for people in the local community as there is significant, unmet local need.

If approved, Lu'ma Native Housing Society and Vancouver Coastal Health would operate the building, with joint staff from Lu'ma and Vancouver Coastal Health on site 24/7 to provide supports, including meal programs, life, and employment skills training, as well as health and wellness support services and a connection and reconnection to community, culture, teachings, ceremony, and traditional food. Over the past 40 years, Lu'ma has developed, owns, and manages more than 550 affordable housing units and 300 supportive units. BC Housing and Lu'ma Native Housing Society have an excellent track record of managing similar buildings and programs in the lower mainland.

Lu'ma would work within its responsibilities of being a property manager of this site. With proposed 24/7 staffing Lu'ma is in a good position to deal with and tend to any issue arising on site while also ensuring the privacy rights of the tenants are upheld. Supports could include cultural outreach workers, elders, tenant support workers and homemakers along with connections and reconnections to community and culture. Culture is healing and that begins with building community as a main goal. Health care will be provided by mobile health clinics and a connection to community resources. Life and employment skills training will also be provided. All residents would sign a residential tenancy agreement providing roots to grow and nurture and would pay rent.

I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal.

For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing.

You can also learn more about this project and register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

In addition, we are always listening here, at Community Relations. Please feel free to share any additional feedback, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback
I hope your doing well today, I am reaching out in regards to the proposed supportive housing development for the corner of Keith road and Mountian highway. While I fully support and understand the need for supportive housing I don't believe that this location is a suitable one for a number of reasons. The main one being that this is suitated directly across from a

large daycare center and bridge man park which is a high traffic playground area with vulnerable children attending the area daily.
I would like to understand what accountability and background checks will be in place to ensure a safe environment for the children in the area.
I have a child that attends park place and this proposal makes me very uneasy for the safety and well-being of the children.
Some of the main concerns is I want to ensure that our children are not exposed to higher levels of criminal activity and high risk people, especially being in such a close proximity to children. Another concern is as the potential impact it will have on parks and more exposed drug usage and uncomfortable situations in the park area.
I do support this endeavour in a different location and believe a location should be chosen with ample distance from children.
Thank you for your time today.

CR Response

Thank you for taking the time to provide us with your feedback. We respect and appreciate your position.

The District-owned property was selected because of its location near easy-to-access transit, community services, and amenities. If approved, Lu'ma Native Housing Society and Vancouver Coastal Health would operate the building, with joint staff from Lu'ma and Vancouver Coastal Health on site 24/7 to provide supports, including meal programs, life and employment skills training, as well as health and wellness support services and a connection and reconnection to community, culture, teachings, ceremony and traditional food. BC Housing and Lu'ma Native Housing Society have an excellent track record of managing similar buildings and programs in the lower mainland.

Lu'ma would work within its responsibilities of being a property manager of this site. With proposed 24/7 staffing Lu'ma is in a good position to deal with and tend to any issue arising on site while also ensuring the privacy rights of the tenants are upheld.

I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal.

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You can also learn more about this project and register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

In addition, we are always listening here, at Community Relations. Please feel free to share any additional feedback, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback – **Follow up email, additional questions**

Thank you for the feedback. I attended the District Hall meeting earlier this week and plan to attend the information sessions in the coming weeks and months.
Thank you for the additional context with respect to the proposed project. As a resident in the community, I am requesting additional details with respect to safety concerns that I have for families and children in the area.
1. Will narcotics and alcohol be permitted onsite?
2. What are Complex Care Housing Services? In the project proposal it appears to include psychiatry care?
3. What is defined as onsite 24/7 security? What role will the RCMP play in maintaining the safety of the surrounding areas?
From an environmental perspective, I'm curious why this location was chosen? There are many areas on the North Shore that are already zoned for residential use. Sadly, a substantial portion of the ravine and surrounding areas were destroyed by the highway extension.
4. Why are we destroying more green space that has already been reduced substantially?
5. Is BC Housing aware that there are a number of bears and coyotes that inhabit the area?
6. What environmental assessments have been made?
I look forward to continuing the discussion and appreciate the time and effort you and your team are making with the community to respond to our concerns. Answers to my questions above will enable me to provide more informed feedback at the neighborhood information sessions.

CR Response

That's great to hear. We look forward to your participation. I hope to answer your questions to the best of our ability. As we are still in very early stages, information is limited in some areas.

1. Will narcotics and alcohol be permitted onsite?
Residents may make personal choices regarding their consumption habits. BC Housing follows the widely recognized and proven Housing First model. A harm reduction approach means staff are available to support any residents who are in various phases of substance use. To help people who use substances, they need, first and foremost, a safe and secure place to sleep, food to eat, and access to services so that they can stabilize their lives and move forward. In addition, overdose prevention services will be available to residents.

2. What are Complex Care Housing Services? In the project proposal it appears to include psychiatry care?
Complex Care Housing is a provincial initiative that provides a ground-breaking approach to support people who have both mental health and substance use issues, alongside other health concerns like trauma or acquired brain injuries.

If approved, this housing project will also include Complex Care Housing jointly coordinated by Lu'ma Native Housing Society and Vancouver Coastal Health that provides individualized care and culturally safe services that could include primary health care, psychiatry, family and peer supports and more. The enhanced wraparound services and supports provided through Complex Care Housing will help people with the greatest needs get connected to the housing, care and supports they need to thrive on site.

Complex Care Housing is voluntary, and the services will follow an individual, even if their housing changes. This program will provide an enhanced level of integrated health and social supports that

serve people where they live, for as long as they need it. This program gives many people an even better chance at successfully moving out of homelessness and into healthy, stable lives.

3. What is defined as onsite 24/7 security? What role will the RCMP play in maintaining the safety of the surrounding areas?

The most important security feature, both for residents and the community, would be staffing. Staff will be available onsite 24 hours a day, seven days a week, to provide support for residents and manage the building. Staff will also be available to respond to any concerns from neighbours. Each site will be fenced with one main point of access, which allows for the management of people entering and leaving the building through features such as fob access or digital intercom. Additional access limits include landscaping (e.g. hedges), gates, lighting, security systems throughout the site and property to monitor activities, and the entire site will be lit at night from lights on each building.

Neighbours will be given a direct contact for the building for any related concerns. Staff will be on site and available to respond in a timely manner regarding safety concerns. For concerns unrelated to residents or the property, people should call the RCMP non-emergency line or municipal bylaw staff. Always call 911 when someone's health, safety or property is in jeopardy or a crime is in progress. The District will be able to speak to RCMP presence as the operator and BC Housing are responsible for the site and immediate area around the building.

4. From an environmental perspective, I'm curious why this location was chosen? There are many areas on the North Shore that are already zoned for residential use. Sadly, a substantial portion of the ravine and surrounding areas were destroyed by the highway extension. Why are we destroying more green space that has already been reduced substantially?

The site owned by the District of North Vancouver was chosen as it has good access to transit options, parks and green space and the mix of community amenities available in nearby Lynn Creek Town Centre.

The retention of existing, mature trees is often difficult, as their location may conflict project plans and because the development of new infrastructure and buildings can create unsustainable stress on established root systems. However, BC Housing works with our partners to maximize the opportunity to create housing on project sites and develop a design that fits with the neighbourhood – including the retention of existing greenery as much as possible. We assess every opportunity to protect existing trees wherever possible for all our projects, including this one.

In this case, some existing trees will be removed to provide a safe building envelope and staff and visitor parking. A replanting plan will be part of the design process and will include new trees and shrubs to improve the streetscape and support the local ecosystem.

5. Is BC Housing aware that there are a number of bears and coyotes that inhabit the area? What environmental assessments have been made?

At this point, we do not have this information readily available. However, we encourage you to bring any outstanding questions forward to our engagement events.

Community Feedback
Not a question. I think the east keith is a perfect location, close to transit, shopping, medical, etc etc. Good choice!
CR Response

Thank you so much for sending in your note of support! We are looking forward to engaging with the community over this exciting proposal.
As you may've seen, we are welcoming everyone to join us at our upcoming Neighbourhood Information Sessions to learn more about this proposed project. Please feel free to join us!
Tuesday, October 17, 2023– 7:00 to 8:30 pm, Online
Register at: East-Keith-Road-1.eventbrite.ca(External link)
Wednesday, October 25, 2023– 7:00 to 8:30 pm, Online
Register at: East-Keith-Road-2.eventbrite.ca(External link)
Wednesday, November 8, 2023– 6:30 to 8:00 pm, In person*
Location: Holiday Inn and Suites, 700 Old Lillooet Rd, North Vancouver
Register at: East-Keith-Road-open-house.eventbrite.ca(External link)
*Drop in format; all welcome. Registration is appreciated to help with planning.

If you have any questions that may arise throughout this process, please reach out to us at communityrelations@bchousing.org.

Community Feedback
Have the district considered the impact that this type of housing will have on the safety and quality of the residents? This is very concerning as we have seen how this type of housings increase the violence and crime numbers in neighborhoods and for hard working tax payers that have worked and waited years to be able to afford to live in neighborhoods that is safe for their children and now suddenly with no choice they will be exposed to high risk neighborhood! We deserve to have a choice. I wish we could find another way to support vulnerable people instead of making other people pay mentally, physically and financially for their lack of support!
CR Response
Thank you for taking the time to submit your feedback regarding this proposed project. We respect and appreciate all feedback provided from the community. The District of North Vancouver, BC Housing, Lu'ma Native Housing Society and Vancouver Coastal Health are working together to create much-needed housing with supportive services to address and prevent homelessness on the North Shore. People without homes are often only able to focus on basic survival needs. All residents in supportive housing have made a choice to work towards living a healthy, stable life. Our priority is to meet people where they are in their journey and assist them in moving forward, by: Step One – Moving people experiencing homelessness into independent and permanent housing. Step Two – Providing additional supports, services, guidance and encouragement as needed. BC Housing and the non-profit operator are committed to working with neighbours to help create a safe, healthy and inclusive community. More information on supportive housing can be found here: Community Benefits of Supportive Housing (bchousing.org) I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we

will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal.

For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing.

We will continue to update our Let's Talk page with any important information and community engagement opportunities. You are able to register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

Please feel free to share any additional feedback with communityrelations@bchousing.org, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback
I would like to voice my concern about the supportive housing under application on East Kieth Road. This proposed facility would be located directly across from Parkplace Daycare Centre, walking distance to two other before and after care facilities, walking distance to an elementary school and a busy children park (Bridgman). I find it hard to believe that this is a good location for such a place to house 65 persons at risk or suffering from homelessness. Which also usually brings other issues of addiction and crime with it. We live in a young family oriented community which I hardly believe this an appropriate location for such a facility.
CR Response
Thank you for taking the time to provide us with your feedback regarding the proposed project at East Keith Road. We respect and acknowledge your position as a resident of the area. We know that many people are struggling to find stable housing in their communities right now, and that need is even greater for people experiencing homelessness. That's why we are partnering with the District of North Vancouver and other local partners on a proposal for a new project that will deliver approximately 60 new supportive homes and five complex care spaces for people experiencing, or at-risk of homelessness, in the community. When people are housed, they can access services like health care and skills training to help support their health and well-being and work towards leading a more healthy and stable life. The proposed project site along the 1200 block of East Keith Rd. is ideal for supportive housing as it's close to transit, services and amenities – all of which promote community and connection that supportive housing residents need to lead healthier lives. I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal. For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing.

More information on Supportive Housing can be found at: Community Benefits of Supportive Housing (bchousing.org)

We will continue to update our Let's Talk page with any important information and community engagement opportunities. You can register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

Please feel free to reach out anytime with additional questions.

Community Feedback
I would like to express my concern about the proposal for a supportive housing development at the proposed location. This area and the surrounding have many young families and pet owners that call it home. I am worried about the confrontations that may occur with the users of the support facility and residents. Previous incidents have resulted in tragic circumstances for a pet owner. As a resident and a pet owner in the area I cannot support this proposal.
CR Response
Thank you for taking the time to provide us with your feedback regarding the proposed project at East Keith Road. We respect and acknowledge your position. We know that many people are struggling to find stable housing in their communities right now, and that need is even greater for people experiencing homelessness. That's why we are partnering with the District of North Vancouver and other local partners on a proposal for a new project that will deliver approximately 60 new supportive homes and five complex care spaces for people experiencing, or at-risk of homelessness, in the community. When people are housed, they can access services like health care and skills training to help support their health and well-being and work towards leading a more healthy and stable life. The proposed project site along the 1200 block of East Keith Rd. is ideal for supportive housing as it's close to transit, services and amenities – all of which promote community and connection that supportive housing residents need to lead healthier lives. More information on Supportive Housing can be found at: Community Benefits of Supportive Housing (bchousing.org) I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal. For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing. We will continue to update our Let's Talk page with any important information and community engagement opportunities. You can register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

Please feel free to reach out anytime with additional questions.

Community Feedback
I do not think supportive housing on Keith Road is appropriate. Close to the proposed site are: daycare across the street (Park Place Montessori daycare) Northshore Winter club North Star Montessori Elementary School Bridgman Park All of the above have lots of kids around which is not appropriate for a supportive housing building. Another site would be more appropriate. (I vote for West Vancouver!)
CR Response
Thank you for taking the time to provide your feedback. The proposed project site along the 1200 block of East Keith Rd. is ideal for supportive housing as it's close to transit, services and amenities – all of which promote community and connection that supportive housing residents need in order to lead healthier lives. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal. Neighbourhood Information Sessions • Tuesday, October 17, 2023– 7:00 to 8:30 pm, Online o Register at: East-Keith-Road-1.eventbrite.ca • Wednesday, October 25, 2023– 7:00 to 8:30 pm, Online o Register at: East-Keith-Road-2.eventbrite.ca • Wednesday, November 8, 2023– 6:30 to 8:00 pm, In person* o Location: Holiday Inn and Suites, 700 Old Lillooet Rd, North Vancouver o Register at: East-Keith-Road-open-house.eventbrite.ca o *Drop in format; all welcome. Registration is appreciated to help with planning. A caring community can contribute greatly to the success of supportive housing residents. We commit to keeping lines of communication open throughout this project, answering questions, and addressing any concerns. We will also share direct contact information for the housing when it is available. Important updates will continue to be posted on our Let's Talk page: District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca)

Community Feedback
Has anyone considered any other locations for supportive housing other than this one? Has anyone consulted the local community? The neighborhood is extremely concerned (many are against) about this development and the impact to the surrounding areas and pathways (safety). Unfortunately SRO's do not have a good reputation and as much as there is a housing need, this neighborhood has been

repeatedly hit with ongoing issues such as huge increase in traffic issues, additional noise and the entire mountain highway interchange (which has not helped)

Maybe another neighborhood can take a hit. Not this one again.

CR Response

Thank you for reaching out to us and providing your feedback.

We understand that there are still many questions and concerns that the community have surrounding this proposed project. The District of North Vancouver is leading on the rezoning submission, which will include community engagement. Throughout the development and rezoning process, the District will reach out to local businesses, community groups and support services to inform and engage with them about this important initiative.

The proposed project site along the 1200 block of East Keith Rd. is ideal for supportive housing as it's close to transit, services and amenities – all of which promote community and connection that supportive housing residents need in order to lead healthier lives.

As part of the rezoning process, District Council will hold a Public Hearing tentatively scheduled in November. Prior to this, community members are invited to join Neighbourhood Information Sessions to learn more, ask questions and share feedback on the housing proposal:

Neighbourhood Information Sessions

- Tuesday, October 17, 2023– 7:00 to 8:30 pm, Online
    - Register at: East-Keith-Road-1.eventbrite.ca
- Wednesday, October 25, 2023– 7:00 to 8:30 pm, Online
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A caring community can contribute greatly to the success of supportive housing residents. We commit to keeping lines of communication open throughout this project, answering questions, and addressing any concerns. We will also share direct contact information for the housing when it is available.

Updates for East Keith road will continue to be posted on our Let's Talk page: District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca)

BC Housing Community Relations/Let's Talk Enquiries & Responses

East Keith Road, North Vancouver

October 11 – October 20, 2023

Community Feedback
How are you going to improve the infrastructure to support this development? Additionally, how are the "homeless" supposed to afford this? This is about the developer making money, not actually caring about the unfortunate. Under no circumstances should this be approved
CR Response
Thank you for reaching out to us with your questions. The District of North Vancouver, BC Housing, and Lu'ma Native Housing Society are working together to create much-needed housing with support services to address and prevent homelessness on the North Shore. This site was chosen as a site that meets the criteria for supportive housing, including proximity to services, and transit. The land is designated for apartment housing in the District of North Vancouver's Official Community Plan but currently zoned for single family housing so a rezoning to match the Official Community Plan designation is proposed. With the addition of supportive housing, the local community and neighbourhood will see employment generated during construction, increased local spending, and less homelessness. It is estimated that approximately half of the value generated through dedicated-site supportive housing returns to the government in cost reallocations due to decreased use of services such as emergency health services, justice services, hospital services, child welfare services, and other social services such as homeless shelters and basic needs supports. The people who would apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming. BC Housing will work with local service providers to determine the criteria and to select residents, while recognizing that this housing will specifically be targeted to people from North Shore communities. Food security programing will ensure no one residing in our programs is ever hungry with food available 24/7. Every potential resident is considered on an individual basis to ensure that the housing and services provided by the program match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and health care services. I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. For more information about the District of North Vancouver rezoning process please visit: https://dnv.org/east-keith-road-supportive-housing. You can also learn more about this project by visiting https://letstalkhousingbc.ca/north-vancouver-east-keith-road. Our two October online community information sessions are at capacity, however, there registration is still open for the in-person event on Wednesday, November 8th.

In addition, we are always listening at communityrelations@bchousing.org. Please feel free to share any additional feedback, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback
Any update regarding the lease of the Travelodge Supportive Housing project in Lions Gate Village?
CR Response
We appreciate your patience in our response. The current lease is due to expire towards the end of November. BC Housing, as the lease holder, is in discussions with the landowner about a possible extension.

Community Feedback
The two online events were sold out. How can you expect to get feedback when you don't allow the public to participate?
CR Response
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road You might be interested to know that we have had a few other inquiries about the online sessions being full. If we are able to schedule a third session before the Council hearing on November 21, we will reach out to you directly. Otherwise, we hope to see you on the 8th.

Community Feedback (Repeat Commenter, Follow-up to CR Response)
How do you expect to get feedback if your events are sold out and the public cannot participate ?
CR Response
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road

You might be interested to know that we have had a few other inquiries about the online sessions being full. If we are able to schedule a third session before the Council hearing on November 21, we will reach out to you directly. Otherwise, we hope to see you on the 8th.

Community Feedback
Are you able to increase the online session capacities? I'm a home-owner directly impacted and yet unable to sign up for any of the sessions. Please increase the number of sessions or the capacity of attendees. Thank you
CR Response
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road You might be interested to know that we have had a few other inquiries about the online sessions being full. If we are able to schedule a third session before the Council hearing on November 21, we will reach out to you directly. Otherwise, we hope to see you on the 8th.

Community Feedback
I am wondering if you will be adding any spaces to the online information meetings? I would love to participate but have two young children at home that I can't bring out to an in person event.
CR Response
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road You might be interested to know that we have had a few other inquiries about the online sessions being full. If we are able to schedule a third session before the Council hearing on November 21, we will reach out to you directly.

Community Feedback
I have a family home within 2 blocks of this proposed development, my concerns are around safety for my family. What security will the management of this building provide.
CR Response
Thank you for reaching out with your question. BC Housing is committed to being good neighbours. All new supportive housing that we develop across the province provides a safe community both inside and outside the building. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. The safety of residents, staff and the surrounding community is a priority. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. If the project is approved, BC Housing and the operator, Lu'ma Native Housing Society, will share direct contact information with the surrounding community and commit to keeping open lines of communication. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood. Please do not hesitate to reach out to communityrelations@bchousing.org with any further questions or feedback.

Community Feedback
I see the new proposal in keith road . I am not really happy about it. I see drug using and selling at the Bridgman park and around that area… My kids goes to North Star Montessori school and they walk to Bridgman. I don't think it is a safe place for kids and family that walk and use that park .
CR Response
Thank you for taking the time to provide us with your feedback. We respect and appreciate your position as it is your lived experience in the community. The District-owned property was selected because of its location near easy-to-access transit, community services, and amenities. These homes are intended for people experiencing or at risk of homelessness in our North Shore Communities. People who experience homelessness are as varied as any other neighbour. All residents in supportive housing have made a choice to work towards living a healthy, stable life. If approved, Lu'ma Native Housing Society and Vancouver Coastal Health would operate the building, with joint staff from Lu'ma and Vancouver Coastal Health on site 24/7 to provide supports, including meal programs, life and employment skills training, as well as health and wellness support services and a connection and reconnection to community, culture, teachings, ceremony and traditional food. BC

Housing and Lu'ma Native Housing Society have an excellent track record of managing similar buildings and programs in the lower mainland.

BC Housing is committed to being good neighbours. All new supportive housing that we develop across the province provides a safe community both inside and outside the building. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. The safety of residents, staff and the surrounding community is a priority. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry.

I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

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You can also learn more about this project by visiting https://letstalkhousingbc.ca/north-vancouver-east-keith-road. Our two October online community information sessions are at capacity, however, there registration is still open for the in-person event on Wednesday, November 8th.

In addition, we are always listening here, at Community Relations. Please feel free to share any additional feedback, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback

I am writing this letter in opposition to the proposal from BC Housing and the District of North Vancouver to build 65 new homes with support services in the 1200 block of East Keith Road. While Bowinn Ma is calling for compassion from the community, I ask council to be compassionate to the current residences of the community.
Not long ago, the the intersection of Keith and Mountain Highway was a beautiful green space where I, as a young girl, ran around and played in the forest after school. My children will sadly not have that opportunity, as the area was destroyed by urban development to the highway. Now the Province and District are proposing further destruction to the last remaining green space in the area with a homeless shelter. The District must look at the hard facts when it comes to the implications of placing a homeless shelter in the middle of a family neighborhood. A study by the University of Pennsylvania evaluating the effects of homeless shelters on property crimes in the nearby communities showed that it caused a 56% increase in property crimes with thefts from vehicles, other thefts, and vandalism driving the increase. This study was conducted in Vancouver. How can politicians ask the community to be compassionate when the development is putting our families daily lives at risk? There is a daycare across the street from the proposed development. An elementary school up the street and soon to be another elementary school down the street. Young children should not bear the burden of being exposed to upticks in property crime.

Statistics Canada shows that homeless shelters are largely inhabited by men, 70% to be exact. With 65 units being proposed by the shelter and the potential for the majority of them to be inhabited by men with undefined complex needs is worrisome to me as a woman.
I am asking the District to examine the implications of building a homeless shelter to the community. The Calverhall and surrounding areas are family neighborhoods with plenty of children enjoying the wonderful parks and forests. Please place the interests of our community at the forefront of your decision making process.

CR Response

Thank you for taking the time to provide us with your feedback. Please know that we respect and acknowledge your input, as it is your lived experience in the community.

With this proposed project, BC Housing, the District of North Vancouver, Lu'ma Native Housing Society and Vancouver Coastal Health are responding to the urgent need for homes with support services in the community. These new homes are an important part of our effort to address and prevent homelessness on the North Shore. The number of people experiencing homelessness is rising. Social service providers across the North Shore are reporting a growing number of vulnerable populations at risk of homelessness, while wait lists for social and non-market housing continue to grow. The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community as there is significant, unmet local need. All residents would sign a residential tenancy agreement providing roots to grow and nurture and would pay rent.

I do want to take the time to note that we are committed to keeping the lines of communication open with neighbours, businesses, and the community at large. As part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. During the month of October, we will be hosting Neighbourhood Information Sessions where neighbours can learn more, ask questions and share feedback on the proposal.

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You can also learn more about this project and register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road.

In addition, we are always listening here, at Community Relations. Please feel free to share any additional feedback, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback - Follow-Up **from Let's Talk Enquiry**
I've enrolled in Nov 8. For the two other sessions, I want the following question raised, and I will raise with handouts at Nov 8: Q: How does BC Housing expect to manage the proposed East Keith Road facility and its impact on the surrounding environment, when the related facility at West 2nd is having a serious impact on its surrounding environment, for years now ? From the attached photos taken October 15, and a daily occurrence - open drug use and homeless people in drug distress, garbage everywhere and in park, homeless people living in Mosquito Creek park area.
CR Response
Thanks for following up. We're glad you were able to enroll in the Nov. 8th session. Regarding your question, BC Housing is committed to being good neighbours. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood. Lu'ma Native Housing Society and Vancouver Coastal Health would operate the building if this project is approved. Joint staff from Lu'ma and Vancouver Coastal Health will be on site 24/7 to provide supports, including meal programs, life and employment skills training, as well as health and wellness support services and a connection and reconnection to community, culture, teachings, ceremony and traditional food. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. The safety of residents, staff and the surrounding community is a priority. In addition, residents would sign a Residential Tenancy Agreement and would be expected to abide by it. The Agreement would address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others. If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood. Please do not hesitate to reach out with any further questions.

Community Feedback – Same neighbour as above, follow up from Let's Talk Enquiry
There is evidence these facilities cause problems to the neighborhoods. I have provided you with proof, from the first example Lookout Transitional Housing located at 705 West 2nd. I expect these to be the same issues, regardless of management company, including Luma.

A second example is the facility managed by Hollyburn Services located at 2038 Casano Drive. This facility is located a 2-3 minute drive from the proposed Luma East Keith facility. Issues with the Hollyburn facility over 5 years:

- Regular attendance by RCMP over the past 5 years to deal with violent occupant situation. 4-5 police cars arrive at once and block street. Violent occupant has been arrested and taken away in some cases.
- Lights on in windows 24 hours a day. No window coverings and violent occupants have been nude/unclothed and visible to women, families and children from the street.
- No window coverings. Windows regularly smashed out by violent occupant and covered up for months by plywood, degrading the appearance of the neighborhood.
- Garbage regularly strewn by employees and violent occupant on grounds and left for days. Garbage cans tipped over and left for days, attracting bears. Masks and gloves left on grounds for days with staff walking by and not picking up.
- Violent occupants smashing out employee car windows parked in driveway. Employees no longer park in driveway, and homeowners cautious of parking vehicles in their driveways for fear of damage.
- 4-6 cars coming and going at 7am, 4pm, 11pm with shift change. Parking in violation of bylaws. Staff occupy street parking in exact same spots on street 24 hours a day, hampering fire and emergency vehicles, and taking parking away from homeowners. Broken down vehicles with loud mufflers arriving and leaving late at night/morning. DNV bylaws attending regularly wasting taxpayer resources.
- Employees and violent occupant smoke cigarettes and cannabis in view of families and children, daily. Cigarette buts thrown on property with property littered with 1000s of cigarette butts, blown onto street for children to pick up.
- Employees and violent occupant using the F* You towards neighbors. Male employees using the F* You words to female neighbors when they are asked to be quiet when arriving for their shift at 11pm and not conduct loud meetings with loud music playing in driveway, on street.
- Employee dog put out on roof as punishment, and employees regularly leave dogs barking in cars, while employees on shift.

Photos attached as proof. Issues documented with RCMP, City/District MLAs, and DNV/City Councils, therefore, all are aware.

Hollyburn Service told the neighbours the same comments as you stated below 5 years ago, and gave assurances problems would be corrected. The problems I have stated continue to today.

I will be raising at the Nov 8 meeting.

CR Response

Thank you for sending us supplementary information. Please know that I have forwarded this communication to our Development Team overseeing the project. We look forward to continuing the conversation, as BC Housing and the District of North Vancouver will both be present to hear all concerns and feedback.

Please feel free to reach out to us in the meantime with any additional questions.

Community Feedback
I am writing with regards to the proposed supportive housing development for Keith Road and Mountain Highway in North Vancouver. My 3 year old son currently and soon my 9 month old son will be attending Park Place daycare, which is directly across the street from the proposed supportive housing. We frequently walk to and from daycare and pass right by this proposed development. I am extremely concerned of the continued safety of doing this if this development is approved. As a young mother, I would be very worried to walk my kids to daycare and to walk back home alone. I am concerned about the risks of encountering used needles, feces, open drug use, excessive loitering and garbage that unfortunately is associated with areas where people experiencing homelessness are located. I am worried about my kids seeing open drug use and for them to constantly see people loitering around right outside where they are meant to feel safe to play. I work in health research and I understand the importance of providing subsidized and supportive housing and care for people with addiction and mental illness, however, I strongly believe that this location, directly across the street from a daycare is extremely inappropriate. I previously lived near the North Shore Shelter & Housing Centre - Lookout Society and felt very unsafe walking by the facility alone as a young woman, particularly under bridges or through pedestrian tunnels. I worry that this facility will support a similar population and render our currently safe and clean pathways and parks (which include numerous paths under bridges and tunnels) unsafe for myself and my children. I am interested to hear how and why this location was chosen and what social environmental scans/assessments were done. If sufficient due diligence has been completed, I would be interested in hearing the justification for this location and how it will impact the current residents of this neighbourhood and would like to know planned mitigation strategies to keep our streets clean and safe. I will be attending all community meetings possible regarding this proposed development and look forward to providing further feedback.
CR Response
Thank you for providing us with your feedback surrounding East Keith Road and Mountain Highway. Please know that we respect and appreciate your input as it is your lived experience, and we hear your concerns. Though we are still in the very early stages of this proposal, we strive to provide as much information as possible. We anticipate hearing many questions regarding the site selection and are sharing community input with the DNV and our development team. The District of North Vancouver reviewed all parcels owned land that could be suitable for this type of project, and then advised BC Housing of land availability. BC Housing then conducted its due diligence and identified this site as being appropriate. This site was chosen as a site that meets the criteria for supportive housing, including proximity to services, and transit. The land is designated for apartment

housing in the Official Community Plan but currently zoned for single-family housing so a rezoning to match the Official Community Plan designation is proposed.

While an arborist's report has been done, and a mix of vegetation will need to be removed, efforts will be made to preserve and replant as appropriate. As part of the design work to come at the next stage, a replanting plan will be included.

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 225 provincially funded supportive housing sites across the province that are within 500 metres of a school. 57% of provincially-funded supportive housing sites in B.C. within 500 metres of schools have been operating for 10+ years.

Most importantly, your concerns of safety and security surrounding the neighbourhood and your family are heard. BC Housing is committed to being good neighbours and the safety of residents, staff and the surrounding community is a priority.

The most important security feature, both for residents and the community, is staffing. The building would have experienced staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in a timely manner. With proposed 24/7 staffing Lu'ma Native Housing Society is in a good position to deal with and tend to any issue arising on site, while also ensuring the privacy rights of the tenants are upheld. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. Residents would sign a Residential Tenancy Agreement and would be expected to abide by it. The Agreement would address expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and others. It is important to note that all residents in supportive housing have made a choice to work towards living a healthy, stable life.

We understand that there is much more conversation to be had with the community and look forward to your valuable participation. The Wednesday, November 8th Neighbourhood Information Session is still open for registration. You will be able to find updates surrounding the proposal, and a link to register at District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca). In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

Of course, if you have any further questions, we are always listening here.

Community Feedback
Dear Erin Harron (Executive Director, Lower Mainland Operations), I am writing this letter with regard to BC Housing and the District of North Vancouver's proposal to build 65 new homes with support services in the 1200 block of East Keith Road, North Vancouver. As noted on the site https://letstalkhousingbc.ca/north-vancouver-east-keith-road "…The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community." In addition, there would be "…[f]ive units in this building which would offer Complex Care Housing services." Complex Care Housing as defined on the BC Government's website is housing that "…works to address the needs of people who have overlapping mental health and substance use issues, trauma or acquired brain injuries that are often left to experience homelessness or at risk of eviction." With services that may include access to addiction medicine, overdose prevention, psychiatrist services and medication management.https://www2.gov.bc.ca/gov/content/mental-health-support-in-bc/complex-care-housing I am not in favour of having a facility at this proposed location that provides complex care services for a demographic that needs addiction treatment and monitoring. Less than five blocks north from the proposed housing facility a new elementary school will be built in the coming year. Individuals with substance use and mental health issues may pose a risk to our community and most importantly to elementary school-age children who will be walking to school either on the road or via the forest trails behind the proposed complex. The new elementary school, which is to be built in the Cloverley neighbourhood in 2024, will have the capacity for 585 students and will include a neighbourhood learning centre and child care as well. The school will be ready for students for the 2026-27 school year. https://news.gov.bc.ca/releases/2023ECC0045-000942 Additionally, I do not think it is reasonable to offer low-income families, single parents, fixed-income seniors and physical disabled individuals subsidized housing units with those who require addiction treatment, overdose treatment or psychiatric services. Clearly, those who have substance abuse issues and mental health issues have a detrimental impact on the community as seen with the Downtown Eastside. A complex care facility requires a host of support services which would be best offered in a setting that has this as a primary focus and one in which the safety of the wider community can be assured. As a resident in the area, I am in support of a facility for subsidized housing on Keith Road and Mountain Highway, North Vancouver, but not complex care housing at this proposed location.
CR Response
Thank you for providing us with your feedback surrounding East Keith Road and Mountain Highway. Please know that we respect and appreciate your input and we hear your concerns. We anticipate hearing many questions regarding the site selection and are sharing community input with the DNV and our development team, including Erin Harron. People who experience homelessness are as varied as any other neighbour. All residents in supportive housing have made a choice to work towards living a healthy, stable life. An important piece to each residents' success is being integrated, not isolated, from the community. DNV considered other locations; however, this site is a district-owned property of the right size, that offers access to transportation and other support services that residents will need including good access to transit options, parks and green space and the mix of community amenities available in nearby Lynn Creek Town Centre.

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 225 provincially funded supportive housing sites across the province that are within 500 metres of a school. 57% of provincially funded supportive housing sites in B.C. within 500 metres of schools have been operating for 10+ years.

We acknowledge that there is much more conversation to be had with the community and look forward to your valuable participation. The Wednesday, November 8th in-person Neighbourhood Information Session is still open for registration. You will be able to find updates surrounding the proposal, and a link to register at District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca). In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

Of course, if you have any further questions, we are always listening here.

Community Feedback – Forwarded from Tamsin Guppy
I had a call this afternoon from resident of ***(removed)*** who would have liked to attend one of the virtual sessions but they were full when he went to sign up. Jennifer sent me a response to use which included the line that you might be keeping a list of people in case another session is set up – if that is the case can you please add resident? His email is ***(removed)*** and his number is ***(removed).***
CR Response – Response directly to resident
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road You might be interested to know that we have had a few other inquiries about the online sessions being full. If we are able to schedule a third session before the Council hearing on November 21, we will reach out to you directly. Otherwise, we hope to see you on the 8th. For more information about the District of North Vancouver rezoning process please visit: dnv.org/east-keith-road-supportive-housing. We will continue to update our Let's Talk page with any important information and community engagement opportunities. You are able to register for information sessions by visiting letstalkhousing.bc.ca/north-vancouver-east-keith-road. Please feel free to share any additional feedback with communityrelations@bchousing.org, and we will ensure that it is visible to our team overseeing the proposed project.

Community Feedback
Why is this type of development being proposed so close to a major park? (250m to Bridgman Park) Why is this type of development being proposed so close to so many daycares (about 7 in close proximity and all use Bridgman Park daily) 1 directly across the street. Why is this type of development being proposed in a single family residential neighbourhood? If this is a district development why is it proposed so close to the City of North Vancouver businesses? Have they had input? Why isn't a more appropriate location for this type of development being proposed? (There is excellent real estate and locations along Riverside in North Vancouver that would be closer to emergency services for inevitable over flow and further away from single family neighbourhoods so they don't have to pick up the burden of this type of development.) The existing supportive housing in North Van on Bewicke Ave. cannot control the homeless as it is from camping outside of their boundaries and prevalent drug use on their doorstep every day. Why would we bring this activity into a single family neighbourhood so close to parks, trails, and daycares. How can an event be sold out online? Will there be a recording to view later? Why is this a residential rezoning? it sounds like it should be institutional based on the services provided.
CR Response
Thank you for providing us with your feedback surrounding East Keith Road and Mountain Highway. Please know that we respect and appreciate your input, and we hear your concerns. Though we are still in the very early stages of this proposal, we strive to provide as much information as possible. We anticipate hearing many questions regarding the site selection and community safety and are sharing community input with the DNV and our development team. I hope to provide information to your three Let's Talk inquiries in this one message. The District of North Vancouver's Rental and Affordable Housing Strategy identified that homelessness is on the rise in North Vancouver, and District residents are increasingly vulnerable. This site was chosen as a site that meets the criteria for supportive housing, including proximity to services, and transit. The land is designated for apartment housing in the Official Community Plan but currently zoned for single family housing so a rezoning to match the Official Community Plan designation is proposed. The District of North Vancouver has heard from residents that they are concerned for unsheltered members of our community and clearly support building homes in the District. We will work with area residents and community stakeholders to ensure that this specific project is supportable. These homes would be for adults, seniors and people with disabilities, with a priority for people in the local community as there is significant, unmet local need. It is important to note that all residents in supportive housing have made a choice to work towards living a healthy, stable life. We will be posting the slideshow presented at the Neighbourhood Information Sessions, however, registration is still open for the Wednesday, November 8th in-person session. In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. I am also attaching one of our resources, which dives deeper into the community benefits of supportive housing to provide you with some more in-depth information. Community Benefits of Supportive Housing (bchousing.org)

We encourage participation, and of course, if there's any further questions, you may reach out to communityrelations@bchousing.org.

Community Feedback
What specific safety measures and strategies will be put in place to ensure the well-being of existing residents in neighborhoods with the new homeless housing developments?
CR Response
BC Housing is committed to being good neighbours. All new supportive housing that we develop across the province provides a safe community both inside and outside the building. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in a timely manner. The safety of residents, staff and the surrounding community is a priority. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. Upon accepting a home in this building, supportive housing residents would be required to sign a Residential Tenancy Agreement and would be expected to abide by it. The Agreement would address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others. If the project is approved, BC Housing and Lu'ma Native Housing Society will share direct contact information with the surrounding community and commit to keeping open lines of communication. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood.

Community Feedback
Are you able to increase the amount of people that can be involved in the next online session (Oct 25th) We live on 8th Street East and are directly impacted by the proposed housing
CR Response
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road You might be interested to know that we have had a few other inquiries about the online sessions being full. If we are able to schedule a third session before the Council hearing on November 21, we will reach out to you directly. Otherwise, we hope to see you on the 8th.

Community Feedback
I'm writing to you to ask you to increase the number of people who can attend the next online session on October 25th. I would also like to know if the online session held on Oct 17th can be reviewed on line. This proposed development will have major impact on the neighbourhood and deserves to receive full and thorough investigation and consultation before any approval is given.
CR Response
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road You might be interested to know that we have had a few other inquiries about the online sessions being full. If we are able to schedule a third session before the Council hearing on November 21, we will reach out to you directly. Otherwise, we hope to see you on the 8th.

Community Feedback
Is there an opportunity to give input outside of the meetings? I can't see a link to virtual consultation anywhere but I feel like I've seen that as an option somewhere.
CR Response
Thank you for reaching out to us here. In addition to the meetings, you are able to share any feedback or ask questions by emailing communityrelations@bchousing.org. We will ensure that your feedback is shared with our development team, as well as the District of North Vancouver.

Community Feedback
As a resident of the District of North Vancouver, specifically the new Lynn Creek development area, I would like to voice my concerns over this proposed rezoning application. Historically there have been reports of increased crime in many areas where similar supportive housings have been built. I am concerned not only for the safety of my family, my neighbours, and local businesses, but also the possible damage an uptick in crime will do to property values and the reputation of this newly developing community. I believe in compassion and helping those in need however, the safety and wellbeing of the existing neighbourhood and its residents should not be compromised in doing so. I will be attending the information meeting on Oct 25th along with my community to reiterate our collective stance on this project. Thank you for your time and consideration of our concerns.
CR Response
Thank you for providing us with your feedback surrounding East Keith Road and Mountain Highway. Please know that we respect and appreciate your input, and we hear your concerns.

Though we are still in the very early stages of this proposal, we strive to provide as much information as possible. We anticipate hearing many questions regarding the site selection and community safety and are sharing community input with the DNV and our development team.

The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community as there is significant, unmet local need on the North Shore. Our goal in partnership with DNV, VCH, and Lu'ma Native Housing Society is to bring vulnerable folks inside and provide them with the appropriate supports needed. All residents in supportive housing have made a choice to work towards living a healthy, stable life.

We understand that there is much more conversation to be had with the community and look forward to your valuable participation on October 25th. You will be able to find updates surrounding the proposal, and a link to register at letstalkhousingbc.ca/north-vancouver-east-keith-road. In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November. I am also attaching one of our resources, which dives deeper into the community benefits of supportive housing to provide you with some more in-depth information.

Of course, if you have any further questions, we are always listening here.

BC Housing Community Relations/Let's Talk Enquiries & Responses

East Keith Road, North Vancouver

October 20 – November 1, 2023

Community Feedback
I was on the Zoom neighbourhood information session yesterday (2023-10-17). There was a slide near the beginning of the presentation that listed over 160 people that were either at risk or being homeless or were homeless. Could you please break that down for me. How many are homeless? How many are at risk of being homeless? Also if a resident of the supportive housing unit is found to have committed a criminal offence in the surrounding community do they lose their housing there?
CR Response
Thank you for your participation on Oct. 17th! I appreciate your patience in us getting back to you. The 2023 Homeless Count in Greater Vancouver was released this month, which outlines the statistics and provides some very helpful information. The North Shore homeless counts are broken down on pg. 19-22 of this document: 2023_Homeless_Count_for_Greater_Vancouver.pdf (hsa-bc.ca) To address your second question, we are absolutely committed to creating a safe environment for everyone in the community, including residents living in our buildings. While we do not discriminate against people based on their past experiences with the criminal justice system, we have no tolerance for acts of violence either by or against residents living in supportive housing. Every potential resident is considered on an individual basis to ensure that the housing and services provided by Lu'ma Native Housing Society match the support services that they need to be successful in stabilizing their life. Of course, if there are any additional questions or feedback, I am more than happy to help.

Community Feedback (Response to Let's Talk Question)
That response did not answer any of the questions and more or less just repeated the jargon already posted on the website. I am looking for specific responses to the questions. Keep in mind that I have done consulting as an engineer for BC Housing projects and know the process. The municipality highlights a few parcels that they own already and assess the site for funding. While this parcel might make fiscal sense, putting a development of this nature in a single family residential neighborhood is inappropriate and a burden for the residents of the neighborhood and everyone that uses the nearby parks that you mentioned.
CR Response
Thanks for expanding on your question about the location choice for this project. I'll try to share what additional details I can here. I'd also encourage you to attend our Open House on November 8th if you're able, as we'll have project specialists available to discuss specifics. Regarding parks and schools, to put it simply, every neighbourhood has them. There are over 225 provincially funded supportive housing sites across the province that are within 500 metres of a school, and 57% of these have been operating successfully for 10+ years. For supportive housing to be successful, it is extremely important for residents to live in, and be part of a community as well as have access to transit and services. This is not possible on a remote property. Please also understand that people who experience homelessness are as varied and different as any other neighbour. These new homes will be for adults, seniors and people with disabilities who struggle to maintain stable housing for a wide variety of reasons. We cannot and do not assume that supportive housing residents bring crime or violence to a neighbourhood. In reality, people experiencing homelessness are our most vulnerable neighbours, and more often the victims of crime rather than perpetrators. From experience, we know that bringing folks indoors from the North Shore's streets, parks and trails will increase their personal safety and well-being immensely, as well as the safety of the entire community.

Community Feedback
We were thrilled to hear of this much needed supportive housing project until we saw the location. This is an intersection which was originally built to help with traffic problems, and which has not accomplished that goal. The traffic is still hugely backed up at there in the morning and afternoon rush hours, particularly from 3 – 6 pm. And to this you want to add 60+ units of housing? We endured years of construction for very little gain, and now the city wants to add even more volume. It really is untenable. I totally agree that this is exactly the housing required, but we are perplexed and frustrated by this decision. I also wonder about all the empty units in the extensive luxury condos around North Vancouver. Could some of those not be used to provide subsidized housing?
CR Response
Firstly, thank you for reaching out to us with your feedback and your agreement that supportive housing is much needed in our communities! We anticipate hearing many questions regarding the site selection and are sharing community input with the DNV and our development team. DNV considered other locations; however, this site is a district-owned property of the right size, that offers access to transportation and other support services that residents will need including good access to transit

options, parks and green space and the mix of community amenities available in nearby Lynn Creek Town Centre.

We acknowledge that there is much more conversation to be had with the community moving towards the rezoning application. The Wednesday, November 8th in-person Neighbourhood Information Session is still open for registration, however, we are looking at feasible dates for possibly another virtual information session. If you are interested in joining the waitlist for the tentative online session, let me know and I will be sure to add you.

You will be able to find updates surrounding the proposal, and a link to register at the District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca). In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

Of course, we are always listening here. Please feel free to reach out with any additional questions or feedback at any time.

Community Feedback
I think this project is great! Will the building include bicycle parking and/or places to securely store and charge mobility devices?
CR Response
Thank you for your kind message of support! The building will include secure bicycle parking. As we are still in the very early stages of development, charging of mobility devices (i.e., e-scooters, e-bikes) is not a detail that has been solidified yet. Our development team overseeing the project will work with the operator to discuss this. We appreciate you bringing this topic forward!

Community Feedback (Repeat commenter, Follow up to CR Response to Let's Talk Inquiry)
I am signed up for the open house. I also have experience with the existing supportive housing on the north shore and walking over/around people so high on drugs that their bodies fold in half and they pass out with their crack pipe in hand on the sidewalk. I have been around there when the homeless people fight with each other and one of them got bear maced and when the police came the only thing the guy was worried about was assembling the crack pipes, he had with what drugs he had on him and taking off while the police just watched him go and did nothing. I have been around that shelter when the homeless who get kicked out of the housing site for drug use set up a tent city on the spirit trail and block people from going under the bridge to their apartments safely because they want to sit there and use drugs openly. That's nice that you assume homeless people don't bring crime, but that is just turn a blind eye to facts and extremely naive. Relying on "the community" to rehabilitate these people's lives is placing a burden on the community that don't want it. I don't know how you think bring homeless people to the north shore somehow increases the safety of the entire community when there are no homeless people that currently reside in the area you are trying to build this project.
CR Response
Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration. We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road You might be interested to know that we have had a few other inquiries about the online sessions being full. If we can schedule a third session before the Council hearing on November 21, we will reach out to you directly. Otherwise, we hope to see you on the 8th.

Community Feedback
I am writing concerning the above-noted project proposed by BC Housing. This type of supportive housing is needed but the issue that needs addressing relates to its proposed location on Keith Road. In that regard, my question for BC Housing as project proponent is as follows: Information Request #1: Has BC Housing conducted a study of the potential short and long term social and economic impacts the project could have on the surrounding neighbourhood which consists of an established nearby residential community, commercial facilities located on Brooksbank Avenue and Keith Road, a major private recreational facility (North Shore Winter Club) and a community park (Bridgman Park) operated by the District of North Vancouver. Experience with similar supportive housing projects developed by BC Housing elsewhere would be helpful in providing the public and District of North Vancouver elected and administrative officials with an understanding of the expected effects the Keith Road project is likely to have on the adjacent neighbourhood. BC Housing needs to provide this information as part of its submission to the district in connection with the rezoning application which will be subject to public hearing in November. I look forward to receiving your response to the Information Request.
CR Response
We appreciate you reaching out for more information. District staff are leading the rezoning process for the proposed project and BC Housing would provide funding to build the housing if approved by council. Regarding impact studies, I am linking you to a BC Housing report which addresses this regarding dedicated-site supportive housing. More resources and reports can be found on: Research Centre Library - BC Housing. SROI Analysis: The Social and Economic Value of Dedicated-Site Supportive Housing in BC (bchousing.org) 8.6 Bylaws 8643 and 8644- Rezoning and Development Cost Charge Waiver for East Keith Road Supportive Housing Project.pdf We acknowledge that there is much more conversation to be had with the community to address various feedback and questions. The Wednesday, November 8th in-person Neighbourhood Information Session is still open for registration where you will have the opportunity to ask questions to our development team, the DNV, and project partners (Vancouver Coastal Health, Lu'ma Native Housing Society). You will be able to find updates surrounding the proposal, and a link to register at the District of North Vancouver – East Keith Road. In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

Community Feedback
With a very large daycare across the road, and a park just down the road that the daycare often visits (Bridgman Park), how does BC housing plan to address the statistically likely increase in crime, increase in needles/garbage/human feces, and decrease in community safety, that go hand-in-hand with these types of developments? There is enough evidence to support that claim, and one only has to look at the recent contentious council meetings out of Kitsilano when a similar SRO unit was placed across the street from an elementary school. It is realistic and fair to raise these questions and it is irresponsible to have a knee-jerk reactions about Nimby-ism and how it's going to be different this time. What is the plan to make sure that this will not have those same statistically likely outcomes?
CR Response
Thank you for reaching out to us with your questions and thoughts surrounding the proposed East Keith Road supportive housing. Please know that we greatly appreciate your input. The safety of residents, staff and the surrounding community is a top priority. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. The most important security feature, both for residents and the community, is staffing. The building would have experienced staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. With proposed 24/7 staffing, Lu'ma is in a good position to deal with and tend to any issue arising on site while also ensuring the privacy rights of the tenants are upheld. Upon accepting a home in this building, supportive housing residents would be required to sign a Residential Tenancy Agreement and would be expected to abide by it. The Agreement would address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others. Lu'ma staff would work with residents and the neighbours to foster good neighbourhood relations. In addition to over 40 years of experience, Lu'ma already collaborates with the Car 22 program. This pilot program is a partnership between VCH, North Vancouver RCMP and the West Vancouver Police Department and is aimed at assisting marginalized and vulnerable populations in the community who face mental health challenges. The Car 22 program also works with the Integrated First nations Unit on the North Shore. From conversations, staff from Lu'ma are keen to develop a deeper relationship with the RCMP in North Vancouver as they have in other jurisdictions through the local community policing liaisons. It is important to note that all residents in supportive housing have made a choice to be there, and work towards living a healthy, stable life. You are correct that it is absolutely fair to raise questions about this proposal, which is why we are hosting engagement sessions for the community to participate in, as well as the District's Public Hearing, tentatively scheduled for November. BC Housing, the DNV, Vancouver Coastal Health, and Lu'ma Native Housing Society, along with additional partners will be available to listen to feedback and answer questions. You will be able to register for our November 8th in-person session via: Neighbourhood Open House - East Keith Road Supportive Housing Tickets, Wed, 8 Nov 2023 at 6:30 PM | Eventbrite

Community Feedback
Is anyone collecting comments and concerns from the community, to submit to council? I have two young children and may not be able to attend the Nov 8 event in person, but I still have some very deep concerns about the location of this proposal.
CR Response
Yes, we are here at Community Relations. Each week, our team is gathering and presenting the latest feedback and questions to the District of North Vancouver and our development team so they can stay abreast with the voices of the community and address the concerns that lie within. If you'd like to put together a letter, or a general list of your feedback, we'll be sure to add it into our reporting.

Community Feedback
Mayor and Council, I'm am writing in regard to the homeless shelter currently under review for the site across the street from Park Place Daycare, and just up from the Bridgman Playground. Myself and neighbours have deep concerns about the site chosen for this facility. There is a daycare centre across the street. One of the few that we have in this area. We have a high proportion of young children in this community. We are deeply concerned with the implication that their safety is less important than the comfort level of people experiencing homelessness. The project planners can protest all day that we can't assume that this facility will increase crime, but we know that this is not realistic. We all read the news. These same statements were made to the residents of Yaletown, and now the police chief directly connects the increase in violent crime in their neighbourhood to the social housing that was put there. The same group proposed to manage this centre, currently manages the Travelodge facility near Lionsgate Bridge. Eight people have died in that centre since March 2022. Of course, not all, but some residents in these facilities do abuse narcotics - and in this location they can do so in the nearby parks where our children play, under the bridges where we go for walks and by the daycares that our children attend. They can break into cars and homes to fund their habits, they can leave their needles for children to grab, their crack pipes for dogs to eat and they can explode in violence without any warning. We've all heard about the stabbings happening regularly downtown and on the buses in other municipalities. Our children use this bus line to go to school. Yes, we are aware that not all residents will act in this manner, but even one is too many when it's our children who are at risk. How can the comfort level of a small proportion of the district be more important than our children's safety? Especially when you could purpose available federal funding toward purchasing a site further

away from our daycares and parks. Please be more considerate of our community. There is a daycare across the street from this site.

CR Response

Looped in response to other emails sent directly to CR Inbox from this community member

Community Feedback

I was given this email address to contact with questions about the homeless shelter, currently proposed for across the street from Park Place Daycare Centre, and just up the street from the recently updated Bridgeman Playground. Is this the only location available for this project in the district? Wouldn't it be safer for the community to put it in a less residential area (maybe not so close to the some of the few daycares that we have)?

Any clarification would be greatly appreciated, as this site choice is causing myself and neighbours a great deal of stress.

CR Response

We anticipate hearing many questions regarding the site selection and are sharing community input with the DNV and our development team. DNV considered other locations; however, this site is a district-owned property of the right size, that offers access to transportation and other support services that residents will need including good access to transit options, parks and green space and the mix of community amenities available in nearby Lynn Creek Town Centre.

We also emphasize that people who experience homelessness are as varied and different as any other neighbour. These new homes will be for adults, seniors and people with disabilities who struggle to maintain stable housing for a wide variety of reasons. We cannot and do not assume that supportive housing residents bring crime or violence to a neighbourhood. People experiencing homelessness are our most vulnerable neighbours, and more often the victims of crime rather than perpetrators. From experience, we know that bringing folks indoors from the North Shore streets, parks and trails will increase their personal safety and well-being immensely, as well as the safety of the entire community.

We acknowledge that there is much more conversation to be had with the community to address various feedback and concerns. The Wednesday, November 8th in-person Neighbourhood Information Session is still open for registration. You will be able to find updates surrounding the proposal, and a link to register at the District of North Vancouver – East Keith Road. In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

Community Feedback

I would like to point out that you knowingly misrepresented the truth with the statements made in your previous email. The individuals you are planning on moving into the Keith Rd site are currently engaging in illegal activities in and around the Travelodge site and have been reported as increasing crime in that area. We can and should assume they will do the same in our neighbourhood.

Where is the compassion for our children and their safety? There is a daycare centre across the street.

If something happens to a child, a member of our community, or a business because of your misleading the public about the safety of this facility, who will be liable? Who should be held accountable? BC Housing for lying to us? The DNV council for approving this dangerous facility to be

built across the street from a daycare? Or will you all just say “Oops! Oh well, better luck next time? Sorry, we ruined your neighbourhood, but better yours than ours”,? You could find another site further away from homes and schools, but this is just the cheapest option and that’s all you care about.

You are putting addicts beside a liquor store and marijuana dispensary. You are putting our children in danger. You are opening our homes to break-ins. Our homes, the law-abiding citizens who work our asses off to pay our taxes and live here, to provide a safe space for our children to grow up.

There are elementary schools and parks all around this site.

There is a daycare across the street.

We implore you to try harder to find another option that’s safer for your citizens.

There is a daycare across the street.

CR Response

Firstly, thank you for your patience in our response and please know that we have shared your input with the development team, the DNV, and our partners. We want to ensure that your voice is heard, and your concerns are addressed as the safety of the surrounding community, residents, and staff is a priority. Due to the amount of information requests we’ve fielded, we’ve added two additional community information sessions on November 9th and November 15th if you are unable to join us at the November 8th in-person session.

Ultimately, our goal is to bring our most vulnerable folks inside. The residents at supportive housing have chosen to be there and gives people a safe place to live where they can connect to services they need to stabilize and rebuild their lives. This would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. Upon accepting a home in this building, supportive housing residents would be required to sign a Residential Tenancy Agreement and would be expected to abide by it. The Agreement would address expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and their community and neighbours.

If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood. Our partners have also confirmed that direct engagement is underway with the local preschool as this topic has been presented at previous information sessions.

Community Feedback

If something happens to a child, a member of our community, or a business as a result of your misleading the public about the safety of this facility, who will be liable? Who should be held accountable? BC Housing for lying to us? The DNV council for approving this dangerous facility to be built across the street from a daycare? Or will you all just say “Oops! Oh well, better luck next time?

Sorry, we ruined your neighbourhood, but better yours than ours",? You could find another site further away from homes and schools, but this is just the cheapest option and that's all you care about.

You are putting addicts beside a liquor store and marajuana dispensary. You are putting our children in danger. You are opening our homes to break-ins. Our homes, the law-abiding citizens who work our asses off to pay our taxes and live here, to provide a safe space for our children to grow up.

There are elementary schools and parks all around this site.

There is a daycare across the street.

We implore you to try harder to find another option that's safer for your citizens.

There is a daycare across the street.

How is it going to be any different from what is going on at the Travelodge site? Please outline to us the management plan that will improve conditions over the current situation.

We've spoken to the members of the RCMP and we know what is happening there. If this is approved, members of the RCMP have said they are expecting crime to increase at our homes, schools and daycares. It's mind boggling to us that you continue to try to rationalize this to us. In that location, it will put our children in danger. There's no way around that.

CR Response

Ultimately, we meet people where they are at in their journey and support them towards healthier futures. We believe everyone deserves safe, secure housing. All residents in supportive housing have made a choice to work towards living a healthy, stable life. We work with marginalized communities and individuals in such a way that enables them to be accountable in creating their own pathways to self-sustaining wellness.

The Travelodge is a former motel that is being used as temporary, emergency housing. In contrast, this proposed project at East Keith Road, if approved, would feature a building meant to house these members of our community. The architect hired by BC Housing has lots of experience designing buildings like this, and has been working with BC Housing, VCH and Lu'ma representatives to design a building meant to foster inclusion and community among residents, and to address community concerns. It's worth noting that Bylaw officers have attended the Travelodge site to confirm that both the property owner site manager and BC Housing site manager follow the municipality's expectations of the day-to-day operations of the site.

At the end of the day, Aimee, we are here to provide more information towards a project, but we recognize that the community has very valid questions and feelings around the project itself where continued dialogue over email might not be the most satisfactory solution. We've listened to the community and have added two additional virtual information sessions, which we hope you can participate in. You'll have the opportunity there to ask questions to the BCH development team and our partners, including but not limited to Lu'ma Native Housing Society, Vancouver Coastal Health. I am providing a link here: District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca)

Community Feedback
I rarely see homeless people in the area. Can you please provide data on the local (neighborhood) homeless population as it doesn't make sense to me to place this centre in an area that isn't struggling with homelessness.
CR Response
Thank you for reaching out to us for more information! The most useful resource to provide you with this information will be the 2023 Homeless Point in Time Count which was just released here in October. Data pertaining to the North Shore is listed starting on page 18.

Community Feedback
On June 23, 2023, MLA Karin Kirkpatrick wrote a letter (https://www.bcunitedcaucus.ca/wp-content/uploads/2023/06/Letter-to-Minister-Kahlon-re-North-Vancouver-Travel-Lodge-June-23-2023.pdf) to Housing Minister Ravi Kahlon highlighting concerns arising from the supportive housing project at The Travelodge Motel site at 2060 Marine Drive, North Vancouver. What is being done to ensure these problems aren't replicated at the East Keith Road site?
CR Response
Thank you for taking the time to reach out to us. The East Keith Road proposal is different from the Travelodge, as the Travelodge is a former motel that is being used as temporary, emergency housing. In contrast, this proposed project, if approved, would feature a building meant to house these members of our community. The architect hired by BC Housing has lots of experience designing buildings like this, and has been working with BC Housing, VCH and Lu'ma representatives to design a building meant to foster inclusion and community among residents, and to address community concerns.

Community Feedback – Tamsin Guppy Response to DNV Directed Letter
I am writing in reference to the proposal to create 65 new homes with support services at 1200 East Keith Road (and the associated rezoning). I recognize the dire need for supportive housing in our community, particularly low rent housing for seniors and people with disabilities, as well as for families. I strongly support addressing the needs of people who are homeless or at risk for homelessness. But I have some critical questions/concerns before I can support this particular proposal. First, I would like to be much clearer on who will be included in the proposed development. The needs of seniors and persons with disabilities are very different from those of people who are experiencing homelessness because of complex addiction and mental health needs. Putting low-income seniors together with individuals who might be more volatile is not a great combination (for everyone's well-being and safety). I understand that there will be "wraparound supports" for up to 5 individuals, which is great. Is that a small number of residents who might be experiencing such significant challenges? But chronic homelessness itself presents very complex challenges for individuals. And, if the plan is to bring in more people who are experiencing homelessness because of complex addiction and/or mental health needs, then much more needs to be planned for to ensure that this provides a productive and positive addition to the community. My suggestions/concerns are borne from my close experience with a housing initiative for individuals who were homeless in the City of Vancouver. This was a 50-bed TMH building at Little Mountain near

Queen Elizabeth Park (close to my former residence). As proponents of social housing in general, my neighbours and I were in support of the TMH when it was first proposed. As in this proposal, we were told there would be supports in place for residents, that there would be a community advisory council, and that we shouldn't anticipate any adverse effects. The reality was in stark contrast to those promises. Supports for TMH residents came mainly in the form of young, well-intentioned "key workers" without much training or support to understand the complex needs of residents. Crime immediately spiked, with local businesses and neighbours experiencing theft from yards and cars and break ins. We watched drug deals unfold in front of our houses. We found drug paraphernalia in our parks, yards, and alleys (where children were playing). TMH staff took no responsibility for visitors and others who came and were disruptive (e.g., yelling; stealing). We saw an increase in homeless encampments in our local parks. When we took concerns, even with video evidence, to our "point person" on the community advisory committee, we were discounted. It wasn't until we organized as a community and sent a list of concerns to Mayor and City Council, BC Housing, the service providers and the Police that we received any consideration, and that came first from the Police. As we entered into conversations with these groups, we started to see the huge costs being born, well beyond the cost of staffing the TMH alone. These were psychological, in citizen's sense of safety in their own homes, and financial. Financial costs were evident for both community members (e.g., businesses repairing damage, residents putting up fences and adding cameras, repairing damages, replacing lost property) and for Vancouver City as a whole (e.g., in policing, park rangers). The large rise in property taxes in Vancouver is in part a reflection of the significant unanticipated costs of their current housing initiatives.

If this development is intended to reach a similar population, then this may well be our community's experience. Given that, I have several suggestions/concerns:

1. In terms of supports, given the overrepresentation of Indigenous people in our homeless population, there is a critical need for Aboriginal Health to also be involved, as well as Lu'ma and Vancouver Coastal Health. Further, given that many people who experience chronic homelessness have complex needs, social workers, mental health workers, addiction workers, and other kinds of wraparound supports may be needed for a wider range of residents.

2. It is critical that plans for engaging with the community are in place well before this development is approved. Currently, the rezoning proposal states, "Once in operation, Lu'ma will also build connections with the neighbourhood and provide a point person for any questions or concerns that neighbours may have." Connections need to be built now, and consultation needs to start through the planning process. This proposal needs to realistically include considerations/ impacts on the entire community, not just focus on this single site.

3. Similarly, given our experience, there needs to be a plan for collaborations between service providers, RCMP/police, Lu'ma Housing, the DNV (for adjacent parks, other services), businesses, community health offices, and community members built in up front. For example, in our experience, it was helpful when the service provider recognized the importance of their looking for drug paraphernalia in the immediate vicinity of the TMH; and for Police and the community to collaborate with the TMH manager should any concerns arise (which benefited residents of the TMH too, who were often victimized given their vulnerability).

4. Finally, there needs to be a commitment up front for a partnership to cover the costs that will be incurred. For example, BC Housing needs to support the DNV now and into the future to ensure supports are available (e.g., policing, park rangers, resident supports, etc), to ensure that, as in Vancouver, property taxes aren't inflated by costs that can be anticipated, depending on the nature of this development.

All of my comments might not be relevant, depending on the answer to my first question… who will be the residents in this development? But, if the intent is to address chronic homelessness among the many people in our community with complex needs, then these concerns need to be addressed as part of planning.

DNV Response

Thank you for taking the time to provide some very useful input that really digs into the types of issues you experienced on another supportive housing project. Your input will be shared with Mayor and Council and I will forward it to the partners who will be involved in the operating this facility should this project go ahead as proposed.

In listening to the experts discuss this proposal and in visiting another supportive housing project that has complex care units, I can offer the following thoughts for consideration – but again I will forward your very specific comments on to the potential operators of this proposed facility (Vancouver Coastal Health and Lu'ma Native Housing Society):

a) Housing is a basic human need: First and foremost, this project is about getting people who currently live on the North Shore and are experiencing homelessness indoors with a safe studio apartment to live in and 24-7 support services. The people who will live in this building are already living on the North Shore in our community but doing so out of their cars or out of tents and tarps. Many of the impacts you describe are already occurring, however, giving people a safe place to live provides an opportunity for healing to begin.

b) Building a community within a supportive housing project: In both visiting a supportive housing project run by Lu'ma Native Housing Society and listening to Vancouver Coastal and Health and Lu'ma speak about how this project would operate, they talk about a resident selection process where they match applicants with the services that will be on site and the capacity of the programs that are operating. They also emphasize that safety for the residents is a key concern, as residents need to feel safe in their new home, so operators look at how they can create a community of residents who match the support resources available to them.

c) Adding Funds and Staff: Vancouver Coastal Health and Lu'ma Native Housing Society have experience with complex care housing and with providing complex care units in supportive housing projects and both organizations find that having complex care units in a supportive housing setting is an added benefit to all the residents in the supportive housing project, as the complex care units bring deeper funding and resources to provide greater support services to the project.

d) Supportive housing isn't for everyone: This housing project will be one project on a continuum of housing choices and different people with different needs may be served in different housing options – but this is one key tool to deal with the homeless component of today's housing crisis.

BC Housing Community Relations/Let's Talk Enquiries & Responses

East Keith Road, North Vancouver

November 2 – November 8, 2023

Community Feedback
When it comes to supportive housing, everyone's biggest worry is safety. There must be reasons for it, this is not new and has been shown in other areas. I will outline the concerns/considerations later on. I am in agreement with helping people to be self-sustainable and rehabilitate into society, but I am not fully convinced this is the best solution. I think a lot of thinking and considerations should be put in place and addressed. Housing is an issue in Vancouver and will continue to be so. I think the consideration is balancing out the succession rate versus others taking advantage of the helping hand. I think there are 2 root causes. 1) People's ability to be self sustainable and rehabilitate into society, which looks like you are addressing with the proposal. 2) General housing affordability. It has become now that living on a slightly low income is better than working hard to try to sustain because of the benefits. This needs to be addressed appropriately and everyone needs to be taken into consideration. Otherwise there is no motivation to be independent. Always handing out doesn't set a good example of how one should be. It's like wild animals no longer knowing how to hunt and get their own food as they get fed by humans. Soon they become dependent, we have to keep feeding them endlessly and they die because they lose their instincts. I worked really hard to afford a place in this area to escape from Vancouver's environment. North Vancouver has a reputation and a lifestyle which makes it attractive to some. Changing that will devalue and downgrade it. Attracting a different population will gradually change the environment. The consideration is ensuring people that live there are a good match, so that they don't "drag" each other down. The selection of the people eligible for supportive housing has to be very strict, perhaps a community opinion on it to ensure the correct measures are in place. It is in question whether this is the best area. There are lots of trails in this area by Lynn Creek. It is a family area where people like to go for walks after dinner and at night. Currently, there isn't enough lighting. Already there are some hidden areas with tarps. It will become more of an attraction to have more people live outdoors in this area. It is already a worry with a community centre nearby with shared parking with the building. It is difficult to control entry in apartment buildings (easy theft) and there are lots around. In addition, a bus hub and a metal and bottle exchange centre already makes it accessible and an ideal target for some. It can easily become like terminal station/Main st. A suitable area with the right surrounding should be considered. Too easily accessible may not always be a good thing. Think about if this was the building beside where you live. What would be your concerns? What needs to be done to address those. Make it real. If you were receiving this service. What is it that is most needed? What are some things that you might use to take advantage of? How do we prevent that from happening?

CR Response
Thank you for sharing your thoughts and concerns regarding supportive housing in North Vancouver. Your perspective is important, and I appreciate your willingness to engage in this discussion. I understand that safety is a paramount concern when it comes to supportive housing, and you've raised valid points that require careful consideration. It's clear that you care deeply about the well-being of the community and want to ensure the best outcomes for everyone involved. Please know that all feedback is collected and shared with our project team so they have visibility around the community's input. Your concerns about the balance between helping people become self-sustainable and addressing housing affordability are crucial. The District of North Vancouver's Rental and Affordable Housing Strategy identified that homelessness is on the rise in North Vancouver, and District residents are increasingly vulnerable. The District of North Vancouver's 2023 Housing Needs Report identifies key priorities to address housing challenges and deliver a range of social and supportive homes. As you mentioned, there's been examples of folks experiencing homelessness close to the project area, with others living out of parked cars on District streets. Those experiencing homelessness are as varied as any other neighbour and we cannot assume they will bring criminal tendencies. They may be seniors, people with disabilities, people who have employment but no housing, people who are working through mental health concerns and/or substance use. Those who live in supportive housing have actively made the choice to be there. Our goal is to bring those folks outside, in to provide them with the supports they need to begin to stabilize their lives and move into more permanent housing. In addition, all residents are required to pay rent, and sign a Good Neighbour Agreement which focuses on property, safety of themselves, staff, and the community, conduct and behaviour, and communication. Every potential resident is considered on an individual basis to ensure that the housing and services provided by the program match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and health care services. Staff from Lu'ma Housing Society will be on site 24/7 to provide supports, including meal programs, life and employment skills training, as well as health and wellness support services and a connection and reconnection to community, culture, teachings, ceremony and traditional food. BC Housing and Lu'ma are focused on building relationships within the local community and keeping communications lines open and accessible. In addition to emphasize measures taken around safety and security, this would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. With proposed 24/7 staffing Lu'ma is in a good position to deal with and tend to any issue arising on site, while also ensuring the privacy rights of the tenants are upheld. If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Lu'ma staff would work with residents and the neighbours to foster good neighbourhood relations. We acknowledge that there is much more conversation to be had with the community moving towards the rezoning application. You will be able to find updates surrounding the proposal, and a link to register for our upcoming information sessions at District of North Vancouver – East Keith Road | Let's

Talk Housing BC (letstalkhousingbc.ca) In addition, as part of the rezoning process District Council will hold a Public Hearing tentatively scheduled in November.

Community Feedback
Thank you for your information session last night for the parents of children attending North Star Elementary School. I really appreciate you taking the time to address some of our concerns. After hearing the proposal and understanding more about the project, I would like to ask that you reconsider the location of the proposed Supportive Housing Project on East Keith Road. While I do agree with the need for Supportive Housing, I feel strongly that the right location for it is critical to keep the surrounding community safe. I can understand, from an outside perspective, how the East Keith Road location looks ideal for a project of this type - however I don't think your team realizes that the location of this proposed development is actually in the heart of a very child-focused area. As mentioned in your presentation, the Supportive Housing site will include a fenced facility, security cameras, architecture and landscaping to reduce crime, a direct phone line to residents in the area to contact the RCMP, and increased monitoring of parks and neighboring areas to clean up drug-related debris and garbage. If all of these measures are needed, the neighborhood and children in the area are being put at an additional risk. The East Keith Road location is directly across the street from a daycare, half a block away from an elementary school, and one block away from a park used by hundreds of children daily. The children at the elementary school and daycare use Bridgman Park daily, walk the trails in the area, and explore the neighborhood on a regular basis. It is not the right location for a project where the majority of people who will be living there are struggling with substance abuse and mental health issues - including some of whom will have severe and complex mental health issues. The sad reality is that the location of this proposed Supportive Housing Project will impact the safety of these children. How is this trade-off of children's safety justified? I realize that a lot of hard work and planning has gone into this project so far, but I am urging you to reconsider the site location of this project for the greater good of the surrounding community. Perhaps, one of the sites that you mentioned near the Phibbs Exchange would be better suited for a Supportive Housing Development, and the East Keith Road Site would be better for a Low Income Housing Development? One of your team members had mentioned that there are schools and children's facilities in all areas of our community, and so moving the location would not solve the children's safety concern. However, the East-Keith Road location is unique due to the fact that there are numerous children's facilities in extremely close proximity to this proposed project.

The Phibbs exchange area is not in direct proximity to an elementary school or a busy children's park, while residents of the Supportive Housing Project will still have easy access to public transit and other needs.

This change in location would alleviate many people's concerns about the safety of the hundreds of children using the East Keith Road/Bridgeman Park area, and allow you to gain more support from the community regarding this Supportive Housing Project.

Please reconsider the location of this project for the safety of our children.

Thank you for your time. I look forward to your response.

CR Response

Firstly, I wanted to say thank you for taking the time the other day to attend our information session at North Star Elementary to learn more about the proposed project at East Keith Road. I completely understand and hear your concerns around the selected site, especially when it comes to the safety of children in the vicinity. As you know, many folks share the same thoughts and feelings. Bridging the concerns of the community while addressing the well-being of our most vulnerable population is complex and challenging. Ultimately, feedback such as this is important, as you represent the community in which this proposal is located.

To provide a bit more context as to why this specific site was selected, DNV staff identified all the District-owned land resources, which included lands that could be available for development. Staff utilized this assessment of the District land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included:

- a site that could accommodate 50-75 units,
- access to transportation and other support services that the residents require,
- good access to transit options, groceries, parks, and green space, and
- a mix of community amenities available.

I can also clarify that while the District does own a variety of parcels of land, not all are designated or appropriate for residential use, and of those that are residential, very few are right sized for a 65-unit apartment building. Here you can find in-depth information on the DNV Report to Council.

As you mentioned, there is a need for supportive housing in the community, but we cannot assume that the folks that have made a choice to live there will bring criminal tendencies to the neighbourhood. All residents in supportive housing have made that important choice to work towards living a healthy, stable life. Every potential resident would be considered on an individual basis to ensure that services and programming provided match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and health care services.

People who live in supportive housing need to abide by the rules outlined in the program agreement, including expectations for paying rent, maintaining the unit, involvement in individualized case planning, signing the Good Neighbour Agreement, and more. The Program Agreement also addresses

expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and others. Once folks are given an opportunity to come inside from our parks and trails, they can begin to stabilize their lives in a supportive and safe environment and begin to reintegrate and build positive community connections.

I want to thank you for your dedication to the safety of the children in our community and your commitment to finding the best solution for all residents. I hope that our collective efforts can lead to a resolution that prioritizes the welfare of everyone involved. In addition, please know that we share all feedback received to the District of North Vancouver, Lu'ma Native Housing Society, and our project partners to ensure that you are heard. Updates around this project will continue to be posted on our Let's Talk page, in addition to more community engagement opportunities. District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca).

Community Feedback (End of conversation from repeat emailer)
If safety was the number one priority, as it should be, then this facility would be put on the other side of the commercial area, away from the residential areas, parks and schools. You know that. Let's stop pretending safety is a priority here.
CR Response
Thank you for the response. Please know that I appreciate your commitment to your community, and I understand that at the end of the day, safety is absolutely the number one priority as it should be. I've continued to share our conversation to our development team and our project partners, so they are aware of the impact that this project has and how the community feels about it. I'm sorry that you feel that the information sessions will be a misrepresentation of information, but I do feel as though it will be valuable for those with strong feelings to present concerns in a face-to-face setting. As mentioned, those opportunities will all be listed on the Let's Talk page. District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca)

Community Relations Emails Received – No response provided yet

Community Feedback - Forwarded by Tamsin to provide further detail on specific questions
Thank you for drafting a response to my earlier email. I have a background in social policy from Simon Fraser University and a I am also a certified mediator/negotiator from the Justice Institute of BC. From my educational training and experience, it is always best to look at the finer details when making sound decisions. If you could please further expand on some of your points so that I may more fully understand your viewpoint, I would appreciate it – please see my comments and questions in the text of your letter. …Thank you for your input, your comments will be shared with Mayor and Council. Vancouver Coastal Health and Lu'ma Native Housing Society have experience with complex care housing and with providing complex care units in supportive housing projects and both organizations find that having complex care units is an added benefit to all the residents as supportive housing projects that include complex care units have deeper funding and resources to provide greater support services to all the residents.

While the addition of the complex care units will provide additional funding for the proposed supportive housing development, is this actually in the best interest of all residents?
If one looks at the services provided to individuals with mental health and drug addiction, a facility like Red Fish Healing Centre (funded by the government) is much more able to provide wholistic services to individuals who would qualify as complex-care housing candidates. The healing centre's goal is to address ' physical wellness, mental wellness, substance-free living [my underline], problem behaviours…treatment is provided by a specialized interdisciplinary team to deliver coordinated and comprehensive individualized care, ultimately leading to sustained treatment success, minimization of relapse and overall enhancement of the quality of care'. Once an individual has passed through this treatment process, they are then assessed for supportive housing. As noted by the Lu'ma representative on your information webinar, drug abstinence would not be a requirement for residence in the complex-care section of the proposed facility on Keith and Mountain Highway. I disagree with this as I believe that drug use at or around the facility can pose a risk to the community.

Tenants for this project will be assessed with the goal of maintaining safe and stable housing. This assessment process matches residents with the appropriate services provided. It also ensures the project will have a balanced mix of residents. What would be the assessment process for individuals who seek to reside in the complex-care portion of the residence? What is your definition of a balanced mix of residents? In my view, the assessment process should be one in which the complex-care residents are assessed based on their suitability for habitation with the other residents and the community in the surrounding area. Would a psychiatric assessment tool such as START http://www.bcmhsus.ca/health-professionals/clinical-professional-resources/risk-assessment-start-manuals be used, or would an individual's lack of housing be the only criteria?
As for 'a balance mix of residents', my concern is that low-income seniors and disabled residents, who I assume would qualify for supportive housing, would be required to live in a setting where other residents are buying and using street-purchased drugs.

The safety of residents, staff and the surrounding community is a priority. The most important security feature, both for residents and the community, is staffing. The building will have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in a timely manner. I would differ on this approach as I believe the key factor to ensuring safety is that individuals are appropriately assessed and housed in a setting in which their particular needs can best be met and where their and others' safety can be best assured. An example of this is Red Fish Housing where in-depth assessment and multi-layer treatment services are provided.
http://www.bcmhsus.ca/our-services/provincial-integrated-mental-health-addiction-programs/red-fish-healing-centre/model-of-care

If the project is approved, the operators of the building will share direct contact information with the surrounding community and commit to keeping open lines of communication. The goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood. As noted in my previous email with a link to the North Shore News, the Lu'ma-run housing facility on Capilano Road has proven to not be a positive experience for the community in the surrounding area.

Many supportive housing sites for people experiencing homelessness across the province have been operating in their communities and near schools with no issues. There are over 225 provincially funded supportive housing sites across the province that are within 500 metres of a school. 57% of provincially

funded supportive housing sites in B.C. within 500 metres of schools have been operating for 10+ years. My concern is not with supportive or subsidized housing, my concern is with the complex-care housing component of the proposed development which would serve a demographic that may be suffering from an array of diagnosed and undiagnosed mental health issues coupled with the use of street-acquired drugs in and around the facility.

Thank you once again for taking the time to provide your comments,

I look forward to learning more about the proposed development and further discussion at the in-person meeting next week on November 8th.

Community Feedback
It is November 5, 2023 and the site has not been updated with the date of the Public Hearing. We only know it will be sometime in November. When will this be updated to provide the public has sufficient notice

Community Feedback
No question, but I wanted to say I fully support this initiative! I have lived in North Van for 3 years. I own a condo at Keith and Lonsdale. I fully support the addition of any and all supported housing in the community. It's so nice to live in a city that is investing in housing and services for those who need it most.

Community Feedback
I'm an owner and resident at 680 Seylynn Crescent and a supporter of the rezoning and project at 1200 block of East Keith Road. The supportive housing sounds like a very thoughtful and caring approach to homelessness, poverty and isolation. I hope the project is approved and construction on that site is not too much of a disturbance to highway on ramp traffic.

Community Feedback
It seems like all the neighbouring houses and businesses are going to have to bear the burden of living next to at risk people. This is no easy task, and it becomes even harder or impossible for those living in single family houses. This is no small change; it is big change for the area. How is this being address? It sounds like the residents of those houses are just going to have to take all costs with zero benefits for them. This is one of the only cases where I see development being a loss scenario for current resident! Where the plans to help the people currently living in the area?

Community Feedback
Will this project include a shared/supervised injection space?

Community Feedback
Please specify the sites proposed to BC housing for this development. Under Rezoning and Development, if this project goes ahead what is DNV considering as fair compensation for property

owners in the immediate area taking into consideration the seeming lack of appetite for approving permits for the area to the east that is already rezoned?

Community Feedback
The district is requesting the development fee of $694,000 be waived. Who will be paying for this fee?

BC Housing Community Relations/Let's Talk Enquiries & Responses

East Keith Road, North Vancouver

November 8 – November 17, 2023

Community Feedback
It is November 5, 2023 and the site has not been updated with the date of the Public Hearing. We only know it will be sometime in November. When will this be updated to provide the public has sufficient notice?
CR Response
Good morning, The Public Hearing has been set for November 21st. You will find information related to the public hearing on the District of North Vancouver's website: Speak at a public hearing | District of North Vancouver (dnv.org) Council minutes, agendas, and notices (dnv.org)

Community Feedback
No question, but I wanted to say I fully support this initiative! I have lived in North Van for 3 years. I own a condo at Keith and Lonsdale. I fully support the addition of any and all supported housing in the community. It's so nice to live in a city that is investing in housing and services for those who need it most.
CR Response
Thank you for sharing your support for the initiative to add supportive housing in North Vancouver! Your positive perspective reflects a commitment to improving the quality of life for everyone on the North Shore. We're excited for the future of this supportive housing site, though there is much more work to do before it comes to fruition! The District of North Vancouver is holding a public hearing on November 21st. If you're interested in participating, information can be found on the DNV website: Council minutes, agendas, and notices (dnv.org) We will also be posting important updates around East Keith Road on our Let's Talk page as we have them! Thank you again for your note of support.

Community Feedback
I'm a owner and resident at 680 Seylynn Crescent and a supporter of the rezoning and project at 1200 block of East Keith Road. The supportive housing sounds like a very thoughtful and caring approach to homelessness, poverty and isolation. I hope the project is approved and construction on that site is not too much of a disturbance to highway on ramp traffic.
CR Response
Thank you for sharing your support for the initiative to add supportive housing in North Vancouver! It's heartwarming to hear your enthusiasm for a more inclusive and compassionate community. Your positive perspective reflects a commitment to improving the quality of life for everyone on the North Shore! We're excited for the future of this supportive housing site, though there is much more work to do before it comes to fruition! We are sharing all feedback collected with our development team and project partners. We will also be holding upcoming community information sessions this week and next. If you're interested in joining last-minute, registration links can be found on our Let's Talk page: District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca) Also, we will be posting important updates around East Keith Road on this page as we have them! Thank you again for your notion of support.

Community Feedback
You are destroying our family-friendly Lynnmour Community. Please don't waste our taxes on projects like this. I know that you don't care about our feedback. You proved it when you approved the zoning change by HolidayIn 180 units 6:1. That's when my family realized, that we would need to research where DNV officials live and move there as these projects won't be approved in these neighbourhoods.
CR Response
Thank you for taking the time to submit your thoughts. I understand that you're feeling frustrated and concerned about the proposed changes happening in the Lynnmour Community. Community changes are challenging, especially when folks feel that it affects the sense of family-friendliness that neighbours value. It's essential for local officials to be responsive to the concerns of residents and to find a balance between development and maintaining the character of the neighborhood. It is important here to emphasize that people who experience homelessness are as varied as any other neighbour. All residents in supportive housing have made a choice to work towards living a healthy, stable life. To provide you with a bit more context around the Travelodge, it is a former motel that is being used as temporary, emergency housing which was in response to the COVID-19 pandemic. In contrast, this proposed project at East Keith Road, if approved, would feature a building meant to house these members of the North Shore community. The architect hired by BC Housing has lots of experience designing buildings like this, and has been working with BC Housing, VCH and Lu'ma representatives to design a building meant to foster inclusion and community among residents, and to address community concerns. It is important for the community to have the opportunity to speak. The District of North Vancouver will be hosting a public hearing on November 21st. I will link the details below if you are interested in registering:

Speak at a public hearing | District of North Vancouver (dnv.org)

Council minutes, agendas, and notices (dnv.org)

In addition, we are always listening at communityrelations@bchousing.org if you have any questions.

Community Feedback
Where is the link to the information on the public hearing on Nov 21?
CR Response
You can find the link to the information on the DNV website: https://www.dnv.org/government-administration/speak-public-hearing Council minutes, agendas, and notices (dnv.org) Thank you!

Community Feedback
I had dates mixed up and have missed the Nov 8th meeting. I'd like to ask if there a way to obtain the meeting minutes please. I think this project is vey exiting and important to the North Shore and in any other communities as there are not enough facilities to provide safe and sound social welfare and well-being homes to vulnerable people. The number of units proposed for this project is not enough to mitigate the current housing crisis but any is better than none. What will this housing be focused on providing and what it will be categorized as on the BC Housing list? What will be the qualification criteria for ones to apply and when will that become available to submit? Could this be function as additional assisted living place for senios and people with disability in the North Shore? I would appreciate to hear back with your reply. Thank you.
CR Response
Thank you for reaching out to us. I'm sorry you weren't able to attend the November 8th meeting! This Community Information Session was hosted as an open house with presenters from Lu'ma Native Housing Society, Vancouver Coastal Health, and our architect partners where folks went around the room to ask questions and gain more information. The poster boards which were used around the room are located here: 0c02d18444896d0af2ebda004e390a93_P03.1_North_Van_Commuity_Open_House_REDUCED.pdf (ehq-production-canada.s3.ca-central-1.amazonaws.com) We share in your excitement to see the positive impacts that this proposed building will bring to the most vulnerable folks in the community. This would be considered supportive housing under the BC Housing umbrella. The homes would be for adults, seniors and people with disabilities, with a priority for people on the North Shore as there is a significant, unmet local need. The people who would apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming. To provide you with a bit more information, this “housing-first’ model gives people a safe place to live where they can connect to services they need to stabilize and rebuild their lives. We work in partnership

with non-profit societies, like Lu'ma Native Housing Society, who operate supportive homes and provide on-site services to residents. Supports could include cultural outreach workers, elders, tenant support workers and homemakers along with connections and reconnections to community and culture. Culture is healing and that begins with building community as a main goal. Health care will be provided by mobile health clinics and a connection to community resources. Life and employment skills training will also be provided.

We will continue to post any important updates on our Let's Talk page, so stay tuned! Again, I appreciate you reaching out with your show of support for East Keith Road.

Community Feedback
Are people who have been diagnosed with serious mental health problems and people who have a drug addiction be together in this building ? If so, I worry that illegal drugs will become a problem amongst the mentally ill with disastrous results. I lost my schizophrenic son in June this way.
CR Response
First, I'm truly sorry to hear about the loss of your son, and I can only imagine the pain you must be going through. It's completely understandable that you would have concerns about the potential cohabitation of individuals with mental health conditions and those dealing with addiction in the same building. To speak to the residents of this proposed building, the people who would apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming that this space would provide. BC Housing will work with local service providers to determine the criteria and to select residents, while recognizing that this housing will specifically be targeted to people from North Shore communities. 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. If they choose to use, the operators would work with each tenant to 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. There are no plans to provide a safe supply program onsite; access to safe supply is part of a care plan between the patient and their doctor. Lu'ma Native Housing Society and Vancouver Coastal Health would work together 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. In this conversation, I feel it is important to mention the current proposal is for 60 studio apartments for supportive housing residents, with a proposed five spaces for Complex Care residents. Complex care housing (CCH) is a provincial initiative that provides a ground-breaking approach to support people who have both mental health and substance use issues, alongside other health concerns like trauma. This program will provide an enhanced level of integrated health and social supports that serve people where they live, for as long as they need it. Complex care housing has direct connections to treatment and specialized care, including support from nurses, peer workers, social workers and other health professionals.

Other supports that are provided to residents are outreach workers, life skills training, employment assistance, connection and referral to community services and support groups. Overall, all residents who have chosen to live in supportive housing have made that important choice to work towards living a healthy, stable life. We want to ensure that all residents, no matter what their needs are, are met with a safe haven with access to resources and successfully reintegrate back into the community in which they live in.

Community Feedback
No comment, but wholly support this initiative. If anything, a mix of 2 and 3-bedroom spaces would also be good to accommodate families.
CR Response
Thank you for sharing your support for the initiative to add supportive housing in North Vancouver! Your positive perspective reflects a commitment to improving the quality of life for everyone on the North Shore. We're excited for the future of this supportive housing site, though there is much more work to do before it comes to fruition! The District of North Vancouver is holding a public hearing on November 21st. If you're interested in participating, information can be found on the DNV website: Council minutes, agendas, and notices (dnv.org) We will also be posting important updates around East Keith Road on our Let's Talk page as we have them!

Community Feedback
Urgent Concerns Regarding Proposed Supportive Housing in Our Neighborhood 1200 E Keith Road Dear City Council, I hope this letter reaches you with a sense of urgency and a genuine desire to protect the well-being and interests of the residents of our community. I am writing to express my deep reservations and serious concerns about the proposed supportive housing development slated for our neighborhood. While I acknowledge the city's commitment to addressing homelessness, it is essential to recognize that the current proposed location raises significant and potentially irreversible issues for our community. My foremost concern is the matter of safety, both for the residents of the supportive housing facility and our existing community members. We need unequivocal assurance that the city will implement rigorous security measures and allocate sufficient resources for ongoing safety monitoring to mitigate any potential risks. Equally distressing is the impact this development may have on the safety of our children. Our neighborhood is home to numerous families with young children who deserve the right to grow up in an environment free from unnecessary risks. It is imperative that the city undertakes a comprehensive assessment of potential risks to children, and implements robust safety protocols to safeguard their well-being. Property values, a cornerstone of financial stability for many homeowners, are at stake. I insist on a thorough and transparent analysis of the potential impact this supportive housing facility could have on property values in our neighborhood. The city must be forthcoming with this information, as withholding such critical details only breeds mistrust among residents. I implore the city to reconsider the current location of the proposed supportive housing facility. It is clear that placing it in close proximity to populated areas poses a multitude of challenges. I strongly recommend exploring alternative locations, perhaps further away from densely inhabited regions, to strike a more reasonable balance between addressing homelessness and preserving the integrity of existing communities. Additionally, beyond safety and property values, the city must

address any other potential issues that may arise, such as traffic congestion, increased demand for local services, and the overall integration of the facility into our neighborhood's infrastructure. These issues require thorough consideration, and residents demand an active role in the decision-making process. I urge the city to engage in open, honest, and continuous communication with the community, providing regular updates and genuinely considering our input throughout this critical decision-making process. The future of our neighborhood is at stake, and I trust that you will take these concerns seriously. Thank you for your immediate attention to these pressing matters. I anticipate a robust, transparent, and community-centric discussion about the proposed supportive housing development in our neighborhood. Sincerely, Todd

CR Response

Thank you for sharing your thoughts and concerns regarding supportive housing in North Vancouver. Your perspective is important, and I appreciate your willingness to engage in this discussion. I understand that safety is a paramount concern when it comes to supportive housing, and you've raised valid points that require careful consideration. It's clear that you care deeply about the well-being of the community and want to ensure the best outcomes for everyone involved. Please know that all feedback is collected and shared with our project team, so they have visibility around the community's input. I did want to note that we did receive your Let's Talk inquiry as well.

To provide a bit more context as to why this specific site was selected, DNV staff identified all the District-owned land resources, which included lands that could be available for development. Staff utilized this assessment of the District land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included:

- a site that could accommodate 50-75 units,
- access to transportation and other support services that the residents require,
- good access to transit options, groceries, parks, and green space, and
- a mix of community amenities available.

I can also clarify that while the District does own a variety of parcels of land, not all are designated or appropriate for residential use, and of those that are residential, very few are right sized for a 65-unit apartment building. Here you can find in-depth information on the DNV Report to Council.

As you mentioned, there is a commitment to deliver safe and supportive housing, but we cannot assume that the folks that have made a choice to live there will bring criminal tendencies to the neighbourhood. All residents in supportive housing have made that important choice to work towards living a healthy, stable life. Every potential resident would be considered on an individual basis to ensure that services and programming provided by this site match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and health care services. People who live in supportive housing need to abide by the rules outlined in the program agreement, including expectations for paying rent, maintaining the unit, involvement in individualized case planning, signing the Good Neighbour Agreement, and more. The Program Agreement also addresses expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and others.

Once folks are given an opportunity to come inside from our parks and trails, they can begin to stabilize their lives in a supportive and safe environment and begin to reintegrate and build positive community

connections. In addition to emphasize measures taken around safety and security, this would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. With proposed 24/7 staffing Lu'ma Native Housing Society is in a good position to deal with and tend to any issue arising on site, while also ensuring the privacy rights of the tenants are upheld. If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Lu'ma staff would work with residents and the neighbours to foster good neighbourhood relations.

I want to thank you for your dedication to the safety of the children in our community and your commitment to finding the best solution for all residents. I hope that our collective efforts can lead to a resolution that prioritizes the welfare of everyone involved. I am attaching BC Housing's Community Benefits of Supportive Housing report, which includes data and statistics which I hope you find informative and useful. In addition, please know that we share all feedback received to the District of North Vancouver, Lu'ma Native Housing Society, and our project partners to ensure that you are heard. Updates around this project will continue to be posted on our Let's Talk page, in addition to more community engagement opportunities https://letstalkhousingbc.ca/north-vancouver-east-keith-road. The DNV will also be hosting a public hearing on November 21st, here is the link if you are interested in participating: https://www.dnv.org/government-administration/speak-public-hearing. Again, Todd, thank you for taking the time to voice your feedback and concerns around this project.

Community Feedback
I amongst the hundreds and hundreds of others, would like to voice my opposition for the awful idea for "supportive" housing on E Keith and Mountain Hwy. I live near the area where there are children playing in Bridgeman park, a daycare, and many young families nearby. This is a very developing neighborhood with many high and low rises about to be built. This location is not the spot to put severely mentally ill transient people with substance abuse issues. This will ONLY increase crime and make everyone in this entire neighborhood feel unsafe. Why was this location chosen? It's not close to any mental health, substance abuse, or medical care facilities. It's at a cross section of a busy road and where many young families live. You want to increase crime in this area with no actual plan to help these people? What would help in relocating this proposal? I'd be happy to organize a petition with the hundreds, if not thousands of my neighbors near the area opposing this proposal.
CR Response
Thank you for taking the time to reach out to us. It's clear that you care deeply about the well-being of the community and want to ensure the best outcomes for everyone involved. Please know that all feedback is collected and shared with our project team, so they have visibility around the community's input. I did want to note that we did receive your Let's Talk inquiry as well. To provide a bit more context as to why this specific site was selected, DNV staff identified all the District-owned land resources, which included lands that could be available for development. Staff utilized this assessment of the District land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included: • a site that could accommodate 50-75 units, • access to transportation and other support services that the residents require, • good access to transit options, groceries, parks, and green space, and

- a mix of community amenities available.

I can also clarify that while the District does own a variety of parcels of land, not all are designated or appropriate for residential use, and of those that are residential, very few are right sized for a 65-unit apartment building.

I hope to dispel the fact that there are no services provided to folks who are choosing to live at this proposed site. All residents in supportive housing have made that important choice to work towards living a healthy, stable life. We cannot assume that those who chose to live here will bring criminal tendencies. Every potential resident would be considered on an individual basis to ensure that services and programming provided by this site match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and on-site health care services. People who live in supportive housing need to abide by the rules outlined in the program agreement, including expectations for paying rent, maintaining the unit, involvement in individualized case planning, signing the Good Neighbour Agreement, and more. The Program Agreement also addresses expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and others. Here you will find an example of this agreement: Residential Tenancy Agreement Crime Free Housing Addendum (bchousing.org)
Once folks are given an opportunity to come inside from our parks and trails, they can begin to stabilize their lives in a supportive and safe environment and begin to reintegrate and build positive community connections. In addition to emphasize measures taken around safety and security, this would be a purpose-built property and include security measures like well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. With proposed 24/7 staffing Lu'ma Native Housing Society is in a good position to deal with and tend to any issue arising on site, while also ensuring the privacy rights of the tenants are upheld. If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Lu'ma staff would work with residents and the neighbours to foster good neighbourhood relations.

Our goal is to foster open communication and collaboration to address the concerns of the community. We are committed to finding a solution that balances the needs of vulnerable populations with the safety and well-being of the neighborhood. Thank you for taking the time to express your concerns. We value your input and will keep you updated on the progress and any developments in this matter via our Let's Talk page District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca). In addition, I am sharing with you our Community Benefits of Supportive Housing brochure, which provides data around supportive housing in our neighbourhoods that I hope you find useful.

Community Member Response to CR

Thank you for your detailed response and the information provided. I appreciate the effort to address community concerns regarding the proposed supportive housing project at 1200 East Keith Road.

While I understand the outlined criteria for site selection and the commitment to providing services to residents, I want to emphasize our specific experience with Lu'ma Native Housing Society at the Travel Lodge location. Unfortunately, their presence there was associated with increased crime in the area and open drug use, impacting the safety and well-being of the community. It is crucial to consider the track record of Lu'ma as a neighbor and the potential risks associated with their operations.

Our primary concern is the safety of our community, especially with the proximity of daycares and families in the area. Given the challenges faced at the Travel Lodge site, we urge the Council to thoroughly evaluate the potential impact of this development on the safety and security of our neighborhood. Further consultations with the RCMP are essential to address potential safety risks adequately.

Moreover, we believe a better-suited site for such a development should include local access to a hospital, a police station, and safe drug use sites to ensure comprehensive support services for the residents.

CR Response

We're happy to do what we can. As you and I can both understand, there is more conversation and community collaboration to be had around this proposed supportive housing site. I want to assure you that your concerns will be taken into account as the Council evaluates the proposed development. The goal is to create a supportive housing environment that not only meets the needs of residents but also enhances the safety and harmony of the surrounding neighbours and community.

We've heard questions around how this site will compare to the Travelodge – and just to provide some information there, the site as you know is a former motel that is being used as temporary, emergency housing. In contrast, this proposed project at East Keith Road, if approved, would feature a purpose-built space meant to house vulnerable members of our community. The architect hired by BC Housing has lots of experience designing buildings like this, and has been working with BC Housing, VCH and Lu'ma representatives to design a building meant to foster inclusion and community among residents, and to address community concerns. In addition, Lu'ma already has a strong, positive relationship with the Car 22 program. This pilot program is a partnership between VCH, North Vancouver RCMP and the West Vancouver Police Department and is aimed at assisting marginalized and vulnerable populations in the community who face mental health challenges. Lu'ma endeavours to create and maintain positive community serving relationships benefiting those they serve, the community as a whole and Lu'ma as an organization.

I did want to advise you as well that there will be a public hearing hosted by the District of North Vancouver on November 21st. More information on the hearing and how you can participate will be on the DNV website. Public Hearing for 1200 block East Keith Road | District of North Vancouver (dnv.org)

Thank you again for sharing your thoughts, and please be assured that your input is heard and will be shared with our project team.

Community Feedback

This is not really a question, it is more of a concern. I am concerned about the placement of the supportive housing. Directly across the street from the Keith Road Supportive Housing proposal site there is a daycare and down from that there is a Montessori school and the North Shore winter club which offers numerous activities for youth. Many of us feel the residents of this building are too close to children as we know there will be some negative consequences. The residents will be walking right by these areas to access the mall or the park. There is a brand new, expensive playground in the park that could become congested with your clients and it could lead to uncomfortable encounters if drugs or alcohol are being used openly. Secondly, I fear for the lives of the residents who will wander the streets.

The traffic in this area is congested and frankly dangerous - unfortunately many of the drivers are too focused on getting from A to B and little care is paid to pedestrians. This site, in my mind, would be perfect for low income family housing or low income housing for single mothers. Day care across the street, a park and playground less than a block away and Super store within walking distance as well as Brooksbank. There is a community centre with more day care opening this Spring on Mountain highway. To me the neighborhood seems geared to young parents and their families as opposed to single occupants with addiction and mental health issues. I can't believe there isn't a piece of property geared more to their needs elsewhere in North Vancouver. I'm all for supportive housing but it does need to be supported and able to blend in with the already existing neighborhood therefore I'm recommending you move to single mothers and ther children on East Keith Road.

CR Response

Thank you for sharing your concerns about the proposed placement of the supportive housing on East Keith Road. It's clear that you deeply care about the well-being of the community and want to ensure that the housing aligns with the needs of the neighborhood. It's important to have open conversations about these matters to address any potential challenges so I appreciate you submitting your thoughts around this. Your suggestion of considering low-income family housing or housing for single mothers on East Keith Road is incredibly thoughtful, considering the existing amenities and community infrastructure. Hopefully with some information I can provide today, it can provide a bit more clarity around the proposed operation of the site, and the folks that will be living here.

People without homes are often only able to focus on basic survival needs. Our priority is to meet people where they are in their journey and assist them in moving forward, by moving people experiencing homelessness into independent and permanent housing and providing additional supports, services, guidance, and encouragement as needed. All residents in supportive housing have voluntarily made a choice to live there and work towards living a healthy, stable life. We cannot assume that those who chose to live here will bring criminal tendencies as there are many paths into homelessness. Every potential resident would be considered on an individual basis to ensure that services and programming provided by this site match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and on-site health care services. People who live in supportive housing need to abide by the rules outlined in the program agreement, including expectations for paying rent, maintaining the unit, involvement in individualized case planning, signing the Good Neighbour Agreement, and more. The Program Agreement also addresses expectations about appropriate and respectful behaviour especially as it relates to the health and safety of themselves and others.

Once folks are given an opportunity to come inside from our parks and trails, they can begin to stabilize their lives in a supportive and safe environment and begin to reintegrate and build positive community connections. In addition to emphasize measures taken around safety and security, this would be a purpose-built property and include security measures like well-lit and private grounds, extensive camera monitoring and a controlled single point of entry. Lu'ma Native Housing Society brings over 40 years of experience as an operator and with experienced 24/7 staffing, they are in a good position to tend to any possible issues that arise onsite, while also ensuring the privacy rights of the tenants are upheld. If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Lu'ma staff is dedicated to working with residents and the neighbours of the proposed site to foster positive relationships.

In terms of location, as you may know, has been a top subject of discussion. To provide a bit more context as to why this specific site was selected, DNV staff identified all the District-owned land resources, which included lands that could be available for development. Staff utilized this assessment of the District land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included:

- a site that could accommodate 50-75 units,
- access to transportation and other support services that the residents require,
- good access to transit options, groceries, parks, and green space, and
- a mix of community amenities available.

I can also clarify that while the District does own a variety of parcels of land, not all are designated or appropriate for residential use, and of those that are residential, very few are right sized for a 65-unit apartment building. Access to community services and transit is key for people without homes, but so is feeling part of a neighbourhood. With a remote site, there is no access to services, no regular transit access, and no integration with the community, which is essential for people who are working towards a healthy, stable life.

Our goal is to foster open communication and collaboration to share the concerns of the community with our project team. Your input is shared with our team, so they are able to stay connected to the community's feedback and concerns arising from this proposal. We are committed to finding a solution that balances the needs of vulnerable populations with the safety and well-being of the neighborhood. If you are interested in participating, the District of North Vancouver is holding a public hearing on November 21st pertaining to this site. Information on the hearing and instructions on how to participate can be found on the DNV website (dnv.org). In addition, I am sharing with you our Community Benefits of Supportive Housing brochure, which provides important data around supportive housing in our neighbourhoods that I hope you find useful. Community Benefits of Supportive Housing (bchousing.org)

Community Feedback
I attended the Open House, and realized after I had left I had no idea if there was any thought or plans on including pets into the design of the function of this building and the rooms/suites. I think pets have great therapeutic value for people, and I know there might be residents who want to move in, but don't want to leave their pets. So, if there is a good possibility that pets or companion animals or service animals are to join any of the other residents here, then I would like to hear what design considerations there are for them -- for example, I know there is a coyote pack that dens nearby. If cats are going to be allowed pets, is there going to be room for a safe outdoor enclosed "catio" area, so the cats can get some outside time but aren't taking off and getting hunted and killed by the local coyotes? If dogs are going to be allowed as pets, will there be a designated dog business location and waste disposal system built into the property, so that dog waste issues don't become an externality along the trail to the nearby park spaces?

CR Response
Firstly, I wanted to say thank you for taking the time to attend our open house the other week! I appreciate you bringing forward these important considerations about including pets in the design of the building and living spaces. Your insight into the therapeutic value of pets is wonderful, and it's heartening to hear your concern for both residents and their companions. We appreciate your thoughtful suggestions regarding the safety of outdoor spaces for cats and the need for designated areas and waste disposal systems for dogs. These are definitely important aspects to consider in creating a pet-friendly environment. Rest assured, your feedback is invaluable to us as we plan and design the spaces. Your input will certainly be taken into account as we explore ways to incorporate pet-friendly features into the building and its surroundings. As it is still very early in the process of development, this is a perfect time to share these ideas with our team, which I've gone ahead and done. Once again, thank you for bringing these concerns to our attention, and we look forward to creating a space that enhances the overall quality of life for both residents and their furry friends!

Community Feedback
I'm a member of the North Shore Winter Club, located near the new proposed East Keith housing. I'm aware that the Club Board President has been actively lobbying against the proposal because of concerns about "safety of children and families". I would like to make very clear that this view does not represent everyone at the Club and _he has no mandate to make such representations on behalf of the Club_. There was no discussion or vote on the matter among members. (I recognize that he and other members have every right to express their personal opinions—just not an institutional one.) This member, at least, is supportive of the proposal and offended by the direct line drawn between those in need of housing and "children's safety," and in particular the correlation of an Indigenous-run facility and "children's safety." Good luck with the much-needed development, I'm sure it will make a big difference for those lucky enough to be in it.
CR Response
Firstly, I want to share my appreciation for your thoughtful and supportive message around the East Keith Road development. Your willingness to speak out and clarify that the concerns raised do not represent the views of all NSWC members is important to continue fostering open and inclusive dialogue around this proposal. As you mentioned, folks very well have the right to express their feelings around this, and we're dedicated to keeping our lines of communication open and meeting North Shore community member's concerns with understanding and a willingness to engage in respectful, and informative conversation. Thank you for providing your outlook on the much-needed development, and your belief in the positive impact it can have on the most vulnerable folks in the North Shore community. Please feel free to stay abreast with any project updates via our Let's Talk page: District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca).

Community Feedback
I am writing regarding the proposed supportive housing project on East Keith Road in North Vancouver. First a few questions then some observations and concerns. Questions: 1. It is stated that the facility will have 24/7 support services. How many support workers will there be for 65 people 5 of which have complex care needs? 2. What guarantee is there the level of supports will be maintained in the future with changes in government, changes in political and public support, changes in management etc.? 3. What will the ratio of male/female residents be? 4. What other sites were explore and why was this one ranked highest on that list? Observations and Concerns: Site Suitability 1. There are no mental health support services, addiction support services, safe drug use facilities, health clinics, income and disability assistance services, etc... or anything of this matter nearby and that will not help with their transition into this housing. 2. A more appropriate area would be near a local hospital, mental health services, police and fire stations and a WorkBC centre. In North Vancouver the only area that has these services nearby is Lonsdale. 3. It seems ill-suited to put such a facility in very close proximity to public and private daycares, the new Cloverley Elementary, a new public rec centre, a family recreational facility, Bridgeman Park, a large newly constructed playground, local trails and residential housing. It seems completely contradictory to the Official Community Plan of the area which calls for: Class: Parks, Open Space, and Natural Areas. 4. The facility will be located on the intersection of two six lane very busy roads with very little setback from the roads. A very unsuitable location for people with drug or alcohol addiction and/or living with complex problems. 5. The intersection of Keith Road East and Mountain Highway is arguably the busiest on the North Shore. There will be a traffic nightmare created in the area during construction of this project which is proposed to last for three years. 6. There is no good spot to add an entrance for work crews and nowhere nearby to use as a worklot/parking lot for crews etc. Concerns: 1. This is a piece of taxpayer land that could be better used for much needed affordable housing for homeless families, those on disability and others. To put in a "low-barrier" "wet" facility seems totally inappropriate for the area. 2. BC Housing has done nothing to address the community's concerns and Lu'ma confirmed they will not screen for criminals or drug users, and not remove them from the housing if they commit crimes in the area. 3. I have no direct experience with Lu'ma but the research I have done seem to point to a history of not adequately supporting and addressing the mental health and addiction issues of their residents in the other properties they manage. The concerns over this being a wet facility where they can freely use drugs near schools, daycares, playgrounds and residential homes, along with the lack of management of this type of supportive housing, are why many people are opposed. 4. I'm happy for there to be housing here, but I am not happy for it to be low-barrier and for people who are actively using drugs and committing crimes to be funnelled into the neighborhood.

I attended the Open House on November 14 and was given very generic answers or even no answers to some questions. I felt the public's concern for community safety was not acknowledged, and there was a fair bit of whitewashing and glossing over important questions. There seems to be a fast track to approval and valid community and taxpayer concerns are being dismissed.
My opposition is not to supportive housing for families, single mothers, people with disabilities, the working poor or the homeless, on the contrary I completely support this type of housing and know that we need more of it. My opposition is to a facility which allows open drug use and has a low barrier policy of admission being inserted into a residential neighbourhood.

CR Response

Firstly, thank you for your interest in participating our engagement sessions and taking the time to submit your questions and feedback. Attendance was capped at 30 registrants as we did want to ensure that we were providing enough time and space for folks to have their questions and concerns addressed. I hope you will be pleased to know that there will be a public hearing hosted next week by the District of North Vancouver on November 21st. More information on the hearing and how you can participate will be on the DNV website. Public Hearing for 1200 block East Keith Road | District of North Vancouver (dnv.org)

Kindly see below for some more information around your questions:

1. The facility will have 24/7 support services. How many support workers will there be for 65 people 5 of the with complex care needs?
At this time, I cannot confirm the exact number of staff that will be on site, however, our operators that are chosen through a fair and competitive process to manage Supportive Housing buildings and must meet specific criteria within the operating agreement, including staffing capacity, to be eligible to apply.

2. Will drugs and alcohol be allowed in the facility, will a harm reduction policy be in place?
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 regarding lifestyle. This includes the decision to abstain or use drugs/alcohol in the privacy of their homes. If they choose to use, the operators will work with each tenant to ensure they use safely. We do take a harm reduction approach, which means staff is available to support any residents who are in various phases of substance use. Lu'ma Native Housing Society and Vancouver Coastal Health would work together 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. Residents can access on-site and community support services to assist them in maintaining their personal goals and manage challenges.

3. What will the ratio of male/female residents be?
While I cannot speak to the exact ratio of male to female residents, I hope to provide some context around our tenant selection process. The homes would be for adults, seniors, and people with disabilities, with a priority for people in the North Shore community. The people who would apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming. BC Housing will work with local service providers to determine the criteria and to select residents, while recognizing that this housing will specifically be targeted to people from

our local community. Those who would be living here have actively chosen to work towards living a healthy, stable life while accessing the supports and programming needed to do so.

As you likely know, many community members have questions around why this site was selected which we can respect and understand. For more detail on the site assessment and evaluation: the District's Properties and Real Estate team were involved in helping Council determine what lands might be available for a variety of housing needs, and they write: At a workshop on February 26, 2019, staff identified all the District owned land resources, which included lands that could be available for development. Staff utilized this assessment of the District's land assets and overlaid a set of criteria to best support residents in a supportive housing project, the criteria included:

- a site that could accommodate 50-75 units,
- access to transportation and other support services that the residents require,
- good access to transit options, groceries, parks and green space, and
- a mix of community amenities available.

I can also clarify that while the District does own a variety of parcels of land, not all are designated or appropriate for residential use, and of those that are residential, very few are right sized for a 65-unit apartment building.

Updates around this project will continue to be posted on our website: District of North Vancouver – East Keith Road | Let's Talk Housing BC (letstalkhousingbc.ca). I am also including a helpful document that we've been sharing with the community which provides data and information around Supportive Housing in our neighbourhoods. Community Benefits of Supportive Housing (ehq-production-canada.s3.ca-central-1.amazonaws.com)

Thank you again for sharing your thoughts, and please be assured that your input is heard and will be shared with our project team and partners.

Questions to be answered in Community Relations inbox:

1) Lu'ma is already underfunded and currently owed, along with other providers, over $20 million from BC Housing. Given that, how can we ensure that this project is actually being set up for success.
2) The District is requesting the development fee of $694,000 be waived. Who will be paying for this fee?
3) Please specify the sites proposed to BC housing for this development.
4) Under Rezoning and Development, if this project goes ahead what is DNV considering as fair compensation for property owners in the immediate area taking into consideration the seeming lack of appetite for approving permits for the area to the east that is already rezoned?
5) How will BC Housing be funding this project if it currently owes over $20 million to current housing providers?
6) Will there be addiction rehabilitation services in the building?
7) Will the project include space for supervised injections?

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Appendix 3 – Project Signs

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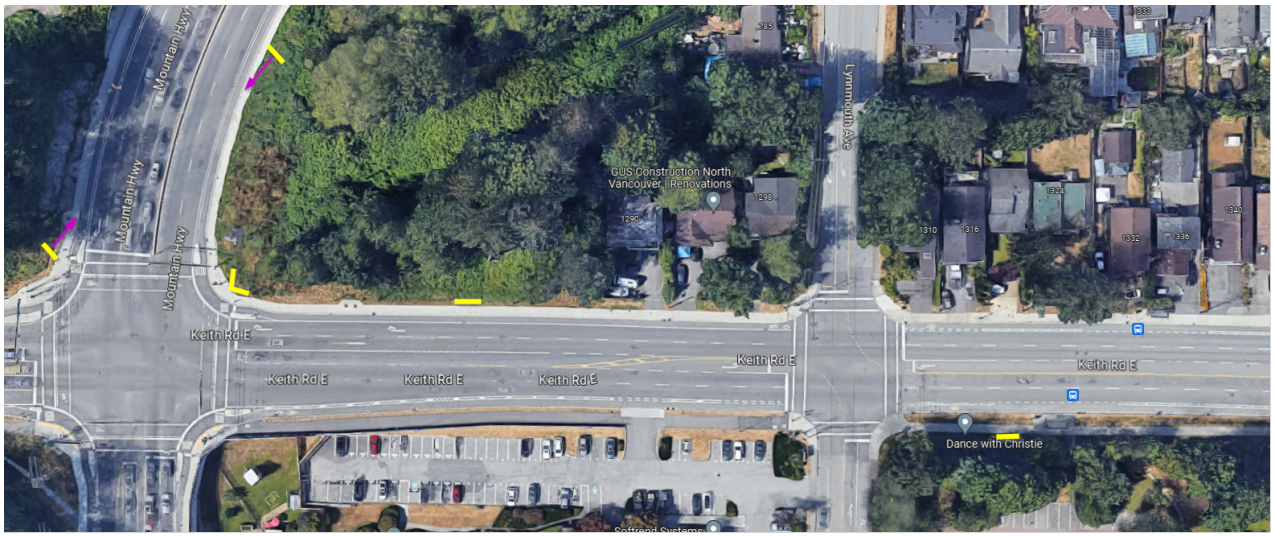

East Keith Road supportive housing project – sign locations









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Signs revised 30 October 2023

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Appendix 4 – Newspaper Advertisements

Fire department satisfied with steps taken to address issue

Continued from A1

company did provide a statement explaining how the bin came to overheat.

"We are currently storing grain cleanings at this facility. The grain cleanings do not always flow as smoothly as grain, which can allow it to heat up and can cause it to smoulder. We monitor our bins closely and have hired a specialized contractor to clean out this bin," the statement read. "We are also engaging another contractor, who will be on-site Oct. 16, to ensure all of our bins are flowing correctly and are cleaned out appropriately. We are also monitoring the atmosphere at the facility at all times. Safety is a key priority for Cargill. We continuously monitor our facility to ensure the safety of our employees and our neighbours."

In an email, North Vancouver City Fire Department Chief Greg Schalk said he was satisfied with the steps being taken by Cargill.

"The fire department is aware of the current operational issue at Cargill and we are comfortable with the action plan that has been developed and deployed by its industry subject matter expert to address. There are federal standards governing grain storage," he said.

Despite the current plans, Lea-Smith said the union is pushing to have Cargill allow for the time and staffing to keep the grain in the bins being moved frequently and the bins cleaned regularly. There are other bins at the terminal that are off-gassing, which is a sign that smouldering will follow, he said.

"There are more bins like this. It's going to happen more and more," he said.

Because the port is under federal jurisdiction, WorkSafeBC is not involved in the matter and Cargill's safety committee, which is made up of union members and company representatives, has been working with the federal regulator Employment and Social Development Canada.

Under the Canadian Labour Code, unionized workers have the right to refuse unsafe work. But if the company has produced a safety plan, which Cargill has, ESDC won't rule in a union's favour, Lea-Smith said.



A fire burns at North Vancouver's Burrard Terminal, Oct. 3, 1975.
VIDNOVA MUSEUM AND ARCHIVES OF NORTH VANCOUVER, CNV 16021

In a statement, Employment and Social Development Canada acknowledged there had been a complaint filed about Cargill due to one incident in 2023 and that the investigation had been completed and the case closed. For confidentiality reasons, the results of ESDC investigations are only released to the parties involved and not to the public.

"No Canadian should go to work fearing for their health and safety," the statement read.

The federal regulator needs to be more involved, Lea-Smith said.

"They're more of a bureaucratic thing than an on-the-ground thing," he said.

Lea-Smith said the culture of the grain industry changed for the worse after Stephen Harper's Conservative government privatized the Canadian Wheat Board in 2012.

"Even though they're in the grain business, they seem to be more focused on receiving grain than maintaining safety and quality of worksite," he said. "[Grain terminals] can be safe. They just need to be properly maintained. And they need to be regulated. [Companies] can't just be left to their own devices because that's a race to the bottom."

Let's Talk Supportive Housing in North Vancouver

BC Housing Neighbourhood Information Sessions
Join us to learn more about a proposed supportive housing project at East Keith Road and Mountain Highway in the District of North Vancouver.



Neighbourhood Information Session 1 - Online
Tuesday, October 17, 2023 – 7 to 8:30 pm
Register at: East-Keith-Road-1.eventbrite.ca

Neighbourhood Information Session 2 - Online
Wednesday, October 25, 2023 – 7 to 8:30 pm
Register at: East-Keith-Road-2.eventbrite.ca

Neighbourhood Open House
Wednesday, November 8, 2023 – 6:30 to 8 pm
Holiday Inn and Suites North Vancouver, 700 Old Lillooet Road
Register at: East-Keith-Road-open-house.eventbrite.ca

Learn more about this rezoning application at dnv.org/east-keith-road-supportive-housing

BC HOUSING
DISTRICT OF NORTH VANCOUVER



PLEASE RECYCLE THIS NEWSPAPER.

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Silo builder reports $70.7M in settlements

Continued from A5

financial terms of the settlement via a press release in July, which stated "AGI expects to record an additional pre-tax charge of approximately $15.6 million in the second quarter of 2023 in connection with the Fibreco settlement."

In its quarterly financial disclosure statement the following month, AGI reported that it would have another cash settlement of $55.1 million in the third quarter of 2023, the judge noted.

"Though Fibreco and AGI have not disclosed the financial terms of their settlement, they have already disclosed significant aspects of the settlement agreements to the public. Fibreco cannot say that it has treated the entirety of the settlement agreements – which it now seeks to subject to a sealing order – as confidential," Masuhara wrote.

The parties were in B.C. Supreme Court in Vancouver on Oct. 11 for Marsh's lawyers to make arguments that the original, unredacted copies of the settlement agreement should be disclosed to the other parties in the suit.

Eventually, the insurers ended up covering the costs for two of the silos to be rebuilt, the ruling notes, and the companies continue to negotiate.

None of the original claims have been tested in court.

Fibreco is seeking to have its case against Marsh heard in January 2024. AGT and other parties are looking for trial dates later in the year.

Mountain Highway
Safety Improvements
Part 2

Have your say!



View the proposed designs and provide your feedback

Participate in our online survey:

DNV.org/mountain-hwy

Complete the survey until Oct. 24, 2023

DISTRICT OF NORTH VANCOUVER

Let's Talk Supportive Housing in North Vancouver

BC Housing Neighbourhood Information Session

Join us to learn more about a proposed supportive housing project at East Keith Road and Mountain Highway in the District of North Vancouver.



Learn more about this rezoning application at dnv.org/east-keith-road-supportive-housing

Neighbourhood Open House

Wednesday, November 8, 2023
6:30 to 8 pm
Holiday Inn and Suites North Vancouver
700 Old Lillooet Road

Register at: East-Keith-Road-open-house.eventbrite.ca

Questions? Visit letstalkhousingbc.ca/north-vancouver-east-keith-road or email communityrelations@bchousing.org

BC HOUSING

DISTRICT OF NORTH VANCOUVER



West Van developer ordered to pay $1.8 million for civil fraud

BRENT RICHTER
brichter@nsnews.com

A West Vancouver developer has been ordered to pay a former business partner more than $1.8 million after a B.C. Supreme Court judge found numerous instances of civil fraud underpinning their collapsed plans to build homes in the British Properties.

According to the ruling published on Oct. 20, Phil Garrow and his companies ADC Projects and ADC Holdings agreed to purchase 1449 Sandhurst Place and 1103 Gilston Road with Les Sallay's company, Jeana Ventures Ltd., to redevelop them with luxury homes.

The relationship soured, however, and "both lost portions of their investments and any hope of realizing the anticipated profits from the projects," B.C. Supreme Court Justice Janet Winteringham noted at the outset of her 76-page ruling.

Sallay became suspicious he had been "duped" and, after investigating the financial documents related to their business venture, sued in 2020, alleging Garrow had lied about his and his companies' contractual performance. Garrow countersued, however, alleging Sallay failed to make good on a shotgun buy/sell clause in their shareholder agreement, asking the court to award more than $4 million in damages.

A home was eventually built on the Gilston Road property but it sold in receivership. The Sandhurst Place property did not have a home built on it, the ruling states.

Let's Talk Supportive Housing in North Vancouver

BC Housing Neighbourhood Information Sessions

Join us to learn more about a proposed supportive housing project at East Keith Road and Mountain Highway in the District of North Vancouver.



Learn more about this rezoning application at dnv.org/east-keith-road-supportive-housing

Neighbourhood Open House
Wednesday, November 8, 2023 – 6:30 to 8 pm
Holiday Inn and Suites North Vancouver
700 Old Lillooet Road
Register at: East-Keith-Road-open-house.eventbrite.ca

NEW: Neighbourhood Information Session 3 - Online
Thursday, November 9, 2023 – 11:30 am to 1 pm
Register at: East-Keith-Road-3.eventbrite.ca

NEW: Neighbourhood Information Session 4 - Online
Wednesday, November 15, 2023 – 7 to 8:30 pm
Register at: East-Keith-Road-4.eventbrite.ca

Questions? Visit letstalkhousingbc.ca/north-vancouver-east-keith-road or email communityrelations@bchousing.org

BC HOUSING
DISTRICT OF NORTH VANCOUVER



Evidence of civil fraud

In early 2019, Sallay and Garrow agreed that Garrow's company ADC Holdings would pay down $400,000 on the Gilston mortgage before Sallay would contribute more funds to the Sandhurst project. Garrow emailed Sallay to say a certified cheque had been sent to the mortgage holder by courier and enclosed a copy of the cheque as proof.

"Despite the cheque, it is clear on the evidence that the amount of $400,000 was never credited to the Wealth One Mortgage," Winteringham wrote.

At trial, Garrow claimed he did not know the cheque was never deposited and attributed it to an oversight, which Winteringham rejected.

"I do not believe him," she wrote.

A similar issue arose in July 2019, as the parties were planning the redevelopment of the Sandhurst property. Garrow sent a screengrab of banking information to Sallay showing a pending ADC Holdings transfer of $765,000 into their account for the project. But the bank's branch manager testified the money never did go through because "there was no balance available for that transfer to happen."

Again, Garrow testified he only found out about the missed payment after Jeana's civil claim was filed and said in court it would have made little difference as expenses for the project were being paid out of ADC's account. Winteringham rejected Garrow's version of events again.

"On this point, I accept the plaintiff's submission that Mr. Garrow knew full well that this payment of $765,000 had never been paid because he never intended to pay it," Winteringham wrote.

A third civil fraud accusation stemmed from the purchase of the Sandhurst property. Garrow received word it would be going to a court-ordered sale and quickly organized his company's successful bid that came in $300,000 below the appraised value of the lot. Believing he was entitled to that extra equity, he added an addendum to the contract of purchase and sale, creating a $300,000 assignment fee, which he intended to use as a portion of his contribution to the deal with Sallay, the decision states.

"Mr. Sallay was adamant that he was not provided this addendum until he was conducting his investigation in late 2020. Importantly, he testified that he was never told that this $300,000 was to form part of ADC Holding's equity contribution from the outset," the ruling notes, adding later that "The funds themselves were never contributed. Mr. Garrow knew the funds were never contributed and made efforts to obscure this fact."

Counterclaim fails

When the business relationship failed, Garrow sought to trigger a shotgun clause in the shareholder agreements that would have given Jeana the option to sell its shares in the projects back to Garrow at Garrow's chosen price, or to buy out Garrow's shares for the same price.

But Sallay argued the clause should be null and void, given Garrow's fraudulent dealings making it impossible to determine the true value of the venture, and the disproportionate sums of money they'd contributed to the projects.

Also at issue for the court was the letter Garrow sent triggering the shotgun clause, which was addressed from ADC

Continued on A27

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Appendix 5 – Online Meeting Presentation

BC HOUSING

Supportive Housing in the District of North Vancouver

Community Information Session

November 2023

Land acknowledgement

We acknowledge, with gratitude, that the area we are discussing today is the unceded and traditional land of the Tsleil-Waututh, Squamish and Musqueam peoples.



BC HOUSING

For our time together

We commit to:

- Come together in the spirit of community
- Share information openly and transparently
- Balance time for sharing information and answering questions

We ask that all participants:

- Use respectful, people-first language
- Ask brief, genuine questions and allow space for answers
- Consider there may be people experiencing homelessness present

Meeting details

Mute and chat functions

- All participants will be muted/unmuted by the facilitator
- Chat messages will only appear to the facilitator

Q&A

- Q&A time after the presentation
- Request to unmute by “raising your hand” on Zoom
- (or) type questions in the Zoom chat
- This session is not being recorded



Technical support

Contacts

- communityrelations@bchousing.org
- 604-218-5309 (Meeting host)

Connect by phone – Session 1

- +1 780 666 0144 (Zoom audio)
- Meeting ID number: 694 6189 0347



Topics for today

- Homelessness and Housing in the District of North Vancouver
- East Keith Road Supportive Housing Project
- What is Supportive Housing?
- What is Complex Care Housing?
- Q&A

BC HOUSING



Homelessness and Housing in North Vancouver

Task: The municipality plans for the housing needs of all District residents

Issue: 168 people facing or experiencing homelessness*



Photo – North Shore News

BC HOUSING

2023 Report on Homeless Counts in B.C.

Homelessness and Housing in North Vancouver

Action: The municipality and our partners bring expertise, funding, land and a commitment to the community

The Result: Successful, safe rental homes with 24-7 support services to help residents heal and reconnect to their community



Photo – North Shore News

BC HOUSING

East Keith Road Project

- 65 permanent studio homes with support services
- Includes 5 Complex Care Housing spaces
- 6 storey building



BC HOUSING

Project phases

Due Diligence
Summer 2023

- Feasibility and environmental studies
- Rezoning application

Information Sessions
Fall 2023

★ **Current phase**

Open House
Nov 8, 2023

Public Hearing
Nov 21, 2023

Approvals and Construction Start
2024-2025

- Rezoning under consideration
- Development Permit
- Construction

Projected Opening
2026

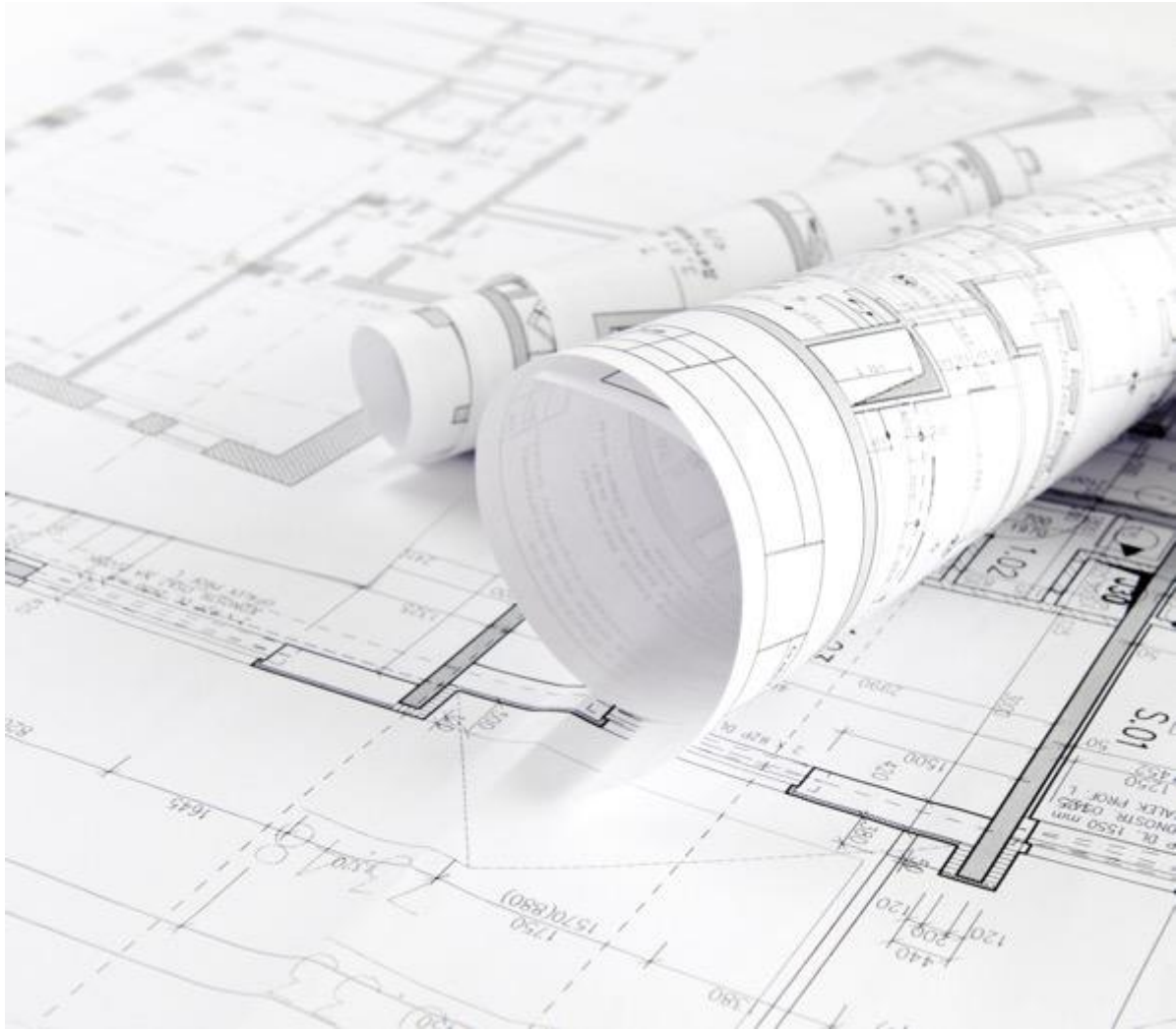
Submit comments to: input@dnv.org

Or to: communityrelations@bchousing.org

BC HOUSING

Development underway

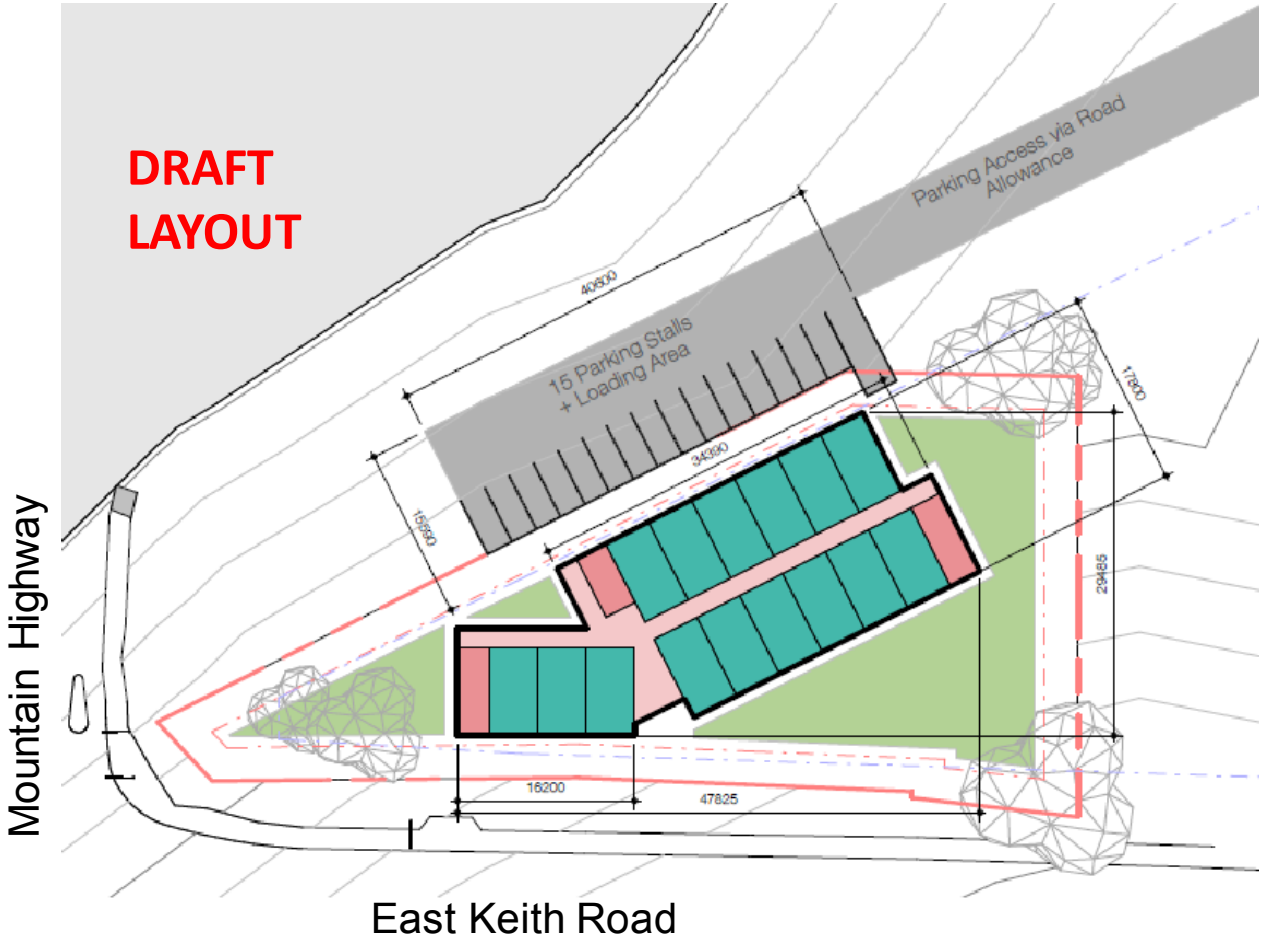
- Architectural drawings entering schematic design phase
- Groundwater monitoring
- Land surveying proposed site access
- Engaging with BC Hydro
- First Nations consultation



BC HOUSING

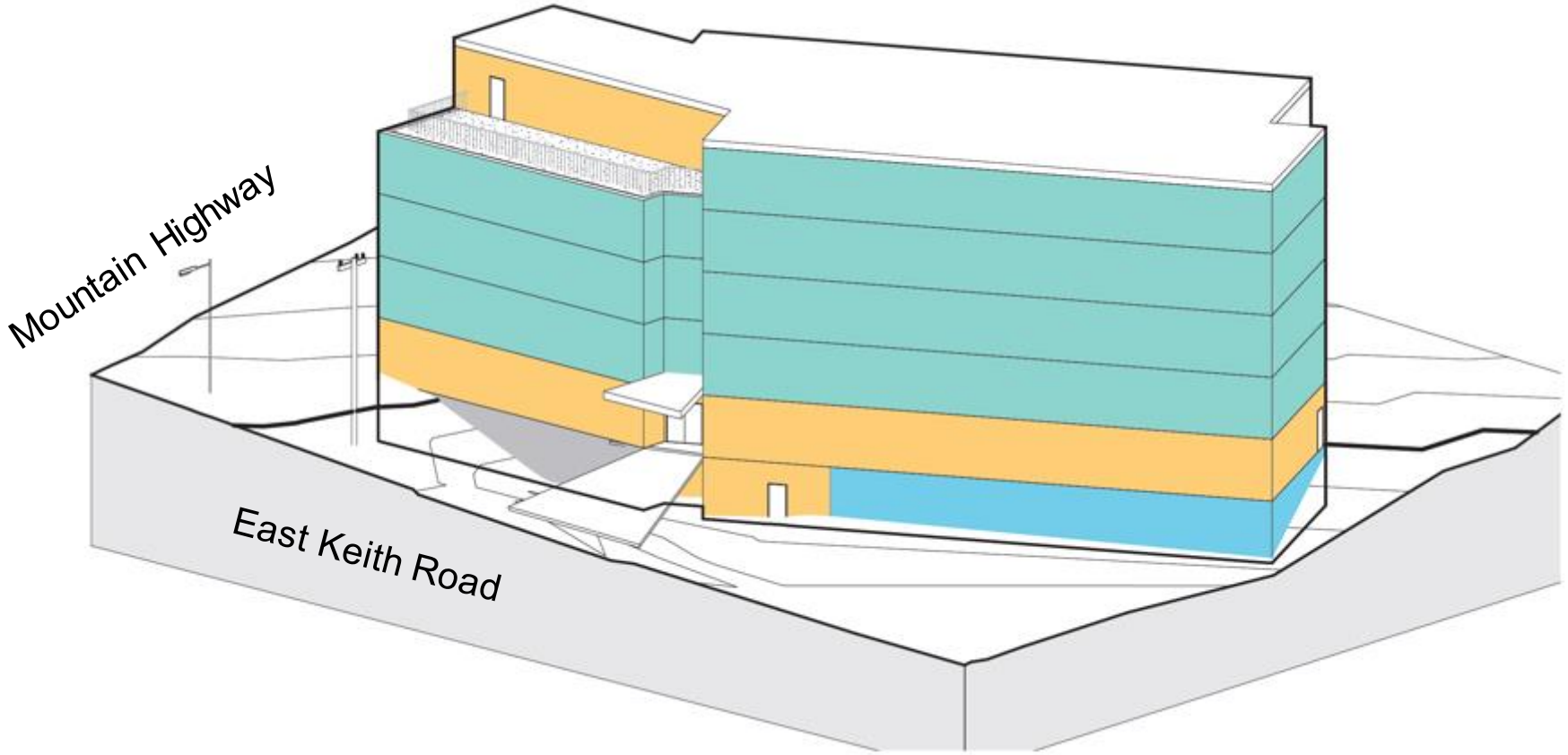
Layout, scale and parking





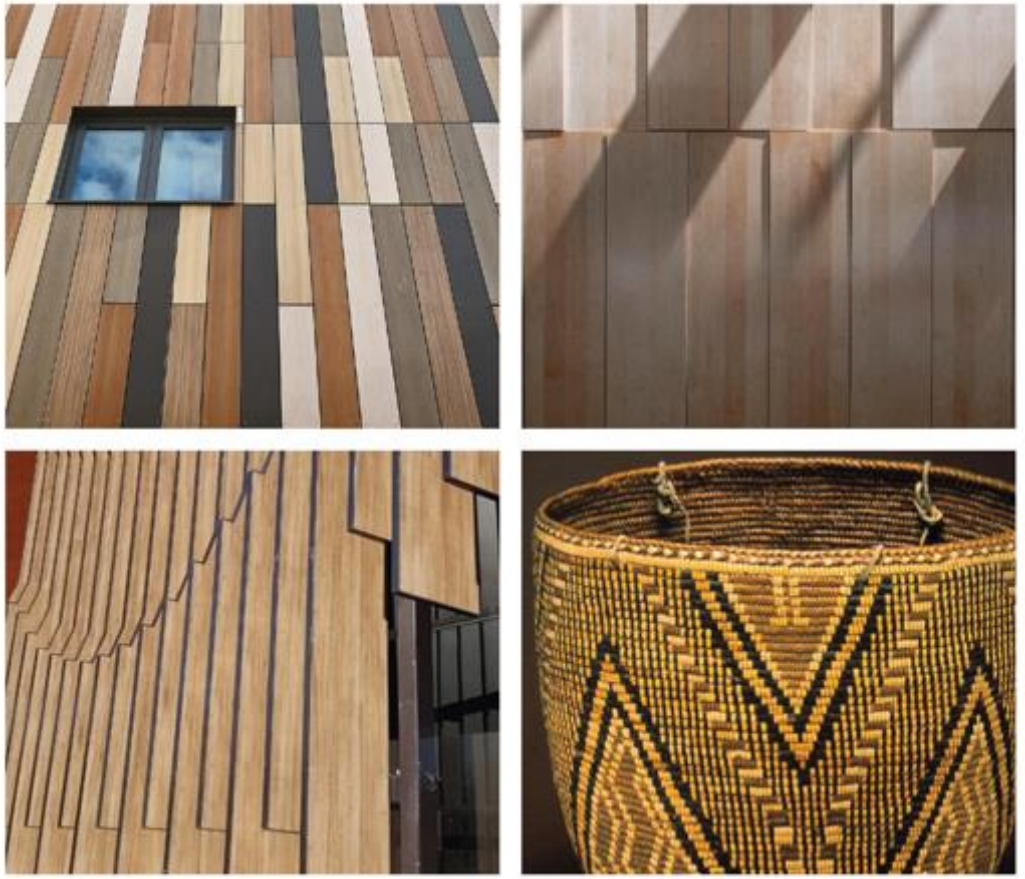
BC HOUSING

Space planning



Building materials





BC HOUSING

Supportive housing buildings





BC HOUSING

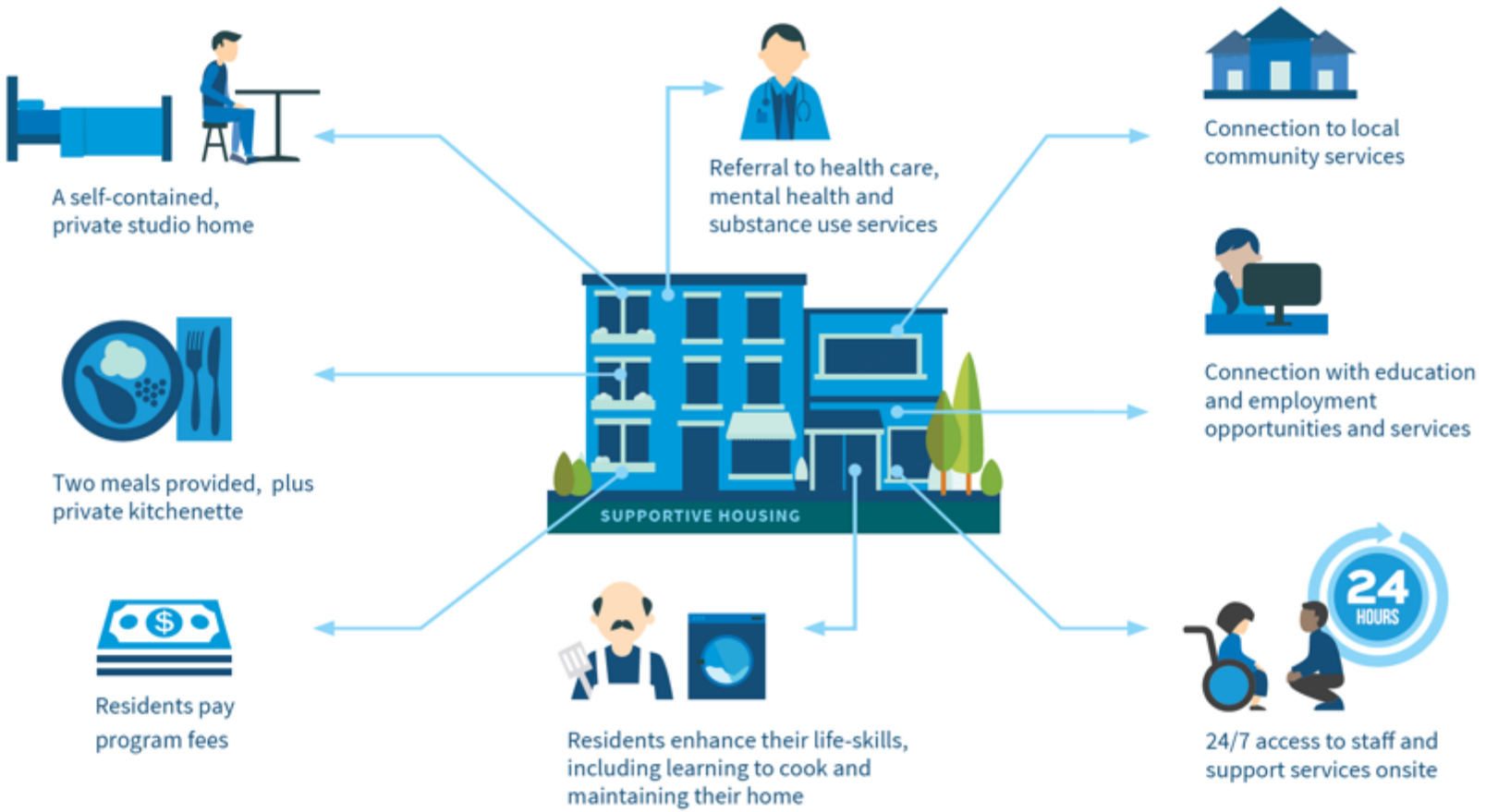
Supportive housing units





BC HOUSING

What is supportive housing?



BC HOUSING

Supportive housing residents

- Over the age of 19
- Residents of the North Shore
- At risk of or experiencing homelessness
- In need of supports to maintain housing
- Selected based on supports available and resident mix

Coordinated Access and Assessment



Safety and security

- Single, secure entry
- 24/7 onsite staff
- Resident agreements
- Regular perimeter checks
- Cleaning and property maintenance
- Contact numbers shared with neighbours
- Ongoing, open communication with the surrounding community





Supportive housing operator

- Lu’ma Native Housing Society
- Selected as housing operator through a fair and open process (RFP)
- 40 years’ experience operating 1,700+ affordable homes
- Residents are not required to be Indigenous



BC HOUSING

Lu’ma supportive housing







Photos provided by Lu’ma Native Housing Society

BC HOUSING

Complex Care Housing (CCH)

The Need

- Residents have **increasing health care needs** (mental health, substance use, etc.)
  - Increased risk of evictions and homelessness
  - Traditionally handled by referrals

The Response

- CCH incorporates **personalized health care** into housing
  - Variety of services based on individual needs
  - Culturally safe
  - Reduces hospital visits and increases housing stability

Vancouver CoastalHealth

BC HOUSING

Q&A

How to participate

- “Raise hand” to be unmuted or type a question in the Zoom chat.

Please remember

- Use respectful, people-first language.
- Ask brief, genuine questions and allow space for answers.
- Consider there may be people experiencing homelessness present.



BC HOUSING

More Information

Let's Talk Housing BC webpage

letstalkhousingbc.ca/north-vancouver-east-keith-road

BC Housing inbox

communityrelations@bchousing.org

Neighbourhood Open House

Wednesday, November 8, 6:30 – 8 pm

Holiday Inn and Suites

700 Old Lillooet Rd, North Vancouver

Register: East-Keith-Road-open-house.eventbrite.ca

BC HOUSING

BC HOUSING

Thank you.

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Appendix 6 – Presentation Boards and Fact Sheet

Welcome

Supportive Housing — District of North Vancouver

Neighbourhood Open House	Wednesday, November 8, 2023
Join the conversation about: • Homelessness and Housing in North Vancouver • Proposed supportive housing on East Keith Road at Mountain Highway • Complex Care Housing	**6:30 pm - 8:00 pm** Please visit stations around the room to chat with BC Housing representatives and project specialists. Help yourselves to refreshments.



We commit to:

- Come together in the spirit of community
- Share information openly and transparently

We ask that all participants:

- Use respectful, people-first language
- Ask genuine questions and allow space for answers
- Do not bring signs or placards into the venue

BC HOUSING

DISTRICT OF NORTH VANCOUVER

Vancouver CoastalHealth

We acknowledge, with gratitude, that the area we are discussing today is the unceded and traditional land of the Tsleil-Waututh, Squamish and Musqueam peoples.

Housing and Homelessness in North Vancouver

Why supportive housing?

- Effective, evidence-based way to address homelessness
- Housing is a basic human right
- Provides access to the necessities of life (e.g. bed, food, hygiene, community)
- Provides access to services and supports (health care, counselling, education)
- Brings people indoors, increasing community cleanliness and safety
- Keeps people in communities they already know and live in
- Reduces health care and corrections costs by 33%*
- Reduces hospital stays by 50%**
- Reduces ambulance usage by 64%**

* Source: Patterson, Michelle, et al., 2008. **Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia**. Centre For Applied Research in Mental Health and Addiction, Simon Fraser University

** Source: Malatest & Associates Ltd., 2019. **Measuring Supportive Housing Outcomes Evaluation**.



168

People facing or experiencing homelessness in North Vancouver*

Source: 2023 Report on Homeless Counts in B.C.



39%

increase since 2020

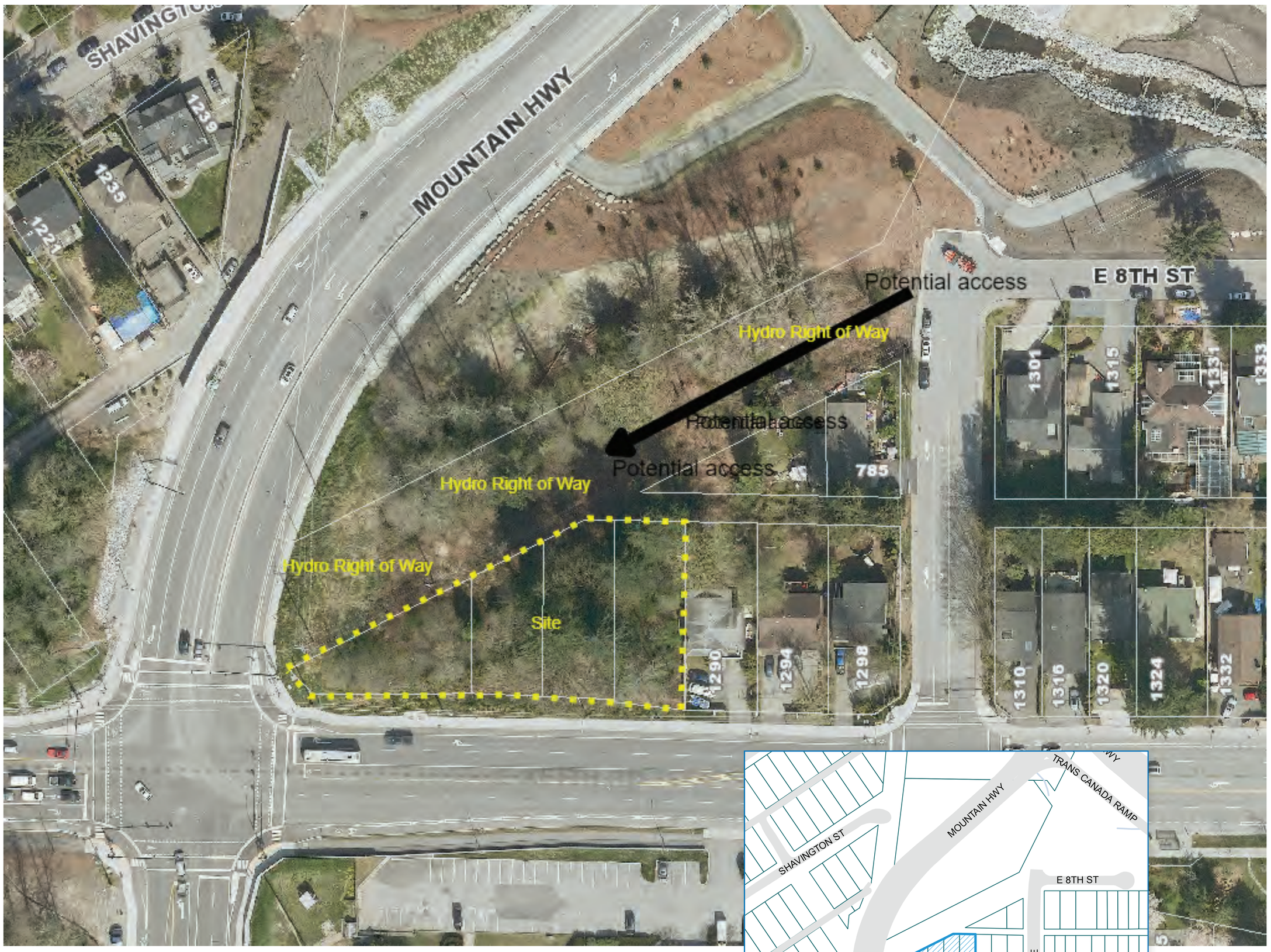
How do people become homeless?

Grab or download a copy of our FAQ Sheet: Community Benefits of Supportive Housing.

BC HOUSING

Location

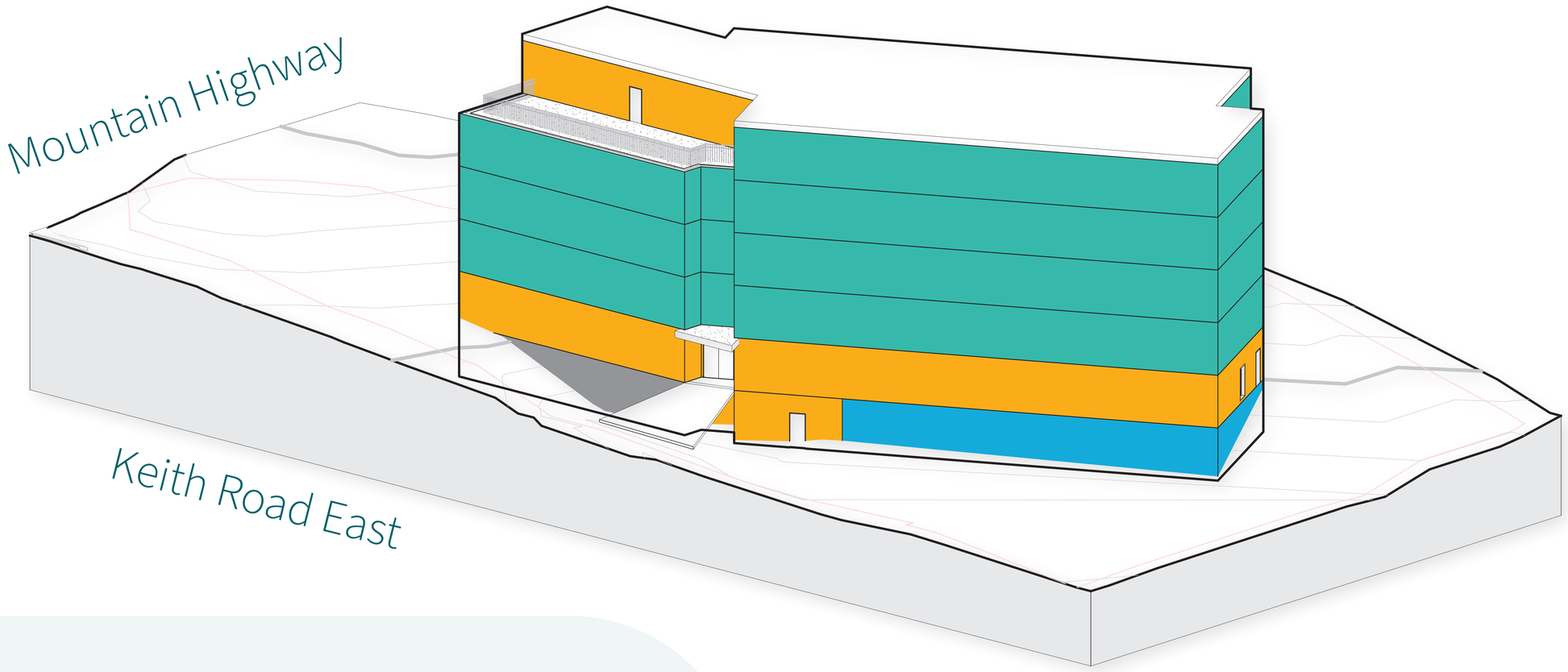
East Keith Road and Mountain Highway



BC HOUSING

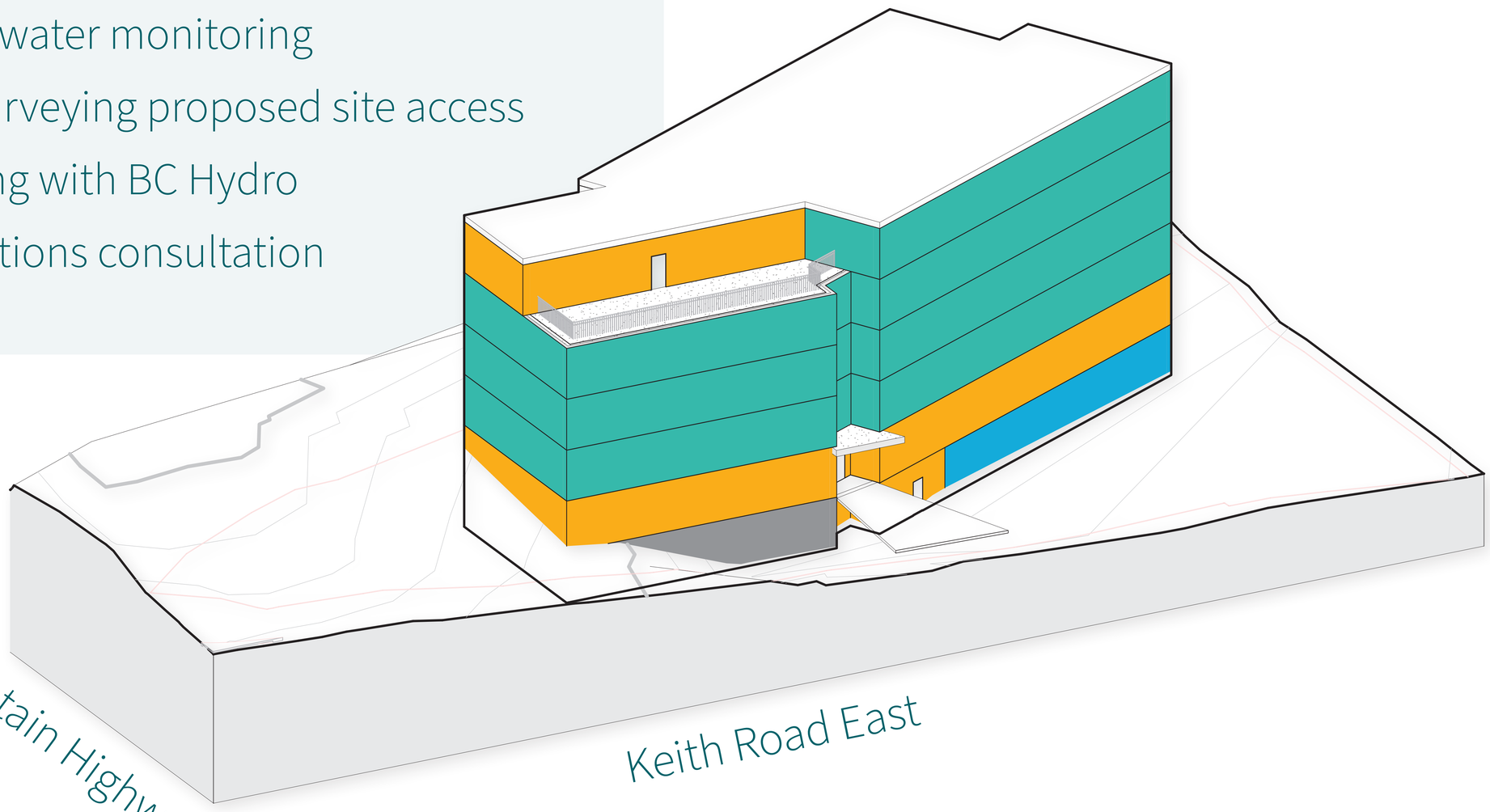
Learn More by visiting letstalkhousingbc.ca/north-vancouver-east-keith-road

The Building



Development underway

- Architectural drawings entering schematic design phase
- Groundwater monitoring
- Land surveying proposed site access
- Engaging with BC Hydro
- First Nations consultation



Technical drawings are subject to change.

BC HOUSING

Learn More by visiting letstalkhousingbc.ca/north-vancouver-east-keith-road

Timeline

Summer 2023	Due Diligence
September 2023	Rezoning Application
October 3, 2023	First Reading
October 17, 2023	Neighbourhood Info Session 1 (Online)
October 25, 2023	Neighbourhood Info Session 2 (Online)
November 8, 2023 (WE ARE HERE)	Neighbourhood Open House
November 9, 2023	ADDED: Neighbourhood Info Session 3 (Online)
November 15, 2023	ADDED: Neighbourhood Info Session 4 (Online)
November 21, 2023	Public Hearing
Early December 2023	Second and Third Reading
January 2024	Final Adoption
Summer 2024	Development Permit
Fall 2024	Construction Start
Winter 2026	Projected Completion and Opening

BC HOUSING

Learn More by visiting letstalkhousingbc.ca/north-vancouver-east-keith-road

Similar Supportive Housing Projects





Supportive housing at 210 Gorge Road, Victoria



Studio Home at 7439 Heather Street, Vancouver (Reiderman Residence)

BC HOUSING

What is Supportive Housing?



Who will live here?

- Individuals over the age of 19
- Seniors and people with disabilities
- Residents of the North Shore
- At risk of or experiencing homelessness
- In need of supports to maintain housing (supports available to residents only)

WATCH NOW

Look inside Orca Place
Supportive housing in Parksville

I have more questions!

→ Is it worth the cost?

→ What will happen to property values?

→ What about nearby schools?

Grab or download a copy of our FAQ Sheet: Community Benefits of Supportive Housing.

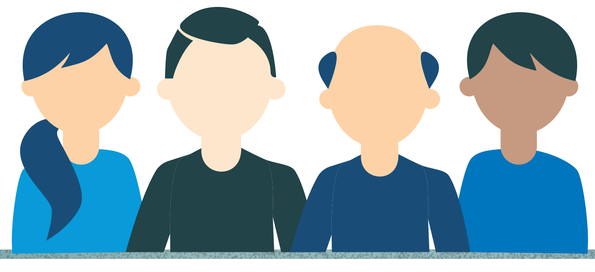


BC HOUSING

Resident Selection

- Supportive Housing residents are selected through a process called **Coordinated Access and Assessment**
- Collaboration with local service providers
- Residents are individually matched with appropriate homes and services
- Ensures a balanced resident mix





BC HOUSING

Lu’ma Native Housing Society

- Selected as housing operator through a fair and open process (RFP)
- 40 years’ experience operating 1,700+ affordable homes
- Residents are not required to be Indigenous

Lu'ma Group of Companies













BC HOUSING

Safety and Security

- Single, secure entry (fob access)
- 24/7 onsite staff
- Landscaping and gates
- Lighting
- Resident agreements
- Guest policies
- Regular perimeter checks
- Cleaning and property maintenance
- Contact numbers shared with neighbours
- Ongoing, open communication with the surrounding community





Safety for all

People experiencing homelessness are our most vulnerable neighbours, and most often the victims of crime rather than perpetrators.

Bringing people indoors from streets, parks and trails increases their personal safety and well-being immensely.

By extension, this increases the safety of the entire community.

BC HOUSING

Complex Care Housing (CCH)

The Need

- Residents have increasing health care needs (mental health, substance use, other health-related concerns.)
- Increased risk of evictions and homelessness
- Traditionally handled by referrals



The Response

- CCH incorporates personalized health care into housing
- Variety of services based on individual needs
- Culturally safe
- Reduces hospital visits and increases housing stability



Vancouver CoastalHealth

BC HOUSING

Thank you!

Thank you for joining us today and showing interest in this project.

You input is being heard. All community feedback from our neighbourhood information sessions is being collected into a community engagement report for District Council. This report will inform their decision about the proposed housing project.

Stay in Touch

We commit to keeping lines of communication open throughout this project, answering questions, and addressing any concerns.

Let's Talk Housing BC webpage
letstalkhousingbc.ca/north-vancouver-east-keith-road

BC Housing inbox
communityrelations@bchousing.org

Lu'ma Native Housing Society
info@nhs.ca

Vancouver Coastal Health
(604) 736-2033

District of North Vancouver
infoweb@dnv.org | (604) 990-2311



BC HOUSING

DISTRICT OF NORTH VANCOUVER

Lu'ma

Vancouver CoastalHealth

Community Benefits of Supportive Housing



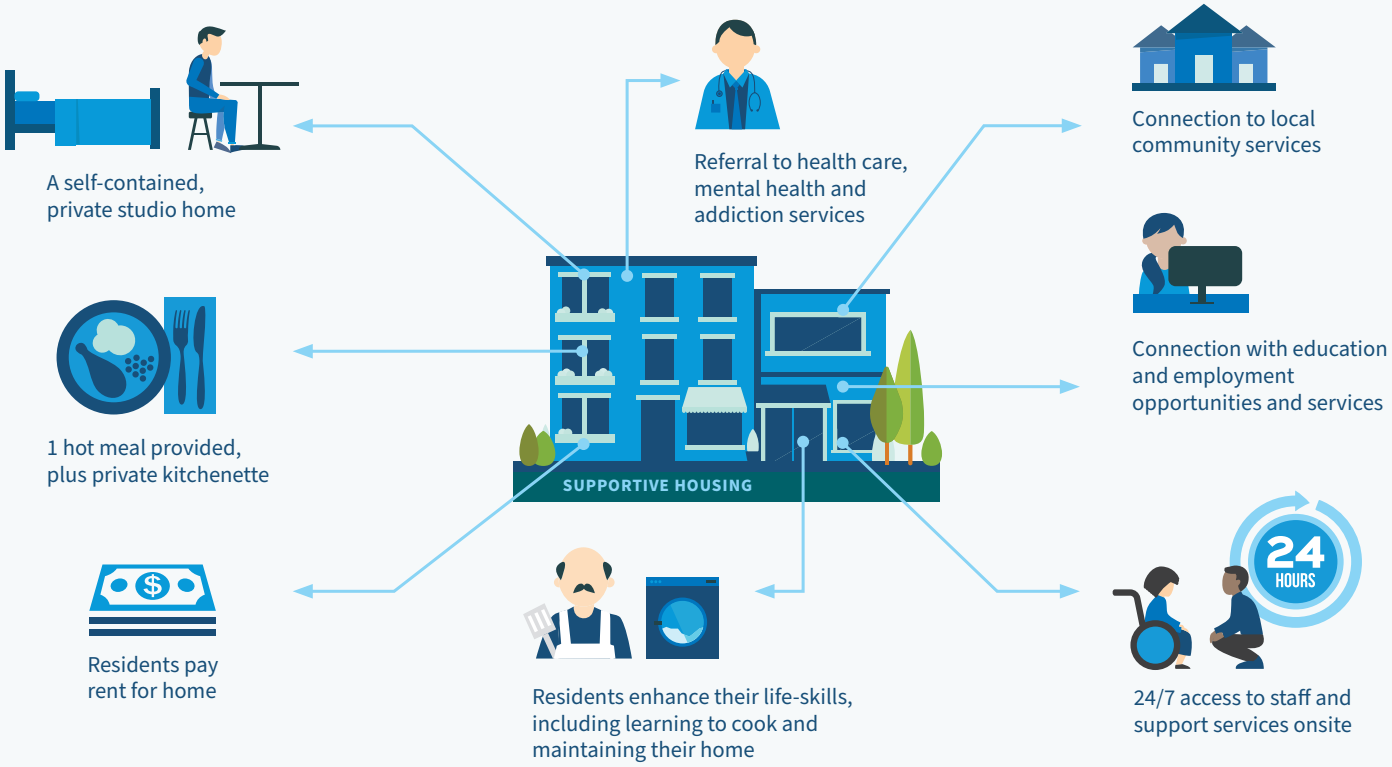
This resource answers questions about Supportive Housing in your neighbourhood

BC HOUSING RESEARCH CENTRE

What is supportive housing?

Provincially-funded supportive housing is for people experiencing homelessness. Supportive housing provides a home with access to on-site supports to ensure people can achieve and maintain housing stability. Residents have access to their own self-contained studio apartment or, in some cases, a secure unit with shared bathroom and amenity spaces. All residents sign either a program or tenancy agreement and participate in programming based on an individualized case plan.

All residents in supportive housing have made a choice to live there and are able to access the services provided by non-profit housing operators, such as life-skills training, and connections to primary health care, mental health and/or substance use services.



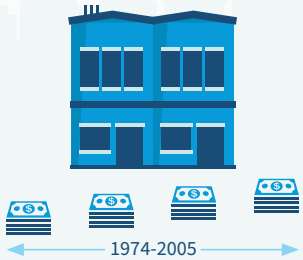


Q: Will supportive housing affect property values in my neighbourhood?

A: Studies show that property values immediately surrounding supportive housing sites typically keep pace with the trends of the surrounding municipality.



10/13 Property values immediately surrounding supportive housing sites in B.C. **kept pace or surpassed** municipal trends



7,500 Supportive housing units **did not impact property values** between 1974-2005 in New York City

Facts and Statistics



- Research completed in 2019 of 13 B.C. supportive housing sites showed that property values immediately surrounding 10 sites either kept pace or surpassed surrounding municipal trends. Property values for the other three sites were not notably different compared to municipal trends.
- A study in New York City of 7,500 supportive housing units from 1974 to 2005 found no evidence of a negative impact on property values close to supportive housing.

Sources:

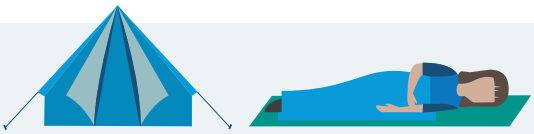
- Insight Specialty Consulting. 2019. *Exploring Impacts of Non-Market Housing on Surrounding Property Values*. BC Housing
- Furman Center for Real Estate & Urban Policy. 2008. *The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City.* New York University. furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf

Community Benefits of Supportive Housing



Q Is supportive housing costly for tax-payers?

A Studies show the cost of providing supportive housing is less than the cost of providing the health and public safety services needed to address homelessness.



VS



On average, a person **experiencing homelessness** with addictions and/or mental illness used

$55,000 per year in health care and/or corrections services

On average, a person **in supportive housing** with addictions and/or mental illness used

$37,000 per year in health care and/or corrections services

Supportive housing residents were **64% less likely** than shelter clients **to use ambulance services**



Average hospital stay for supportive housing residents was **50% less** than shelter clients



Facts and Statistics

- A 2008 B.C. study found that on average a person experiencing homelessness with addictions and/or mental illness used $55,000 per year in health care and/or corrections services compared to $37,000 for a person in supportive housing.
- A 2019 B.C. study linking data for more than 450 individuals in BC Housing-funded supportive housing and emergency shelters found:
  - Supportive housing residents were 64 per cent less likely than emergency shelter clients to use ambulance services.
  - The average hospital stay for supportive housing residents was 50 per cent less than for emergency shelter clients.



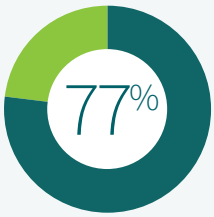
Sources:

- Patterson, Michelle, Julian Somers, Karen McIntosh, Alan Shiell, Charles James Frankish. 2008. *Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia*. Centre For Applied Research in Mental Health and Addiction, Simon Fraser University www.sfu.ca/carmha/publications/housing-and-support-for-adults-with-severe.html
- Malatest & Associates Ltd. 2019. *Supportive Housing Outcome Evaluation.* BC Housing (Underway).



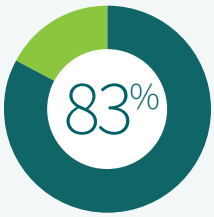
Q Will supportive housing change my neighbourhood?

A Many supportive housing residents have an existing connection with the neighbourhood and report experiencing positive interactions with neighbours after they moved in. Often the initial concerns from neighbourhoods about supportive housing decrease over time.



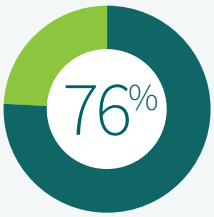
of modular supportive housing survey respondents reported **a prior connection** to the neighbourhood





of modular supportive housing survey respondents reported **positive interactions** with neighbours





of modular supportive housing survey respondents reported having **friends or relatives** in the neighbourhood





Supportive housing staff and residents **care about safety and well-being** of their neighbourhoods



Facts and Statistics

- 77 per cent of survey respondents across modular supportive housing sites reported having a prior connection to the neighbourhood before moving into their modular housing unit.
- 83 per cent of survey respondents across modular supportive housing sites reported experiencing positive interactions with neighbours in the surrounding community since they moved in.
- 76 per cent of survey respondents across modular supportive housing sites reported having friends or relatives in the neighbourhood who they can talk to.
- Community Advisory Committees established when developing supportive housing sites often find they no longer need to meet once the sites become operational, as issues and concerns become infrequent. Awareness also increases amongst neighbours to contact the housing provider to address any issues or concerns that do arise.
- Supportive housing staff and residents care about the safety and well-being of their neighbourhoods and are active participants in revitalizing their communities.



Sources:

- BC Housing. 2021. *Modular Supportive Housing Resident Outcomes Study Reports.* www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate
- Wolf, A. d. 2008. *We are Neighbours: The Impact of Supportive Housing on Community, Social, Economic and Attitude Changes*. Toronto: Wellesley Institute.
- BC Housing. 2018. *Community Acceptance Series – Supportive Housing Case Study Series: Overview.* www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-series-overview&sortType=sortByDate



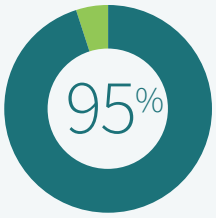
Q

Does supportive housing work to reduce homelessness in my neighbourhood and community?

A

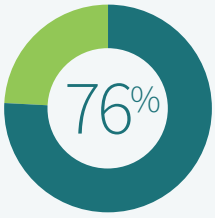
Supportive housing residents are no longer homeless after they are housed. Once in a supportive housing unit, people who previously experienced homelessness report improvements in access to employment, income, education, mental health supports and life-skills.

After Six Months:



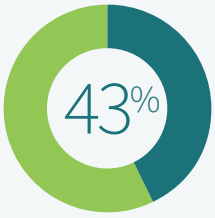
of supportive housing residents **remained housed**





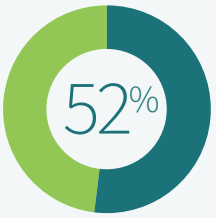
of modular supportive housing survey respondents reported **improved overall well-being**





of modular supportive housing survey respondents reported **improved access to employment opportunities**





of modular supportive housing survey respondents reported **improvements in life skills**



Facts and Statistics



- 95 per cent of residents living in BC Housing-funded supportive housing in 2020-21 had been housed for at least six months, including 81 per cent who had been housed for at least one year.
- 76 per cent of survey respondents in modular supportive housing sites reported improvements to their overall well-being.
- 43 per cent of survey respondents in modular supportive housing sites reported improved access to employment opportunities and employment support services.
- 52 per cent of survey respondents in modular supportive housing sites reported improvements in life skills. Staff interviewed said residents life skills improve in terms of cooking, keeping their space tidy, and personal hygiene.

Sources:

- BC Housing. 2021. *Modular Supportive Housing Resident Outcomes Study Reports.* www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate
- BC Housing. 2022. *Supportive Housing Demographics and Outcomes.*



Why does supportive housing allow residents to use addictive substances?

Supportive housing uses a harm reduction approach. "Harm reduction" is a term used to describe an array of strategies aimed at reducing potential harm to individuals and communities associated with substance use. Not everyone who moves into supportive housing has substance use issues.



of modular supportive housing survey respondents reported **improvements in substance use issues** six months after moving in.



Many supportive housing sites have volunteer programs for residents to **help keep the neighbourhoods clean.**

Facts and Statistics:

- In a study of residents living in BC Housing-funded modular supportive housing, 40 per cent reported improvements in substance use issues six months after moving in. 35 per cent reported that their substance use issues were the same (note: not all residents have substance use issues).
- Supportive housing providers use several strategies to reduce harm related to substance use. These include access to naloxone, peer involvement, supervised injection rooms, staff training and overdose protocols.
- Supportive housing can reduce substance use paraphernalia found in neighborhoods. For example, the Clean Team operated by a supportive housing provider in Vancouver, sweeps the neighbourhood, looking for substance use and other drug-related paraphernalia.
- Many supportive housing sites have volunteer programs for residents to help keep the neighbourhoods clean. This includes picking up garbage and substance use paraphernalia left by people who do not live in supportive housing.
- About half of residents in BC Housing-funded supportive housing reported having an substance use issue.



Sources:

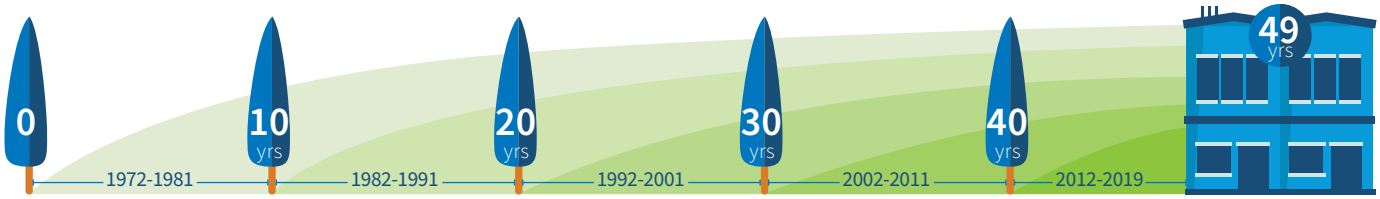
- Homeless Hub. 2021, October. *Harm Reduction*. Retrieved from Homeless Hub: www.homelesshub.ca/about-homelessness/substance-use-addiction/harm-reduction
- BC Housing. 2021. *Modular Supportive Housing Resident Outcomes Study Reports.* www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate
- Urban Health Research Initiative. 2009. *Findings from the evaluation of Vancouver's Pilot Medically Supervised Safer Injecting Facility*. BC Centre for Excellence in HIV/AIDS.
- Cohen, E. 2019. *The Effects of Designated Homeless Housing Sites on Local Communities: Evidence from Los Angeles County.* Los Angeles: UCLA.
- BC Housing. 2018. *Community Acceptance Series – Supportive Housing Case Study Series: Overview.* www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-series-overview&sortType=sortByDate

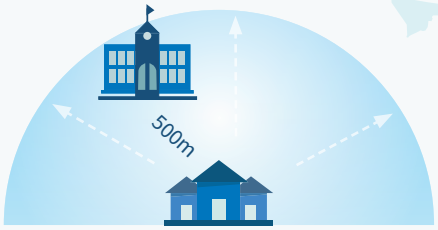


Q: Will supportive housing have an impact on nearby schools in my neighbourhood?

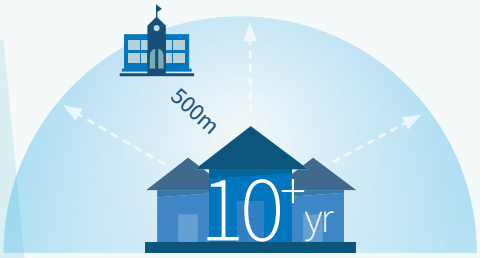
A: Many supportive housing sites across the province have been operating in their communities and near schools for 10+ years with few issues and support from the community.

Oldest supportive housing site operating for 49 years





225+ provincially-funded sites operate **within 500 metres** of a school



57% of supportive housing sites in B.C. within 500 metres of a school **have been operating for 10+ years**

Facts and Statistics



- The oldest supportive housing site in B.C. has been operating for 49 years.
- There are over 225 provincially-funded supportive housing sites across the province that are within 500 metres of a school.
- 57 per cent of provincially-funded supportive housing sites in B.C. within 500 metres of schools have been operating for 10+ years.

Sources:

- BC Housing. 2021. Central Property System.



Q

How will supportive housing contribute to my neighbourhood's local economy?

A

Residents of supportive housing contribute to the economy of the neighborhoods they live in by spending money at local businesses. The construction and operation of supportive housing also creates local jobs.

Every dollar invested in supportive housing puts

$4-5

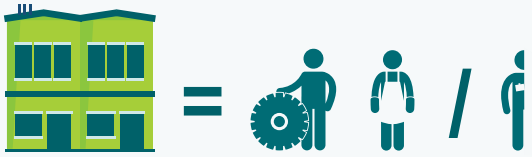
back into the local economy through social and/or economic activities



An Ontario study found for every new residential unit built, an estimated

2-2.5

new jobs are created



Facts and Statistics:



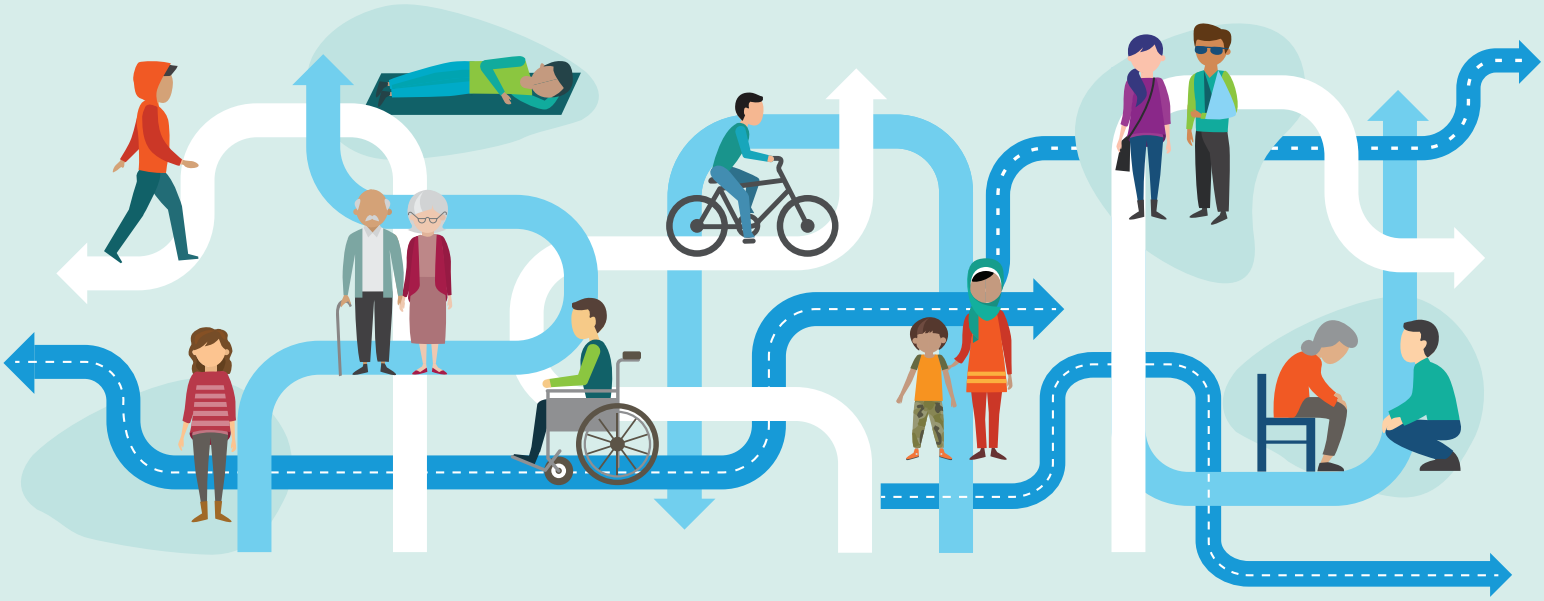
- 2018 B.C. studies showed that every dollar invested in supportive housing creates four to five dollars in social and/or economic value. Neighbourhood benefits include improved well-being and increased local spending.
- A 2008 study of two supportive housing buildings located in the same Toronto community found that the tenants' local economic footprint is modest because of tenants' income. This does, however, result in tenants shopping at local convenience stores, pharmacies, coffee shops and restaurants, contributing to the local economy of the neighborhood.
- An Ontario study found for every new residential unit built, an estimated 2 to 2.5 new jobs are created.

Sources:

- Constellation Consulting Group. 2018. *SROI Analysis: The Social and Economic Value of Dedicated-Site Supportive Housing in B.C.* BC Housing. www.bchousing.org/research-centre/library/tools-developing-social-housing
- Wolf, A. d. 2008. *We are Neighbours: The Impact of Supportive Housing on Community, Social, Economic and Attitude Changes.* Toronto: Wellesley Institute.
- ONPHA, *Affordable Housing as Economic Development: How Housing Can Spark Growth in Northern and Southwestern Ontario.* onpha.on.ca/Content/PolicyAndResearch/Other_Research/Housing_and_Economic_Growt.aspx?WebsiteKey=49cb1e54-80a5-4daf-85fb-a49e833ec60b

Understanding Pathways

The information below provides a brief overview of pathways to homelessness. Often it is a combination of factors.



- Lack of affordable housing
- Illness, injury, and job loss
- Gender-based violence
- Poverty and wealth distribution
- Floods, fires, and climate change
- Discrimination based on race, gender identity, sexual orientation, disability
- Impact of colonization on Indigenous people
- Youth aging out of government care
- Discharge from hospitals and corrections
- Mental Health
- Substance Use
- Barriers to Service

Sources:

- Gaetz, Stephen, Jesse Donaldson, Tim Richter and Tanya Gulliver. *The State of Homelessness In Canada 2013.* A Homeless Hub Research Paper. www.homelesshub.ca/sites/default/files/SOHC2103.pdf

Works Cited

For additional information, methodologies and limitations please see the studies cited.

BC Housing. 2019. Central Property System.

BC Housing. 2019. *Modular Supportive Housing Resident Outcomes Study: Results for First Seven Modular Supportive Housing Developments.* www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate

Constellation Consulting Group. 2018. *SROI Analysis: The Social and Economic Value of Dedicated-Site Supportive Housing in B.C.* BC Housing. www.bchousing.org/research-centre/library/tools-developing-social-housing

Furman Center for Real Estate & Urban Policy. 2008. *The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City.* New York University. furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf

Gaetz, Stephen, Jesse Donaldson, Tim Richter and Tanya Gulliver. The State of Homelessness In Canada 2013. A Homeless Hub Research Paper. www.homelesshub.ca/sites/default/files/SOHC2103.pdf

Insight Specialty Consulting. 2019. *Exploring Impacts of Non-Market Housing on Surrounding Property Values.* BC Housing

Malatest & Associates Ltd. 2019. *Supportive Housing Outcome Evaluation*. BC Housing (Underway).

Patterson, Michelle, Julian Somers, Karen McIntosh, Alan Shiell, Charles James Frankish. 2008. *Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia*. Centre For Applied Research in Mental Health and Addiction, Simon Fraser University www.sfu.ca/carmha/publications/housing-and-support-for-adults-with-severe.html

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Contact us: 1701-4555 Kingsway, Burnaby, BC V5H 4V8 Phone: 778-452-6454 Toll-free: 1-866-465-6873 Email: research@bchousing.org **www.bchousing.org**

LUCENT
QUAY
CONSULTING

Appendix 7 – Public Open House Comment Forms

BC HOUSING

DISTRICT OF NORTH VANCOUVER

Let's Talk Supportive Housing on East Keith Road

Comment Form | November 2023

BC Housing and the District of North Vancouver are proposing to build 65 new homes with support services in the 1200 block of East Keith Road (at Mountain Highway). These new homes are an important part of our effort to address and prevent homelessness on the North Shore.

You input is being heard. All community feedback from our neighbourhood information sessions is being collected into a community engagement report for District Council. This report will inform their decision about the proposed housing project.

WE WELCOME YOUR COMMENTS

[redacted] the supportive housing @ Fell ave and 3rd Street. We had ongoing issues with vandalism, drug and garbage on sidewalks and we struggled to employ women because of safety concerns, especially with walking to park their vehicles in the evening. How can we be assured that our sidewalks will be safe and not suffer from decay?

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

What will the district do if residents are found to be using drugs? Will there be some type of policy stating that they will not be permitted to live there anymore?

What about the new "rock walk" trail. Will the district be patrolling the area everyday to make sure there is no ~~food~~ needles or other debris?

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

Let's Talk Supportive Housing on East Keith Road

Comment Form | November 2023

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WE WELCOME YOUR COMMENTS

Complete wrong location. The safety of the large daycare directly across the street is the first issue followed by 3 elementary schools within ~~appox~~ approx 1 km, the safty and security of the seniors who live at the Carlton building and use the trails the salop trail directly out the back door the new costly Bridgman Park 400 m from Liqor + Cannbis stores both depot. Not to mention long time residents and maybe even worse people who just paid hundreds of thousands up to 2.5 mil for their our housing right in the area.

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

Let's Talk Supportive Housing on East Keith Road

Comment Form | November 2023

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You input is being heard. All community feedback from our neighbourhood information sessions is being collected into a community engagement report for District Council. This report will inform their decision about the proposed housing project.

WE WELCOME YOUR COMMENTS

We worry abaut sajety in ar community and devaluahan of property value. [redacted] daycare [redacted] is going to have to hire additional staff to supervise and ensure area is free from drug paraphanilia and safety of the staff + children.

current temp. housing of clients at travel Lodge has police incidents nightly. society that has catract to manage housing does not have a good reputahn + record.

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

Let's Talk Supportive Housing on East Keith Road

Comment Form | November 2023

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WE WELCOME YOUR COMMENTS

Will the district allow non residents (ie people living in the downtown east side) to move to these residences. What is the criteria?

Why not use this space for low income families instead. There are lots of North shore residents that can't afford to live here. This is not the right neighbourhood for this type of housing. The district has just spent a fortune on improving the Bridgeman Park area. this area is very family friendly, but if there are single men residents only permitted this will make sure this area is not used to its full potential.

THANK YOU!

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WE WELCOME YOUR COMMENTS

WRONG NEIGHBOURHOOD!!

- The river and joining trails will be littered with needles and homeless who do not meet the requirements for housing. Too close to parks, playgrounds, daycare across the street. The shelter at 705 W. 2nd in the CNV has ruined the area. Overdose medical aid calls are multiple and daily. Great idea but wrong neighbourhood!

NO!!!

THANK YOU!

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WE WELCOME YOUR COMMENTS

The cost of this to house 168 ppl is ludicrous, and down right theft of tax $ 8 mil of land and at least that to build and operate is crazy 100s of thousands to give out to supportive housing. There must be a better option and better location

THANK YOU!

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WE WELCOME YOUR COMMENTS

Will crime increase in the local area?

If the Zoning changes for the resident property it should change for the whole area - Not a good location as it is surrounded by single family res.

Will I be able to volunteer?

The location is an Island not good for bus access.

THANK YOU!

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WE WELCOME YOUR COMMENTS

I so support this. We need to be compassionate + provide support in our community. This is a great location as it's close to nature + trails, which are wonderful for mental health. I would like priority for Tsleil Waututh + Squamish Nation members as it is on their land.

THANK YOU!

[redacted]

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WE WELCOME YOUR COMMENTS

I Support this project

THANK YOU!

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WE WELCOME YOUR COMMENTS

TAKE IT SOMEWHERE ELSE

I'VE SPENT [redacted] YEARS BUILDING A PAVILION FOR MY PLACE. THIS DOESN'T FIT IN THIS AREA. MOVE IT DOWN BY PHIBBS WHERE IT SHOULD BE!

THANK YOU!

BC HOUSING

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WE WELCOME YOUR COMMENTS

The Majority of residents in this neighbourhood are Seniors and they are very sensitive and Concern about the noise that this may Cause in Distance. Also there are trails and Parks around that we may be Concerned about the homeless people hide in there and Cause some Safety issue to others and the local residents

THANK YOU!

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WE WELCOME YOUR COMMENTS

I don't agree that our safety and security concerns are being addressed. Both Lu'ma and BC Housing have horrible track records in our community and elsewhere in BC for both the residents in the housing as well as the surrounding neighbours. This facilty was not in recent plans and consultations and will negatively impact our plans to [redacted] continue to be residents of the DNV. We are happy with the current afforable housing plans in the area but there is a concentration in this area without any considerations of better serviced neighbourhoods.

THANK YOU!

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WE WELCOME YOUR COMMENTS

Main concern is the safety of the many children walking around this neighbourhood and using the park, playground, washrooms and trails at Brighton Park. Drug sales and drug related debris are the top concern.

The site is across from daycares, elementary schools and a busy childrens playground and park.

Severely oppose this housing project in this location!

OPPOSE



THANK YOU!

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WE WELCOME YOUR COMMENTS

I dont agree to build This building because the Security and calmness in this family area.

[redacted]

THANK YOU!

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WE WELCOME YOUR COMMENTS

NO PROBLEM WITH SUPPORTIVE HOUSING, I RECOGNIZE THE NEED. I DO OBJECT TO THE LOCATION. THERE MUST BE A MORE SUITABLE SITE. THE TRAFFIC FOR ONE THING. HAS ANYONE ACTUALLY TRIED TO NAVIGATE THROUGH THERE AT BUSY TIMES? THE RESIDENTS COULD BE AT RISK IF INCLINED TO "WANDER" IT WILL BE A NIGHTMARE FOR EMERGENCY VEHICLES. SURELY THERE IS A BETTER, SAFER SPACE.

THANK YOU!

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WE WELCOME YOUR COMMENTS

WE WILL BE GOOD NEIGHBOURHOOD IN FUTURE.

[redacted]

THANK YOU!

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WE WELCOME YOUR COMMENTS

I, m totaly disagree to build here because
is not be to safe for living speval for children
and retire people. [redacted]

THANK YOU!

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WE WELCOME YOUR COMMENTS

I oppose this development in our area for the reasons of Public safety. The additional cost of policing this area will be significant. With so many families & day cares in the area this will greatly impact our community. I understand the need for more social housing for the homeless population but this is the wrong area to build this social housing. Perhaps in non-residential, industrial land with direct access to transit. Please reconsider the location of this social housing. Thank you.

THANK YOU!

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WE WELCOME YOUR COMMENTS

1 - Please ensure all waste management provisions are considered for this site. The riparian area of Keith Creek has only begun to rebound from the Mtn Highway project. I would hate to see more plastics and other discharge entering the creek from this Moti ROW "park" due to increased traffic.

2 - Consider changing the CNV/DNV shared intersection so that this NE corner stops backing up with dangerously manoeuvering HWY1 traffic. It could hurt your residents.

THANK YOU!

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WE WELCOME YOUR COMMENTS

[redacted]

I am not happy and/or disagree to this project. I think this project will make [redacted] dangerous area for us to live here. Pease stop Doing it.

THANK YOU!

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WE WELCOME YOUR COMMENTS

- Why a location w/in 500m of at least 4 daycares, 2 schools, 1 dispensary + 1 liquor store?

- [redacted] Salop Trail. We already see drug paraphenalia, see people actively consuming hard drugs, weekly property crime of all cars/carports on street and have had at least 1 home invasion while residents asleep. Everyone has a camera. How will this development teach/encourage

THANK YOU!

residents to be good neighbours?
(As a resident I have access to Bylaw / RCMP when my neighbours are not good neighbours).

- Why was this the only site offered to BC Housing as an option.

Each neighbour in detached homes in neighbourhood pays roughly $8,000.00/yr in property tax. How will the staff of this development maintain the quality of our collective investments?

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WE WELCOME YOUR COMMENTS

I totally disagree with this project due to a hugh impact on our property value as well as the safety of the residents of this area.

The dynamic of this area is family orientated & with yang kids or elderly people who want to enjoy the secure, safe and peace of the North vancouver. That is why we bought the Property in district of North vancouver.

[redacted] out of the respect of tax payers you must stop doing that.

[redacted]

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WE WELCOME YOUR COMMENTS

I don't disagree that housing needs to be provided. Unfortunately, the location chosen by the DNV is not well thought out. This is a highly populated intersection that cannot (and should not) accomodate this magnitude of residents. The enviromental loss and disruptions already experienced by this area due to the Mountain highway interchange is substantial. Furthermore, the residents in this area are experiencing extreme construction fatigue.

THANK YOU!

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WE WELCOME YOUR COMMENTS just if Planed Development is not alroady Premeditated.

[redacted]

with all The Respect To all People I am To Telly against This Development.

This Development is for People so called Low income. They bringing different kind of quality of life-That we cherished and ave also causing safety issues for The beLoved community we love. ALso is going To affect The Property Price in The whole area

Please. No. No. No.

To This housing Development.

THANK YOU!

BC HOUSING

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WE WELCOME YOUR COMMENTS

I AM IN FAVOUR OF SUPPOTIVE HOUSING. NOT SUPPORTIVE OF LOW INCOME OR SUPPORTIVE HOUSING IN AN AREA WHERE MIDDLE INCOME AND HIGHER RESIDENCE BEING MIXED IN WITH THIS SERVICE. IT IS PROVEN TO CHANGE THE AREA AND NOT FOR THE BETTER. MY OPINION IS THAT OUR TRAILS, PARKS AND KIDS PLAY AREAS WILL BE THREATENED. I DO BELIEVE HOMELESSNESS IS AN ISSUE AND NEED ADDRESSING BUT THE CHOICE OF THESE AREAS ARE NOT THOROUGHLY THOUGHT ABOUT. YOU CAN'T JUST DECIDE TO SET UP THESE FACILITIES ANYWHERE. THIS IS CERTAINLY NOT ~~FAIR~~ IN CONJUNCTION WITH THE PROPERTY TAXES THAT I PAY.

THANK YOU!

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WE WELCOME YOUR COMMENTS

How will stand alone supportive housing benefit the community? If there were other services such as 1) community police station 2) convenience store 3) coffee shop it might add to the community Despite the busy intersection, this is an extensive residential area i.e. keith hill ~~east~~ slope, Arborlynn Carlton, & keith + 8th houses Seylynn Village & Hunter apartment complexes

THANK YOU!

~~Unless~~ There are also a major daycare center and Montessori School very close by.

The addition of ~~a stupper~~ such a dev. is highly inappropriate without major additions to the infrastructure

NO!

~~Unless major~~

It won't solve problems as is, it will just import inner city troubles to a peaceful neighborhood



BC HOUSING [redacted]

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

LOCATION- TOO CLOSE TO DAYCARES AND PARKS

CRIME - NO PLAN IN PLACE TO CONTROL CRIME

BC HOUSING HAS INSISTED THEY DO NOT

ASSUME RESIDENTS TO BRING CRIME

OR VIOLENCE. NOVEMBER 3 STABBING

AT SHELTER ON 2ND + BEWICKE

NOV 7 HANDING OUT GLASS PIPES TO

FACILITATE DRUG USE WITNESSED BY ME

[redacted]

NEEDS TO BE BUILT CLOSER TO DISTRICT

EMERGENCY SERVICES IF AT ALL.

DISTRICT NEEDS TO CONSIDER PURCHASING

PROPERTY IN A LOCATION WITH LESS IMPACT

THANK YOU!

BC HOUSING

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WE WELCOME YOUR COMMENTS

Excellent proposal. It was disappointing but unsurprising to hear concerns raised by others tonight. I hope this development goes ahead. Having services on site is key. More of this housing will always be needed. The sooner it can be built the better.

Yes, Yes, Yes

THANK YOU!

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WE WELCOME YOUR COMMENTS

I very much hope there will be thoughtful consideration & action from all of our comments. ~~People~~ People at this meeting ~~feel~~ are concerned they are not being respected for their feelings.

I agree there is a need for supportive housing, however have concerns with this particular location. It is a very busy, large intersection which is congested with traffic. Adding further housing with potential for more emergency vehicles will impact traffic flow & safety. As well, this proposed development is across from a daycare, close to a school & the NSAH Shore Winter Club & the park where there are children who are vulnerable too. What measures are being taken to ensure safety ~~of~~? Due to the nature of the event, we can't hear from one another and none of the representatives are taking notes of our comments.

How will we know that our comments & concerns will be addressed??

What info will be put on BC Housing's site or the DNV's site? This appears to be rubber-stamped already. Are there other potential sites that are further away from children's

THANK YOU!

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WE WELCOME YOUR COMMENTS

The aggressive manner this project is being pushed forward makes it seem even more strange to see it through. All the news and communication broke in a way that seemed like all decision was already made and I was quite surprised to see you had no respect for the community to make them aware of any plans before they were decided. I strongly protest this project as it will change the shell and the soul of this community.

THANK YOU!

[redacted]

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WE WELCOME YOUR COMMENTS

I was expecting organizing event because in this meeting I am not able to hear people concern. ~~In this meeting no one want to~~ Taking notes B.C. housing

in this meeting no one was taking notes to rely my concerns to Bc. housing officials.

I am against this suportive housing in my ~~neighborhood~~. Because of ~~my neighbor~~

Because of numbers incidents families

~~Safety~~ [redacted]

THANK YOU!

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WE WELCOME YOUR COMMENTS

- Really well laid out, important to help the unhoused get access to supports + services. Really support mis being built.
- There seems to be belief by residents that it's just more w addiction needing support though I think this helped explain multitudes of factors (though ppl w addictions also need housing)
- Thank you for doing mis and I truly hope this gets passed.
- Housing is a human right.

THANK YOU!

BC HOUSING

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WE WELCOME YOUR COMMENTS

I am very disappointed with this event. I ~~not~~ won't be able to hear neighbours concerns. It would have been very helpfull to have a forum online like open discussion so everyone could hear each other concern.

In this's meeting no one was taking notes to rely my concern to bc housing officials. I'm against this supportive housing in my neighbor hood. Because of numerous incidents & families safety is at risk [redacted]

THANK YOU!

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WE WELCOME YOUR COMMENTS

[redacted] Since I heard about the news for building a Supportive Housing [redacted] it makes me [redacted] So nervus and worried about our safety. and I think is very bad new for our neighberhood a nightmare. Loss of personal Security and Serenity also we already existing heavy traffic and this project is going to make it even worsit. also is very unsafe for the kids who playing all the time at park ~~at~~ the

THANK YOU! pelase be counsider and stop this project.

Thank you

BC HOUSING

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WE WELCOME YOUR COMMENTS

We are Families Needing
The community being Safe
So with due all respect.
No to
Supportive hosing with
Injection Room.

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

With all respect to community of any kind, I am here to express my opposition against this plan in my neighborhood for the following reasons:

1) The substance addicted people are a great threat in the streets, parks, pavements in the neighborhood.

2) The low income people are mostly (not all) and the homeless ones under the government protection and they have chosen to live their lives in that style - So, it is not right to mix them with the people who have worked hard all their lives, pay their taxes and are in compliance with social norms. I, [redacted] cannot tollerate the disturbance, danger, unsafety, and threat to myself [redacted] which can be provided as a result of unmatched people in my neighborhood. →

THANK YOU!

I strongly disagree with ~~b~~building such ~~an~~ unsafe units in that area. Although the total plan looks to be humanitarian and helping people in need, it is clear that the result would be just pouring money into the planners' pockets without taking care of the safety, health and security of the area!

Please Do NOT start this Project!

Stop it!



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You input is being heard. All community feedback from our neighbourhood information sessions is being collected into a community engagement report for District Council. This report will inform their decision about the proposed housing project.

WE WELCOME YOUR COMMENTS

I am TOTALY disagree because 1 Traffic nightmare
2 Loose of personal security & safety 3 -
diserise property value.

[redacted]

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

Let's Talk Supportive Housing on East Keith Road

Comment Form | November 2023

BC Housing and the District of North Vancouver are proposing to build 65 new homes with support services in the 1200 block of East Keith Road (at Mountain Highway). These new homes are an important part of our effort to address and prevent homelessness on the North Shore.

You input is being heard. All community feedback from our neighbourhood information sessions is being collected into a community engagement report for District Council. This report will inform their decision about the proposed housing project.

WE WELCOME YOUR COMMENTS

Mountain Highway & Keith road is one of the busiest intersections on the North Shore, and there is absolutely nowhere for ambulances, police and fire services to park without obstructing traffic. This facility will have multiple 911 Emergency calls per day, impacting thousands of North Shore residents every day. Mountain Highway and Keith road is the wrong location for supported housing.

THANK YOU!

[redacted]

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

[redacted]

[redacted] I never expected this crazy decision to build housing for people that need help without a voice! ~~and approval~~ Our people living around this building, like the practice of 3rd world countries

THANK YOU!

[redacted]

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

NO... NOT IN A FAMILY BASED NEIGHBORHOOD!
DAYCARE ACROSS STREET, SHARED PATHWAYS
+PARKS [redacted] - SAME BUS
ROUTE ETC WITH MENAL HEALTH ISSUES AND
OPEN DRUG USE!!

I AGREE... WE NEED "SUPPORTIVE HOUSING"
BUT TO ME, THAT SHOULD BE FOR
WORKING CONTRIBUTING PEOPLE
THAT ARE HAVING A TUFF GO AS
IS AFFORDING TO LIVE HERE.

WE NEED → LOW INCOME HOUSING /ST
A HOMELESS / MENTAL HEALTH
DRUG USER SUPPORTIVE PLAC
IS NOT WHAT OUR
NEIGHBORHOOD WANTS..

THANK YOU!

THANK YOU [redacted]

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

Placing individuals that are recovering from risk situations, like drug abuse and mental health issues, close to daycares, liquor stores doesn't seem like a very good idea, and it doesn't make sense.

THANK YOU!

Let's Talk Supportive Housing on East Keith Road

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WE WELCOME YOUR COMMENTS

Your proposal says that, out of 65 units, only 5 units will be provided with the Complex Care assistance. I wonder what kind of Social, Mental and Employment support will the other 60 families have to make sure they're out of risk situations like drugs abuse and alchoolism? How is this project going to guarantee that criminality doesn't arrive in the neighborhood together with drug abuse that is not properly addressed with real social and psychological assistance? Thank you.

THANK YOU!

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WE WELCOME YOUR COMMENTS

One Question; I guess two:

→ What are you learning from the Bc Housing projects already in Use?

→ How are you securing the safety, health of the entire community at large?

Thank-you

THANK YOU!

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WE WELCOME YOUR COMMENTS

This is NOT a good idea.

[redacted] we ~~do~~ went with DNV's vision of having a community that would be developed to become a good place for raising ~~fa~~ kids. Now, that we have a nice park, kids playground tied and people buying into DNV's vision to move here, we don't want to have ~~children~~ drug addicts to live [redacted]

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

This is awesome! I really hope to learn more about other community amenities nearby (library, community centre) to provide opportunities + resource for the future residents. Yes in my backyard!

THANK YOU!

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WE WELCOME YOUR COMMENTS

I Totaly Disagree [redacted]

[redacted]

we don,t feel secure and we don,t have Peace of mind being naibour ~~in~~ with People living in this new boilding. East Keith Rd has a lot of traffic this boilding cause more traffic in this area.

Parks and Trails become drug diller and adicticted Peopl's house.

THANK YOU! [redacted]

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WE WELCOME YOUR COMMENTS

I am in favour of this project. These people are already living in our neighbourhood and it will be better for them and our community if they have safe, clean housing - and supports. I want to live in a community that supports all our citizens, and this is a good use of this land.

THANK YOU!

Let's Talk Supportive Housing on East Keith Road

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WE WELCOME YOUR COMMENTS

Hi there. [redacted] I grew up in N. Van, [redacted] we thought this neighborhood would be a fantastic place for us [redacted] However, this project makes our neighborhood a place where I would be uncomfortable [redacted] Even as a [redacted] woman who often uses our trail system to get to basic necessities such as groceries and the pharmacy, I will no longer feel safe walking these trails alone. It is inevitable that drug users will quickly begin populating these family-friendly trails. I beg you to reconsider this project. [redacted]. Thank you for reading. ☺

THANK YOU!

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WE WELCOME YOUR COMMENTS

My biggest issue with this project is the location. Close to daycare, playgrounds, liquor stores, cannabis stores, a large trail network, and right in the middle of a family oriented neighborhood. I have visited other supportive housing sights and there are always people loitering, littering, and doing drugs and even living in the surrounding environments. By putting this project in this area we are putting vulnerable people at risk who use these trails and playgrounds everyday. There is also no plan to combat any crime that may come of this project. The fact that the [redacted] Police did not have a station here is proof of that. The people were not properly consulted with today. The people oppose this project and we will fight with all our might to stop it from going forward.

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

I am strongly disagree with this project!

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

IT IS IRRESPONSIBLE TO HOUSE ADULTS WITH SUBSTANCE ABUSE AND MENTAL HEALTH ISSUES BESIDE A SINGLE-FAMILY HOME COMMUNITY WITH CHILDREN AND PLAYGROUNDS.

THANK YOU!

Let's Talk Supportive Housing on East Keith Road

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WE WELCOME YOUR COMMENTS

Thank you for being forward-thinking. We need this type of housing in the District of North Van. I hope people were listening to their elementary and high school teachers when they talked about hierarchy of needs. Housing and food and clothes are a must before all other things. Without these needs people are just fighting for survival. This project will help so many people get their footing & so they can be functioning members of society.

THANK YOU!

Let's Talk Supportive Housing on East Keith Road

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WE WELCOME YOUR COMMENTS

There is a coherent concern around the fact that there is not enough planing in terms of operating the Proposed facility as a complex use building with access to substances. ie. what are the protocols to reinforce a "residence use of facility" That avoids or prevent substance users from outside of the complex to come in and use? How does L'uma plan to deal with residents who cause issues for the community?

THANK YOU!



BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

- Project would be better suited to a central location or near the already established homeless-~~care~~ neighbourhoods. Serve people where they are. (Cap Mall? Travel Lodge)

It is obvious that supportive housing or other supports for homeless are important in our community. It also is apparent that the location and operating model have been rushed and are not going to serve the existing community or those the project intends to support. Transportation is a major issue. The neighbourhood lacks the density and social supports that will be needed for anything that occurs outside the walls of the project. Everyone I spoke to tonight pointed fingers at other agencies and were not able to provide confidence that these concerns are being heard or will ever be addressed. If finger pointing has already started, how will we all work together to make this successful?

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

- Having support services provided with the 65 new homes is certainly necessary. Some people need more assistance & will benefit from the extra attention.
- On the negative side, I am concerned about increased pedestrian traffic at this intersection. It is an extremely busy corner. We know how inattentive pedestrians on DTES are sometimes involved in traffic incidents.
- Your literature refers to "individualized case plan". I would like to know about what this looks like.
- is this a "low-barrier" housing complex? ie resident may be drug or alcohol addicted? If I believe "Yes" + this is a concern. You use "harm reduction" which does not preclude harm to individuals + communities associated with substance abuse.
- will some residents have mental issues?
- will there be 24-hour support staff + security at the building?

THANK YOU!

Your literature refers to "supervised injection rooms." I am not in favour of drug use in this neighbourhood.

- many young kids in area, not safe to have needles, even if you patrol to pick up.

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

[redacted]

[redacted]

THIS IS GOING TO HAVE A SAFE INJECTION SITE

THIS IS NOT AN APPROPRIATE PLACE FOR

THIS SITE.

I AM ABSOLUTELY AGAINST THIS DEVELOPMENT

THANK YOU!

Let's Talk Supportive Housing on East Keith Road

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WE WELCOME YOUR COMMENTS

WRONG SPOT! Poor Location, High Traffic area. People will Be run over, as they Spill out onto the Road., Just like the. Harvest Project on Bewicke.

Use the Monastee Dog pound By Cap University For this Project; AND put the Students & Faculty on the land Beside Holiday INN. Close to Pub + Hotel For visiting Guests. Put More High Density Housing on ALL of Keith Road From LYNN creek to Brooks Bank. More TAX Revenue LAND swap Shuffle the Deck. TOO.

THANK YOU!

Cheers.

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

I'M ~~AGG~~ DON'T LIKE THIS PROJECT AT THIS SITE!

1) THE TREES GIVE THE AREA A BEAUTY THAT IS NOT FOUND IN ~~VANC~~.

2) THESE TREES ARE OVER 100 YRS — OLD

3) MUST NOT BE CUT!

4) TRAFFIC IS HORRENDOUS HERE IT TAKES 30 MINUTES TO GO JUST 3 CITY BLOCKS VIA CAR WHEN YOU NEED GROCERIES & 1/2 HOUR TO GET BACK HOME 3 CITY BLOCKS.

* PLEASE FIND ANOTHER SITE.

THANK YOU!

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WE WELCOME YOUR COMMENTS

I recognize the value in & need for this type of Societal support services.

My concerns are

- will the potential clients be appropriately screened? That is matched with the residential area being proposed? i.e. ppl who are not likely to use local parks & playgrounds for (potentially) dangerous drug use (ie METH!!)

- if pets are allowed is it possible for residents to have animal training courses to ensure animals (mostly dogs) are controllable? ie. barking; poop pick up; off leash trained etc.

THANK YOU!

With Thanks [redacted]

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

[redacted]

[redacted]

Benefits: Reduced waste & embodied carbon, increased environmental impact & local sustainability, emissions avoidance, and ESG principles at project management level

THANK YOU!

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

This is the wrong place for this Debelopment. Please find a place away from the 2nd Narrows Bridge as the traffic around the area is really Bad. [redacted] I have trouble driving to work. I was told that the District did not look at other sites, this was a bad mistake.

I love my neighbourhood but more development in dense areas only destroys the ameance of the area This future + leave some trees up When they moved Mountain Hwy to Brooks Ranks the amount of Tree cut was horible. The Highway planted trees but the Hwy's dept come back + cut them down as brambles started to cover them.

THANK YOU!

[redacted]

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

I would love to have a better understanding of the selection/interview process for the tenants of this supportive housing. We are not generalizing that all unhoused are criminals or partake in substance abuse. Based on other "supportive housing" - it does not build confidence when we see the destruction of the buildings, criminal activities in the surrounding residential areas or neglect of needles etc. being left in the streets [redacted] Therfore, if you can provide more stats, positive outcomes from supportive housing in BC - we would be more comfortable with the unknown. I want to support the less →

THANK YOU!

fortunate & want the unhoused in our community to have a home. What I am not understanding or honestly supportive of... is allowing substance abuse & criminal activities right outside the building. What security measures are going to be taken in case their is a tenant that is going to unfortunately go in that direction?

my hope is that you will choose tenants that want to move away from the streets, and live in a home, take care of it, respect it and the community around it. Everyone deserves a chance for a better life. All we want is the same respect from you.. that you understand we have built our lives in North Van. We have worked really really hard to afford to buy a home here & are that is safe [redacted] & enjoy the outdoors without having to worry when they walk the "family recreational" path you built.

Please just put yourselves in our shoes. We are not bad people, we want to support but need to have better answers & the real picture of what this is going to mean for the future of

LUCENT
QUAY
CONSULTING

Appendix 8 – Stakeholder Open House Comment Form

BC HOUSING

DISTRICT OF NORTH VANCOUVER

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WE WELCOME YOUR COMMENTS

Great idea – we need 10 more!

Good Luck

THANK YOU!

From: Tamara Olson [redacted]
Sent: November 21, 2023 5:43 PM
To: DNV Input
Subject: Public Hearing for 1200 Block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a North Vancouver District resident writing in favour of the supportive housing project in the 1200 block of East Keith Road. I have previously spoken in strong support of the West 16th Street supportive housing project for women and women-led households in North Vancouver.

Due to the housing crisis, many more North Shore residents have become precariously housed or are now homeless. I have read the proposal for this housing project, which mentions that in 2016, there were at least over 700 homeless individuals on the North Shore with another 295 people accessing services for the homeless.

As of 2023, the North Shore homelessness count is sure to be higher and every municipality has an ethical duty to contribute to housing solutions for the well being of these vulnerable citizens.

Additionally, Housing First, an evidence and human rights based approach, shows that providing housing helps people move forward with their lives, and engage with supports as needed. Lu'Ma and Vancouver Coastal Health are noted as providing support services for this housing project and have experience in doing so.

I would like to voice my strong support and welcome for this housing project and others like it, which are desperately needed here on the North Shore.

Sincerely,

Tamara Olson
Pemberton Heights, North Vancouver

From: Katya Ireland [redacted]
Sent: November 21, 2023 5:45 PM
To: DNV Input
Cc: [redacted]
Subject: 1200-block East Keith Rd Supportive Housing Concerns 21st November 2023
Attachments: DNV Mayor letter re E Keith Rd Supportive Housing Project proposal.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find attached our letter for submission to the Mayor and Council for this evening's meeting.

Katya M. O. Ireland

[redacted]

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

20th November 2023

Dear Mayor Little and District of North Vancouver Councillors,

RE: East Keith Road Supportive Housing Project

We are writing to express our concern about the proposed East Keith Road Supportive Housing Project, operated by Lu'ma Native Housing Society (The Project) at the 1200 block of East Keith Road, so that your Office will reconsider the appropriateness of this location for this type of housing project. [redacted] North Star Montessori Elementary School located toward the dead-end of Lynnmouth Ave at 1325 Keith Rd East. Councillors may not be aware that the school has approximately 160 children from 3 months to 12 years of age. We are extremely concerned that [redacted] the children, and the staff of the school will be negatively affected should the re-zoning go through, and this project move ahead.

We strongly believe that such a development would pose significant risks to the safety, health and wellbeing of the children at North Star. The presence of drug users in such proximity to children can have devastating consequences including exposing them to dangerous substances, violence, antisocial behaviour, and crime. We recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it seems quite likely that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP, acknowledges that the planners and operators of this development think that criminal activities are likely, too. These issues make the location of such a facility with Complex Care even more vital and yet there is little evidence that this site is the most appropriate on the North Shore.

The children at North Star use the local Bridgman Park daily and many of the families often use the park [redacted]. After the revitalization of the park and surrounding trails, the area has become a gathering place for so many District residents [redacted] Given that residents of the supportive housing development who are

drug users may be required to seek their drugs off-site, it is very likely that we will see an increase in drug deals, open-drug use, and paraphernalia, and possibly even drugs on the ground in front of our school, along the walking paths, and in the park. Even if provision were to be provided at the centre, it does not seem unreasonable to speculate that these kinds of behaviours by residents and others may remain an issue for the surrounding residential area including the park.

The physical safety of our school staff and students is a major concern. Given that there will be no screening of potential residents, the past criminal offenses of the residents, petty theft and vandalism is likely to increase significantly and the potential of other more aggressive and violent crimes arising, is seriously alarming. Simply witnessing these types of activities, let alone being involved, can having a lasting and harmful impact on a child's development. Appreciating that these currently unhoused people are vulnerable citizens, we feel obliged to point out the obvious, that the children [redacted] within this corridor are also vulnerable citizens. Today, community law enforcement (RCMP) is already unable to respond consistently to community/school needs.

The current information available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility, but the District has not yet shown how they will maintain a safe neighbourhood after the facility is in operation. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity without proper due consideration to the impact of residents and businesses.

Access to support and health service for residents is also a concern. We do not believe adequate support will be in place as was alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma and Council guarantee that human resources will be available and willing to provide these services on a 24/7 basis?

In addition to the overwhelming number of safety concerns, we are also concerned about traffic challenges due to the construction in the neighbourhood and its negative impact on those with children enrolled in the childcare and elementary programs at North Star. We are concerned that this will impact the viability of the school overall. There is currently no site or traffic management plan to go with this proposal and we are concerned that the challenge to get to North Star's facility for both drop-off (almost an hour earlier than local public schools) and pick-up time will affect future enrolment. Beyond construction, this junction sees some of the heaviest traffic and longest delays in the area as highlighted by recent vehicle accidents which closed Mountain Highway and other local roads including the Highway. The site access for staff cars, ambulances and other vehicles does not appear in the plans to be prudent in this location.

Quality childcare is difficult to find, and it would be incredibly detrimental to the North Shore to lose so many childcare spaces should current and future enrolment drop due to safety concerns

and difficulties in accessing the facility. Our school and all the local daycare facilities could be adversely affected should this plan go ahead.

Thank you for considering our concerns. We hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project at this site.

Yours sincerely,



KMO Ireland for and on behalf of KMO and GD Ireland

From: Hamidreza Hashemi [redacted]
Sent: November 21, 2023 5:56 PM
To: DNV Input
Subject: Strong Disagreement with Proposed Development on East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I hope this letter finds you well. I am writing to express my deep concern and strong disagreement with the proposed construction of 65 studio apartments at the 1200 block of East Keith Road in North Vancouver.

North Vancouver has long been known for its family-oriented communities, attracting residents seeking a secure and nurturing environment to raise their families. The proposed project poses a significant threat to this foundation, potentially compromising the safety and well-being of our neighborhoods.

By introducing a large number of studio apartments, there is a risk of attracting individuals facing homelessness and struggling with substance abuse issues. This could detrimentally impact the sense of security that residents currently enjoy. I firmly believe that such a development is not aligned with the values that make North Vancouver an attractive place for families.

I urge the Municipal Council to reconsider this project and explore alternatives that preserve the family-centric nature of our city. It is essential to prioritize the well-being of existing residents and maintain the secure environment that has defined North Vancouver for years.

Thank you for your attention to this matter, and I trust that the Municipal Council will carefully consider the concerns raised by concerned residents.

Sincerely,

Hamidreza Hashemi
[redacted]

From: Lynn Khng [redacted]
Sent: November 21, 2023 5:57 PM
To: DNV Input
Subject: Public Hearing for 1200 block East Keith Road -- Written Submission

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

I am a resident [redacted] I understand that the public hearing is today, November 21, 2023, ending this evening. Please accept these written submissions before the end of the public hearing.

My view is that the supportive housing proposed is not a good location for both the supportive housing residents and the people living in the same area.

The supportive housing is not located close to amenities for the residents; they have to walk or take transit for a lengthy distance to access grocery shopping and medical clinics, and would have to cross a busy road in order to access these facilities.

In addition, this East Keith / Mountain Highway location is near 5 new apartment buildings in the Seylynn / Crown Street area that have many families with children using the parks/trails at Mosquito Creek. The East Keith / Mountain Highway location is also close to three community hubs with a high number of children, the North Shore Winters' Club, the Seylynn Community Center, and the new Lynn Creek Community Center. Having more than 60 supportive housing residents who are struggling with drug addiction living in the proposed location would decrease the neighbourhood's safety and liveability, especially for the families with children who use the nearby parks/trails and community centers.

As a resident of the neighbourhood, I ask that the District reconsider the location of the proposed supportive housing.

Sincerely yours, Lynn Khng

From: Kaitlin Hebron
Sent: November 21, 2023 6:15 PM
To: DNV Input
Subject: FW: Studies show that shelters and supportive and housing do not negatively impact surrounding land values
Attachments: Shelters and supportive housing does not hurt land values says study.pdf; Community-Benefits-Supportive-Housing-b.pdf

-----Original Message-----
From: Corrie Kost [redacted]
Sent: Tuesday, November 21, 2023 6:07 PM
To: Mayor and Council - DNV <council@dnv.org>
Cc: James Gordon <clerk@dnv.org>; Genevieve Lanz <LanzG@dnv.org>
Subject: Studies show that shelters and supportive and housing do not negatively impact surrounding land values

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Worship and Members of Council,

In support of the subject matter I attach a couple or articles which I feel will inform council on the subject of CD146 land use before you this evening.

Yours truly,
Corrie Kost
[redacted]

Shelters, supportive housing don't hurt land values, says study

https://www.tricitynews.com/local-news/shelters-supportive-housing-dont-hurt-land-values-says-study-3110507

The construction of shelters and supportive housing doesn't have a negative impact on surrounding land values, according to the summary of a new BC Housing study.

Gary Mckenna Nov 7, 2019 3:53 PM

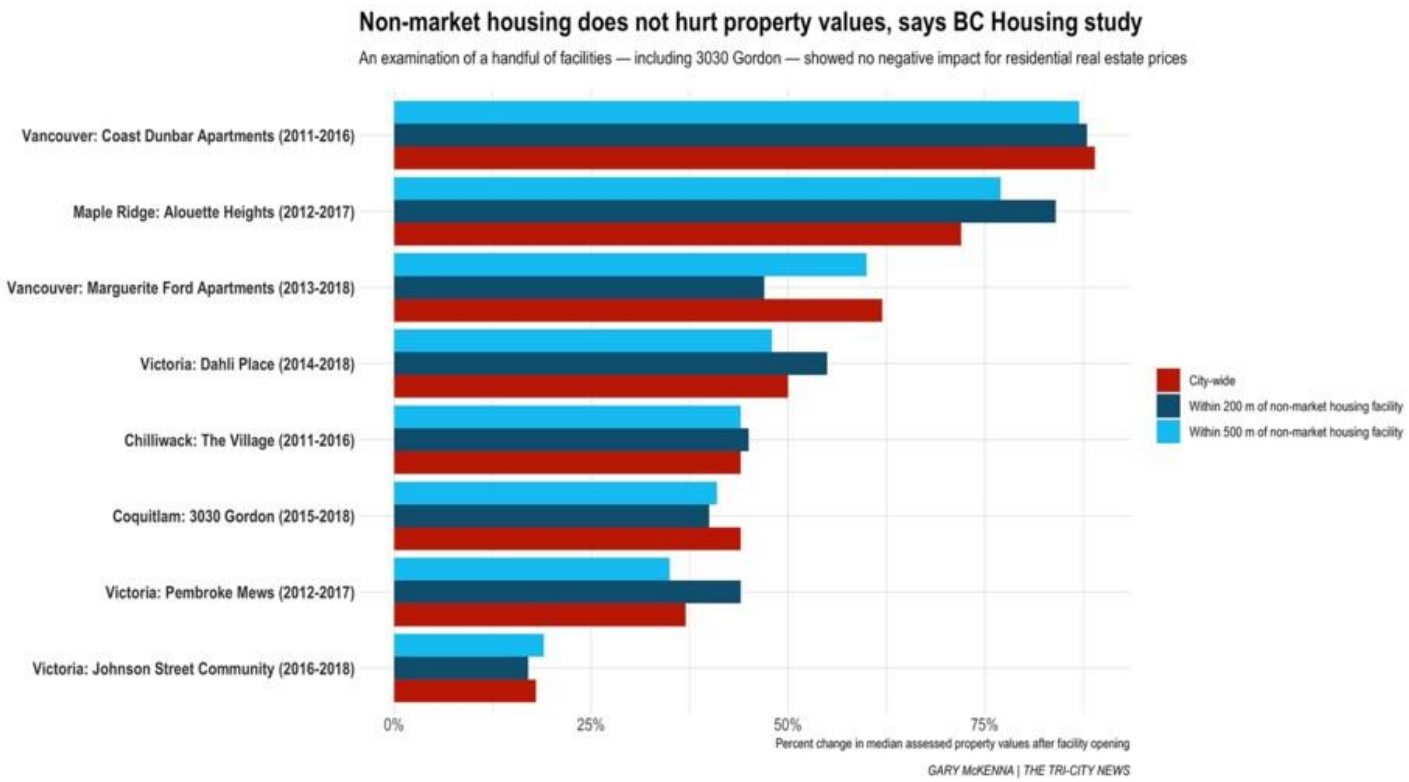


In the 200-metre radius surrounding 3030 Gordon, there are 39 properties that increased in median value an average of 40% between 2015 and 2018, while the 361 properties within a 500-m radius rose 41%. The increases are consistent with the 44% rise in property values seen across Coquitlam during the three-year period, the report stated.

The construction of shelters and supportive housing doesn't have a negative impact on surrounding land values, according to the summary of a new BC Housing study.

The report looked at more than a dozen facilities across the province — including the homeless shelter at 3030 Gordon Ave. in Coquitlam — and found that median assessed property values in the areas around the sites tracked consistently with the municipal average.

Of the 13 facilities examined, two areas saw decreases in land values while, in four areas, values grew faster than the average while the rest mirrored the city-wide trend.



"This suggests the introduction of non-market housing, such as supportive or affordable rental housing, does not affect residential property values," the report stated.

The study's findings dispel a notion BC Housing said is often put forward when such projects are introduced that non-market housing projects will hurt real estate prices.

For example, in the 200-metre radius surrounding 3030 Gordon, there are 39 properties that increased in median value an average of 40% between 2015 and ’18, while the 361 properties within a 500-m radius rose 41%. The increases are consistent with the 44% rise in property values seen across Coquitlam during the three-year period, the report stated.

Other cases showed the property values surrounding non-market housing facilities increased at a faster rate than the municipal average.

Residents within 200 m of Alouette Heights in Maple Ridge, for example, saw their median assessments rise 84% between 2012 and ’17, during a period when the municipality saw a 72% average increase.

In total, the study examined 1,687 properties in the 200 m and 9,586 properties in the 500 m surrounding the 13 case studies. Facilities were examined in the Lower Mainland as well as Victoria, Prince George, Vernon, Terrace and Cranbrook.

Community Benefits of Supportive Housing



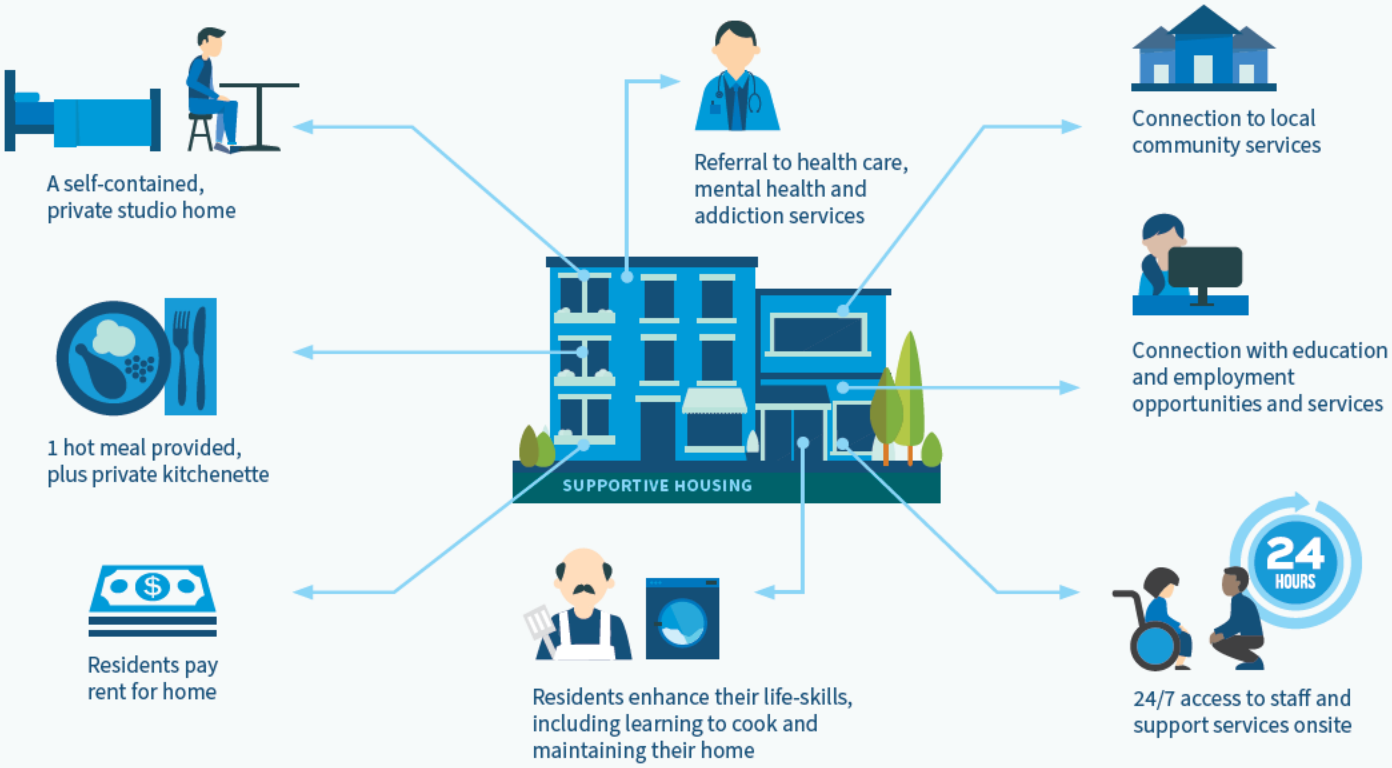
This resource answers questions about Supportive Housing in your neighbourhood

BC HOUSING RESEARCH CENTRE

What is supportive housing?

Provincially-funded supportive housing is for people experiencing homelessness. Supportive housing provides a home with access to on-site supports to ensure people can achieve and maintain housing stability. Residents have access to their own self-contained studio apartment or, in some cases, a secure unit with shared bathroom and amenity spaces. All residents sign either a program or tenancy agreement and participate in programming based on an individualized case plan.

All residents in supportive housing have made a choice to live there and are able to access the services provided by non-profit housing operators, such as life-skills training, and connections to primary health care, mental health and/or substance use services.





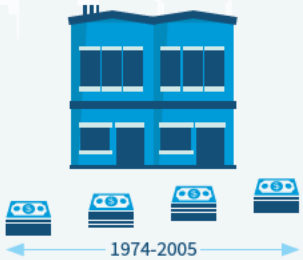
Q Will supportive housing affect property values in my neighbourhood?

A

Studies show that property values immediately surrounding supportive housing sites typically keep pace with the trends of the surrounding municipality.



10/13 Property values immediately surrounding supportive housing sites in B.C. **kept pace or surpassed** municipal trends



7,500 Supportive housing units **did not impact property values** between 1974-2005 in New York City

Facts and Statistics



- Research completed in 2019 of 13 B.C. supportive housing sites showed that property values immediately surrounding 10 sites either kept pace or surpassed surrounding municipal trends. Property values for the other three sites were not notably different compared to municipal trends.
- A study in New York City of 7,500 supportive housing units from 1974 to 2005 found no evidence of a negative impact on property values close to supportive housing.

Sources:

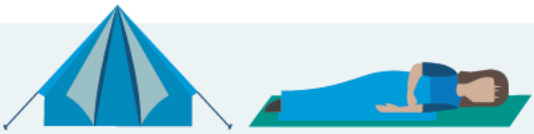
- Insight Specialty Consulting. 2019. *Exploring Impacts of Non-Market Housing on Surrounding Property Values.* BC Housing
- Furman Center for Real Estate & Urban Policy. 2008. *The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City.* New York University. furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf

Community Benefits of Supportive Housing



Q Is supportive housing costly for tax-payers?

A Studies show the cost of providing supportive housing is less than the cost of providing the health and public safety services needed to address homelessness.



VS



On average, a person **experiencing homelessness** with addictions and/or mental illness used

$55,000 per year in health care and/or corrections services

On average, a person **in supportive housing** with addictions and/or mental illness used

$37,000 per year in health care and/or corrections services

Supportive housing residents were **64% less likely** than shelter clients **to use ambulance services**



Average hospital stay for supportive housing residents was **50% less** than shelter clients



Facts and Statistics

- A 2008 B.C. study found that on average a person experiencing homelessness with addictions and/or mental illness used $55,000 per year in health care and/or corrections services compared to $37,000 for a person in supportive housing.
- A 2019 B.C. study linking data for more than 450 individuals in BC Housing-funded supportive housing and emergency shelters found:
  - Supportive housing residents were 64 per cent less likely than emergency shelter clients to use ambulance services.
  - The average hospital stay for supportive housing residents was 50 per cent less than for emergency shelter clients.



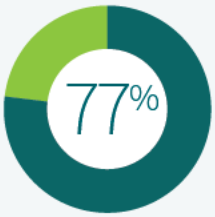
Sources:

- Patterson, Michelle, Julian Somers, Karen McIntosh, Alan Shiell, Charles James Frankish. 2008. *Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia*. Centre For Applied Research in Mental Health and Addiction, Simon Fraser University www.sfu.ca/carmha/publications/housing-and-support-for-adults-with-severe.html
- Malatest & Associates Ltd. 2019. *Supportive Housing Outcome Evaluation.* BC Housing (Underway).

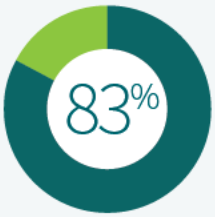


Q Will supportive housing change my neighbourhood?

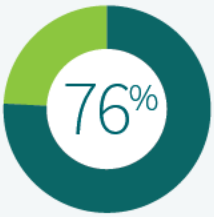
A Many supportive housing residents have an existing connection with the neighbourhood and report experiencing positive interactions with neighbours after they moved in. Often the initial concerns from neighbourhoods about supportive housing decrease over time.



of modular supportive housing survey respondents reported **a prior connection** to the neighbourhood



of modular supportive housing survey respondents reported **positive interactions** with neighbours



of modular supportive housing survey respondents reported having **friends or relatives** in the neighbourhood



Supportive housing staff and residents **care about safety and well-being** of their neighbourhoods

Facts and Statistics

- 77 per cent of survey respondents across modular supportive housing sites reported having a prior connection to the neighbourhood before moving into their modular housing unit.
- 83 per cent of survey respondents across modular supportive housing sites reported experiencing positive interactions with neighbours in the surrounding community since they moved in.
- 76 per cent of survey respondents across modular supportive housing sites reported having friends or relatives in the neighbourhood who they can talk to.
- Community Advisory Committees established when developing supportive housing sites often find they no longer need to meet once the sites become operational, as issues and concerns become infrequent. Awareness also increases amongst neighbours to contact the housing provider to address any issues or concerns that do arise.
- Supportive housing staff and residents care about the safety and well-being of their neighbourhoods and are active participants in revitalizing their communities.



Sources:

- BC Housing. 2021. *Modular Supportive Housing Resident Outcomes Study Reports.* www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate
- Wolf, A. d. 2008. *We are Neighbours: The Impact of Supportive Housing on Community, Social, Economic and Attitude Changes.* Toronto: Wellesley Institute.
- BC Housing. 2018. *Community Acceptance Series – Supportive Housing Case Study Series: Overview.* www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-series-overview&sortType=sortByDate



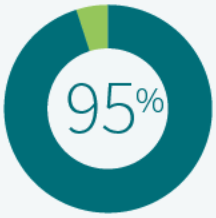
Q

Does supportive housing work to reduce homelessness in my neighbourhood and community?

A

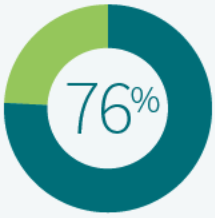
Supportive housing residents are no longer homeless after they are housed. Once in a supportive housing unit, people who previously experienced homelessness report improvements in access to employment, income, education, mental health supports and life-skills.

After Six Months:



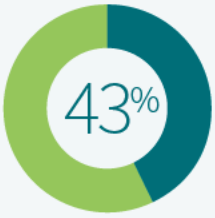
of supportive housing residents **remained housed**





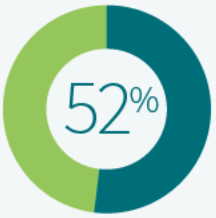
of modular supportive housing survey respondents reported **improved overall well-being**





of modular supportive housing survey respondents reported **improved access to employment opportunities**





of modular supportive housing survey respondents reported **improvements in life skills**



Facts and Statistics



- 95 per cent of residents living in BC Housing-funded supportive housing in 2020-21 had been housed for at least six months, including 81 per cent who had been housed for at least one year.
- 76 per cent of survey respondents in modular supportive housing sites reported improvements to their overall well-being.
- 43 per cent of survey respondents in modular supportive housing sites reported improved access to employment opportunities and employment support services.
- 52 per cent of survey respondents in modular supportive housing sites reported improvements in life skills. Staff interviewed said residents life skills improve in terms of cooking, keeping their space tidy, and personal hygiene.

Sources:

- BC Housing. 2021. *Modular Supportive Housing Resident Outcomes Study Reports.* www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate
- BC Housing. 2022. *Supportive Housing Demographics and Outcomes.*



Why does supportive housing allow residents to use addictive substances?

Supportive housing uses a harm reduction approach. "Harm reduction" is a term used to describe an array of strategies aimed at reducing potential harm to individuals and communities associated with substance use. Not everyone who moves into supportive housing has substance use issues.



of modular supportive housing survey respondents reported **improvements in substance use issues** six months after moving in.



Many supportive housing sites have volunteer programs for residents to **help keep the neighbourhoods clean.**

Facts and Statistics:

- In a study of residents living in BC Housing-funded modular supportive housing, 40 per cent reported improvements in substance use issues six months after moving in. 35 per cent reported that their substance use issues were the same (note: not all residents have substance use issues).
- Supportive housing providers use several strategies to reduce harm related to substance use. These include access to naloxone, peer involvement, supervised injection rooms, staff training and overdose protocols.
- Supportive housing can reduce substance use paraphernalia found in neighborhoods. For example, the Clean Team operated by a supportive housing provider in Vancouver, sweeps the neighbourhood, looking for substance use and other drug-related paraphernalia.
- Many supportive housing sites have volunteer programs for residents to help keep the neighbourhoods clean. This includes picking up garbage and substance use paraphernalia left by people who do not live in supportive housing.
- About half of residents in BC Housing-funded supportive housing reported having an substance use issue.



Sources:

- Homeless Hub. 2021, October. *Harm Reduction*. Retrieved from Homeless Hub: www.homelesshub.ca/about-homelessness/substance-use-addiction/harm-reduction
- BC Housing. 2021. *Modular Supportive Housing Resident Outcomes Study Reports.* www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate
- Urban Health Research Initiative. 2009. *Findings from the evaluation of Vancouver's Pilot Medically Supervised Safer Injecting Facility*. BC Centre for Excellence in HIV/AIDS.
- Cohen, E. 2019. *The Effects of Designated Homeless Housing Sites on Local Communities: Evidence from Los Angeles County.* Los Angeles: UCLA.
- BC Housing. 2018. *Community Acceptance Series – Supportive Housing Case Study Series: Overview.* www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-series-overview&sortType=sortByDate

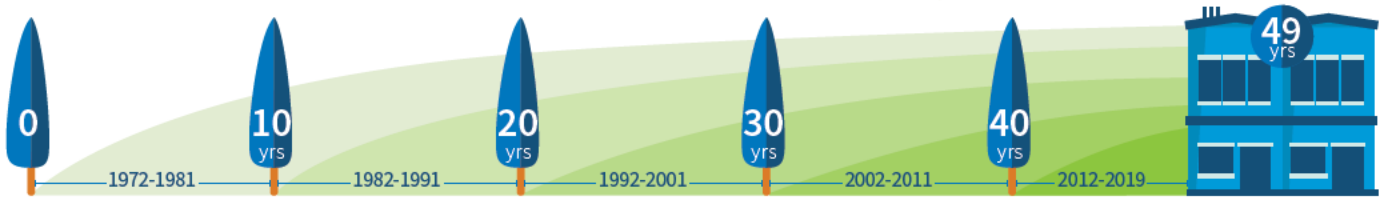


Q Will supportive housing have an impact on nearby schools in my neighbourhood?

A

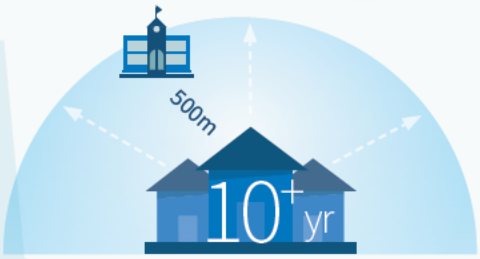
Many supportive housing sites across the province have been operating in their communities and near schools for 10+ years with few issues and support from the community.

Oldest supportive housing site operating for 49 years





225+ provincially-funded sites operate **within 500 metres** of a school



57% of supportive housing sites in B.C. within 500 metres of a school **have been operating for 10+ years**

Facts and Statistics

- The oldest supportive housing site in B.C. has been operating for 49 years.
- There are over 225 provincially-funded supportive housing sites across the province that are within 500 metres of a school.
- 57 per cent of provincially-funded supportive housing sites in B.C. within 500 metres of schools have been operating for 10+ years.



Sources:

- BC Housing. 2021. Central Property System.



Q How will supportive housing contribute to my neighbourhood's local economy?

A

Residents of supportive housing contribute to the economy of the neighborhoods they live in by spending money at local businesses. The construction and operation of supportive housing also creates local jobs.

Every dollar invested in supportive housing puts

$4-5

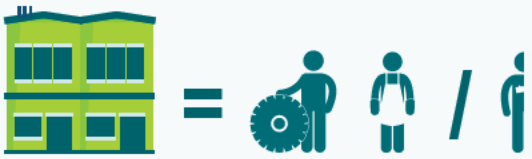
back into the local economy through social and/or economic activities



An Ontario study found for every new residential unit built, an estimated

2-2.5

new jobs are created



Facts and Statistics:



- 2018 B.C. studies showed that every dollar invested in supportive housing creates four to five dollars in social and/or economic value. Neighbourhood benefits include improved well-being and increased local spending.
- A 2008 study of two supportive housing buildings located in the same Toronto community found that the tenants' local economic footprint is modest because of tenants' income. This does, however, result in tenants shopping at local convenience stores, pharmacies, coffee shops and restaurants, contributing to the local economy of the neighborhood.
- An Ontario study found for every new residential unit built, an estimated 2 to 2.5 new jobs are created.

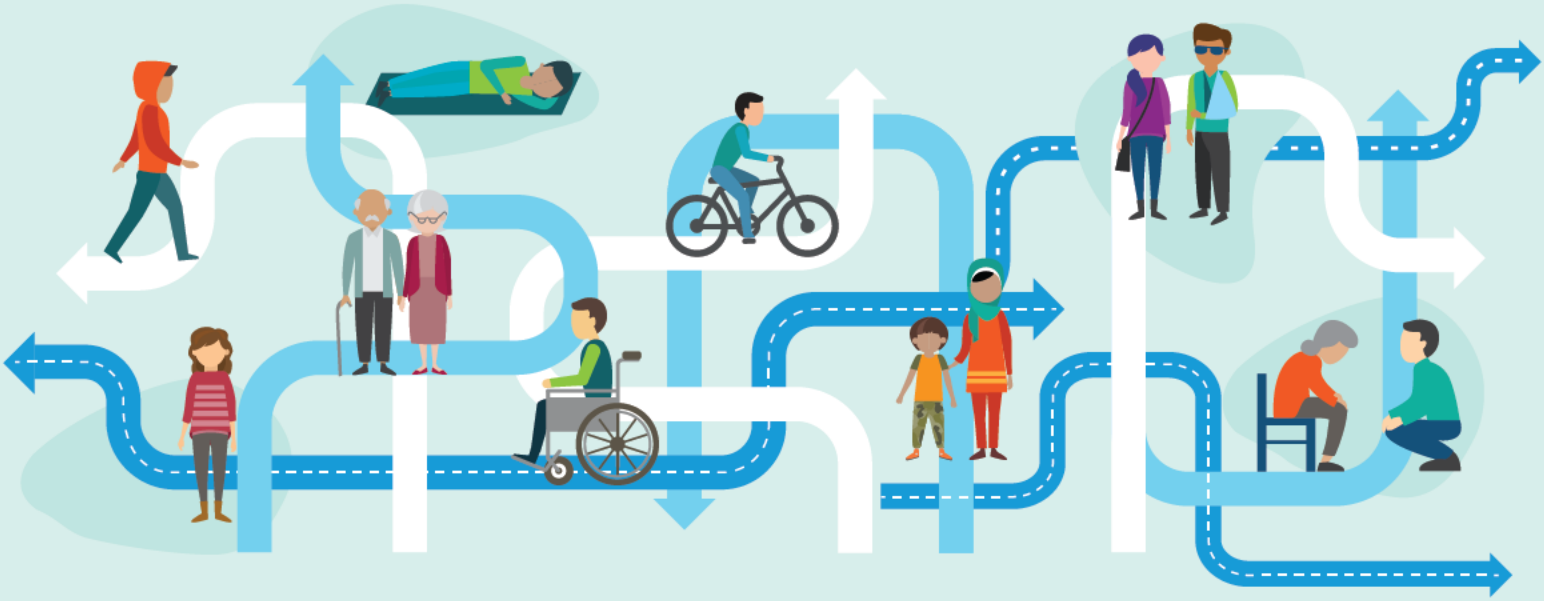
Sources:

- Constellation Consulting Group. 2018. *SROI Analysis: The Social and Economic Value of Dedicated-Site Supportive Housing in B.C.* BC Housing. www.bchousing.org/research-centre/library/tools-developing-social-housing
- Wolf, A. d. 2008. *We are Neighbours: The Impact of Supportive Housing on Community, Social, Economic and Attitude Changes.* Toronto: Wellesley Institute.
- ONPHA, *Affordable Housing as Economic Development: How Housing Can Spark Growth in Northern and Southwestern Ontario.* onpha.on.ca/Content/PolicyAndResearch/Other_Research/Housing_and_Economic_Growt.aspx?WebsiteKey=49cb1e54-80a5-4daf-85fb-a49e833ec60b



Understanding Pathways

The information below provides a brief overview of pathways to homelessness. Often it is a combination of factors.



- Lack of affordable housing
- Illness, injury, and job loss
- Gender-based violence
- Poverty and wealth distribution
- Floods, fires, and climate change
- Discrimination based on race, gender identity, sexual orientation, disability
- Impact of colonization on Indigenous people
- Youth aging out of government care
- Discharge from hospitals and corrections
- Mental Health
- Substance Use
- Barriers to Service

Sources:

- Gaetz, Stephen, Jesse Donaldson, Tim Richter and Tanya Gulliver. *The State of Homelessness In Canada 2013.* A Homeless Hub Research Paper. www.homelesshub.ca/sites/default/files/SOHC2103.pdf

Works Cited

For additional information, methodologies and limitations please see the studies cited.

BC Housing. 2019. Central Property System.

BC Housing. 2019. *Modular Supportive Housing Resident Outcomes Study: Results for First Seven Modular Supportive Housing Developments.* www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate

Constellation Consulting Group. 2018. *SROI Analysis: The Social and Economic Value of Dedicated-Site Supportive Housing in B.C.* BC Housing. www.bchousing.org/research-centre/library/tools-developing-social-housing

Furman Center for Real Estate & Urban Policy. 2008. *The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City.* New York University. furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf

Gaetz, Stephen, Jesse Donaldson, Tim Richter and Tanya Gulliver. The State of Homelessness In Canada 2013. A Homeless Hub Research Paper. www.homelesshub.ca/sites/default/files/SOHC2103.pdf

Insight Specialty Consulting. 2019. *Exploring Impacts of Non-Market Housing on Surrounding Property Values.* BC Housing

Malatest & Associates Ltd. 2019. *Supportive Housing Outcome Evaluation.* BC Housing (Underway).

Patterson, Michelle, Julian Somers, Karen McIntosh, Alan Shiell, Charles James Frankish. 2008. *Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia*. Centre For Applied Research in Mental Health and Addiction, Simon Fraser University www.sfu.ca/carmha/publications/housing-and-support-for-adults-with-severe.html

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Contact us: 1701-4555 Kingsway, Burnaby, BC V5H 4V8 Phone: 778-452-6454 Toll-free: 1-866-465-6873 Email: research@bchousing.org **www.bchousing.org**

From: Jennifer Clayton [redacted]
Sent: November 21, 2023 6:09 PM
To: DNV Input
Subject: Opposition to Keith Road Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Jennifer Clayton
[redacted]

November 21, 2023

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

Dear Mayor Little and District of North Vancouver Councillors,

I am writing to express my concern about the proposed East Keith Road Supportive Housing Project, operated by Lu'maNative Housing Society (The Project) at the 1200 block of East Keith Road, in hopes that your Office will reconsider the appropriateness of this location for this type of housing project [redacted] North Star Montessori Elementary Schoollocated toward the dead-end of Lynnmouth Ave at 1325 Keith Rd East. Councillors may not be aware that the school has approximately 160 children from 3 months – 12 years of age. I am extremely concerned that [redacted], the children, and the staff of the school will be negatively affected should the re-zoning go through, and this project move ahead.

I strongly believe that such a development would pose significant risks to the safety, health and well-being of the children at North Star. The presence of drug users in such proximity to children can have devastating consequences including exposing them to dangerous substances, violence and crime. I recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it is quite likely that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP, acknowledges that the planners and operators of this development think that criminal activities are likely, too.

The children at North Star use Bridgeman Park daily and many of the families often use the park mid-day after preschool and at the end of the day when the elementary program is dismissed. After the revitalization of the park and surrounding trails, the area has become a gathering place for so many District residents. Given that residents of the supportive housing development who are drug users will be required to seek their drugs off-site, it is very likely that we will see an increase in drug deals, open-drug use, and paraphernalia, and possibly even drugs on the ground in front of our school, along the walking paths, and in the park.

The physical safety of our staff and students is a major concern. Given that there will be no screening past criminal offenses of the residents, petty theft and vandalism is likely to increase significantly and the potential of other more aggressive and violent crimes arising, is seriously alarming. Simply witnessing these types of activities, let alone being involved, can having a lasting and harmful impact on a child's development. Appreciating that these currently unhoused people are vulnerable citizens, I must point out the obvious, that the children from our school and other children within this corridor are also vulnerable citizens. Today, Community law enforcement (RCMP) is already unable to respond consistently to community/school needs.

The current information available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility, but the District has not yet shown how they will maintain a safe neighbourhood after the facility is in operation. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity without proper due consideration to the impact of residents and businesses.

Access to support and health service for residents is also a concern. I do not believe adequate support will be in place aswas alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma and Council guarantee that human resources will be available and willing to provide these services?

In addition to the overwhelming number of safety concerns, I am concerned about how traffic challenges due to the construction in the neighbourhood will impact those with children enrolled in the childcare and elementary programs at North Star and if this will impact the viability of the school overall. There is currently no site or traffic management plan to go with this proposal and I am concerned that the challenge to get to North Star's facility for both drop-off and pick-up timewill affect future enrolment.

Quality childcare is difficult to find and it would be incredibly detrimental to the North Shore to lose so many childcare spaces should current and future enrolment drop due to safety concerns and difficulties in accessing the facility.

Thank you for considering my concerns. I hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Sincerely,

Jennifer Clayton

From: Chantalle Jack [redacted]
Sent: November 21, 2023 7:08 PM
To: DNV Input
Cc: Jordan Back; Betty Forbes; James Hanson; Herman Mah; Lisa Muri; Catherine Pope
Subject: Strong Opposition to 1200 block East Keith Road Proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear DNV,

I am strongly opposed to the proposal at 1200 block East Keith Road. It is incredibly disappointing that staff would consider this location, given its close proximity to so many daycare centres, schools and parks.

I am concerned about the garbage and general safety of the area if the development goes through. I frequently run and bike through the Bewike and 2nd st. W. area where the North Shore Shelter & Housing Centre is. Since that development opened, I feel very unsafe in that area, particularly along the new trail and pedestrian tunnel that is parallel to Mosquito Creek, behind that shelter and housing facility. Surrounding that development are people who loiter, who have harassed me as I run or bike by, who litter the area with garbage, and who live or are passed out in the trail and tunnel. I am fearful that the area on the 1200 block East Keith Road will invite the same sort of behavior and activities [redacted]

[redacted] the Sanford Housing Society opened a home/shelter (225 W. 2nd ave). Almost nightly, there were emergency vehicles at the building and theft and petty crime skyrocketed. Prior to the building opening, there was little crime observed. Once in operation, vehicle and home break-ins were common, and local businesses started experiencing a spike in shoplifting.

Will there be increased policing, or social services available in the DNV area to support the development? How would the DVN ensure that the community will remain safe and clean with the proposed new development? I doubt that there would be enough resources.

I do agree that the Lower Mainland and Vancouver needs housing and homeless supports, but I am strongly opposed to the proposed location. Perhaps a site along Dollarton Hwy, east of the Tsleil-Waututh Nation, would be a more appropriate area to develop, especially since the housing is focused on supporting urban indigenous communities?

Kind regards,

Chantalle Jack
[redacted]

Dan Pultr – Nov 21 – Public Hearing.

Thank you to Mayor Little and the District of North Vancouver Council for providing the opportunity to speak at this public hearing.

My name is Dan Pultr [redacted]

I am here as a representative to a group of likeminded constituents that are here today to provide our input on the question before Council which is whether to rezone the lands at the 1200 Block of East Keith Road to Comprehensive Development Zone 146, specifically for the purpose of construction of a 65 unit Supportive Housing Project that will be operated by BC Housing, Vancouver Coastal Health and Lu'ma Native Housing Society.

Our constituents which are residents, property owners, firefighters, police officers, business owners and community leaders are acutely aware of the concerns surrounding homelessness and addiction that are in and around our community, and do feel it's

important to provide support for those in need. That said, our constituents have serious concerns about the proposal before council based on all the information that has been provided to them through a series of un-recorded information sessions, email correspondence and one on one dialogues with various members of council, DNV staff, BC Housing, Lu'ma, BC Housing and provincial government representatives. Based on the information provided to our constituents, we have already gathered 225 signatures by way of paper petition that are opposed to their elected officials moving forward with the rezoning application.

Our specifics reasons for opposing the project:

-Current crime rates in and around the proposed project already have experienced an increase in property crime since the completion of the new Salop Trail

-A full environmental assessment of the project site and surrounding area that was recently rehabilitated has not been completed

-A full Emergency Response assessment has not been completed by First Responders

-A full traffic assessment of the impacts that this development will have on the busiest intersection on the North Shore, both during construction and once in operation, has not been completed

-As this is a council led rezoning, we understand a full design and development scope has not been completed, and our constituents are left trusting that it will just all work out

-There has been limited consideration placed on providing the surrounding community with specific safety mandates. It is limited to the site and proximity afforded

-The provision that residents will have the same rights protected to all under the residential tenancy act, which has created problematic circumstances for other Supportive Housing projects

-Proximity of the project to park land, schools, day cares and cannabis and liquor retailers

The ask, as described by Honourable Minister Ma and Mayor Little, is for us to show compasion and help those most vulnerable in the community. I think that is an unfair simplification of the situation at hand, especially given the comments that this is a unprecedented scale of supportive housing project. While we may be seen as not supportive, we are acutely aware of the safety of our families and young children. And while we are aware that this housing project is not going to be full of individuals with substance issues, it was stated in an unrecorded information session that it will be primarily single men that have a higher occurrence of substance and addiction issues. In fact, BC Housing's own research states that 50% of individuals in Supportive Housing have addiction and substance issues, and of those only 40% showed improvement.

We want to help people, and provide affordable housing solutions, but not at any cost. The safety and wellbeing of 65 new residents comes at the safety of our constituents that have elected you our municipal officials to be our voice. To make decisions that benefits all of us.

I am certain that the council is acutely aware that if they push this forward, our constituents will have to ask if the ones they've chosen to elect, represent their interests.

Now we do understand that council is in a position where Provincial and Federal funding is being provided to communities that show progress in helping improve affordability for Canadians, and we do want to find a mutually beneficial solution.

Our asks of council are as follows:

-Consider altering the focus of the project from single studios to homes that address housing needs of women, children and families

-Postpone the rezoning process until such time as a full site and development is in place

-Postpone the rezoning process until such time as a full environmental assessment has been completed

-Postpone the rezoning process until a full traffic impact assessment can be completed

-Postpone the rezoning process until a full Emergency Response assessment has been completed

-Provide a transparent review, via an independent consultation and tender, of all potential public and private sites for this Supportive Housing Project

-Complete a full crime and safety assessment and provide a robust community safety plan that includes the surrounding community

and parks and 24/7 enforcement as the current plan is limited to the site only and a liason for the community to call which has been largely ineffective at other sites

-Provide specific requirements of residents of the proposed Supportive Housing projects as it relates to adherence to local laws and by-laws in accordance with their tenancy

-Provide the community with assurances that the residents of the well publicized Travel Lodge site operated by Lu'ma will not simply be a relocation of that site

-Amend local bylaws to cover the safety concerns of local residents

-Provide the community with assurances that only residents and staff will have access to the premises and that it will be limited to 65 occupants

-Govern the use of the Supportive Housing Project under a terms of use agreement vs the residential tenancy branch

Again, I'd like to reiterate that we are in support of projects that help address the affordablility concerns that are present in our neighbourhoods for marginalized Canadians. At this point, we cannot support the motion before council and welcome dialogue to finding a solution that we can support, such as a Supportive Housing Project more focused on families at the proposed site. We ask that council postpone and consider our feedback. We appreciate the opportunity to be heard tonight, thank you.

2023 November 21 - Public Hearing- Supportive Housing 1200 Block East Keith Road

Zoning By-law Amendments – Barry Fenton speaking in Support of Amendments

Good evening, Mayor, and Council,

My name is Barry Fenton, and I am both a member of CHAC and a 30+ year resident of DNV. I will be speaking in favour of these proposed Zoning By-law Amendments.

The Community Housing Action Committee known as CHAC is an affordable housing advocacy committee that has been advocating for affordable and supportive housing on the North Shore for over twenty years.

The DNV OCP was approved in 2011 and envisioned a diverse mix of housing which included both non-market social housing and supportive housing. The OCP Action Plan was updated in 2021 and the Rental and Affordable Housing Strategy was approved in 2016. However, in 2011, few people envisioned the current housing and affordability crisis or the large increase in the homeless population on the North Shore.

The depth of the housing crisis has led DNV Council and staff to prioritize rental, social and supportive housing projects. DNV can provide support via DNV owned land on a long-term lease to build these housing projects and waive the DCC's.

On November 8, 2023, I attended the Neighbourhood Open House to discuss the proposed Zoning Amendments to provide these important supportive housing units in DNV for homeless residents of the North Shore.

Recently Council members approved the non-market social housing project on Lillooet Road utilizing DNV owned land.

So DNV is moving in the right direction to approve the social and supporting housing units identified in the Housing Needs Report presented to this Council on July 24, 2023.

Tonight, this Public Hearing will provide Council members information and community feedback to support these 65 studio apartments for people who are homeless or at risk of being homeless and would include 24-hour support services.

Tonight is the first step in moving this project forward as a partnership between 4 parties as mentioned earlier tonight by staff. DNV is partners with BC Housing, Vancouver Coastal Health, and Lu'ma Native Housing Society.

On March 8, 2023, the Homeless Task Force did a 24-hour count of the homeless on the North Shore. The overnight count totalled 168 homeless people which is a 39% increase over the 2020 homeless count.

This supportive housing project will provide a home for current North shore residents that are struggling and live outside, are couch surfing, in a temporary shelter or may live

in RV's. This project is important to provide supportive housing and the opportunity to improve the lives of these current North Shore residents.

The residents will be low-income tenants, so it is reasonable to assume residents won't have cars. So parking and additional traffic should not be a problem. The BC Hydro Right of Way is envisioned to provide access and egress to the site and contain parking for staff and visitors.

It is worth repeating that future residents are already living in our community and are not coming from other parts of Metro Vancouver.

One important feature of this supportive housing project are the supporting services being provided by Vancouver Coastal Health and Lu'ma Native Housing Society. This will include dining, cooking, and counselling spaces. Staff will be onsite 24/7 to provide support to residents.

This supportive housing project is needed to help support current North Shore residents that are experiencing homelessness or are at risk of homelessness. The overall support services will improve the mental and physical well being of the future residents.

The intended rental rates would be deeply subsidized for those on social assistance or disability assistance and are set at $500 per month for a one-person household.

It is also worth remembering the information provided by the BC Housing Research Centre and studies that showed that the cost of providing supportive housing is less than the cost of providing health and public safety services needed to address homelessness.

In summary, this supportive housing project is needed in DNV to provide necessary housing for current North Shore residents that are experiencing homelessness or are at risk of homelessness.

As a member of the community and CHAC I encourage Council members to vote in favour of this supportive housing project.

Thank you for the opportunity to speak tonight.

Respectfully submitted,

Barry Fenton

From: Kelly Bond [redacted]
Sent: November 21, 2023 7:42 PM
To: Mayor and Council - DNV; DNV Input
Subject: 1200 Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

Thank you for providing the opportunity for the community to be heard on the rezoning at 1200 Keith Road. I regret that I am unable to attend the public hearing.

Those who comment that they worry about the impacts the addicted and mentally ill could have on children attending daycares or nearby parks should be made aware that these very people already live in nearby forests, cars and parks.

This exact neighborhood saw a tragic death by fire several years ago.

https://www.nsnews.com/local-news/police-called-after-burned-body-discovered-at-north-vancouver-homeless-encampment-3287829

These vulnerable people deserve safe, secure homes as much as any of us.

I've also read comments that suggest this proposed housing is counter to the Rental and Affordable Housing Strategy. It most certainly is not.

Supportive housing is a much needed part of our housing continuum as addressed in the RAHS….particularly urgently needed if one notes that since OCP adoption our municipality has issued occupancy permits for a meager 18 units of supportive housing in the form of two recovery homes. 60 units for women-led households remain in limbo with ground not even having broken despite the rezoning in Spring 2021.

I understand that these are tough conversations to have in a municipality where median income continues to rise but the fact of the matter is housing must not be a "luxury" only obtained by those who can afford to have it.

Housing is a human right. Please support the rezoning.

Thanks for your time,

Kelly Bond

PS:

I also call on Council to write the BC Ministry of Education to recommend additions to curriculum that would strive to build a compassionate, empathetic and comprehensive understanding of issues of addiction, homelessness and mental health so as to develop an inherent collective social responsibility, acceptance and willingness to help this demographic in our next generation.

Civil society must continue to step up efforts towards ending extreme poverty. Projects such as 1200 Keith Rd can be the stepping stone towards breaking the chains of addiction …with a focus on building trust. I'd also call upon Council to act on and ensure budget support for recommendations in the Poverty Reduction Strategy. As part of this strategy, please develop a stabilization housing model for people living in chronic homelessness. This also was a recommendation in the Housng Task Force final report.

From: Jasmine Bang [redacted]
Sent: November 21, 2023 7:44 PM
To: DNV Input
Subject: 1200-block East Keith Rd Supportive Housing Concerns
Attachments: 1200-block East Keith Rd Supportive Housing Concerns.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

Thank you for taking the time to read my letter, I hope my concerns will be addressed and that we can all work together.

Regards,

Jasmine Bang

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[redacted]

November 20, 2023

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

Dear Mayor Little and District of North Vancouver Councillors,

I am writing to express my concern about the proposed East Keith Road Supportive Housing Project, operated by Lu'ma Native Housing Society (The Project) at the 1200 block of East Keith Road, in hopes that your Office will reconsider the appropriateness of this location for this type of housing project. I am a parent at North Star Montessori Elementary School located toward the dead-end of Lynnmouth Ave at 1325 Keith Rd East. Councillors may not be aware that the school has approximately 160 children from 3 months – 12 years of age. I am extremely concerned that [redacted] the children, and the staff of the school will be negatively affected should the re-zoning go through, and this project move ahead.

I strongly believe that such a development would pose significant risks to the safety, health and well-being of the children at North Star. The presence of drug users in such proximity to children can have devastating consequences including exposing them to dangerous substances, violence and crime. I recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it is quite likely that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP, acknowledges that the planners and operators of this development think that criminal activities are likely, too.

The children at North Star use Bridgeman Park daily and many of the families often use the park [redacted]. After the revitalization of the park and surrounding trails, the area has become a gathering place for so many District residents. Given that residents of the supportive housing development who are drug users will be required to seek their drugs off-site, it is very likely that we will see an increase in drug deals, open-drug use, and paraphernalia, and possibly even drugs on the ground in front of our school, along the walking paths, and in the park.

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The physical safety of our staff and students is a major concern. Given that there will be no screening past criminal offenses of the residents, petty theft and vandalism is likely to increase significantly and the potential of other more aggressive and violent crimes arising, is seriously alarming. Simply witnessing these types of activities, let alone being involved, can having a lasting and harmful impact on a child's development. Appreciating that these currently unhoused people are vulnerable citizens, I must point out the obvious, that the children from our school and other children within this corridor are also vulnerable citizens. Today, Community law enforcement (RCMP) is already unable to respond consistently to community/school needs.

The current information available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility, but the District has not yet shown how they will maintain a safe neighbourhood after the facility is in operation. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity without proper due consideration to the impact of residents and businesses.

Access to support and health service for residents is also a concern. I do not believe adequate support will be in place as was alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma and Council guarantee that human resources will be available and willing to provide these services?

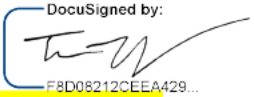
In addition to the overwhelming number of safety concerns, I am concerned about how traffic challenges due to the construction in the neighbourhood will impact those with children enrolled in the childcare and elementary programs at North Star and if this will impact the viability of the school overall. There is currently no site or traffic management plan to go with this proposal and I am concerned that the challenge to get to North Star's facility for both drop-off and pick-up time will affect future enrollment.

Quality childcare is difficult to find and it would be incredibly detrimental to the North Shore to lose so many childcare spaces should current and future enrolment drop due to safety concerns and difficulties in accessing the facility.

Thank you for considering my concerns. I hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Sincerely,

DocuSigned by:



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Jasmine Bang

From: hoori [redacted]
Sent: November 21, 2023 7:59 PM
To: DNV Input
Subject: Objection for : Public Hearing- 1200 block east keith road Zoning

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello !

I am writing to express my deep dissatisfaction regarding the latest proposal of rezoning the site (1200 block East Keith road).
As you know the first priority of all of us is to guarantee the safety and security of families and children and this proposal can expose this matter to the high potential risk. Every one knows that homeless's are needed to be supported but who can say that we have the right to put other people lives and security especially kids at risk!
Building shelters there not only would ruin the simple lives of people in this area, but also we might face serious and hazardous crimes in this region in future.
Definitely it is not fare to destroy the majority' lives by such a decision just to show that we care about the minority.
Just think about children and families in this area for a moment! Certainly you would reject this proposal if you care about their health, mentally and physically.

Kind regards,
Hoori

From: star star [redacted]
Sent: November 21, 2023 8:18 PM
To: DNV Input
Subject: COMPLAINT for new rezoning proposal, 1200 block east keith road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello there!

I would like to strongly disagree with the recent proposal of rezoning 1200 East Keith road.

You are probably aware that the the high population of residence in this area are seniors and kids.
There is a playground there for children and some trails for seniors and families to take advantage of. Who dares to put their lives and safety at risk with giving homeless people freedom here?
Is it really sensible to damage people health by creating such a frightening situation ?!

Just think twice before destroying the peace, tranquility and safety of the people in this area!

We are not happy and we are really angry with North Shore municipality.

We strongly ask mayor to reject this inconsiderate and pathetic proposal if residence peace and desire really matter to him.

Thank you

From: Saville, Josh [redacted]
Sent: November 21, 2023 8:40 PM
To: DNV Input
Subject: Joshua Saville's notes (speaker #5)

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Joshua Saville. I spoke today at the public hearing, but I noticed that there was some background chatter and an alarm that went off while I was speaking. As well Mayor Little asked me to speak up and someone else asked me to speak slower so I figured I would provide a typed version for the note takers benefit. Please see below:

Your worship and Honourable Councillors and my fellow community members.

My name is Joshua and I have been a community member on the North Shore since 2016. I am also a case worker for the provincial constituency office of MLA Bowinn Ma. It is from these two sets of experiences that I offer my support for this proposal and that my words come from today.

I am a community centered person. I care about my community, I'm active in my community and I work and learn in my community. I also have the privilege of helping my fellow community members by connecting them to local services or helping them navigate various issues they encounter with government programs. One of the most common issues and unfortunately one of the most challenging issues to solve is finding housing. The lack of affordable and accessible housing.

Let me paint everyone a picture of how this typically goes when someone comes in looking for a place to stay for the night.

A person bundled in anxiety usually above the age of fifty and who tell me have a disability or also quite often single parents who are tired yet restless – they're let into our office by me through our intercom system.

They walk in and look over at me after I greet them and they hurriedly walk up to my desk and explain that they've been given an eviction notice or they've been ordered to leave their place, or they've had to flee from a dangerous situation or they're precariously housed and haven't had stable housing for quite some time. If this person needs emergency housing that night, they most likely won't find it. If they need it in a couple of days, they might find it. After a couple of weeks or a month, they might find some sort of stable shelter, but it will not be on the North Shore, and they will have to leave the community that they tell me that they grew up in and went to school in and worked in and started a family in.

They then explain to me that they've been to every nonprofit service the North Shore has to offer and every place has told them that they can't find them space, they can't help them, they should go to this other place instead. Every place refers them to go somewhere else and they walk in circles hoping someone has an idea of where to go and I'm their last stop.

I ask them for their personal information and demographics – age and family dynamic and I make some calls to some of the places we've made relationships with and who in some cases helped us house constituents in the past. I leave many messages. I then tell the person that they should go to one last stop, which is usually Hollyburn community services because it's right next door but I will call them when I hear back from the places that I hope can help them. The person leaves and I wait for those calls. The calls come and they deny help

because they're full or they're out of money and I fail this community member of ours and I call the person back and tell them that I failed. In some cases, they come back after doing desperate things for shelter, and we try something different and sometimes we connect them with someone who can find them a place for a week or two. After that time expires, they're back and they're looking for the same help and everywhere else has turned them down again and I become useless because there is no housing on the North shore.

We are failing our community members. We need to say yes to this project because the simple facts are we need more housing for all demographics of people who live in and support our community and saying no to this project and other projects will hurt our community. We don't just need more subsidized housing – we need housing of all kinds but what we lack most are wrap around service oriented supportive housing spaces. I am in support of this project because the people who will benefit from supportive housing are here right now needing this service. They deserve to get to stay in their home community just like everyone else. The proposed project offers a unique multi government and multiservice partnership for the North Shore that will benefit the surrounding community, that will be an excellent partner to local governments and the local community, and that will house people who really need housing. The demands should not be that this is built somewhere else. We should build this and then ask, "where's the next one going to be?"

Thank you.

Warm regards,

Joshua (He/Him)
Constituency Assistant
Bowinn Ma, MLA | North Vancouver-Lonsdale
604 981 0033 | 50-221 W Esplanade, North Vancouver, BC V7M 3J3
Sḵwx̱wú7mesh-ulh Temíxw & səlilw̓ətaʔɬ təməxʷ
www.bowinnmamla.ca | Newsletter



From: Olivia Horrell [redacted]
Sent: November 21, 2023 8:55 PM
To: DNV Input
Subject: Keith Road Supportive Housing

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Hi there,

I wanted to email to give my full support to the project. I reiterate what everyone in support is saying. All members of the North Vancouver community deserve housing.

Thanks so much,
Olivia Horrell

From: Elham Shirzadnia [redacted]
Sent: November 21, 2023 8:55 PM
To: DNV Input
Subject: HUGE MISTAKE ! Complain related to Rezoning : 1200 block E Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello mayor,

Please do not rezone 1200 East Keith road.
We can not tolerate daily worry about our children in the area as every day, our kids go to school or play outside and we do not want them encounter homeless people who might have mental health problem and accordingly might bother our kids.

We all know that the majority of homeless people are addicted or suffer from different diseases.
It is not logical to harm kids mentally and physically which might lead to some other potential problem in future.

Please please please do not damage our kids safety and reject this useless proposal right away!

Thanks a lot in advance for your support

Best regards

From: Farzad [redacted]
Sent: November 21, 2023 9:00 PM
To: DNV Input
Subject: 1200 block east keith road- Public hearing input

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Farzad Gharibi a resident[redacted]

I am 100% disagree with this proposal.
I don't see any positive impact of this building to the community.

1- The proposal does not have enough feasibility study behind it. Looks like Nice idea! But no thought behind it.
2- location is not a good one. It will provide crime to the area.

Please stop Biulding in this area.

Farzad Gharibi

From: elizabeth [redacted]
Sent: November 21, 2023 9:13 PM
To: DNV Input
Subject: Big Shock about 1200 East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam

This email is to inform you about the big shock we all faced when we realized that such a proposal about rezoning 1200 East Keith Road has been presented.
Why should such a mistake be repeated? Why should ordinary and healthy people encounter homeless people every day? Certainly these people need help and support but why should you reside them in such a residential and family-oriented area?! We have experienced many issues and hardship as a result of merging ordinary people with homeless ones. People suffer from theft, addiction ambience, shouting, and dangerous actions that homeless people creat. make houses and shelters for them somewhere that poor ordinary people can lead their peaceful life instead of dealing with these issues every day.

This proposal is ridiculous as it has not considered the situation of other people who form the area and know there as their city and their home.

withdraw it to show that people are really important and the goal is not just to show off.

From: Terrie Hendrickson [redacted]
Sent: November 21, 2023 9:16 PM
To: DNV Input
Subject: My comments from tonight's hearing
Attachments: Housing speech.docx

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I've attached my comments from this evening.

Terrie Hendrickson

Terrie Hendrickson

[redacted]

Thank you for allowing me to speak.

I felt it was important to come tonight to speak on behalf of the many people I know who live in this community who are in favour of this project – citizens who understand that there are many other people who also live here - in our community, near our playgrounds – people who live in unsafe conditions, on the streets, in tents in our woods, in their cars and RVs, people who need and want housing. I'm here on behalf of community members who understand we are in an enviable position where we actually have both the land and the funding necessary to build a project like this. We can actually help up to 60 people, 60 of our community members, to have a safe place they can call home.

The people who will be housed here, already live here in our community and, if this project is passed and built, they will no longer be "one of the homeless" because they will have homes, just like the rest of us who live here.

People aren't homeless because they have something inherently wrong with them – they are homeless for a million reasons including the fact that we all live in one of the most expensive cities in the world with a health care and social services system that has many challenges. A majority of us are two paycheques away from being homeless ourselves. One of the reasons I own my home is because we had financial help from my father-in-law. I'm thinking that many of us here have been that lucky. And, we have no idea what the people, our neighbours, are doing in the homes they are lucky enough to own or rent – they could be doing good things, bad things, boring things. We don't know because they are doing it in the privacy of their own home. And Isn't that a privilege? To not be judged for whatever it is you are doing or not

doing? If we don't want to see these things in public, then we need to make sure everyone has a home and privacy.

I have been astounded at the fear (and the fear mongering) around this project. At one point I was wondering if what was exactly being proposed with all the discussion about danger and the proximity of this housing to daycares and playgrounds. Statistically speaking, our children are in more danger from family members or people they know than any stranger on the street. And, let's put this in perspective this is a very safe and affluent community. That is not going to change because of one project. And especially lately I've been finding it even harder to take seriously our "first-world" rhetoric about danger and "what might our children see" when in other parts of the world children are literally dying everyday from bombs dropping on their heads.

Adequate housing, is a human right and under international law, is "the right of every woman, man, youth and child to gain and sustain a safe and secure home and community in which to live in peace and dignity." Canada is a signatory of the Universal Declaration of Human Rights. We as a society have a responsibility to ensure all our citizens are safe and secure and have the supports they need to survive, including, especially housing. That is what will help all live in a safe community.

We are lucky in this instance – we have the funding and we can have the land and opportunity, where we as a community can actually give 60 people a safe and secure place to call home and create community. Let us be brave, and compassionate, and caring and frankly, smart. Let us show our children that rather than being afraid, we can be a society who welcomes all people – and show these community members, our most vulnerable citizens, that they are more than a stigma, or sterotype, but that we know they are simply people who want and need a home.

I hope that you do the just thing, the smart thing, and vote in favour of ALL the citizens who live here and vote in favour of this project.

From: Lindsay Halward [redacted]
Sent: November 21, 2023 9:19 PM
To: DNV Input
Subject: 1200 Block East Keith road - supportive housing concerns

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lindsay and Taylor Scott
[redacted]

November 21, 2023

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

Dear Mayor Little and District of North Vancouver Councillors,

I am writing to express my concern about the proposed East Keith Road Supportive Housing Project, operated by Lu'maNative Housing Society (The Project) at the 1200 block of East Keith Road, in hopes that your Office will reconsider the appropriateness of this location for this type of housing project. I am a parent at North Star Montessori Elementary Schoollocated toward the dead-end of Lynnmouth Ave at 1325 Keith Rd East. Councillors may not be aware that the school hasapproximately 160 children from 3 months – 12 years of age. I am extremely concerned that my family, the children, and the staff of the school will be negatively affected should the re-zoning go through, and this project move ahead.

I strongly believe that such a development would pose significant risks to the safety, health and well-being of thechildren at North Star. The presence of drug users in such proximity to children can have devastating consequences including exposing them to dangerous

substances, violence and crime. I recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it is quite likely that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP, acknowledges that the planners and operators of this development think that criminal activities are likely, too.

The children at North Star use Bridgeman Park daily and many of the families often use the park mid-day after preschool and at the end of the day when the elementary program is dismissed. After the revitalization of the park and surrounding trails, the area has become a gathering place for so many District residents. Given that residents of the supportive housing development who are drug users will be required to seek their drugs off-site, it is very likely that we will see an increase in drug deals, open-drug use, and paraphernalia, and possibly even drugs on the ground in front of our school, along the walking paths, and in the park.

The physical safety of our staff and students is a major concern. Given that there will be no screening past criminal offenses of the residents, petty theft and vandalism is likely to increase significantly and the potential of other more aggressive and violent crimes arising, is seriously alarming. Simply witnessing these types of activities, let alone being involved, can having a lasting and harmful impact on a child's development. Appreciating that these currently unhoused people are vulnerable citizens, I must point out the obvious, that the children from our school and other children within this corridor are also vulnerable citizens. Today, Community law enforcement (RCMP) is already unable to respond consistently to community/school needs.

The current information available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility, but the District has not yet shown how they will maintain a safe neighbourhood after the facility is in operation. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity without proper due consideration to the impact of residents and businesses.

Access to support and health service for residents is also a concern. I do not believe adequate support will be in place aswas alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma and Council guarantee that human resources will be available and willing to provide these services?

In addition to the overwhelming number of safety concerns, I am concerned about how traffic challenges due to the construction in the neighbourhood will impact those with children enrolled in the childcare and elementary programs at North Star and if this will impact the viability of the school overall. There is currently no site or traffic management plan to go with this

proposal and I am concerned that the challenge to get to North Star's facility for both drop-off and pick-up timewill affect future enrolment.

Quality childcare is difficult to find and it would be incredibly detrimental to the North Shore to lose so many childcare spaces should current and future enrolment drop due to safety concerns and difficulties in accessing the facility.

Thank you for considering my concerns. I hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Sincerely,

Lindsay Scott
[redacted]

Sent from my iPhone

From: Rob Olson [redacted]
Sent: November 21, 2023 9:28 PM
To: DNV Input
Subject: Public hearing 1200 East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a North Vancouver District resident and I am writing in support of the 1200 block East Keith Road supportive housing project.

There is a homelessness crisis that is also impacting the North Shore and we need to do everything possible to address it.

Please pass this supportive housing through and continue to provide more affordable housing for all North Shore residents.

Sincerely,

Rob Olson
[redacted] North Vancouver

Due to the housing crisis, many more North Shore residents have become precariously housed or are now homeless. I have read the proposal for this housing project, which mentions that in 2016, there were at least over 700 homeless individuals with another 295 people accessing services for the homeless.

As of 2023, the North Shore homelessness count is sure to be higher and every municipality has an ethical duty to contribute to housing solutions for the well being of these vulnerable citizens.

Additionally, Housing First, an evidence and human rights based approach, shows that providing housing helps people move forward with their lives, and engage with supports as needed. Lu'Ma and Vancouver Coastal Health are noted as providing support services for this housing project and have experience in doing so.

I would like to voice my strong support and welcome for this housing project and others like it, which are desperately needed here on the North Shore.

Sincerely,

Rob Olson
Pemberton Heights, North Vancouver

From: Kelly Bond [redacted]
Sent: November 21, 2023 9:35 PM
To: DNV Input
Subject: Fwd: Public Input from those who stand to gain the most from 1200 Keith Road?

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I didn't see this included in the public input file. Am forwarding again to ensure this is included. I saw my "follow up" to this email included. Apologies if I missed seeing it. Thanks.

---------- Forwarded message ---------
From: **Kelly Bond** <kelly.renee007@gmail.com>
Date: Fri., Nov. 10, 2023, 11:13 a.m.
Subject: Public Input from those who stand to gain the most from 1200 Keith Road?
To: Mayor and Council - DNV <council@dnv.org>, <input@dnv.org>
Cc: <guppyt@dnv.org>, Eirikka Brandson <BrandsonE@dnv.org>

Dear Mayor and Council,

After reading through the file of uploaded public input for the 1200 Keith Road site this morning,November 10, 2023, I was struck by the fact that, as is often the case, ***the voices of whom the greatest "interest" in this rezoning rests***--- that is to say, those in our immediate region of North Shore who have no place to call their own, those who have mental health and addiction problems--- have not yet been heard from. I am sorry if I missed reference to conversations with these vulnerable people when skimming through the staff report. I did see a couple of videos with those who *have* benefited from supportive housing in BC and they are appreciated.

The most vulnerable are almost always left out of the conversation on housing. We like to talk "***about***" them or "***for***" them but we tend not to talk "***with***" them when planning a place for them. Many won't have access to computers to provide direct input nor to attend virtual information meetings nor would we find them sitting in chamber awaiting a turn at the microphone so most definitely a more personable one-on-one approach is needed.

While it can be challenging to speak with them for a variety of reasons, I would really encourage you to make THIS project one in which you hear from unhoused or addicted people on the North Shore. Is there a way for DNV to engage directly with those who make use of the Lookout Society or perhaps those homeless who attend soup kitchen lunches at various locations around our municipality and obtain feedback directly? These hidden voices would provide valuable insight and verification of this deep, essential need in our community and their commentary would be in marked contrast to those who simply have given up on these 'lost souls' who have no place in our municipality as referenced in numerous of the public input pieces.

The ***Poverty Reduction Strategy*** released in March 2023, in priority 3, called for a resolution to make a more inclusive North Shore which includes ***reducing barriers to engaging in civic life.*** If that involves going directly to the homeless and addicted, then that should be pursued.

Numerous recommendations in the **Rental, Social and Affordable Housing Task Force's** final report speak to supportive housing, including 6.7 which stated: "*Together with the Poverty Reduction Task Force, create a Supportive Housing Growth Strategy for the District of North Vancouver using the impending results of the Housing Needs Report to identify*

and accommodate low-income households, homeless, addicted, and other special needs demographics." This project application is but one single step towards filling a need, but there is room for much more, which should be strategized!

Finally, it is clear that much much more work must be done to change the hearts and minds of naysayers in our community. Ms. Guppy is doing a marvelous job in her responses to those lacking empathy for the vulnerable, but I feel we need a more substantial public campaign that serves to remove the stigmas of homelessness and mental illness. Recommendation from Goal 1. 7 of the RSAH TF final report called all to "*Recognize the risk of creating an economically and demographically divided North Vancouver and ensure affordable options are placed throughout the municipality. d.* ***Encourage greater acceptance of supportive housing for homeless populations****."*

I fully support this supportive housing project and will add a second submission, but for now, in the remaining time between now and the public hearing of November 21st, I call upon the DNV to connect directly with those whose lives stand to benefit from this form of community housing.

Thank you,

Kelly Bond

From: Cameron [redacted]
Sent: November 21, 2023 10:09 PM
To: DNV Input
Subject: Updated Signatures
Attachments: Petition Signatures - 1004 pm.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitting the updated signatures for public record and council'a attention.

https://chng.it/cmKXYDh2wK

Thank you,

Cameron Strukoff

Name	Signed On
Cameron Strukoff	2023-11-14
Jennifer Yip	2023-11-15
Liam Eales	2023-11-15
Niyousha Farah	2023-11-15
Omid Partow	2023-11-15
katie bishop	2023-11-15
Mary C	2023-11-15
Mary Dapiton	2023-11-15
Lorna Winckers	2023-11-15
Kourosh Shahverdiani	2023-11-15
Sadaf Nadali	2023-11-15
Marc Winckers	2023-11-15
Mahsa Alavi	2023-11-15
Sam Fowler	2023-11-15
Alicia Gilmour	2023-11-15
Reagan Goulding	2023-11-15
Shayan Farahbakhsh	2023-11-15
Nima R	2023-11-15
Gregory Fodor	2023-11-15
Kimberlee Goulding	2023-11-15
Jacqueline Lai	2023-11-15
Leyla Yazdan	2023-11-15
Aiden Piercey	2023-11-15
Maryanne Miles	2023-11-15
Dusan Indic	2023-11-15
Ben Jenkins	2023-11-15
Lara Bewcyk	2023-11-15
Robin Bell	2023-11-15
Rodrigo Lecompte	2023-11-15
Ali Farah	2023-11-15
Dave Van Mulligen	2023-11-15
Josie Harrison	2023-11-15
Chelsea Craig	2023-11-15
Jorden Keller	2023-11-15
Nathan Wong	2023-11-15
Beheshteh Maleki	2023-11-15
Sean Harrison	2023-11-15
Sudipta Ghorai	2023-11-15
Rong Fan	2023-11-15
Yasaman Bonyanpour	2023-11-15
Nanci Fischer	2023-11-15
Roya Payami	2023-11-15
Madeleine Liceaga	2023-11-15
Lindsay Jalava	2023-11-15
Ashkan Etemadzadeh	2023-11-15
Setareh Sadeghi	2023-11-15

Nina Samimi	2023-11-15
Elizabeth Brunswick	2023-11-15
Farnaz Seyedi	2023-11-15
Mohammadreza Yazdanshenas	2023-11-15
Jack Bebbington	2023-11-15
John Perry	2023-11-15
Rahana Harjee	2023-11-15
Atousa Sanjari	2023-11-15
Afsoon Kiani	2023-11-15
Maryam Yazdan	2023-11-15
Laurence Putnam	2023-11-15
Lee Fulsher	2023-11-15
Jennifer M	2023-11-15
Christina Fulsher	2023-11-15
Reeti Soni	2023-11-15
Hossein Sanjari	2023-11-15
Janice S	2023-11-15
Choongeun Lee	2023-11-15
Darren Butler	2023-11-15
K Reynolds	2023-11-15
Mason Carr	2023-11-15
Spencer Connelly	2023-11-15
James Brunswick	2023-11-15
Sanaz Afjouland	2023-11-15
Tass Kanakos	2023-11-15
Jason Gerelle	2023-11-15
Hossein Noorbakhsh	2023-11-15
Sebastian Gerhard	2023-11-15
Shawna Kellock	2023-11-15
Farhad Rahnamoon	2023-11-15
T J	2023-11-15
Danial Tabassi	2023-11-15
Hoora Ghiam	2023-11-15
Salma Harjee	2023-11-15
Amir Ghiam	2023-11-15
mohammadjafar ghiam	2023-11-15
Armin M	2023-11-15
Carson Bateman	2023-11-15
Amirhossein Ghiam	2023-11-15
Nabila Hajee	2023-11-15
shamil hajee	2023-11-15
Maysa Tsang	2023-11-15
Mark Wilson	2023-11-15
Camila Nakatsui	2023-11-15
Zahra Golabi	2023-11-15
Mihir Ghael	2023-11-15
Zahra Partow	2023-11-15

Marianne MacLean	2023-11-15
Craig Hall	2023-11-15
Peter Bohr	2023-11-15
Sean Poole	2023-11-15
Veroslava Todic	2023-11-15
Nahid Araban	2023-11-15
Nida Asad	2023-11-15
Val Wong	2023-11-15
Tyler Gibb	2023-11-15
Deborah Godfrey	2023-11-15
Shyloh Mahy	2023-11-15
Felix Evans	2023-11-15
Sarah Shan	2023-11-15
Kevin K	2023-11-15
Trent Opaloch	2023-11-15
Mark Kerr	2023-11-15
Ruby Rose Ombajin	2023-11-15
Tom Lebeuf	2023-11-15
Allan Lau	2023-11-15
CJ Niyati	2023-11-15
Sue Gyenes	2023-11-15
Grace Harradine	2023-11-15
Mar Der	2023-11-15
Jared Hughes	2023-11-15
Shawn Anon	2023-11-15
Pilar Encinas	2023-11-15
Rich L	2023-11-15
Josefina Encinas	2023-11-15
Mercede Sakiani	2023-11-15
Jeff Celmainis	2023-11-15
Helia Haghighat	2023-11-15
Lorraine Hardie	2023-11-15
Lauren C	2023-11-15
Steven Sugrim	2023-11-15
Amir Bonyanpour	2023-11-15
Cameron Godfrey	2023-11-15
H Chan	2023-11-15
Marc Jones	2023-11-15
Sara Gojevic	2023-11-15
Terence Chan	2023-11-15
Ivana Gotovac	2023-11-15
Kin Lau	2023-11-15
Francis Chan	2023-11-15
Agnes Chan	2023-11-15
Ian Chan	2023-11-15
Terrence Connelly	2023-11-15
Ana Woodward	2023-11-15

Marilu Encinas	2023-11-15
Giovanni De Santis	2023-11-15
Pablo Ulloa	2023-11-15
Justin Tapp	2023-11-15
Tee Bridge	2023-11-15
Mo Karimi	2023-11-15
Farah Sayani	2023-11-15
ALLISTER ROOP	2023-11-15
Hayden Sager	2023-11-15
Forough Malekpour	2023-11-15
Kalen Emsley	2023-11-15
Susana Muñoz	2023-11-15
Shannon Smith	2023-11-15
Graham Christensen	2023-11-15
Angela Lagore	2023-11-15
Negin Soltani	2023-11-15
Pedram Hosseini	2023-11-15
Laura Kviklyte	2023-11-15
Andrea Ellefson	2023-11-15
Alan Rogers	2023-11-15
Kim Lundberg	2023-11-15
Judy Bruce	2023-11-15
Ian Young	2023-11-15
Byron Parker	2023-11-15
Kiran Jhutty	2023-11-15
Jackie Bowen	2023-11-15
Diane Bowen	2023-11-15
Filip Ljubichich	2023-11-15
Jeffrey Bowen	2023-11-15
Ana Weiss	2023-11-15
Lynn B.	2023-11-15
Jingjing Zou	2023-11-15
Tegan Giustra	2023-11-15
Jehan Jouhar	2023-11-15
Tyler Bowen	2023-11-15
Virjeet Basi	2023-11-15
Frishta Nayeemi	2023-11-15
Stephen Korchinos	2023-11-15
Dax Blackett	2023-11-15
Nick M	2023-11-15
Farzad Shirali	2023-11-15
Morgan Delaney	2023-11-15
Brandon Mather	2023-11-15
Brenda Garrett	2023-11-15
Matt Miller-Tait	2023-11-15
Alex deRosenroll	2023-11-15
Elham Mirzakhani	2023-11-15

Jordan Tostenson	2023-11-15
Armi Grano	2023-11-15
Jordan Hunt	2023-11-15
Kavan Singh	2023-11-15
BRAEDEN KLAVER	2023-11-15
Marcus Houck	2023-11-15
Michael Eakin	2023-11-15
Mike Beneke	2023-11-15
Amanda Miller	2023-11-15
Anna Kenna	2023-11-15
Saba Ahanchi	2023-11-15
Jocelyn Fitzpatrick	2023-11-15
Hayley Wemyss	2023-11-15
Amelia Brown	2023-11-15
Brian Garrett	2023-11-15
Hannah Chen	2023-11-15
Newsha Farah	2023-11-15
Hannah Baker	2023-11-15
Valerie Burns	2023-11-15
Darren Lee	2023-11-15
Danielle Lawson	2023-11-15
B Taylor	2023-11-15
Daniel Foxcroft	2023-11-15
Darren Mcgrigor	2023-11-15
Wallace Scott	2023-11-15
Guillaume Larouche	2023-11-15
Kyle Gomes	2023-11-15
Sandeep Manhas	2023-11-15
Svetlana Yakubovich	2023-11-15
Shanie Rechner	2023-11-15
Brandon Ophus	2023-11-15
Philip Louie	2023-11-15
Nicholas C	2023-11-15
Bruce Oikawa	2023-11-15
Marie Horton	2023-11-15
Aimee Kwok	2023-11-15
Tanya Goble	2023-11-15
neda Grant	2023-11-15
Aimmey Yoshima	2023-11-15
Veronika Pronek	2023-11-15
Nicholas Grant	2023-11-15
Joel Richer	2023-11-16
Chris Kerr	2023-11-16
Mozhgan Taheri	2023-11-16
Telnaz Mazidi	2023-11-16
Ed Thomas	2023-11-16
Rach Ceb	2023-11-16

Nicole Marshall	2023-11-16
Scott Macdonald	2023-11-16
Ben Barnes	2023-11-16
Jovani LoCicero	2023-11-16
Jordan marshall	2023-11-16
Farzad Taheri	2023-11-16
Yas Malek	2023-11-16
Masieh Malek	2023-11-16
Michelle Townsend	2023-11-16
Brenda Platts	2023-11-16
Trevor Townsend	2023-11-16
Allan Comey	2023-11-16
Nadia Raposo	2023-11-16
Robyn Bresler	2023-11-16
Mehdi Miarsoltani	2023-11-16
Salma Virjee	2023-11-16
Nicole Comey	2023-11-16
Michael Iwasaki	2023-11-16
Kateryna Nechyporchuk	2023-11-16
Ali Nasiroghli	2023-11-16
Satu Toivakka	2023-11-16
Michael Mackenzie	2023-11-16
James Studer	2023-11-16
Vannessa Lindgren	2023-11-16
Tammy Alli	2023-11-16
Jessica Farr	2023-11-16
Amira Khater	2023-11-16
Haley Adair	2023-11-16
Mike Adair	2023-11-16
Maggie Applebaum	2023-11-16
Eli Applebaum	2023-11-16
Kathy Mather	2023-11-16
Najmeh Dorafshanian	2023-11-16
Jennifer McDonald	2023-11-16
Barry Kas	2023-11-16
Craig Burak	2023-11-16
Adrian Lauten	2023-11-16
Kathleen Scott	2023-11-16
Jennifer Howard	2023-11-16
Carly Neate	2023-11-16
Chris Carter	2023-11-16
Jesse Neate	2023-11-16
Dan Pultr	2023-11-16
Chelsea Neate	2023-11-16
Antonio FILANGIERI	2023-11-16
Nicolle Filangieri	2023-11-16
Brian Howard	2023-11-16

Thomas Howard	2023-11-16
Lenore Black	2023-11-16
James Neate	2023-11-16
John Neate	2023-11-16
Melissa Dhillon	2023-11-16
Ryan Mruk	2023-11-16
Jake Ross	2023-11-16
Valerie Newman	2023-11-16
Abbie Playford	2023-11-16
Joshua Croft	2023-11-16
Lori Iacoviello	2023-11-16
Jenny L	2023-11-16
Trinh Khuu	2023-11-16
Fatemeh Safavi	2023-11-16
Abo Taheri	2023-11-16
Adrian Lam	2023-11-16
jin lee	2023-11-16
Shabbir Nanji	2023-11-16
Sierra Valente	2023-11-16
James Lau	2023-11-16
Maureen Stirlng	2023-11-16
Ian Dun	2023-11-16
Kyoko Hayashi	2023-11-16
Breanna Symonds	2023-11-16
Alexandra Harper	2023-11-16
Patrick Markowski	2023-11-16
Diana Fajardo	2023-11-16
Yumna Ahmed	2023-11-16
Stephanie Antoniazzi	2023-11-16
Aramesh Atash	2023-11-16
Bill Chung	2023-11-16
Yasmeen deRosenroll	2023-11-16
Ghazaleh Keshavarz	2023-11-16
Gregory McKinley	2023-11-16
Hamid Parsazadeh	2023-11-16
Rebecca Wong	2023-11-16
erik lydestad	2023-11-16
Mary Robinson	2023-11-16
Lauren Nichols	2023-11-16
Lori Aylsworth	2023-11-16
Elaine Burak	2023-11-16
Sahri Woods Baum	2023-11-16
D’Arcy Larmour	2023-11-16
Jorge Pessegueiro	2023-11-16
M Ricard	2023-11-16
Sanjar Jilavi	2023-11-16
Nirvana Mousavi	2023-11-16

Sheida Poulad	2023-11-16
Tom Dean	2023-11-17
Hedieh Keshtkar	2023-11-17
Daniel Coutinho	2023-11-17
Gayle Logan	2023-11-17
Heidi King	2023-11-17
Navid Hanachi	2023-11-17
Lito Vocal	2023-11-17
Renee Sim	2023-11-17
Ally Raymond	2023-11-17
Strato Malamas	2023-11-17
Mehrad A	2023-11-17
Geoff Perkins	2023-11-17
Cameron Clark	2023-11-17
George Madi	2023-11-17
Marie Seymour	2023-11-17
abdul khan	2023-11-17
Tracy Walsh	2023-11-17
Graydon Jones	2023-11-17
Luke Balogh	2023-11-17
Corinne Lee	2023-11-17
Laura Chapman	2023-11-17
Linda Madi	2023-11-17
Robert Burak	2023-11-17
Graham Edmunds	2023-11-17
Christina Edmunds	2023-11-17
peggy wilson	2023-11-17
Rose Kasper	2023-11-17
Vicky Perrin	2023-11-17
Jason Overbye	2023-11-17
Sean Comerford	2023-11-17
Kyla C	2023-11-17
Shahin Emami	2023-11-17
Ryan Huang	2023-11-17
Troy Monteyne	2023-11-17
Stevan Agbaba	2023-11-17
David Price	2023-11-17
Richard Linnebank	2023-11-17
Sandra Fergusson	2023-11-17
Sarah Ashley Hannah	2023-11-17
Jimmy Hsu	2023-11-17
Nancy W	2023-11-17
Leila Mobara	2023-11-17
Melissa Paulger	2023-11-17
Kim Marcotte	2023-11-17
Ishan Gamage	2023-11-17
Loghman Moradi	2023-11-17

Dixie S	2023-11-17
Maryam Tabrizi	2023-11-17
Paul Cheng	2023-11-17
Sheldon Horse	2023-11-17
Corinna Overbye	2023-11-17
M. Hatami	2023-11-17
Peyman zargarzadeh	2023-11-17
Katie Morin	2023-11-17
Joy Ward	2023-11-17
Irene Matson	2023-11-17
Hannah Hewitt	2023-11-17
Jeong Ju Choo	2023-11-17
Cena Askari	2023-11-17
YONG MEI Xu	2023-11-17
Avinash Jagwani	2023-11-17
Robyn bay	2023-11-17
Stacey Choi	2023-11-17
Sanya Ritchie	2023-11-17
Michael Madi	2023-11-17
Julie Kyle	2023-11-17
Jennie Donnelly	2023-11-17
Stephanie Macek	2023-11-17
Leyla Bambury	2023-11-17
Leila Kadi	2023-11-17
Andrea Burbidge	2023-11-17
Alberto Danao	2023-11-17
Leanne Oneill	2023-11-17
Muzna Nafees	2023-11-17
kay ward	2023-11-17
Asal Keshavarz	2023-11-17
January Thomson	2023-11-17
Jose Perera	2023-11-17
Karen McBride	2023-11-17
Dragos Vasilescu	2023-11-17
Taylor Hooley	2023-11-17
Gregoz Gawronski	2023-11-17
JoAnne Marlow	2023-11-17
Debbie Setton	2023-11-17
Melanie Neate	2023-11-17
Heidi Kesht	2023-11-17
Christopher Drake	2023-11-17
Lauren Koenig	2023-11-17
Patti Koenig	2023-11-17
ruth warwick	2023-11-17
Melissa McMillan	2023-11-17
Carmen Dube	2023-11-17
Aurelia Diaconu	2023-11-17

Zahra Jamshaid	2023-11-17
Brittany Ogden	2023-11-17
Tiffany Whelan	2023-11-17
Chris Glyn-Jones	2023-11-17
Nicholas Yau	2023-11-17
Selina Yiu	2023-11-17
Arash Tavazo	2023-11-17
Tom Woodward	2023-11-17
robin carruth	2023-11-17
Mandana Drisi	2023-11-17
Aurica Marincat	2023-11-17
khatereh safi	2023-11-17
YAMINI B	2023-11-17
Jessica Buxbaum	2023-11-17
sandra beeches	2023-11-17
Behzad Ghods	2023-11-17
Kyra Yatkowsky	2023-11-17
Ellise Keller	2023-11-17
Ladan Shariati	2023-11-17
Rasool Hamkar	2023-11-17
Terri Connelly	2023-11-17
Harry Buergin	2023-11-17
Carsten Weiss	2023-11-17
Sakolwan Weiss	2023-11-17
Christine Howard	2023-11-17
Sina Askari	2023-11-17
Nicole Palacios	2023-11-17
Elaine Baxter	2023-11-17
Angelo Ficocelli	2023-11-17
Mona Ghiam	2023-11-17
Jacqui Conyon	2023-11-17
Rez Dermen	2023-11-17
Helena Begg	2023-11-17
Gelareh Karam	2023-11-18
Saeed Khan	2023-11-18
don pahlavi	2023-11-18
Parisa Ghanbarzadeh	2023-11-18
Bahareh khodaverdiandehkordi	2023-11-18
Sharareh Shariatifar	2023-11-18
Danny Ferandez	2023-11-18
Cameron Brooks	2023-11-18
ROHIT BHAGAT	2023-11-18
Saeed Rajabi	2023-11-18
Tina Karimi	2023-11-18
Yvonne La Mer	2023-11-18
Sergio Sardenberg	2023-11-18
Nisvet Nezic	2023-11-18

Percy Bhagat	2023-11-18
Everett Parkins	2023-11-18
Golnar Mehrabi	2023-11-18
Kevin Comey	2023-11-18
David Dulley	2023-11-18
Kate Parkins	2023-11-18
Niklas Radelet	2023-11-18
Joe Braun	2023-11-18
Jordan Winger	2023-11-18
Eleanor Winger	2023-11-18
Lawrence Strand	2023-11-18
Naghmeh Elahi	2023-11-18
Gerry Reibling	2023-11-18
Sadegh Khoshnood	2023-11-18
Daniel Cudmore	2023-11-18
Chelsey Martin	2023-11-18
Ali Gul Soomro	2023-11-18
Trent Bingley	2023-11-18
Kevin Green	2023-11-18
Komal Komal	2023-11-18
Rob Hamill	2023-11-18
Jessika Hamill	2023-11-18
Kris Shobridge	2023-11-18
Moe Mehr	2023-11-18
Kerry C	2023-11-18
Gisela Parkins	2023-11-18
Sarah Yu	2023-11-18
Sina Zamansani	2023-11-18
Shajini Uthayakumaren	2023-11-18
Matthias Zeller	2023-11-18
Alex Marshall	2023-11-18
Chelsea Edler	2023-11-18
David S	2023-11-18
Chris Winckers	2023-11-18
byron parkins	2023-11-18
Meher Bhagat	2023-11-18
Hamid Shahrouei	2023-11-18
Cam Stokes	2023-11-18
Alan Kirby	2023-11-18
Elizabeth Ford	2023-11-18
Moe Khatami	2023-11-18
Kanyanat Klongkarn	2023-11-18
Aidin Mirsaeidi	2023-11-18
ALIREZA ZARGAR	2023-11-18
Zakiya Pirani	2023-11-18
Behnaz Lotfi	2023-11-18
Mahtab Attar	2023-11-18

Alireza Mahdavi	2023-11-18
Sara Khatami	2023-11-18
Andy Jahanfar	2023-11-18
amir khatami	2023-11-18
Jacob Aichmair	2023-11-18
Tomas Nergl	2023-11-18
Mahsa A	2023-11-18
Reza Khatami	2023-11-18
Seyed mohammadreza Behbehani	2023-11-18
Devon Teimoori	2023-11-18
Catherine Smith	2023-11-18
james parkins	2023-11-18
Tia Blewitt	2023-11-18
Krissy Schmidt	2023-11-18
Suzan Usman	2023-11-18
Deborah Hermkens	2023-11-18
Justine Lawrence	2023-11-18
Pegah Azadeh	2023-11-18
John Koenig	2023-11-18
Sarah Krahn	2023-11-18
Janet McLean	2023-11-18
Ashkan Zargar	2023-11-18
Laleh Azadeh	2023-11-18
Hossein xx	2023-11-18
Mir Darban	2023-11-18
Morteza Azadeh	2023-11-18
Mohammad Sam Eilkhani	2023-11-18
Navid Hakimi	2023-11-18
Greg Long	2023-11-18
Isabella Koenig	2023-11-18
Mel Birch	2023-11-18
Mehdi Kameli	2023-11-18
Nolan Westlin	2023-11-18
Armin Tavazo	2023-11-18
Geoff Fawkes	2023-11-18
Jashan Pahwa	2023-11-18
Armin Esrafili	2023-11-18
Omid Zahiri	2023-11-18
Ali Mahdavi	2023-11-18
Mohammad Sadeghi Zamani	2023-11-18
Arta Darrehshiri	2023-11-18
Mariia Bohdan	2023-11-18
Dee A	2023-11-18
Raheleh Vahedi baeffat	2023-11-18
Serhii Bohdan	2023-11-18
Anne Bolivar	2023-11-18
Donna Mitchell-quinn	2023-11-18

Mut Chan	2023-11-18
Luigi Pirillo	2023-11-18
Hassan Dahaghin	2023-11-18
Hadis Bagheri	2023-11-18
Veronika Charykova	2023-11-18
Patrick St-Pierre	2023-11-18
Brad Noble	2023-11-18
Adrian Kekec	2023-11-18
Minoo Mafi	2023-11-18
Elly Lotfi	2023-11-18
Massy NK	2023-11-18
Mike C	2023-11-18
Azar Amini	2023-11-18
Lenore Hughes	2023-11-18
Hristo Ralchev	2023-11-18
Elnaz Zomrod	2023-11-18
Azin golparvar	2023-11-18
Josie Weatherby	2023-11-18
Abdullah Azarakhsh	2023-11-18
Mirva Schulze	2023-11-18
Helga Mende	2023-11-18
Adrian McLaughlin	2023-11-18
D Jovic	2023-11-19
Elika Asadi	2023-11-19
Hadi Jafari	2023-11-19
Maryam Ghassabi	2023-11-19
Stephanie Gillespie	2023-11-19
Charlie Christensen	2023-11-19
Kirstin Kaytor	2023-11-19
Steve Arns	2023-11-19
Lenora Delaney	2023-11-19
kenleigh marvin	2023-11-19
Crystal Janes	2023-11-19
Amir Golparvar	2023-11-19
Kristy Howell	2023-11-19
Ryan Kapler	2023-11-19
Hamid Shobiri	2023-11-19
Ladan Shariati	2023-11-19
Michael Yates	2023-11-19
Jen Johnson	2023-11-19
Sean McLaughlan	2023-11-19
Kimia Amini	2023-11-19
Chelsea Welch	2023-11-19
Arghavan Ahmadi	2023-11-19
Mark Kellaway	2023-11-19
Marianna Araujo	2023-11-19
Raisa Lokman	2023-11-19

Slavka Obretenov Bohac	2023-11-19
Michelle Tapping	2023-11-19
Karima Dhanji	2023-11-19
Sasha Babicki	2023-11-19
Kate Logan	2023-11-19
Sattar Abdul	2023-11-19
Dmytro Khozin	2023-11-19
Niloufar Taghinejad	2023-11-19
Nicholas Racchi	2023-11-19
Dawn Mende	2023-11-19
Dean Mende	2023-11-19
Magdalena Barbara	2023-11-19
Subarno Pande	2023-11-19
mellak elzeftawi	2023-11-19
Tiffiny Shaman	2023-11-19
Matt Navratil	2023-11-19
Iryna Kalantai	2023-11-19
Radoslaw Synderek	2023-11-19
Brian Hermkens	2023-11-19
Hayden Currie	2023-11-19
Brianna Ohl	2023-11-19
Jennifer H	2023-11-19
Hassan Pourrafsanjani	2023-11-19
Abbas Zomorodian	2023-11-19
Vahid Erfani	2023-11-19
Yulia Kovaleva	2023-11-19
Jardel Ebuka	2023-11-19
sharzad motaghedi	2023-11-19
Meghan Yorke	2023-11-19
Michael Bryniarski	2023-11-19
Bill Boswell	2023-11-19
Lukasz Czyzewski	2023-11-19
Rupal Chachra	2023-11-19
Nidhi Chaturvedi	2023-11-19
Roberto Pippo	2023-11-19
Rory Mackillop	2023-11-19
Arti Chhabra	2023-11-19
James McNaughton	2023-11-19
Tim McMorran	2023-11-19
Adi Sharma	2023-11-19
Divya Bakshi arya	2023-11-19
Omar Lopez	2023-11-19
Priyanka Anaand	2023-11-19
Anshu Mathur	2023-11-19
Puja Suri	2023-11-19
Andrew Brine	2023-11-19
Debasish Pattnayak	2023-11-20

Saeed Malekpour	2023-11-20
Christine Wells	2023-11-20
Sarita Verma	2023-11-20
Devika Ahuja	2023-11-20
Harish Verma	2023-11-20
Julie Hachey	2023-11-20
Bhakti K	2023-11-20
Rippanjeet Kingra	2023-11-20
Anjum Rehman	2023-11-20
Kavneet Sra	2023-11-20
Evgeniya K	2023-11-20
Megan E	2023-11-20
Jaya Sugathan	2023-11-20
G Green	2023-11-20
William Dwelly	2023-11-20
Tammy Shaw	2023-11-20
Leanne Dennis	2023-11-20
Shobhit Chaturvedi	2023-11-20
Melike Erozlu	2023-11-20
Catherine Prystupa–Maule	2023-11-20
Paran Tavakoli	2023-11-20
Elaine Stewart	2023-11-20
Connie Green	2023-11-20
Fedilu Abubakar	2023-11-20
Kieko McGill	2023-11-20
Nan Watson	2023-11-20
Azi Honarvar	2023-11-20
Samantha Sheerin	2023-11-20
Rod Danesh	2023-11-20
Ramya Sunil	2023-11-20
Sunil Jagadish	2023-11-20
Sepideh Ansari	2023-11-20
Niyi Olaloku	2023-11-20
Dave Clauson	2023-11-20
Robyn Lynch	2023-11-20
Lizelle van Heerden	2023-11-20
Lena Al-saidi	2023-11-20
Alison Roe	2023-11-20
Michelle Hunter	2023-11-20
Maria Dolores Galinato	2023-11-20
Stephanie Maxwell	2023-11-20
Elissa Dabiri	2023-11-20
Jason Maxwell	2023-11-20
David Stefishen	2023-11-20
Kelly Gordon	2023-11-20
Ian Whitehorn	2023-11-20
Michael Potts	2023-11-20

Greg Johnson	2023-11-20
Gurjot Kingra	2023-11-20
Wallace Scott	2023-11-20
rob cronk	2023-11-20
Craig Shiells	2023-11-20
Azeema Fatema	2023-11-20
Ken Wong	2023-11-20
Irene Wood	2023-11-20
Joan Turnbull	2023-11-20
Zevan Feen	2023-11-20
Kristina Davies	2023-11-20
Adam Kroft	2023-11-20
Maggie Jarner	2023-11-20
Avi Sheik	2023-11-20
Aly Spampinato	2023-11-20
Daniel Frano	2023-11-20
Farbod Diba	2023-11-20
Sara Jalili	2023-11-20
Martin Novak	2023-11-20
Nora Wright	2023-11-20
Corinna Bork	2023-11-20
Behzad Tabatabaee	2023-11-20
Hannah Soltani	2023-11-20
Andrew Wood	2023-11-20
Emily Morton	2023-11-20
Katie Quinlan	2023-11-20
Sarah Van de Kamp	2023-11-20
Mark Quinlan	2023-11-20
Chad Travis	2023-11-20
Hannah Locke	2023-11-20
Sandhya Prabhu	2023-11-20
Katherine Tichauer	2023-11-20
Ananth P	2023-11-20
Pin Bains	2023-11-20
Andrew Baker	2023-11-20
Ed Powell	2023-11-20
Louie Dapavo	2023-11-20
Elaine Dow	2023-11-20
Shannon de Roos	2023-11-20
Wendy McCracken	2023-11-20
Rob de Roos	2023-11-20
Garth Prouse	2023-11-20
Mariel Palomeque	2023-11-20
Sam Lanigan	2023-11-20
Zachary Nash	2023-11-20
Nicolás Cañibano	2023-11-20
Leigh Quinlan	2023-11-20

Kelly Heesterman	2023-11-20
Anastasia Bogdanova	2023-11-20
Patrick St-Pierre	2023-11-20
Maciej Sitkowski	2023-11-20
Davie Harvie	2023-11-20
Daryl Faulkner	2023-11-20
Claire Hamill	2023-11-20
Rachel Lee	2023-11-21
Laura Buckley	2023-11-21
Christian F V Laub	2023-11-21
Lisette Peterson	2023-11-21
Ursula Neuscheler	2023-11-21
Ross Woodhouse	2023-11-21
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Martha Holtz	2023-11-21
Erik Toman	2023-11-21
Mokbel Sayed	2023-11-21
Geoff Nickle	2023-11-21
Mahin Nanavi	2023-11-21
Christopher Stuart	2023-11-21
Nancy Phong	2023-11-21
Max Levesque	2023-11-21
Rae Milberg	2023-11-21
Shaina Moore	2023-11-21
Whitney Kroll	2023-11-21
Tom Cundiff	2023-11-21
Nasim Hajjarian	2023-11-21
M .	2023-11-21
Allice Wiebe	2023-11-21
Amir Selahvarzi	2023-11-21
Bahar Hajjarian	2023-11-21
Yue Lin	2023-11-21
Rayhaneh Shariatmadari	2023-11-21
Vahid Hoghooghi	2023-11-21
Nicola Poskitr	2023-11-21
Jesaida Duran	2023-11-21
Raida Duran	2023-11-21
Sylvia Mittelstaedt	2023-11-21
Kathleen Tichauer	2023-11-21
Salma Hejazi	2023-11-21
Amanda Crickmay	2023-11-21
Michelle Dignon	2023-11-21
Simona Chutnakova	2023-11-21
Ian Bell	2023-11-21
Lauren Novak	2023-11-21
Edwina Eckersley	2023-11-21
Gontran Paget	2023-11-21

Jennifer Paget	2023-11-21
Robin CRICKMAY	2023-11-21
Alborz Rahmani	2023-11-21
Andrew Soo	2023-11-21
Robin White	2023-11-21
Tucker Zawyrucha	2023-11-21
Yj Z	2023-11-21
Sarah Higgerty	2023-11-21
Julie Woolf	2023-11-21
Grady Park	2023-11-21
Steve Filzwieser	2023-11-21
Sean Rowland	2023-11-21
Andrea Deneumoustier	2023-11-21
Alex T	2023-11-21
Jocelyn Benjamin	2023-11-21
Gareth McDonnell	2023-11-21
Katie Andreychuk	2023-11-21
M Andreychuk	2023-11-21
Leonard Trigg	2023-11-21
Travis Read	2023-11-21
Chris C	2023-11-21
Jerry Leung	2023-11-21
marisol bahena	2023-11-21
May delas Alas	2023-11-21
Noonies Khu	2023-11-21
Christine Grann	2023-11-21
Jen Yeung	2023-11-21
Jordan Cue	2023-11-21
Carolina Wong	2023-11-21
Rae Johnson	2023-11-21
Andrew Loverock	2023-11-21
Christopher Riccio	2023-11-21
Tony Huggins	2023-11-21
Rhonda Pratlman	2023-11-21
Kristian Matic	2023-11-21
Noah Cara	2023-11-21
SJ Sin	2023-11-21
Jamie Shin	2023-11-21
Hannah D	2023-11-21
Joel Mclean	2023-11-21
Hans Potter	2023-11-21
Avril Gibson	2023-11-21
Briony Buchanan	2023-11-21
Jamie Rowlands	2023-11-21
John Sommers	2023-11-21
Barry McCabe	2023-11-21
Devin Buchanan	2023-11-21

Yy Yy	2023-11-21
Aaron Rosenberger	2023-11-21
Dylan Runkel	2023-11-21
Cristian Nica	2023-11-21
Shay Hilliard	2023-11-21
Philip Wallace	2023-11-21
Sarah Smith	2023-11-21
Natalie Parsonage	2023-11-21
Teri Taylor	2023-11-21
Tatiana Lecompte	2023-11-21
Pamela Prosperi	2023-11-21
Vanina Torres	2023-11-21
Marcela Corradini	2023-11-21
Shaun Mayhew	2023-11-21
Kizzy English	2023-11-21
Michael D	2023-11-21
Natali Chizik	2023-11-21
Daniela Malimovca	2023-11-21
Georgi Tsigov	2023-11-21
Pooya Torabi	2023-11-21
Nicola Morgan	2023-11-21
Alejandro Schenzle	2023-11-21
Omid Ramez	2023-11-21
Brittany Neadow	2023-11-21
Adele Karla	2023-11-21
Conor Whyte	2023-11-21
Meghan Pitt	2023-11-21
Gabriel Michaan	2023-11-21
Virginia Vázquez	2023-11-21
Bea Salzborn	2023-11-21
Cailyn Michaan	2023-11-21
Steve SALZBORN	2023-11-21
Mahshid Rafiei	2023-11-21
Colin Clark	2023-11-21
Caitlynn Schell	2023-11-21
Kris Hehl	2023-11-21
Steve Lloyd	2023-11-21
Doug Turnbull	2023-11-21
Alex Greig	2023-11-21
Martyna Bocian	2023-11-21
Anna Nagel	2023-11-21
Thi Thu Trang Tran	2023-11-21
Amirardalan Heidari	2023-11-21
Lyndon Talbourdet	2023-11-21
Jenny Marineau	2023-11-21
Samira Goodarzi	2023-11-21
Toofan Ostovar	2023-11-21

pani pas	2023-11-21
Saeed Kazemi	2023-11-21
afsaneh kalali	2023-11-21
Iris Michaan	2023-11-21
Paula Bishop	2023-11-21
J S	2023-11-21
Anabella Clapier	2023-11-21
Ari Sadetsky	2023-11-21
Hamid Najeeb	2023-11-21
Valeriia Kolisnyk	2023-11-21
Ali Ostovar	2023-11-21
Kayvan Pishghadam	2023-11-21
Brad Kuepfer	2023-11-21
James Klatt	2023-11-21
Nicholas Scott	2023-11-21
Jaipapin Suttipong	2023-11-22
Pawanrat Poirier	2023-11-22
Gina T	2023-11-22
James Eydt	2023-11-22
Pantea Biria	2023-11-22
Miranda Morton	2023-11-22
Jennifer Narayan	2023-11-22
Nikzad Ghalkhani	2023-11-22
Kurt McLaws	2023-11-22
Radostina Hristova	2023-11-22
Krishna R	2023-11-22
Lisa Elliott	2023-11-22
Nazanin Karami	2023-11-22
Lynn Khng	2023-11-22
ryan wiebe	2023-11-22
Chantalle Jack	2023-11-22
John Andreychuk	2023-11-22
Christopher Knowles	2023-11-22
Elise Messner	2023-11-22
Jerelle Sayle	2023-11-22
Louisa Tao	2023-11-22
Kristian Hogg	2023-11-22
Saber Tabatabaei	2023-11-22
Paul Zirk	2023-11-22
Azade Asadi	2023-11-22
Babak Amiri	2023-11-22

From: Geoff Fawkes
To: DNV Input
Subject: FW: RE: Public Hearing for 1200 block East Keith Road - Part 2
Date: November 21, 2023 11:12:43 PM
Attachments: image001.png
2043 Casano Hollyburn Violent Occupant Smoking Cannabis Next to Young Children 2.jfif
705 2nd West Resident bent over in catatonic state presumably from drug use, public nudity.PNG

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please circulate the below and attached photos to council, as they were referred to in my presentation this evening.

Regards, Geoff Fawkes (speaker #1)

From: Geoff Fawkes
Sent: Monday, November 20, 2023 12:56 PM
To: Michelle Dignon [redacted]
Subject: FW: Feedback per recent NS News article.

Michelle, fyi. See my response to your other email.

From: [redacted]
Sent: Tuesday, October 24, 2023 5:36 PM
To: karin.kirkpatrick.MLA@leg.bc.ca
Subject: FW: Feedback per recent NS News article.

Hi Karin,

Please see below regarding this issue reported in the North Shore News. These government funded organizations put these facilities into neighborhoods with families and children, and the problems are not corrected over years, since they are poorly managed.

Regards, Geoff Fawkes.

From: [redacted]
Sent: Tuesday, October 24, 2023 10:05 AM
To: [redacted]
Subject: FW: Feedback per your recent NS News article.

Hi Jane,

Per your recent article, https://www.nsnews.com/local-news/mla-questions-level-of-support-at-north-vancouver-supportive-housing-site-7716257 , these are ongoing issues at several facilities in North Vancouver, as I communicated to BCHousing below concerning their request for feedback on proposed Luma East Keith Rd. facility, and ongoing problems at Hollyburn 2038 Casano facility and Lookout 705 West 2nd facility.

These government funded organizations put these facilities into neighborhoods with families and children, and the problems are not corrected over years, since they are poorly managed.

Regards, Geoff Fawkes. Homeowner 2043 Casano Drive.

From: [redacted]
Sent: Monday, October 16, 2023 4:18 PM
To: Community Relations <communityrelations@bchousing.org>
Subject: RE: sold out

There is evidence these facilities cause problems to the neighborhoods.

I have provided you with proof, from the first example Lookout Transitional Housing located at 705 West 2nd.

I expect these to be the same issues, regardless of management company, including Luma.

A second example is the facility managed by Hollyburn Services located at 2038 Casano Drive. This facility is located a 2-3 minute drive from the proposed Luma East Keith facility. Issues with the Hollyburn facility over 5 years:

- Regular attendance by RCMP over the past 5 years to deal with violent occupant situation. 4-5 police cars arrive at once and block street. Violent occupant has been arrested and taken away in some cases.
- Lights on in windows 24 hours a day. No window coverings and violent occupants have been nude/unclothed and visible to women, families and children from the street.
- No window coverings. Windows regularly smashed out by violent occupant and covered up for months by plywood, degrading the appearance of the neighborhood.
- Garbage regularly strewn by employees and violent occupant on grounds and left for days. Garbage cans tipped over and left for days, attracting bears. Masks and gloves left on grounds for days with staff walking by and not picking up.
- Violent occupants smashing out employee car windows parked in driveway. Employees no longer park in driveway, and homeowners cautious of parking vehicles in their driveways for fear of damage.
- 4-6 cars coming and going at 7am, 4pm, 11pm with shift change. Parking in violation of bylaws. Staff occupy street parking in exact same spots on street 24 hours a day, hampering

fire and emergency vehicles, and taking parking away from homeowners. Broken down vehicles with loud mufflers arriving and leaving late at night/morning. DNV bylaws attending regularly wasting taxpayer resources.

- Employees and violent occupant smoke cigarettes and cannabis in view of families and children, daily. Cigarette buts thrown on property with property littered with 1000s of cigarette butts, blown onto street for children to pick up.
- Employees and violent occupant using the F* You towards neighbors. Male employees using the F* You words to female neighbors when they are asked to be quiet when arriving for their shift at 11pm and not conduct loud meetings with loud music playing in driveway, on street.
- Employee dog put out on roof as punishment, and employees regularly leave dogs barking in cars, while employees on shift.

Photos attached as proof. Issues documented with RCMP, City/District MLAs, and DNV/City Councils, therefore, all are aware.

Hollyburn Service told the neighbours the same comments as you stated below 5 years ago, and gave assurances problems would be corrected. The problems I have stated continue to today.

I will be raising at the Nov 8 meeting.

Regards, Geoff.

From: Community Relations <communityrelations@bchousing.org>
Sent: Monday, October 16, 2023 2:50 PM
To: [redacted]
Subject: RE: sold out

Hi there Geoff,

Thanks for following up. We're glad you were able to enroll in the Nov. 8th session.

Regarding your question, BC Housing is committed to being good neighbours. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood.

Lu'ma Native Housing Society and Vancouver Coastal Health would operate the building if this project is approved. Joint staff from Lu'ma and Vancouver Coastal Health will be on site 24/7 to provide supports, including meal programs, life and employment skills training, as well as health and wellness support services and a connection and reconnection to community, culture, teachings, ceremony and traditional food.

The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. The safety of residents, staff and the surrounding community is a priority. In addition, residents would sign a Residential Tenancy

Agreement and would be expected to abide by it**.** The Agreement would address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others.

If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood.

Please do not hesitate to reach out with any further questions.

Thank you kindly,



Alex (She/Her) | BC Housing Community Relations Team

I am grateful to live on the traditional and unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səl̓ilwətaɁɬ (Tsleil-Waututh) peoples, and to work in the traditional, ancestral homelands of hundreds of Indigenous Peoples and Nations across British Columbia. I commit to honouring reconciliation and furthering Indigenous healing and justice.

From: [redacted]
Sent: October 16, 2023 1:45 PM
To: Community Relations <communityrelations@bchousing.org>
Subject: RE: sold out

I've enrolled in Nov 8.

For the two other sessions, I want the following question raised, and I will raise with handouts at Nov 8:

Q: How does BC Housing expect to manage the proposed East Keith Road facility and its impact on the surrounding environment, when the related facility at West 2nd is having a serious impact on its surrounding environment, for years now ? From the attached photos taken October 15, and a daily occurrence - open drug use and homeless people in drug distress, garbage everywhere and in park, homeless people living in Mosquito Creek park area.

Regards, Geoff Fawkes.

From: Community Relations <communityrelations@bchousing.org>
Sent: Monday, October 16, 2023 1:24 PM
To: [redacted]
Subject: RE: sold out

Good afternoon,

Thank you for reaching out and for your interest in participating in these Neighbourhood Information Sessions. The two virtual events are capped at 30 attendees as we want to ensure that we have productive discussion and can answer participants' individual questions. Please note that the in-person session on Wednesday, November 8th is still open for registration.

We still welcome all questions and feedback, and we are happy to answer any questions you have via this email address (communityrelations@bchousing.org). We will also be posting the full slideshow being presented at the information sessions on our Let's Talk page https://letstalkhousingbc.ca/north-vancouver-east-keith-road

You might be interested to know that we have had a few other inquiries about the online sessions being full. If we are able to schedule a third session before the Council hearing on November 21, we will reach out to you directly. Otherwise, we hope to see you on the 8th.

Sincerely,

BC HOUSING

Alex (She/Her) | BC Housing Community Relations Team

I am grateful to live on the traditional and unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səl̓ilwətaʔɬ (Tsleil-Waututh) peoples, and to work in the traditional, ancestral homelands of hundreds of Indigenous Peoples and Nations across British Columbia. I commit to honouring reconciliation and furthering Indigenous healing and justice.

From: [redacted]
Sent: October 15, 2023 1:44 PM
To: Community Relations <communityrelations@bchousing.org>
Subject: sold out

These are sold out.

How do you expect to get feedback if your events are sold out and the public cannot participate ?

Neighbourhood Information Sessions

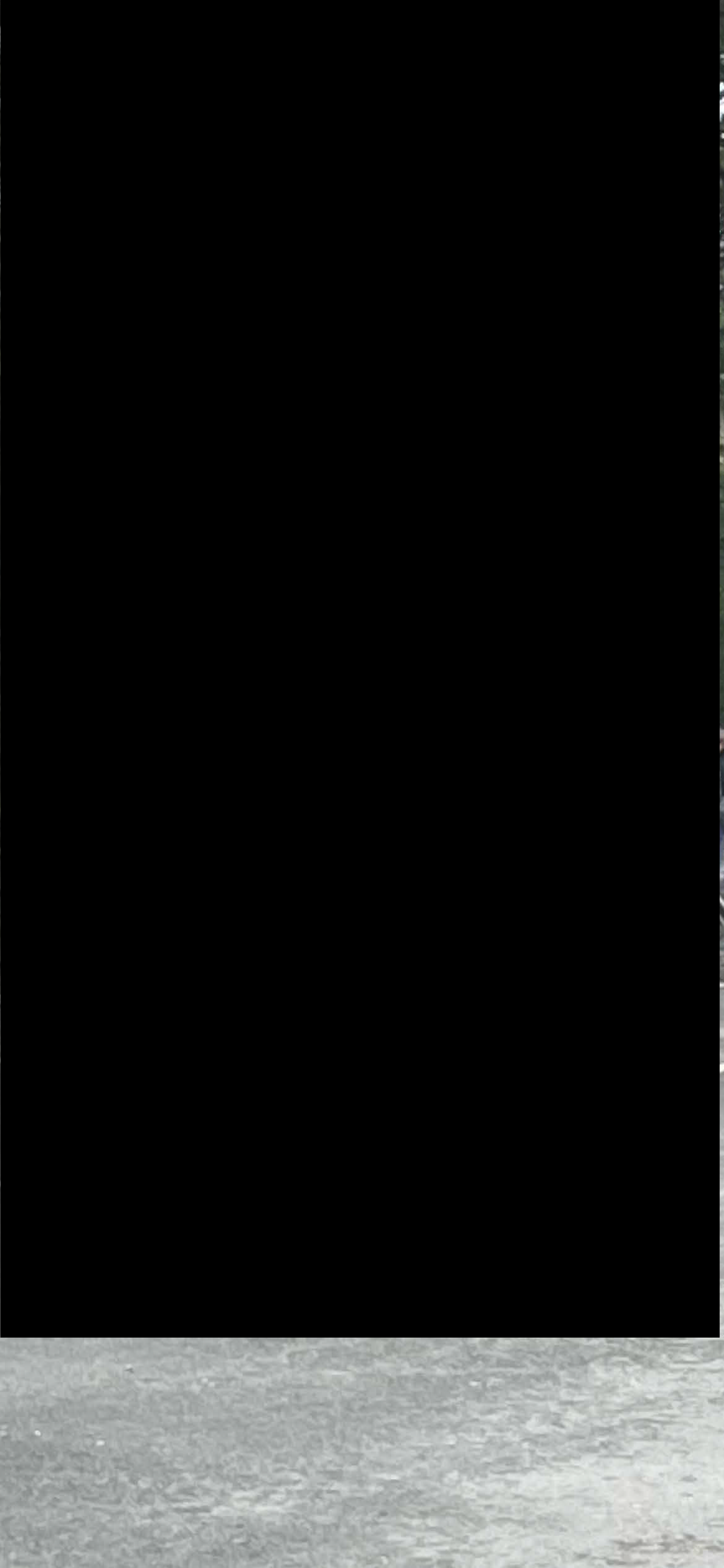
- **Tuesday, October 17, 2023** – 7:00 to 8:30 pm, Online
  - Register at: East-Keith-Road-1.eventbrite.ca (External link)
- **Wednesday, October 25, 2023** – 7:00 to 8:30 pm, Online
  - Register at: East-Keith-Road-2.eventbrite.ca

Virus-free.www.avg.com



2038












POLICE


POLICE
9-1-1



Mosquito Creek Park

Mosquito Creek Park

Bewicke Avenue Trail head

Community Notice Board




2022-04-04 13:28:32

From: Allice Ling [redacted]
Sent: November 22, 2023 1:16 AM
To: DNV Input
Subject: 1200 Block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

My name is Allice Wiebe [redacted]. We have built a wonderful community in the neighbourhood and cherish the lovely environment that surrounds us.

I am writing to express my concerns with the rezoning and the project proposed by the district that is being tabled. My husband and I attended the online hearing as well the public open house; both met with disappointment. The answers provided by the district and the partners are vague and contradictory. I have three main concerns: targeted audience that will not fit into our community; safety of our community; and the environment.

I find it frustrating that affordable housing and social housing are being used interchangeably as a way to confuse the public - the proposed site is for a social housing site with 65 studios. When asked, and only when pressed, did BC Housing share with us that the social housing project will likely cater to single men, and individual's with substance abuse and mental health issues.

However when individuals who speak in support of this project, there is consistent reference to single parents, those who are homeless due to housing costs and this is constantly not being corrected by the constituents representing this project.

[redacted]. This project is now complete with occupancy, yet no one is living in there, why? Note this project is also one of BC Housing's projects.

Families within the communities you're building social housing projects, should be made aware of the facilities you're preparing and planning in order to house this vulnerable population. There are designated rooms to treat bedbugs; drainages in each unit, and the floors are all concrete or linoleum. Also, the doors have to be fire rated and there is a security system that is all integrated centrally to ensure quick access should an emergency occur. The demographic that requires this type of housing will not fit into our community. They will require more social services our community cannot provide.

During the events I attended, there is no support confirming any environmental impacts have been completed. When the mountain Hwy project was built and it impacted our surrounding green space and what's left, should be protected. Rather, you're proposing to build social housing and what's more insulting is that Tamsin Guppsy said 'the land we're building on isn't valuable." I beg to differ. We have birds, coyotes and small critters that utilize this space now that the Hwy has been built. Pls do not take away their homes - the animals cannot speak for themselves. Additionally, we need to keep the trees that are still standing. They provide a canopy of natural coverage and shade to prevent overheating and drought in the summer months.

Regards to safety, there is reference of a potential entrance along the hydro right of way. A potential is not guaranteed for the access of this property. If this fails to be the point of access then the alternative is on east Keith which will create havoc on an already highly congested intersection. The slightest disruption to this area causes hours of delays for locals trying to make it home or access Park and Tilford for their resources. As an example this week, traffic was interrupted 2-days in a row. [redacted] 1.5hrs to travel from Calverhall to Brooksbank.

Lastly, safety for the community. We have a wonderful community here with daycares, playgrounds and schools; with a new one arriving on Cloverley. The targeted audience will not add to our community, it will only take away the sense of security and relaxed space we have come to enjoy and cherish. Children will no longer be playing outside as the drug use and its wastage will become more prevalent. The investment in local playgrounds will be all for naught. We have two boys and we enjoy the biking the trails, and hanging out at Bridgeman Park. We will no longer be there if this project moves forward as I will not know what my children will find or whether we'll be met with unpredictable behaviour or whether we will trigger an episode for someone with mental health or substance abuse issues. I no longer feel safe to bring my family there.

As I listened to the council meeting this evening, Id like to call out and address how inappropriate it was to witness, at a forum for the local residents to be heard by council in a none bias atmosphere, that people from outside the community were invited to speak on what is perceived to be on the council member's behalf. Furthermore, a majority of the people that spoke for the project had a vested interest as they're either employed by one of the partnering societies or working to move this project forward.

Specifically, I would like to call out Catherine Pope for her indiscretion. The eye rolls while members of this community shared their concerns as well using this forum as an opportunity for photo ops and selfies with these individuals. It begs me to question, how transparent is this process? How open minded is council and are they evening listening? Has an outcome already been decided?

Her behaviour this evening made me feel like we are merely being entertained and put through the hearing only because of due process.

Pls show me. Don't tell me I am wrong in drawing this conclusion and also that my vote matters; my counsellors are doing the best for the constituents that supported them.

Thank you for your time.

Kindly,
Allice
[redacted]

From: Annika Olson [redacted]
Sent: November 22, 2023 7:59 AM
To: DNV Input
Subject: Re: public hearing for 1200 east Keith supportive housing development

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am unequivocally in favour of the proposed supportive housing development at 1200 East Keith in North Vancouver. I recently graduated with my Bachelor of Arts in History from the University of British Columbia and am currently attending the same university to gain my Bachelor of Education.

As a young person who grew up and went to school in the district, I find it very unsettling that I may never be able to afford housing here. I would love to start my own family and work here, but with the astronomical cost of housing, it seems that may be impossible. Many in my generation feel the same. If none of us can afford housing, then how will the age demographics of our city look in 20 years if the housing crisis is not solved?

Supportive housing for individuals with complex needs is something I am extremely in favour of. I volunteered at North Shore Alliance Church's Coffee Time ministry and heard the stories of many unhoused and marginalized people who were struggling to find housing. Many, like me, had grown up in North Vancouver and wanted to stay close to their families. It would be ideal if there are VCH and other care professionals providing support to the individuals in the building.

Thank you for your initiative on this project. I hope to see many more supportive and low-income housing projects in our city in the future.

Sincerely,

Annika Olson, [redacted]

From: Kelly Wilkinson [redacted]
Sent: November 22, 2023 10:42 AM
To: DNV Input; Mayor and Council - DNV
Subject: Proposed Supportive Housing Project at 1200 East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning

I sat through the entire hearing last night and was fairly dismayed by what I heard. Appears we're debating two different questions. The 'yes' side is passionately defending the general question of *"Do you support supportive housing?".* The 'no' side is pushing back against the pointed question of *"Do you support this type of supportive housing, with this level of impact, in a low-density, ground level community?".*

Those are two very different questions. I heard a lot of good points attributed to the former, but not a single argument in support of the latter. This isn't a high-level policy question; those debates happen in other halls. This is a pointed question about a specific development in a specific location. I feel the opposition has clearly stated the 'why' of their concerns. The proponents are defaulting to traditional talking points of morality, empathy, compassion, etc. Those are all valid points, and most of the opposition would agree. However, they are not relevant to the actual question at hand.

That's why everyone is so upset, and why the information sessions went so poorly. Instead of engaging in meaningful dialogue about meaningful problems and solutions; we just get shamed for not supporting the bigger idea. This debate is not about that bigger idea.

I'm asking once again to please reconsider.

--
Regards,

Kelly Wilkinson
[redacted]

From: Tamsin Guppy
Sent: November 22, 2023 11:09 AM
To: Michelle Sheardown
Cc: DNV Input
Subject: RE: Definition of 'homeless or at risk of homelessness"

Thank you for your input. No you are not missing anything – the proposal is for housing for any local residents who are homeless or at risk of homelessness. And as noted last night, pages 42 and 43 of the Homeless Count report speak to the reasons people are homeless, and the **number one reason is not enough income for housing.**

Yes, it is likely that some people who will be housed in this building may be dealing with addiction issues but this will not be all people and addiction also comes in various forms. Staff who will be operating this proposed facility need to be prepared and aware of the types of addiction issues that some residents may have and will apply harm reduction strategies in addition to providing supports to help people heal. And again statistically it has been demonstrated that providing a safe home and regular meals greatly reduces drug use.

I hope that helps answer your question,

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Michelle Sheardown [redacted]
Sent: Wednesday, November 22, 2023 7:57 AM
To: Tamsin Guppy <guppyt@dnv.org>
Subject: Definition of 'homeless or at risk of homelessness"

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ms. Guppy,

I was there last night and I feel sick. Apparently "homeless or at risk of homelessness" is synonymous with "drug addict."

Am I missing something? This is not a rhetorical question.

If I should direct my enquiry elsewhere, where do you suggest?

Thank you for the excellent report and the work you are doing.

Michelle Sheardown

From: Mandy Shintani [redacted]
Sent: November 22, 2023 11:55 AM
To: DNV Input
Subject: Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Council
I have been a resident of North Vancouver for 27 years. When I first moved here, our street was 75% rentals and consisted of middle class families with children. It was wonderful and we were a close knit neighbourhood. All of the children on our street were able to walk to the local public schools. Now, we have 1 rental space in the basement of a 4 million dollar home. You now need to be upper middle class to live in our neighbourhood and many of the children attend private school.
Does NV just want to be a place for the upper middle class?
I am writing this email from the DTES, where the homeless situation is growing and is terrible. I just walked by a Food Bank line filled with many residents who are seniors and young people who are homeless. Do we want to create this situation in NV where housing is unaffordable? We need to build more supportive housing in NV and this project in Lynn Valley Centre.

Thank you for your time to read my request.
Mandy Shintani

From: Jordan Winger [redacted]
Sent: November 22, 2023 12:27 PM
To: DNV Input
Subject: Strong Opposition to 1200 block East Keith Road Proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am strongly opposed to the proposal at 1200 block East Keith Road. It is incredibly disappointing that staff would consider this location.

https://www.dnv.org/events/public-hearing-1200-block-east-keith-road

Regards,
Jordan Winger
[redacted]

From: Craig Hall Video [redacted]
Sent: November 22, 2023 1:15 PM
To: DNV Input
Subject: Bylaw 8643

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

I'm writing to state my opposition to Bylaw 8643 that would permit the creation of a 65 unit supportive housing project in the 1200 Block of East Keith Road. Myself, my wife and my two young children live locally and we do not feel that this is an appropriate location for such a building. We are primarily concerned with the safety of our children, especially at the local parks which are very close to this proposed building, as well as safety concerns to our property (cars/home) and hope that the council will look at the proposition seriously and see how inappropriate it is for a young family neighbourhood.

Thank you.

Craig Hall

From: Kaitlin Hebron
Sent: November 22, 2023 1:16 PM
To: DNV Input
Subject: FW: The first licensed recovery supportive housing for woman on the North Shore was approved in 2013.
Attachments: 2013MNGD0047-001892.pdf

-----Original Message-----
From: Corrie Kost [redacted]
Sent: Tuesday, November 21, 2023 11:02 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: The first licensed recovery supportive housing for woman on the North Shore was approved in 2013.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Worship and Members of Council,

Attached is an article from 2013 - a small scale female only version of what you are currently considering.
At the time the same issues/concerns came forward. It was supported by the nearby Edgemont Community Association (a predecessor of EUCCA). It was/is a very successful facility. Hope you find it useful in your current deliberations.

Yours truly,
Corrie Kost

NEWS RELEASE COMMUNIQUÉ

For Immediate Release
2013MNGD0047-001892
Dec. 18, 2013

Ministry of Natural Gas Development
And Responsible for Housing
Minister of Employment and Social Development Canada

New supportive housing for women underway on North Shore

NORTH VANCOUVER – Construction began today on a new nine-bed supportive recovery development for women with substance addictions in North Vancouver. Funding for the building is provided by the governments of Canada and British Columbia, along with the District of North Vancouver and community partners.

"Through investments in affordable housing, our Government is providing assistance to those who need it most here in B.C. and in all corners of the country," said Andrew Saxton, Parliamentary Secretary to the Minister of Finance and Member of Parliament for North Vancouver, on behalf of the Honourable Candice Bergen, Minister of State for Social Development. "We are committed to making communities stronger through projects like these. We remain focused on four priorities, as outlined by the Prime Minister, that Canadians care about most: their families, the safety of our streets and communities, their pride in being a citizen of this country, and of course, their personal financial security."

"There is currently no licensed recovery housing for women on the North Shore, however, our partnership with Turning Point will change that today," said Naomi Yamamoto, Minister of State for Tourism and Small Business and MLA for North Vancouver-Lonsdale. "Once this project opens, women from our community will have access to the help they need to overcome their personal challenges of addiction while being close to families and friends for added support."

The governments of Canada and B.C. will provide a combined investment of $500,000 through the Federal-Provincial Housing initiative, under the Canada-B.C. Investment in Affordable Housing 2011-2014 Agreement. The District of North Vancouver is providing financial support through a community lease on land valued at $975,000, as well as other exemptions. Turning Point Recovery Society has raised over $150,000 toward the project and will continue fundraising.

"With this facility we're responding to a vital need for recovery housing here on the North Shore. It's important that women in our community have access to the services they need, right here at home," said North Vancouver District Mayor Richard Walton. "The groundbreaking on this facility represents months of hard work from North Vancouver District, Turning Point, North Shore Substance Abuse Working Group and other community partners."

The project, located at 2670 Lloyd Ave. in North Vancouver, will accommodate a maximum of nine women with one bedroom designated for a live-in support worker. Priority placement will be given to women from the North Shore. Vancouver Coastal Health will provide $40,000 in annual operational funding for program operations onsite. Turning Point Recovery Society will manage and operate the women's recovery home and provide counselling, education, support and other program services for the clients.

"Vancouver Coast Health is pleased to work with Turning Point to support and empower women in their recovery journey and to live a healthy, substance-free life," said Elizabeth Stanger, director, Coastal Mental Health & Addiction Services.

"We provide a safe and supportive environment free of judgment which is crucial in the journey towards a life free of drugs and alcohol," said Brenda Plant, executive director, Turning Point Recovery Society. "With the help of the North Shore Substance Abuse Working Group, Turning Point embarked on this project five years ago with the goal of helping women — our daughters, mothers, sisters and neighbours — fight through their battle with substance abuse. I'd like to extend our thanks to all of our government partners who have helped this project become a reality and to the North Shore community who, understanding the need for our services, have been so supportive and welcoming.

The Federal-Provincial Housing initiative is a component of the $180-million Investment in Affordable Housing (IAH) 2011-2014 Agreement between the governments of Canada and British Columbia, which was announced in July 2011. With matching contributions of $90 million from both levels of government, this total combined investment helps to support affordable housing programs for B.C. residents.

Annually, the Government of Canada, through Canada Mortgage and Housing Corporation (CMHC), will invest approximately $2 billion in housing. Of this amount, $1.7 billion will be spent in support of close to 594,000 households living in existing social housing. In British Columbia, this represents an estimated 68,050 households. The remaining funding supports housing-related activities and affordable housing programs, including the Investment in Affordable Housing.

These investments are improving the quality of life for low-income Canadians and households living in existing social housing, including individuals who are homeless or at-risk of homelessness, seniors, persons with disabilities, recent immigrants and Aboriginal people.

Economic Action Plan 2013 continues this commitment with a federal investment of more than $1.25 billion over five years to renew the Investment in Affordable Housing to 2019. The Government of Canada will ensure that funds provided to provinces and territories support the use of apprentices, which will support training of skilled labour. More than 146,769 households across Canada are no longer in housing need as a result of funding provided under the IAH from April 1, 2011 to June 30, 2013.

To find out more about how the Government of Canada and CMHC are working to build stronger homes and communities for all Canadians, call CMHC at 1 800 668-2642 or visit: www.cmhc-schl.gc.ca

Since 2001, the Government of B.C. has invested $3.6 billion to provide affordable housing for low-income individuals, seniors and families. This year, more than 98,000 B.C. households will benefit from provincial social housing programs and services. To find out more, visit: www.bchousing.org

A backgrounder follows.

Media Contacts:

Fergus McCann
BC Housing
778 452-6445

Andrea Scott
CMHC Communications
BC Region
604 737-4064

Andrew McGrath
A/Director of Communications
Office of the Minister of State (Social Development)
819 953-2350
andrew.mcgrath@hrsdc-rhdcc.gc.ca

Connect with the Province of B.C. at: www.gov.bc.ca/connect

BACKGROUNDER

For Immediate Release
2013MNGD0047-001892
Dec. 18, 2013

Ministry of Natural Gas Development
And Responsible for Housing
Minister of Employment and Social Development Canada

2670 Lloyd Avenue

The new nine-bed women's support recovery house will be located at 2670 Lloyd Ave. in North Vancouver. The site previously was home to a single-family house that was rented out by the District of North Vancouver.

The two-storey building will provide a total of 10 bedroom units with one bedroom assigned to a live-in support worker. The main floor will consist of an open floor plan with a living room, dining room and kitchen. The upper floor will provide eight-bedroom units and two bathrooms. The home will also include a counselling office, a small library/den for the clients to use, a caretaker unit and an accessible bedroom unit on the main floor.

Construction is estimated to be complete spring 2014.

Partners and Funding:

The total capital cost for the development is approximately $2 million.

- The governments of Canada and B.C. will provide a combined investment of $500,000 through the Federal-Provincial Housing Initiative, under the Investment in Affordable Housing.
- The Government of B.C. will arrange up to $409,394 in construction financing for the project.
- The District of North Vancouver is providing financial support through a community lease on land valued at $975,000, as well as other exemptions.
- Turning Point Recovery Society has raised over $150,000 toward the project and will continue fundraising.

Operational funding:

- Vancouver Coastal Health will provide $40,000 in funding for the clinical operations onsite.

Turning Point Recovery Society

Turning Point Recovery Society is a non-profit organization that seeks to improve the health and well-being of individuals with addiction issues, their families and the communities we serve, through a continuum of residential and community-based support services, education and leadership.

To find out more visit, www.turningpointrecovery.com

Media Contacts:

Fergus McCann BC Housing 778 452-6445	Andrea Scott CMHC Communications BC Region 604 737-4064	Andrew McGrath A/Director of Communications Office of the Minister of State (Social Development) 819 953-2350 andrew.mcgrath@hrsdc-rhdcc.gc.ca

Connect with the Province of B.C. at: www.gov.bc.ca/connect

From: Kaitlin Hebron
Sent: November 22, 2023 1:16 PM
To: DNV Input
Subject: FW: The first licensed recovery supportive housing for woman on the North Shore was approved in 2013.
Attachments: 130507PH_AGN_Bylaw7989-marked.pdf; Turning Point Recovery Centre proposal angers North Vancouver residents.pdf

-----Original Message-----
From: Corrie Kost [redacted]
Sent: Wednesday, November 22, 2023 6:29 AM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Re: The first licensed recovery supportive housing for woman on the North Shore was approved in 2013.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Worship & Members of Council,

Since the public hearing of Nov 21/2023 had been extended I thought that council may be interested in the subject Public Hearing material held on May 7, 2013. Please see the attachment. I have included my highlights that I made for that public hearing. With some effort the video of that public hearing can also be made available. Sadly, this material is no longer available on the DNV website.

Also attached is a 2015 article on another Turning Point proposed facility for Windridge Drive - this time for a nine bed facility for men with addiction issues. That meeting did not go well.

Yours truly
Corrie Kost

Corrie Kost wrote:
> Your Worship and Members of Council,
>
> Attached is an article from 2013 - a small scale female only version
> of what you are currently considering.
> At the time the same issues/concerns came forward. It was supported by
> the nearby Edgemont Community Association (a predecessor of EUCCA). It
> was/is a very successful facility. Hope you find it useful in your
> current deliberations.
>
>
> Yours truly,
> Corrie Kost
>

AGENDA

PUBLIC HEARING

Tuesday, May 7, 2013
7:00 p.m.
Council Chamber, Municipal Hall
355 West Queens Road,
North Vancouver, BC

Council Members:
Mayor Richard Walton
Councillor Roger Bassam
Councillor Robin Hicks
Councillor Mike Little
Councillor Doug MacKay-Dunn
Councillor Lisa Muri
Councillor Alan Nixon

NORTH VANCOUVER
DISTRICT

www.dnv.org

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District of North Vancouver
355 West Queens Road
North Vancouver, BC, Canada V7N 4N5
604-990-2311
www.dnv.org

PUBLIC HEARING

7:00 p.m.
Tuesday, May 7, 2013
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAW BY CLERK

Bylaw 7989: The District of North Vancouver Rezoning Bylaw 1293

Purpose of Bylaw:
The proposed Zoning Bylaw amendment will add "group home" to the permitted uses for a portion of the lot at 2670 Lloyd Avenue.

3. PRESENTATION BY STAFF

Presentation: Mr. Steven Petersson, Development Planner

4. PRESENTATION BY APPLICANT

Presentation: Mr. Casey Clerkson, CPA Development Consultants

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:
THAT the May 7, 2013 Public Hearing be closed;

AND THAT Bylaw 7989 "The District of North Vancouver Rezoning Bylaw 1293", be returned to Council for further consideration.

8. CLOSING

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The Corporation of the District of North Vancouver

Bylaw 7989

A bylaw to amend The District of North Vancouver Zoning Bylaw (3210) to amend the text of the Zoning Bylaw for Amended Lot 2, Reference Plan 2935, Block C, District Lots 598 to 601, Plan 6659, PID 011-072-725 (2670 Lloyd Avenue), shown outlined in red on the Plan attached to this bylaw as Attachment "A".

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

1. Citation

This bylaw may be cited as “The District of North Vancouver Rezoning Bylaw 1293 (Bylaw 7989)”.

2. Amendments

The District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

Part 9 Park, Recreation and Open Space Zone Regulations is amended by:

a) Amending Section 921, the Community Park (CP) Zone, by adding the following principal permitted use to Section 921.1

“(xiii) One dwelling unit of not more than 390 square meters to be used only as a group home for the care of not more than 9 persons, plus staff. Said dwelling unit may only be located on the Lot. For the purpose of this section, “group home” means group home as defined in Part 2 of this Bylaw modified only to permit up to 9 persons in care, and “the Lot” means that portion of the parcel legally described as Amended Lot 2, Reference Plan 2935, Block C, District Lots 598 to 601, Plan 6659, PID 011-072-725 outlined in bold and labelled as “Subject Area” on the sketch plan attached as Schedule A to the CP Zone

READ a first time this the 15th day of April, 2013

PUBLIC HEARING held the

READ a second time the

READ a third time the

Certified a true copy of “Rezoning Bylaw 1293 (Bylaw 7989)” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure this the

ADOPTED this the

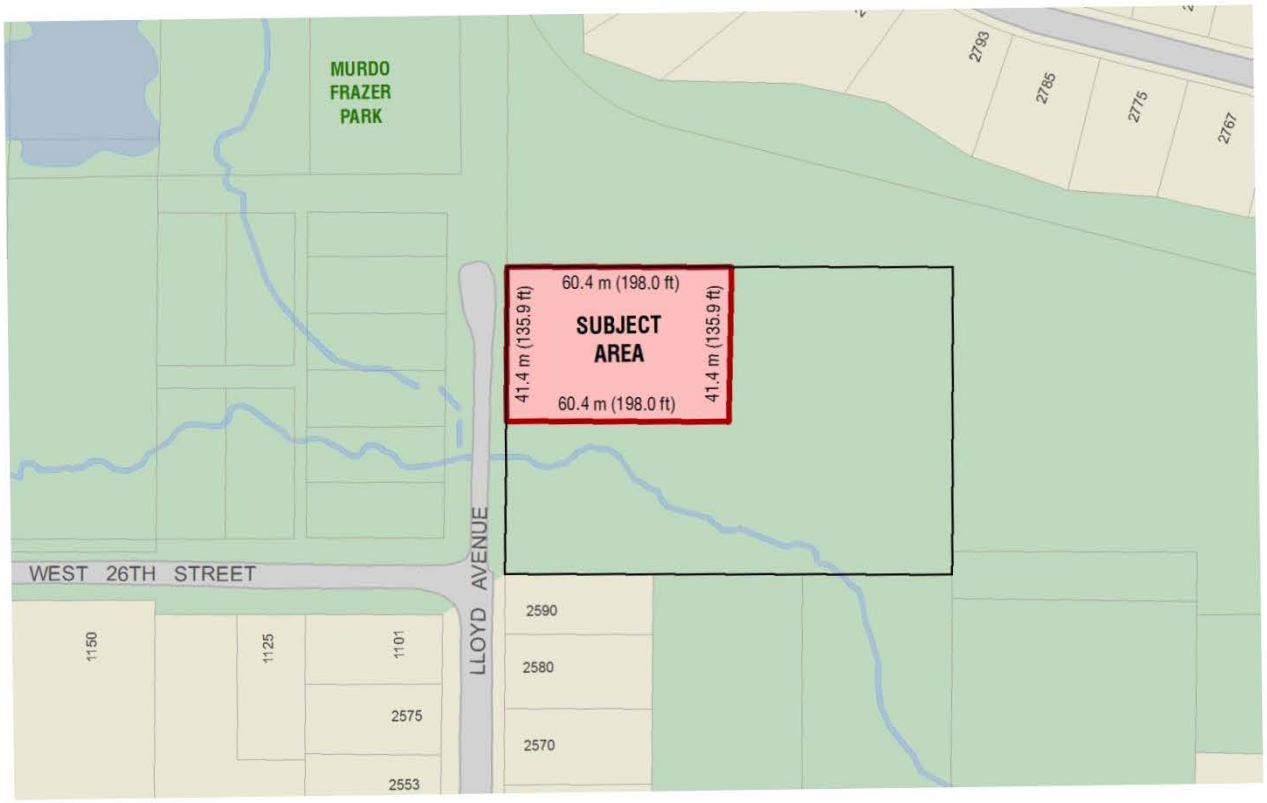
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Bylaw 7989 Schedule A to the CP Zone



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COUNCIL AGENDA/INFORMATION				
☐ In Camera	Date:		Item #	
☑ Regular	Date:	April 15. 13	Item #	
☐ Agenda Addendum	Date:		Item#	
☐ Info Package	DM#	Date:	Mailbox:	

Dept. Manager	Director	CAO

The District of North Vancouver
REPORT TO COUNCIL

April 4, 2013
File: PLN2013-00068
Tracking Number: RCA -

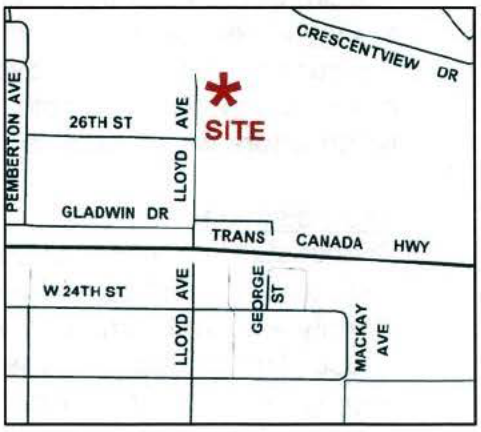
AUTHORS: Suzy Lunn, Social Planner, and
Steven Petersson, Development Planner

SUBJECT: BYLAW 7989 (REZONING BYLAW 1293): 2670 LLOYD AVENUE (PID 011-072-725) ZONING BYLAW TEXT AMENDMENT (TURNING POINT RECOVERY HOUSE)

RECOMMENDATION:
It is recommended that Bylaw 7989, which amends the Zoning Bylaw by adding group home use to the Community Park zone for a portion of the lot at 2670 Lloyd Ave:

1. **be given First Reading; and**
2. **be referred to Public Hearing.**

REASON FOR REPORT:
Amending the Community Park zone to permit construction of a group home at 2670 Lloyd Ave. requires Council consideration of a Zoning Bylaw text amendment.



SUMMARY:
The multi-jurisdictional North Shore Substance Abuse Working Group identified the need for a support recovery home for women recovering from addictions on the North Shore. There are currently no residential facilities dedicated to helping women who desire to stop using drugs and alcohol in a safe, supportive abstinence-based environment. The District-owned site at 2670 Lloyd Avenue had a rental house on it until 2010. It is located within walking distance to the amenities in Edgemont Village and it provides a tranquil, private setting to recover. It is therefore considered by District staff and Turning Point Recovery Society to be an appropriate location for this use. The District, in partnership with the Turning Point Recovery Society, proposes to add a group home use to the Community Park zone. This use would be added to the subject area of the site, only. If the rezoning is approved, the District intends to lease the land for a nominal rate to Turning

Point Recovery Society on a long term basis. Turning Point is raising the capital funds to construct the home through the Canada Mortgage and Housing Corporation, BC Housing and other sources including independently raised funds.

EXISTING POLICY:

The subject property is designated Parks, Open Space and Natural Areas in the Official Community Plan. The Upper Capilano Local Plan, a reference policy document, designates the site as Community Park. The site is zoned Community Park in the Zoning Bylaw. A separate park purpose amending bylaw (Bylaw 7970) has received 3 readings and will be brought forward for Council consideration should this zoning amendment bylaw be successful.

ANALYSIS:

Turning Point Recovery Society

Turning Point Recovery Society proposes to construct a group home for women recovering from addictions at 2670 Lloyd Avenue (PID 011-072-725). The home will be licensed under the *Community Care and Assisted Living Act,* staffed on a 24 hour 7 day per week basis, and accommodate a maximum of 9 women in recovery. Turning Point's recovery program is three to five months in duration and they have operated recovery homes in Vancouver and Richmond for over 30 years.

The North Shore Substance Abuse Working Group, comprised of elected officials and appointees from the District of North Vancouver, City of North Vancouver, District of West Vancouver, Village of Lions Bay, Bowen Island, School Districts, Police, Tsleil Waututh First Nation, Squamish First Nation Officials and Vancouver Coastal Health, identified the need for a support recovery home for women recovering from addictions on the North Shore. There are currently no facilities available dedicated to helping women who desire to stop using drugs and alcohol in a safe, supportive abstinence-based environment. Women from the North Shore would be given priority placement in the home.

Site Selection

District staff undertook a process of evaluating District-owned properties to identify a suitable site for the recovery house. The subject site was deemed appropriate by District and Turning Point staff because:



- the tranquil setting is ideal for recovery;
- the nearest single family neighbour is approximately 50m to the south;
- the site can accommodate a house designed for 9 recovering women plus staff; and,
- the site is sufficiently remote for privacy and tranquillity, but is a close walk to services in Edgemont Village.

Site & Surrounding Area

The subject site is located on the north end of Lloyd Avenue on the southern portion of Murdo Frazer Park. The site is not within the active park facilities or the established trail network. MacKay Creek flows through the southern portion of the site. Until three years ago, a single family house was located on this lot and rented out by the District. The group home is proposed where the former house was located in an already cleared portion of the site. The air photo shows an image of the proposed group home footprint.



North-east of the site is a steep and treed slope and north-west of the site is the end of Lloyd Avenue which terminates in a trail leading to Edgemont Village. West of the site is parkland and south of the site across MacKay Creek are single family houses, the Gloria Dei Lutheran Church and the Lions Gate Ismaili Centre. Further south on Lloyd Avenue is the Highway 1 access. The proposed recovery house is separated from the closest residential neighbour by MacKay Creek and vegetation. The site is already serviced.

Lease to Turning Point Recovery Society

The District intends to enter into a long term lease at a nominal rate with the Turning Point Recovery Society. The site will continue to be owned by the municipality and will remain zoned Community Park with the group home use being permitted only on the outlined "subject area" within the lot (as delineated by Bylaw 7989).

Project Description

The siting of the group home has been carefully chosen to respond to the streamside setback and in relationship to the existing slope. It will be located in approximately the same area as the previous house, on the north-west corner of the lot. The house has been designed to reflect the predominately

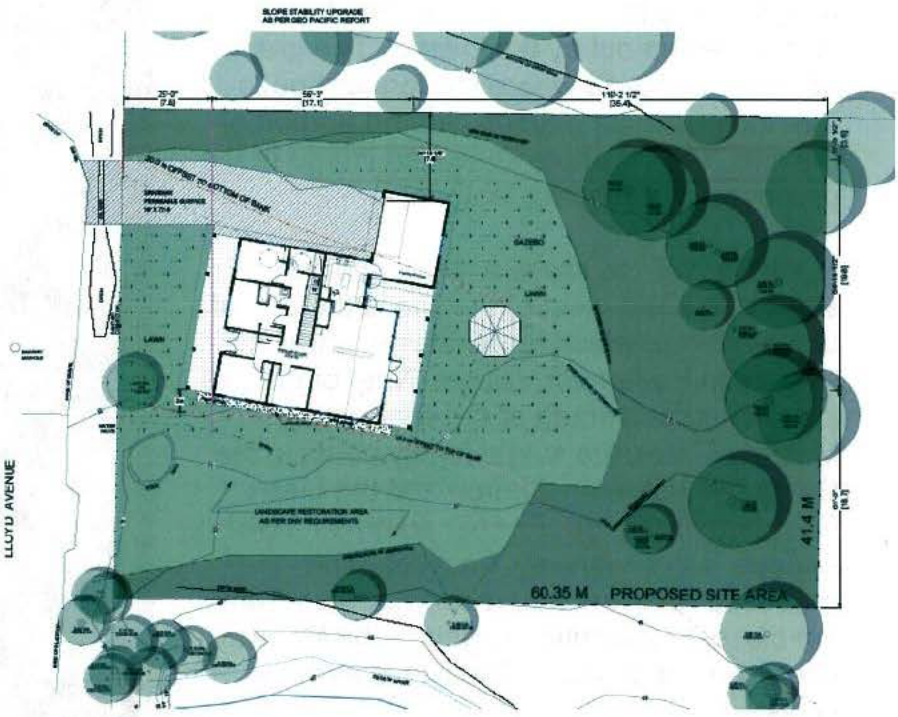


single family neighbourhood character of Upper Capilano. It is two levels above grade and has a 2 car attached garage with additional driveway parking. A low rail fence is proposed to be erected around the recovery house portion of the property and a gazebo is planned for the rear yard.

Development Permit Areas

The lot is located in the following of development permit areas (DPA):

- Streamside Protection (exempt based on siting of house outside of riparian setback)
- Creek Hazard (exempt based on siting of the house);
- Wildfire Hazard;
- Slope Hazard; and
- Protection of the Natural Environment.



The DPA guidelines will be used to direct development in accordance with the development permit objectives. Should this Bylaw advance past 3rd reading, then development permits will be required for Slope Hazard, Wildfire Hazard and Protection of the Natural Environment.

The location of the house places it outside the 15m streamside protected area of MacKay Creek and more than 2m above the lowest elevation in the part of the creek channel adjacent to the site so the proposal is exempt from Streamside and Creek Hazard DPAs. Given the District and Turning Point's concern for the natural environment, the landscape plan will include restoration of the riparian area to improve the riparian habitat conditions. Turning Point is keen to partner with District staff and others on the habitat restoration work and to be involved in on going stewardship activities on the site.

In addition, District staff and Turning Point Recovery Society met with the North Shore Streamkeepers on February 21, 2013 to discuss the proposal. The Streamkeepers are generally supportive of the home, but had the following comments:

- they are not supportive of a group home use in the park as they consider it a private vs. public use;
- siting the home as far from MacKay Creek as possible as it is home to coho salmon, cutthroat trout and many species of wildlife;
- ensuring the riparian area is maintained as conservation area; and

- supporting habitat restoration which would include Turning Point residents' involvement in a stewardship role.

Wildfire Hazard

A wildfire hazard assessment has been completed and includes the following recommendations:

- Fire resistant building materials will be used;
- The building will have sprinklers; and
- A number of hazard trees will be removed from the north and east of the site and adjacent tree stands will be appropriately pruned under the direction of the project arborist. In accordance with District policy, appropriate replacement trees will be planted.

The wildfire hazard assessment report has been reviewed and accepted by staff.

Slope Hazard

A slope hazard assessment has been completed for the site based on the District's DPA criteria and finds a moderate risk of a shallow landslide. The report includes recommendations to be undertaken if habitable space is located within 20m of the toe of the slope (the setback line). The house is, however, located outside the 20m setback to avoid the potential risk. The garage, which will not include habitable space, is located within the 20m setback line. Staff will continue to work with the architect and geotechnical engineer to ensure all habitable space is located outside the 20m line and any required slope stability planting or other necessary works determined by the final geotechnical report are included.

Protection of the Natural Environment

The proposed new structure is within the Natural Environment DPA however the building footprint does not involve encroachment into the Natural Environment protected area. The Development Permit will be issued to address the limited hazard tree removal required for the Wildfire Protection and for the landscape restoration work to be completed in the Streamside Protected Area.

Other Environmental Considerations

In addition to the DPA environmental works, the applicant is also voluntarily including additional wildlife sensitive measures including:

- Wildlife resistant solid waste receptacles; and
- Landscape plans will adhere to Bear Aware considerations i.e. no fruit trees.

Green Building Requirement

As implementation of this proposal will require an amendment to the Zoning Bylaw, compliance with the District's Green Building Strategy is required. A covenant requiring that the new home meet or exceed an Energuide 80 energy efficiency rating and achieve a Built Green™ "Gold" equivalency will be required prior to bylaw adoption.

Public Input

Turning Point Recovery Society and District staff engaged in a number of outreach meetings and events to discuss the proposal with the public. These included:

- Personal invitations to the pre-meeting from District staff via door knocking to 14 adjacent neighbours;
- Pre-meeting with neighbours: November 26th, 2012 - 38 residents in attendance;
- Pre-meeting with executives of Pemberton Heights Community Association on November 12th, 2012 and Edgemont & Upper Capilano Community Association on November 22nd, 2012;
- Pre-meeting with the Gloria Dei Lutheran Church Council on November 21, 2012;
- Telephone conversations with the leaders from the Lions Gate Ismaili Centre;
- December 3rd, 2012 Council consideration of a park repurpose process;
- Park Purposes Amendment Bylaw alternate approval process from December 14, 2012 to January 28, 2013;
- A bus tour of Turning Point facilities in Vancouver on January 19th, 2013 with 3 community members, 2 District Councillors and 2 District staff in attendance;
- Meeting with the North Shore Stream Keepers and the DNV environment staff on February 21st, 2013;
- Public Information Meeting: March 12, 2013 - 37 people in attendance (summary report by facilitator Catherine Rockandel attached);
- Invitation to community to sit on the Neighbourhood Advisory Committee (terms of reference attached); and
- March 21, 2013 Presentation to Edgemont & Upper Capilano Community Association Annual General Meeting with 40 people in attendance.

The Public Information Meeting notification letters were sent to 19 adjacent residents, the Gloria Dei Lutheran Church, the Lions Gate Ismaili Centre, the Edgemont & Upper Capilano Community Association and the Pemberton Heights Community Association. A sign was placed on the site and four notices were placed in the local paper.

40 people attended the meeting and following the meeting 19 responses were received by feedback form, email, and letter with 16 in favour and 3 opposed. Those in favour of the application cited the need for this type of facility on the North Shore and also supported the location. Those with concerns were worried about resale value, this use in the neighbourhood and on parkland, the need for infrastructure improvements (lights, road paving, highway noise attenuation), on-street parking or traffic pressures and creek impacts.

In response to concerns raised:

- The streamside protection area is fully respected with all building outside the protected area with habitat restoration in streamside area;
- Onsite parking is provided in a 2 car garage plus 6 onsite driveway stalls will be available which is more than required for Turning Point's van, one live-in staff and visitors;

- District staff will consider Murdo Frazer Park pathway lighting for the future capital planning cycles and other funding sources;
- Replacement of the washroom building in Murdo Frazer Park is part of the Parks Department's capital plan;
- The Parks Department is seeking capital funding for pond improvements, improvements to road and entry way off Elizabeth Way, upgrades to the tennis courts and better pathway signage;
- In 2013 the Parks Department will be doing some pathway and bridge improvements on existing trails, replacing park benches and tables and replacing the chain gate with a proper gate at the Lloyd Avenue entrance;
- Members of the immediate neighbourhood as well as community representatives are invited to sit on the Turning Point neighbourhood advisory committee;
- Ministry of Transportation and Highways indicated a noise berm and fence would cost approximately $1,300,000. However, it is not currently in the Ministry plans.

CONCLUSION:
The site within this lot is an appropriate location to construct a recovery house group home for women recovering from addiction. The site has been carefully chosen to respect environmental constraints and environmental enhancements will be provided. If the proposal is successful, the recovery group home will fill a need identified by the North Shore Substance Abuse Working Group. Bylaw 7989 (Attachment A) may be considered for First Reading and referral to a Public Hearing.

OPTIONS:
The following options are available for Council's consideration:

1. Introduce Bylaw 7989 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 7989 at First Reading and thereby reject the Turning Point Recovery House proposal.

Steven B Petersson

Steven Petersson
Development Planner

Suzy Lunn
Social Planner

Attachment 1: Bylaw 7989
Attachment 2: Public Information Meeting Summary
Attachment 3: Neighbourhood Advisory Committee Terms of Reference

REVIEWED WITH:	REVIEWED WITH:	REVIEWED WITH:	REVIEWED WITH:
❑ Sustainable Community Development	❑ Clerk's Office	External Agencies:	Advisory Committees:
❑ Development Services	❑ Corporate Services	❑ Library Board	❑ _____
❑ Utilities	❑ Communications	❑ NS Health	❑ _____
❑ Engineering Operations	❑ Finance	❑ RCMP	❑ _____
❑ Parks & Environment	❑ Fire Services	❑ Recreation Commission	
❑ Economic Development	❑ Human resources	❑ Other: _____	
	❑ ITS		
	❑ Solicitor		
	❑ GIS		

ATTACHMENT_____

The Corporation of the District of North Vancouver

Bylaw 7989

A bylaw to amend The District of North Vancouver Zoning Bylaw (3210) to amend the text of the Zoning Bylaw for Amended Lot 2, Reference Plan 2935, Block C, District Lots 598 to 601, Plan 6659, PID 011-072-725 (2670 Lloyd Avenue), shown outlined in red on the Plan attached to this bylaw as Attachment "A".

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1293 (Bylaw 7989)".

2. Amendments

The District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

Part 9 Park, Recreation and Open Space Zone Regulations is amended by:

a) Amending Section 921, the Community Park (CP) Zone, by adding the following principal permitted use to Section 921.1

"(xiii) One dwelling unit of not more than 390 square meters to be used only as a group home for the care of not more than 9 persons, plus staff. Said dwelling unit may only be located on the Lot. For the purpose of this section, "group home" means group home as defined in Part 2 of this Bylaw modified only to permit up to 9 persons in care, and "the Lot" means that portion of the parcel legally described as Amended Lot 2, Reference Plan 2935, Block C, District Lots 598 to 601, Plan 6659, PID 011-072-725 outlined in bold and labelled as "Subject Area" on the sketch plan attached as Schedule A to the CP Zone

READ a first time this the

PUBLIC HEARING held the

READ a second time the

READ a third time the

ATTACHMENT

Certified a true copy of "Rezoning Bylaw 1293 (Bylaw 7989)" as at Third Reading

_____
Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure this the

ADOPTED this the

_____ _____
Mayor Municipal Clerk

Certified a true copy

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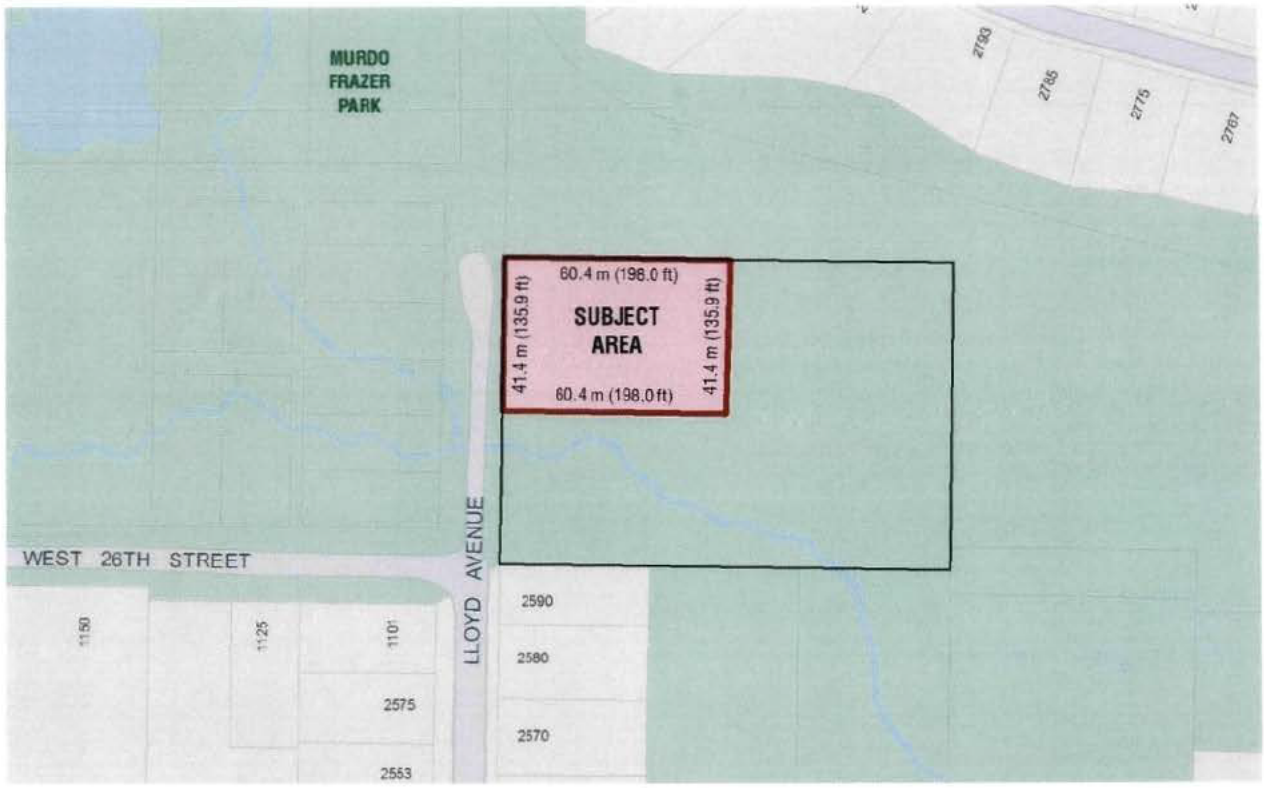
Municipal Clerk

Bylaw 7989 Schedule A to the CP Zone



ATTACHMENT_____

ROCKANDEL&ASSOCIATES
Building Success Through Process Facilitation,
Community Engagement & Partnership Planning

TURNING POINT
PUBLIC INFORMATION
MEETING SUMMARY REPORT

To: Steven Petersson, Development Planner, District of North Vancouver
E: peterssons@dnv.org

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
Tel: 1-604-898-4614 E: cat@growpartnerships.com

Re: Turning Point Recovery Society Public Information Meeting Summary

Date: March 22, 2013

Event Date:	Tuesday, March 12, 2013
Time:	6:30 PM – 8:30 PM
Location:	Capilano Elementary School, 1230 West 20th Street, North Vancouver
Attendees:	Thirty-seven (37) people signed in for the meeting. Several people did not sign-in, for a total of forty (40) people in attendance.
Comment Forms:	Eleven (11) comment forms were submitted at the meeting and provided to Stephen Petersson, District of North Vancouver

Notification

Flyer Invitation

Invitation packages were distributed to residents within a 75-metre radius of the site, as per the District of North Vancouver map.

Site Sign

There was one site sign erected on the site at 2670 Lloyd to notify the community of the meeting as per District of North Vancouver requirements.

Newspaper Advertisement

Two (2) advertisements were placed in the North Shore News, on Wednesday, March 6 and Sunday, March 10, 2013. In addition, some text advertising the PIM was included in the Thursday, March 7th District Dialogue, which is distributed with the North Shore Outlook newspaper and in the 'Upcoming Meetings' advertisement in the North Shore News on March 8, 2013.

Attendees: Thirty-seven (37) people signed in for the meeting. Three people did not sign-in, for a total of forty (40) people in attendance. In addition, the following project team members, and District of North Vancouver staff and Councillors were in attendance.

District of North Vancouver
Stephen Petersson, Development Planner
Suzy Lunn, Social Planner
Annie Mauboules, Social Planner (currently on maternity leave)

Susan Rogers, Section Manager, Parks
Julie Pavey, Section Manager, Environmental Sustainability
Phil Chapman, Social Planner
Ryan Malcolm, Real Estate and Properties

Doug MacKay-Dunn, Councillor

Project Team
Casey Clerkson, CPA Development Consultants
Jack Clerkson, CPA Development Consultants
Anthony Boni, Boni-Maddison Architects

Turning Point Recovery Society
Brenda Plant, Executive Director,
Val Nay Administration
Brendan O'Brien – Site Manager Richmond Men's
Sheena Edgar – Acting Site Manager & Counsellor, Richmond Women's
David Chung – Counsellor Vancouver
Gary Schubak – President
Marc Strongman – Vice President Development
Sean Collings – Treasurer
Gord Argue – Member at Large
Jeanie Lamb – Member at Large

Facilitator
Catherine Rockandel, Rockandel & Associates

OVERVIEW
The Public Information Meeting was designed to provide several methods for the public to share information and engage in the process. From 6:30pm to 7:15pm an informal Open House provided opportunities for the public to visit information booths on key topics and have one-on-one conversations with the project team and District of North Vancouver staff. The information booths focused on DNV Rezoning and Land Use Process, Murdo Frazer Park, Environmental Sustainability, Proposed Design and Site Plan, and Turning Point Programming.

At 7:15pm until 8:30pm a facilitated dialogue provided an opportunity for the public to identify and discuss their concerns.

PUBLIC DIALOGUE: (Index: Q: Questions C: Comment A: Answers)

C1: There are drug dealers currently operating in the neighbourhood and the park is "busy" with public bathroom rendezvous causing neighbourhood concerns. There is also an overall neglect of neighbourhood (lights in park)

A1: Turning Point residence would be a beacon of light to drive out negative behavior. Drug dealers are not attracted to a place where there is no demand. We would also provide more eyes on the street

C2: I am executive director of a Capilano community service organization. We are in support of project and can also send youth outreach workers to investigate current activities in bathroom

C3: This proposal would bring addicts from elsewhere into neighbourhood

A3: The women that would reside in residence are stabilized. They are at Turning Point because they want to get better.

C4: This appears to be a done deal and that it is being fast tracked

C5: Do not want to be seen as not compassionate, and don't want to have issue framed, as we are 'bad' people if we don't support the proposal. I am concerned about safety, traffic and loss of park space. I didn't know about Alternative Approval Process (AAP) until it failed. I feel it was poorly advertised. The AAP – 10% threshold is absurd. I would feel unsafe with Turning Point in neighbourhood.

C6: Feel DNV is downplaying park loss. I want council to protect DNV parks. There are few passive recreation uses in the park. I oppose further erosion of this park. Think this sets a bad precedence of private use in parkland.

Q7: Support proposal: parks are good for healing. These women could be your sister, mother, daughter, or neighbor. Are North Shore women going to be given priority?

A7: Turning Point residences are well integrated into community and yes we would look to meet the demand of North Shore residents first

A8: Why spend $ on Turning Point when we need sidewalks and lights – where is the win for the local area residents?

Q9: I am wondering how you plan to attain park look and feel after construction? I am a master gardener and believe you could beautify property with gardens. I would be willing to get involved to help

A9: There would be vegetable gardens, paths. We welcome the involvement of residents

C10: Wondering about local working group, who is part of it, what is structure?

A10: Comprised of DNV staff, turning point and local residents. The working group would be guided by protocols to have good power dynamic and working partnership

C11: Opposed to this proposal due to erosion of parkland and the use of expensive parkland. Keep parkland for larger public, not a small number of residents. Also concerned about encroachment on creek. There is a den of coyotes near the creek.

C12: I am supportive but think the DNV needs to address perception of neighbourhood neglect (no noise fence, sidewalks, etc)

C13: A member of public praised participants for lack of acrimony in the meeting

C14: There is a gap in services on the North Shore. People need to recover in home community

C15: Excited for the proposal. I am a family physician and this is a perfect site because it is a vacant lot

C16: I am an addiction counsellor from Turning Point Vancouver house. Our job is to save lives and I have seen that recovery houses work.

C17: We are a hardworking, middle class neighbourhood – not everyone privileged. This will erode the value of our homes.

C18: Moved to North Van to raise a family – protection of parkland important but so is demonstrating to our children that everyone is included and there is a place for people to be treated in their community

C19: One solution to the neighbourhood issues and feeling of neglect is for the DNV to consider community amenities, improvements to safety of neighbourhood

C20: I am a drug/alcohol counsellor on the North Shore. I am supportive because there are no facilities on North Shore.

Q21: What is the rate that Turning Point is paying?

A21: Nominal rate - $10 for 60 years

C22: As staff of Turning Point we would invite you to visit us in Richmond or Vancouver we are a well run organization, with a home like environment

C23: I grew up in N Van, my brother took me to Lions Gate and we were referred to Cordova Detox. I stayed on Downtown Eastside and became an addict. It was not until I came to Turning Point I was able to turn my life around. If there had been a place to go on the North Shore maybe I would not had the experience I did.

C24: I am a principal in three secondary schools, dealt with many young people who are addicted and family members. I am supportive because I want to be part of a community that embraces all people

Open House Flip Chart Notes

<u>Rezoning and Land Use Process</u>

- I want to live in a community that solves problems creatively and supports all members of the community, including vulnerable populations
- I, too, want to live in a community that values and supports the least fortunate among us.... For this could be any one of us.
- People in the District value parks
- As population grows, pressure on parks rises
- High school students us the park for their projects
- This is a place for our sisters, mothers and daughters to recover in their own neighbourhood

- We want a recovery home
- Alternatives was shut down 2 years ago – no alcohol/drug recovery facility to refer people to.
- Without Turning Point we are going back to the Dark Ages
- Would you prefer to send your wife/daughter to a women's only recovery house?

Neighbourhood Improvement Requests

- Sidewalks
- Traffic calming – speed bumps on Lloyd Ave
- Street lighting
- Park lighting – see Parks booth, others?
- Highway noise wall – or other forms of noise mitigation (low noise pavement)
- Lack of parking
- Hwy – exit/entrance
- Equitable treatment to other areas of DNV
- Gladwin St in poor condition
- Traffic from camera crews
- Bathrooms in the park
- Police doing radar checks

Murdo Fraser Park

- Concerned about washrooms
- Golf course – storage across street that was intended for public use (fence has barb wire)
- Location of house in park is wrong location – creek should be protected and open to public
- House should be located in MF across from the golf course
- Existing house location should be kept for public use – community garden
- Traffic
- Support house location – quieter section
- Smoking in parks not permitted – how could this be dealt with on site?

Protection of the Natural Environment

- Highway sound bounces back from new wall on south side of highway right down Lloyd. Can this be baffled on south side? (MOTH)
- Need more trees planted on north side of highway
- Creek should be protected and trees planted

ATTACHMENT_____

NEIGHBOURHOOD ADVISORY COMMITTEE

Turning Point Recovery Society
North Shore Women's Program

TurningPoint

Proposed Terms of Reference

Turning Point Recovery Society is dedicated to engaging the community in a transparent consultation process about its proposed expansion project, program operations, including the program philosophy and goals, the target population to be served, objectives and requirements for program participants, standards of service provided by staff, and personal expectations and goals for program participants.

The Society wishes to involve neighbours and interested parties to participate in a Neighbourhood Advisory Committee (CAC) to accomplish the following:

1. Learn about the Society, its philosophy about addiction and associated behaviors, its clientele, and its operating style and programs and services.
2. Learn about rezoning processes and the steps required for the proposed development, including the timetable associated with these approvals and the development process.
3. Advise the Society and its Consulting Team regarding planned Public Information Meetings or Open Houses that are contemplated over the coming weeks and months.
4. Provide feedback about the proposed development and its design.
5. Be informed and educated about addictions, the Society and the rezoning proposal and process to be able to comment on the proposal in an informed and respectful manner.
6. To provide a forum for open, respectful discussion about any reasonable concerns and comments participants, or the constituents they represent, may have regarding the proposal as we proceed through the rezoning process.
7. To learn about what supportive housing is and the critical need for it on the North Shore.

We will invite the following to participate on the Neighbourhood Advisory Committee:

1. Up to 5 neighbours who own homes immediately adjacent to the site;
2. Representatives from Gloria Dei Lutheran Church and the Ismali Center;
3. Community Associations (Pemberton Heights and Edgemont and Upper Capilano) in the catchment area that have a vested interest in the development;
4. Members of the North Shore Substance Abuse Working Group;
5. Service Providers and representatives from Health working on the North Shore who are familiar with addiction recovery;
6. Individuals who have contacted the Society or the District based on information letters sent by the District to households in the neighbourhood adjacent to the site. These individuals represent, or may have been asked to contact the Society or District on behalf of, a collection of individuals;
7. District of North Vancouver Council Member;
8. District of North Vancouver Staff; and
9. Turning Point Recovery Society

We are seeking constructive dialogue from participants. By restricting NAC size to approximately 15-20 people.

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NORTH VANCOUVER DISTRICT

PUBLIC HEARINGS

7:00 pm, Tuesday, May 7, 2013

Council Chamber of District Hall, 355 West Queens Road

2670 Lloyd Avenue - Turning Point Recovery House Rezoning Bylaw 1293

What: Public Hearing on proposed District of North Vancouver Rezoning Bylaw 1293 (Bylaw 7989)

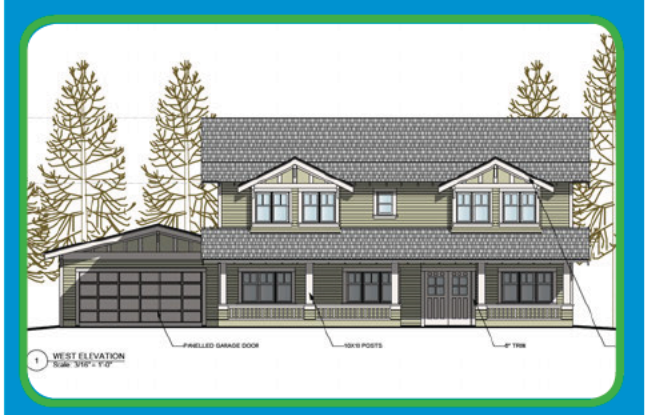
What is it? The proposed bylaw will amend the Community Park Zone to allow the construction of a residential facility for women recovering from drug and alcohol addiction.

What changes? The proposed Zoning Bylaw will add "group home" to the permitted uses of a portion of the lot at 2670 Lloyd Avenue.

Site Map



Proposed*



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

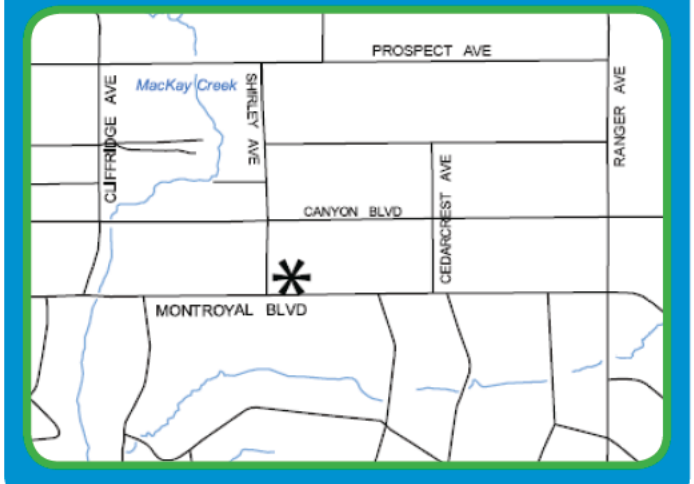
962 Montroyal Boulevard Rezoning Bylaw 1289

What: Public Hearing on proposed District of North Vancouver Rezoning Bylaw 1289 (Bylaw 7979)

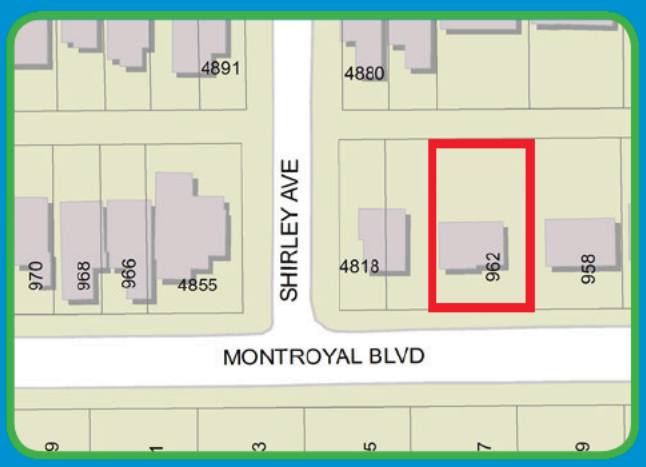
What is it? The proposed subdivision creates two 10m (33 foot) lots consistent with the prevailing lot pattern on the north side of 900-block Montroyal Boulevard.

What changes? In order to create two 10m (33 foot) lots, the subject site needs to be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw.

Site Map



Site Map



When can I speak? Please join us on Tuesday, May 7, 2013 when Council will be receiving input from the public on these proposals. You can speak in person by signing up at the Hearings or by providing a written submission to the Municipal Clerk at the address below or at input@dnv.org before the conclusion of the Hearings.

Need more info? The bylaws, Council resolutions, staff reports, and other relevant background materials are available for review by the public at the Municipal Clerk's Office or online at www.dnv.org/public_hearing. Office hours are Monday to Friday 8:00 am to 4:30 pm.

Who can I speak to? Steven Petersson, Development Planner, at 604-990-2378 or peterssons@dnv.org.

facebook.com/NVanDistrict

District of North Vancouver
355 West Queens Road, North Vancouver, BC, V7N 4N5
Main Line 604-990-2311
www.dnv.org

@NVanDistrict

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Turning Point Recovery Centre proposal angers North Vancouver residents

https://www.cbc.ca/news/canada/british-columbia/turning-point-recovery-centre-proposal-angers-north-vancouver-residents-1.2964632

Public meeting resheduled after concerned residents overflow meeting room

CBC News · Posted: Feb 20, 2015 7:05 AM PST | Last Updated: February 20, 2015



North Van recovery centre raises concerns

9 years ago

Duration 2:38

Featured Video

http://www.cbc.ca/player/play/2654911038

Public meeting rescheduled after concerned residents overflow meeting room

So many North Vancouver residents turned out at a public meeting on a proposed drug and alcohol recovery facility that organizers had to reschedule for another night in a bigger room.

The proposed facility, which would be operated by Turning Point Recovery Society on Windridge Drive near Mount Seymour Parkway, would provide nine beds for men with addiction issues.

- Learn more about the proposed facility

But with more than 100 people crammed into the room and almost as many lined up down the hall, District of North Vancouver general manager Brian Bydwell made an unpopular announcement.

"I will make the commitment on behalf of the district as soon as feasibly possible, we will reschedule in a room that will accommodate everyone," said Bywell.

Resident Paddi Nikbin was not pleased with the decision to cancel the meeting.

"Our life has been upside down. People cannot sleep and we are going to have this meeting and we are going to have it today," said Nikbin.

Heated discussions

But despite her protests, the official part of the meeting ended and the room broke off into smaller heated discussions.

Lorinda Strang who runs a recovery program, said the new facility would help those in need.

"Addiction is an illness. They deserve respect and dignity and they would be an asset to any neighbourhood," said Strang.

But resident Mora Kerr remained opposed.

"I don't want to bring up kids around a a recovery house. We have a lot of kids that walk on that street because there is a high school on the next block," said Kerr.

The district says it will try to reschedule the public meeting in the next three weeks.

Google Maps: Windridge Drive, North Vancouver

CBC's Journalistic Standards and Practices|About CBC News

From: Kaitlin Hebron
Sent: November 22, 2023 1:16 PM
To: DNV Input
Subject: FW: Honourable Mike Little

-----Original Message-----
From: Steph [redacted]
Sent: Tuesday, November 21, 2023 8:22 PM
To: Infoweb <infoweb@dnv.org>
Subject: Honourable Mike Little

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward my appreciation to Mayor Little for his handling of the public info session on Nov. 21 regarding supportive housing at 1200 Blk east Keith Road.

I am a long term resident [redacted] and I'm in complete support of the new housing being proposed.

The mayor's handling of the fear mongering by some 'residents' at the meeting was admirable, and gave me hope that our local government is non judgmental and inclusive.

Thank you

Stephanie Sellars

Sent from my iPhone

From: Kaitlin Hebron
Sent: November 22, 2023 1:22 PM
To: DNV Input
Subject: FW: 1200 East Keith - Public Hearing on B/L 8643 and 8644 - supportive housing

From: Alex Jamieson [redacted]
To: Infoweb <info@dnv.org>
Cc: Jordan Back <jback@dnv.org>; Tamsin Guppy <tguppy@dnv.org>
Subject: 1200 East Keith - Public Hearing on B/L 8643 and 8644 - supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Mayor and Council:

Please support this important social housing initiative as recommended by the staff report.

This proposal is in an acceptable location and will partially fulfill a need in the District. The proposed zoning is acceptable in terms of density and height, but lacks details such as setbacks and green building standards. I would, therefore suggest a number of improvements at the development permit stage, such as building and parking setbacks to allow for tree retention and porous landscaping around the perimeter, green roofs, and passive design to save on operating costs.

Respectfully submitted,

Alex Jamieson, [redacted]

From: Kaitlin Hebron
Sent: November 22, 2023 1:22 PM
To: DNV Input
Subject: FW: Strong Opposition to 1200 block East Keith Road Proposal

From: Jordan Winger [redacted]
Sent: Wednesday, November 22, 2023 12:28 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Strong Opposition to 1200 block East Keith Road Proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am strongly opposed to the proposal at 1200 block East Keith Road. It is incredibly disappointing that staff would consider this location.

https://www.dnv.org/events/public-hearing-1200-block-east-keith-road

Regards,

Jordan Winger

[redacted]

From: DNV Input
Sent: November 22, 2023 1:56 PM
To: DNV Input
Subject: FW: Public Hearing 1200 Block East Keith Road

From: Ryan Wiebe [redacted]
Sent: Wednesday, November 22, 2023 10:34 AM
To: Mayor's Office DNV <mayor@dnv.org>; Herman Mah <mahh@dnv.org>; Catherine Pope <popec@dnv.org>; James Hanson <hansonj@dnv.org>; Lisa Muri <muril@dnv.org>; Jordan Back <backj@dnv.org>; Betty Forbes <forbesb@dnv.org>
Subject: Public Hearing 1200 Block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Honorable Members,

I hope this letter finds you well. My name is Ryan Wiebe, [redacted] writing to express my concerns and disappointment regarding the proposed social housing project. I believe in the need for housing in BC, and I acknowledge the potential benefits of such a project for families or the elderly in need. However, I am troubled by the discrepancies between the information provided and the realities of social housing, as well as the apparent lack of consideration for the safety of existing residents.

I understand the importance of addressing addiction and mental health issues in our community, but I am concerned that the proposed residents may have serious needs that cannot be adequately met in this environment or by our district. It is disconcerting that representatives consistently paint a misleading picture, citing outdated and irrelevant statistics.

[redacted] I am familiar with the additional costs and requirements associated with social housing, such as security measures, life safety features, nursing stations, and specialized rooms. Have observed a similar situation with a vacant social housing project on Cordova St. completed last year. This project appears to be more of an institution for individuals with serious needs rather than the housing solution it is presented as.

Furthermore, my primary concern lies in the potential impact on the safety of my family. As a father [redacted] I moved to North Vancouver for its community and safety. I am worried that potential dangers associated with the proposed social housing project may extend into my neighborhood. Despite meeting with all parties involved, I have not received assurances or guarantees regarding the safety of my family, which deeply concerns me.

Additionally, the relocation of residents from the Travel Lodge to this facility does not align with the community-focused narrative being presented. It contradicts the idea of community contribution when residents are brought in from other communities, impacting the tight-knit nature of our neighborhood.

During my interactions with council members and their representatives, I have encountered defensiveness, dismissiveness, and attempts to silence my concerns. Questions about alternative locations were met with "This is the only location proposed as this design was based on this property and will not work in any other location, there is no point of proposing other locations" Tamsin was very defensive and dismissive , and expressing concerns about potential

issues led to unwarranted scolding. This has left me disillusioned and questioning the council's ability to make an unbiased decision.

The recent meeting on Nov 21st, where clapping was discouraged, revealed a lack of interest in the genuine experiences of those affected by social housing. The interruption of an individual sharing personal experiences and the apparent bias in the forum with persons who work with Luma speaking, yet did not present themselves as part of that organization and not limited to Catherine Pope taking photo ops of them speaking raises doubts about the council's commitment to a fair decision-making process.

In conclusion, I implore you to consider the valid concerns raised by residents like myself and to ensure that the decision-making process is fair, transparent, and inclusive of all perspectives. I believe in the importance of social housing, but it should not come at the expense of the safety and well-being of existing community members that have voted for this council

Thank you for your time and consideration.

Sincerely,
Ryan Wiebe

From: DNV Input
Sent: November 22, 2023 1:57 PM
To: DNV Input
Subject: FW: Bridgman Park and Supportive Housing

From: John Beresford [redacted]
Sent: Wednesday, November 22, 2023 7:39 AM
To: Mayor's Office DNV <mayor@dnv.org>; Lisa Muri <lmuri@dnv.org>; Jordan Back <backj@dnv.org>; Betty Forbes <forbesb@dnv.org>; Catherine Pope <popec@dnv.org>; James Hanson <hansonj@dnv.org>; Herman Mah <mahh@dnv.org>
Cc: bowinn ma [redacted] L. Tseu [redacted]; elaine powell [redacted]
Subject: Bridgman Park and Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council,

While the District of North Vancouver has given a great deal of attention to improving infrastructure through my neighborhood, there has been virtually no attention given to servicing [redacted]. When traffic isn't stopped, which is a daily occurrence, cars can get here and there quite nicely. But what of the rest?

1) The pathways under the west side of the four motor bridges over Lynn Creek remain unpaved while the adjacent pathways under the east side of those same bridges have been paved since those trails were reopened. The west side trail
is a major dog walking route. Hundreds of dogs daily relieve themselves under these bridges. No effort is taken to clean or sanitize this route. I took the issue to council in an email several years ago. This was referred to somebody in Parks who sent me one reassuring email before completely ignoring me and this issue. This path remains unpaved and unhealthy.
2) During the snows last year, the sidewalks along Bridgman Park, Lynmouth Road, further up Keith to Brooksbank Road, and on up Keith Hill remained an icy hazzard for the duration. This icy hazzard remained for several weeks until thoroughly melting from natural causes. How many seniors from my building remained housebound for the duration? How many neighbors, mothers with babies, people with groceries and the like were impacted by this neglect?
3) In the fall, last year and this, the local park trails have remained covered with leaves long through the entire winter. While those leaves are an attractractive delight to trundle through when they first start to fall, they soon become a disgusting slippery mess to carefully navigate as the wet season progresses. It would take little effort for parks crews to blow these leaves to the side as the season progresses.
4) The wonderful new Spirit Trail Bridge over Lynn Creek has one big problem. I am told by representatives of all stripes that the rusty patina adorning the steel superstructure of this bridge is the very environmental best. Why then was the highway bridge over Lynn Creek not finished in a similar manner? Having a rusty hulk of a bridge as the focus of a brand new town center is counter to logic. It says that this neighborhood is not cared for, and don't bother taking care. It sets a bad tone. While I understand the environmental argument for rust, it falls on its face in this context. The green Highway 1 bridge looks much better by comparison.

5) There is a house at 785 Lynnmouth Road which is obviously in need of attention. Whether or not it houses "vulnerable" citizens is no excuse that it should remain a hot mess in the neighborhood. Can those unfortunate residents not be brought to the understanding of having consideration for their neighbors?

From a local point of view my neighborhood is neglected, an insignificant strip of land, not worthy of the simple upkeep afforded to more prosperous neighborhoods throughout our town. Now the district plans to add a significant mass of people with problems into this mix.

I sat through last night's public hearing. I was moved and informed by much of what I heard on both sides of the issues. Both sides and the middle made good points. I am in favor of housing of all kinds including supportive housing. Maybe this is a good place for such an establishment. But the track record of the district in looking after this neighborhood is poor. We are assured that this home will present no problems. But icy sidewalks, slippery trails, an unpaved uncleaned doggy bathroom, an inappropriately rusty bridge, and a house cum messy encampment have me concerned. While you insert this facility on our doorstep will you continue to neglect the basics in my neighborhood?

I ask the council to demonstrate some care for my neighborhood before it rushes forward with this proposal. My neighbors and I have received no noticeable attention to these minor issues in recent memory. What are the odds that this will improve any time soon?...john

Sincerely,
John Beresford, [redacted]

From: DNV Input
Sent: November 22, 2023 1:57 PM
To: DNV Input
Subject: FW: Supportive housing development at Keith Rd and Mountain Hwy

From: Olga Krelin [redacted]
Sent: Tuesday, November 21, 2023 6:50 PM
To: Mayor's Office DNV <mayor@dnv.org>
Cc: Jordan Back <backj@dnv.org>; Betty Forbes <forbesb@dnv.org>; James Hanson <hansonj@dnv.org>; Lisa Muri <muril@dnv.org>; Herman Mah <mahh@dnv.org>; Catherine Pope <popec@dnv.org>
Subject: Supportive housing development at Keith Rd and Mountain Hwy

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Little and District of North Vancouver Councillors,

I am writing to express my concern about the proposed East Keith Road Supportive Housing Project, operated by Lu'ma Native Housing Society (The Project) at the 1200 block of East Keith Road, in hopes that your Office will reconsider the appropriateness of this location for this type of housing project. [redacted] North Star Montessori Elementary School located toward the dead-end of Lynnmouth Ave at 1325 Keith Rd East. Councillors may not be aware that the school has approximately 160 children from 3 months – 12 years of age. I am extremely concerned that my family, the children, and the staff of the school will be negatively affected should the re-zoning go through, and this project move ahead.

As a previous resident of Gastown I have experienced first hand the impacts that such developments bring to the area and the ways they impact the neighbourhood. There is not a doubt in my mind that this facility with supervised injection area and catering to complex care needs of its residents will pose risks to the safety, health and well-being of the children at North Star. The presence of drug users in such proximity to children can have devastating consequences including exposing them to dangerous substances, violence and crime. I recognize that not all residents in this development will bring criminal tendencies to the neighbourhood, however, it is quite likely that some will. The proposed plan of a fenced facility, security cameras, and other features of the facility to reduce crime, and a direct line for neighbours to contact the RCMP, acknowledges that the planners and operators of this development think that criminal activities are likely, too.

The children at North Star use Bridgeman Park daily and many of the families often use the park mid-day after preschool and at the end of the day when the elementary program is dismissed. After the revitalization of the park and surrounding trails, the area has become a gathering place for so many District residents. Given that residents of the supportive housing development who are drug users will be required to seek their drugs off-

site, it is very likely that we will see an increase in drug deals, open-drug use, and paraphernalia, and possibly even drugs on the ground in front of our school, along the walking paths, and in the park.

The physical safety of our staff and students is a major concern. Given that there will be no screening past criminal offenses of the residents, petty theft and vandalism is likely to increase significantly and the potential of other more aggressive and violent crimes arising, is seriously alarming. Simply witnessing these types of activities, let alone being involved, can having a lasting and harmful impact on a child's development. Appreciating that these currently unhoused people are vulnerable citizens, I must point out the obvious, that the children from our school and other children within this corridor are also vulnerable citizens. Today, Community law enforcement (RCMP) is already unable to respond consistently to community/school needs.

The current information available does not provide the community with confidence that safety will be addressed adequately. Lu'ma has their plan for safety within the facility, but the District has not yet shown how they will maintain a safe neighbourhood after the facility is in operation. This area sees a high number of children attending daycare, schools, and extra-curricular programs. It is not acceptable to approve a development of this type, size, and complexity without proper due consideration to the impact of residents and businesses.

Access to support and health service for residents is also a concern. I do not believe adequate support will be in place as was alluded to during information sessions. The BC system and infrastructure for healthcare and social support is overwhelmed with low availability, long waits, and systemic barriers to access for people seeking mental health and addiction care. How can Lu'ma and Council guarantee that human resources will be available and willing to provide these services?

In addition to the overwhelming number of safety concerns, I am concerned about how traffic challenges due to the construction in the neighbourhood will impact those with children enrolled in the childcare and elementary programs at North Star and if this will impact the viability of the school overall. There is currently no site or traffic management plan to go with this proposal and I am concerned that the challenge to get to North Star's facility for both drop-off and pick-up time will affect future enrolment.

Quality childcare is difficult to find and it would be incredibly detrimental to the North Shore to lose so many childcare spaces should current and future enrolment drop due to safety concerns and difficulties in accessing the facility.

Thank you for considering my concerns. I hope that you will take them into account when evaluating the appropriateness of the proposed East Keith Road Supportive Housing Project.

Sincerely,

Olga Krelin

[redacted]

From: Kaitlin Hebron
Sent: November 22, 2023 2:49 PM
To: DNV Input
Subject: FW: Re: The first licensed recovery supportive housing for woman on the North Shore was approved in 2013.
Attachments: Turning Point Recovery Centre proposal angers North Vancouver residents.pdf

-----Original Message-----
From: Corrie Kost [redacted]
Sent: Wednesday, November 22, 2023 2:42 PM
To: Mayor and Council - DNV <council@dnv.org>
Cc: Genevieve Lanz <LanzG@dnv.org>
Subject: Fwd: Re: The first licensed recovery supportive housing for woman on the North Shore was approved in 2013.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Worship & Members of Council,

Please replace previous sent version since it did not include a link to the video.

Attached is a 2015 article on another Turning Point proposed facility for Windridge Drive - this time for a nine bed facility for men with addiction issues. That meeting did not go well.

Thank you,

Yours truly
Corrie Kost

Turning Point Recovery Centre proposal angers North Vancouver residents

https://www.cbc.ca/news/canada/british-columbia/turning-point-recovery-centre-proposal-angers-north-vancouver-residents-1.2964632

Public meeting resheduled after concerned residents overflow meeting room

CBC News · Posted: Feb 20, 2015 7:05 AM PST | Last Updated: February 20, 2015



North Van recovery centre raises concerns

9 years ago

Duration 2:38

Featured Video

http://www.cbc.ca/player/play/2654911038

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- Learn more about the proposed facility

But with more than 100 people crammed into the room and almost as many lined up down the hall, District of North Vancouver general manager Brian Bydwell made an unpopular announcement.

"I will make the commitment on behalf of the district as soon as feasibly possible, we will reschedule in a room that will accommodate everyone," said Bywell.

Resident Paddi Nikbin was not pleased with the decision to cancel the meeting.

"Our life has been upside down. People cannot sleep and we are going to have this meeting and we are going to have it today," said Nikbin.

Heated discussions

But despite her protests, the official part of the meeting ended and the room broke off into smaller heated discussions.

Lorinda Strang who runs a recovery program, said the new facility would help those in need.

"Addiction is an illness. They deserve respect and dignity and they would be an asset to any neighbourhood," said Strang.

But resident Mora Kerr remained opposed.

"I don't want to bring up kids around a a recovery house. We have a lot of kids that walk on that street because there is a high school on the next block," said Kerr.

The district says it will try to reschedule the public meeting in the next three weeks.

Google Maps: Windridge Drive, North Vancouver

CBC's Journalistic Standards and Practices|About CBC News

From: Azadeh Asadi [redacted]
Sent: November 22, 2023 3:14 PM
To: DNV Input
Subject: Stop the 1200 East Keith Road Rezoning and Development

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council of the DNV,

[redacted] I would like to inform you that:

1. I agree with and support the speeches **against the development** of BC Housing in the proposed lot
2. I concern about the safety of elderly people living in this area.
3. I concern about the security and safety of the teenagers and children living in this area
4. I concern about the reputation of this area
5. We are working everyday and have been paying taxes and even high prices for DNV water and sewage. We deserve a healthy environment.

All we need and expect is a safe area for our elderly parents and children. It is a human right.

I hope authorities do not **ignore** us because they want to help other citizens.

- I understand that addicted people are a vulnerable part of society and I care about them. I am sure you can find another solution for addicted people's accommodation.

I hope authorities care about our children and grandparents too. **We need a safe environment to be able to go to work and focus at work without being worried about our loved ones.**

Here is my question for you? " Do you accept to live at least **5 years** in this area when the project is finished and addicted people are residing in this neighborhood?"

Only if, one of the authorities moves here with his/her family and lives there for above mentioned period, we can believe that it will be safe.

Honestly, I do not dare to go to downtown Vancouver (Hasting street) alone. I do not dare to have my loved ones alone in the Hastings area.

Please save us a peaceful community so we can **grow a healthy generation**.

Thank you for your deep and fair attention.

Sincerely Yours,

Ms. Azadeh

From: Aurelia LVSS [redacted] >
Sent: November 22, 2023 3:20 PM
To: DNV Input
Subject: support for East Keith supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to express my support over the proposed East Keith supportive housing site. I own a condo here on the north shore with my family and we are witnessing more and more folks needing shelter in our neighbourhood; almost daily we find folks spending time in our parkade, which is not a safe place for them to be staying as the shelters are full. I fully believe there should be available housing for those in need on the North Shore. Many have grown up here and are facing challenging times, I think it's in their best interest to stay in the community they know. Everyone without a home is a part of a family, and we don't always realize that until it happens to one of our own. I'd like to hope that fellow residents can appreciate how important it is to have support in place in our community.

[redacted]

From: Stephanie Maxwell [redacted]
Sent: November 22, 2023 3:20 PM
To: DNV Input
Subject: 1200 E. Keith proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I attended last night's public hearing in its entirety and noticed there were a large number of people invited by council/stakeholders to support the 1200 E.Keith application (most of whom do not live in the directly affected community). I would like to share with you my perspective and concerns as a mother [redacted] an educator in the North Vancouver district and a lifelong resident of the North Shore. [redacted]

Safety

I moved [redacted] with my young family in 2017, at which time I felt it to be a very safe place. Since then there has been a noticeable increase in crime in our community and drug use with needles and other dangerous items being left at schools and parks my children attend. Personally, our home was broken into a couple of years ago, and my catalytic converter was stolen midday last August while people were home. My door that once would be open during the day is now always locked, but even through all of this, I still felt our community was a safe place to raise my children. In recent years, improvements to the Seylynn area, Bridgeman park & playground, and the expansion of the Salop trail have allowed our family to safely enjoy the beautifulness that is North Vancouver. The DNV planned bike path expansion that will join my childhood community of Lynn Valley with the new growing community of Lynn Creek is something I have been looking forward to. This is why I am concerned (and surprised) at the location chosen for a complex supportive housing unit that would house 65 male residents with addiction concerns, right in the middle of this extensive greenspace/transportation development aimed at connecting communities.

As a teacher and mom, the safety of children is of utmost importance to me. **The proposed location at Keith and Mountain Highway is within 1200 metres of 11 daycares and schools**, including across the street from an elementary school, a daycare, information/stats that cannot be glossed over or ignored.

Walking distance from Keith & Mountain Hwy* to Family Centred Areas				
Type	**Distance**	**Name**	**Address**	**Time to walk**
School	0.23 km	North Star Montessouri Elementary	1325 Keith Road	3 mins
Club/Recreation Ctr	0.23 km	NSWC	1325 Keith Road	3 mins
Daycare	0.24 km	Park Place Montessouri Daycare	1225 E. Keith	3 mins
Park/Playground	0.35 km	Bridgeman Park/Playground	625 Mountain Highway	5 mins
Daycare	0.6 km	Sweet Peas Cottage Creekside	400 Brooksbank	8 mins
School	0.7 km	Cloverley Elementary (2024/2025)	440 Hendry Ave	10 mins
Daycare	0.7 km	Happy Sunshine Daycare	1103 Mountain Hwy	10 mins
Daycare	0.7 km	Dinosaur Daycare	#605 Mountain Hwy	10 mins
Rec Centre	0.7 km	Seylynn	625 Mountain Highway	10 mins
Daycare	0.8 km	Dreamland Family Daycare	1237 Adderley St	15 mins
Daycare	0.9 km	Kuddles Daycare Seylynn	407 Mountain Hwy	12 mins
Daycare	0.95 km	Sweet Cherry Blossom Daycare	766 Calverhall	17 mins
Park	1 km	Interriver (Bike, Lacrosse, Baseball)	1299 Premier Street	15 mins
School	1.1 km	Lynnmour Elementary	800 Forsman Ave	16 mins
School	1.2 km	Brooksbank Elementary	980 E.13th Street	23 mins

In addition to these educational facilities, the NSWC has upwards of 200 children in and out of their facility each day participating in activities like hockey, swimming, dance, tennis, camps and childminding. This location is a 3 minute, 230m walk from the proposed site. Many of these children walk to their activities at the NSWC down the same Salop trail that the proposed building would be directly adjacent to. This pathway was advertised as, "once completed, the Lynn Valley Town Centre to Lynn Creek Town Centre Cycling Route will provide a **safe and convenient**, well-lit corridor that will help encourage people to cycle to the town centres." (Kirkstone Park to Salop Trail cycling route | District of North Vancouver (dnv.org).

Mr. Geoff Fawkes was the first speaker at the meeting last night (Nov.21st) and described what has been observed outside similar facilities to the proposed building at 1200 Keith Rd., including outside substance use and needles and other drug paraphernalia littering the surrounding area. In my personal experience, I have been unable to use the trail connecting West 2nd and Bewicke as there is a housing facility similar to the proposed, where residents and acquaintances have taken over the biking path with tents, shopping carts and garbage including items for drug use. I do not deem it safe (or often easily passable) to use that route anymore.

My concern is that the Salop trail will no longer join the communities, but instead disconnect them as people feel unsafe using this route.

Transparency:

Unfortunately I had not attended earlier information meetings as the original documents (**which in my opinion were misleading**) showed a very different picture of what I have now learned to be the actual plan (see screenshot of pictures advertised at the end of this email). Photos of weaving/crafts/dancing/social activities by groups of women have now changed into a complex care service centre for males. I strongly feel that the proposal committee has not been transparent in all of their communications. The statement, "the homes would be for adults, seniors and people with disabilities, with a priority for people in the local community" does not seem to accurately describe what is being planned.

I was concerned about some aspects of the meeting last night, and the transparency of the proposal group/council as I noticed there were a large number of "special invitees" - something I was not aware of until one thanked a council member for inviting them at the end of their 5 minutes. I also noticed a large number of "photo ops" by one member of council who took multiple pictures of speakers (while they were speaking) who were in favour of the plan - I found this odd. It became very clear that the speakers list included a large number of invited

guests who do not live in our community and will not be affected by this development. Because of this, I felt I should add my voice today as I was unable to last night with the sheer number (38) speakers scheduled to talk. Similar frustrations have been noted from community members after a cap of only 30 people were able to attend the October 17th virtual "eventbrite" meeting.

In summary, I am not in favour of having a facility at this proposed location that provides complex care services for a demographic that needs addiction treatment and monitoring. I urge the DNV Council to consider alternative solutions that not only address homelessness but also take into account the significant and numerous concerns of the local community, including safety for our families and adequate housing for low income earners/families, people with disabilities and our seniors.

Thank you for your time,
Stephanie

Supportive Housing Project

- 24-7 Support services help bring residents together to heal



Photos supplied by Lu'ma Native Housing Society

From: Michelle Dignon [redacted]
Sent: November 22, 2023 3:46 PM
To: Mayor's Office DNV; DNV Input
Subject: Councillor behaviour in second reading of 1200 E Keith Rd proposal on Nov 21

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Little,

I am writing to enquire whether it is appropriate for a councillor to personally invite a speaker to advocate for a specific proposal, and further more, taking photos and videos of said invited speaker from their council chair, whilst a public hearing is in progress?

Councillor Pope's actions last night came across as highly unprofessional and would indicate a predetermined bias toward the proposal without due process and objective consideration of the hearing.

I look forward to your response and thoughts on the matter.

Michelle Dignon
[redacted]

From: M H [redacted]
Sent: November 22, 2023 4:38 PM
To: DNV Input
Subject: 1200 Block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To DNV Council
I am unable to attend the extended public hearing today that is trying to gain support for the 65 unit housing project proposed for East Keith Road so i am writing to express my opposition to this project.

I am a resident [redacted]. In as few words as possible I will express how this project shows the Districts shortsightedness on community planning.

It is hard to believe there was any vision or effort put into reviewing and developing what community resources could be made available and what the community already has to offer before low income housing is established.

Unless I missed something about some greater community planning I see a knee jerk, cheapest-solution reaction, to address the homelessness issue in this area. Is this a figurehead for a greater community vision for Calverhall Area? What facilities does this area have to share with single occupant low income mixed residents? No recreation center, no community center, no library, no social support networks. Where are they to develop and grow? As already pointed out by many residents since this proposal was expressed is that this area of note supports a bottle depot, liquor store, a brand new cannabis store.
The pride of this area in the last few years other than the sacrifice of tree removal for a better planned freeway exit is the heavily lauded Spirit Trail. Funny how when all the rezoning and multi-unit development that has gone on for the last 10 years there has been not one low income proposal or infrastructure to integrate and provide services for this growing community. The Spirit Trail would not be my first choice for the sole infrastructure for a low income single person who will be in search of somewhere to go and something to do in their new neighbourhood. They are surrounded by a highway, family homes, a suburban mall, a dog park, bike trail, expensive outdoor stores, a liquor store, a brand new cannabis store, a bottle depot and daycares. Hardly a picture of neighbourhood support.
Perhaps the land in which the private, family oriented Winter Club that exists just across from the new proposed development can now be rezoned and developed by the district into a well supported network that would boast a community center, swimming pool, recreation center, senior activities lecture hall, and a library to support a neighbourhood already suffering from traffic jams, and a government body far to eager to hastily development projects because they realized they missed the political boat and forgot about the homeless issue in the last 10-15 years when they were heavily involved in developing our community.
Thank you.
Concerned North Shore Citizen.

From: Peter Thanas [redacted]
Sent: November 22, 2023 4:50 PM
To: DNV Input; Mayor's Office DNV
Subject: 1200 Block Supportive Housing Concerns.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and council,

I am writing today in opposition to the 1200 Block Supportive Housing proposal.

In point form please consider the following.

- Firstly the science behind mental health and addictions indicate that this type of "congregate '' housing is not conducive to recovery or integration - please see Dr Somers explanation to the COV city council for a similar proposal.

https://www.youtube.com/watch?v=Fh8IHvwRdLI&t=9832s

- With regard to an ongoing BC Nurses Union recent judicial challenge " Drug users have legal right to use anywhere, says B.C. harm reduction nurses' lawsuit
- B.C. limit on drug use near a playgrounds and the like is unconstitutional, harm-reduction nurses allege"
- Has DNV considered the ramifications if this Provincial Legislation is quashed in BC Supreme Court - how will Police and Fire handle the ensuing unimpeded drug use in parks and trails?

https://vancouversun.com/news/local-news/drug-users-have-legal-right-to-use-anywhere-says-bc-harm-reduction-nurses-lawsuit

With regard to "neighborhood" agreements and "RTA agreements".

- All Non-profit and BC Housing Supportive Housing developments are actually exempt from the RTA tenancy agreements - the idea here simply does not add up the tenant demographic that need supportive housing do not qualify under the current RTA criteria for qualified housing in the first place.

These tenants will be brought in by referral without previous housing references and yet they will be afforded the strongly biased protections of the residential tenancy act - these tenants require a more regimented inspection and life checks process that traditional tenancies under the typical RTB agreements do not require.

- Why is there not a moratorium on distance to schools and parks where children congregate - these tenants will in many cases not be in control over their actions and impulses, are these not legitimate concerns in keeping our children safe?

- What will the consequences of breaching the "neighbourhood agreements" be? It seems rather transparent that consequences will be minimal.

Expectations no matter what your disabilities should be a precursor to reintegration to society the "neighbourhood agreement" does not give me that confidence.

Supportive housing is a must but in this situation we are attempting to mix "oil" and "water" these types of facilities must be a minimum of at least 1 kilometer away from our children.

Sincerely,

-
Peter Thanas [redacted] resident of the District of North Vancouver!

This communication is confidential and may contain privileged information. If you are not the intended recipient, please notify the sender and delete it immediately. No virus liability is assumed. Thank you.

From: Donna Powers [redacted]
Sent: November 22, 2023 5:06 PM
To: DNV Input
Subject: Please support supportive housing at Mtn. Highway and E. Keith

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of Council,

I am writing to support the District of North Vancouver moving ahead with the proposal the creation of a 65 unit supportive housing project in the 1200 block of East Keith Road to provide 65 studio apartments for people who are homeless or at risk of being homeless, including 24 hour support services.

Everyone deserves a safe space to live. It should be a priority of the privileged and affluent members of our community to support initiatives that improve the opportunity for accessing safe housing to those less privileged.

Approving the proposal for East Keith and Mountain Highway is the right thing to do. Please support it.

Sincerely,

Donna Powers
[redacted] North Vancouver

PS Before too long, all of us who enjoy single-family zoned neighbourhoods will have to accept new neighbours. It's time to open our hearts and minds to the new reality.

From: [redacted]
Sent: November 22, 2023 5:12 PM
To: DNV Input
Subject: Please support supportive housing at Mtn. Highway and E. Keith

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

DNV Members of Council

Please approve and move ahead with the supportive housing project of 65 units for the 1200 block of Keith Rd.

Jeff Oates
[redacted] North Vancouver

From: Elaine Burak [redacted]
Sent: November 22, 2023 5:18 PM
To: Mayor's Office DNV; Jordan Back; Betty Forbes; James Hanson; Herman Mah; Lisa Muri; Catherine Pope; DNV Input
Subject: East Keith Road Supportive Housing Proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Councillors,

Subject: Nov 21st Council Meeting for the East Keith Road Supportive Housing Proposal

I attended last night's meeting to discuss the Supportive Housing Proposal for East Keith Road and it seemed, at least to this observer, a deliberate attempt to conceal unpleasant and incriminating facts about the project. The initial presentation by Tamsin Guppy and BC Housing gave the whole project a whitewashing and ignored key problems that will be faced by the project as has been faced by similar projects in other areas. Also, although it was stated that 85% of the written responses to the proposal were in opposition and only 15% were supportive, it seemed at least 50% of the speakers at the meeting were in support (at least until 10:00 pm). It seemed at least some of the supportive speakers had been recruited by the invested parties and given slots at the beginning of the meeting where most of the meeting attendants would hear them. Also, I think registered speakers should have to state if they are residents of the area in question and will therefore be directly affected by the project. I certainly got a lesson in how to effectively defuse concerned participants.

I hope Council would not think that their constituents are naïve enough to think this type of housing could be inserted into an established residential community with no lasting consequences. The project involves accumulating 65 individuals who frankly cannot be housed in other facilities because those facilities have a higher barrier for admission.

From talking to vested parties there will be no screening of residents, these could include pedophiles, child molesters, people with weapons charges, and individuals with violent and criminal pasts – no one will be screened and all will be accommodated, this coupled with the fact that most will be battling alcohol or drug dependencies and five of which will be requiring complex care. It seems extremely patronizing to think that residents will believe that this will have no effect on their neighbourhoods.

As has been stated many times by the majority of residents they are adamantly not against providing supports to the unhoused, in fact would support such projects. But the 'low barrier', 'wet' nature of this initiative is very different from most.

I have read that this project has been "fast tracked", given the nature of the proposal I would expect Council to be taking extra steps, not less, to ensure the safety and security of their constituents before approving it. In fact, I would expect extra examination, review and study on our behalf by the people that have been elected to represent us.

Close to 1,000 signatures on an online petition and several circulating petitions plus many written submissions must surely show the legitimate concerns of the community.

Sincerely,

Elaine Burak
[redacted]


Virus-free.www.avg.com

From: Ken Owens [redacted]
Sent: November 22, 2023 5:27 PM
To: DNV Input
Subject: Supportive Housing Proposal - Zoning By-Law 8643 Amendment - 1200 Block Keith Rd East

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Municipal Clerk

For the attention of the Council of the District of North Vancouver

I have attended 2 information sessions and the Public hearing.

I am still opposed to this proposal, for the following:

- The support for this project was offered by individuals who had a vested interest and mostly did not live in the local community,
- There is much talk about empathy and compassion for the homeless, but none shown for the community.
- There was no presentation on the after care of the local community when building operational
- Those of us that oppose this proposal at this site are being accused of having no compassion or empathy, which offends me and very much wrong.
- The Council have not specified the user group but indications are problem single men.
- The injection of 65 persons requiring care and of varying sociability into this one location must come with some level of risk
- There is no evidence of a study to determine the suitability of this location for its unspecified use
- The only reasons given for its selection is the land is free, is of adequate size and close to family and friends. Of the 168 numbered homeless, 65 are local, seems doubtful.
- This site is isolated, secluded and poorly serviced, it will be impossible to see activity and provide scrutiny of all 3 sides. It is bushland and nature trails on all but the front of the building
- The closest fire station on Mountain Highway is to be moved to Maplewood, putting this location at the extreme response time from all emergency service.
- What if the site ends up like the site referred to in the meetings at Travel Lodge. What responsibility will the council take and why is nothing being done for the problem sites. Is that is all we can expect.
- No evidence of an impact study, only vague statistics of some successes.
- The closest service to this site is a Cannabis store followed by a liquor store then Shoppers and finally Save-on. None very useful to the users of this facility, they will be here for health care. The facilities they need are not accessible by foot and the public transport requires they cross a very busy intersection.

The isolation and seclusion of this site and its ready access to the walking trails will create a risky and hazardous environment that will deter locals from accessing this peaceful and healthy activities and diminish their quality of life.

Ken Owens
[redacted]

From: Aimee Bamford [redacted]
Sent: November 22, 2023 5:30 PM
To: DNV Input
Subject: Bowinn's comments regarding the Keith road homeless shelter

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council,

Your constituents are extremely disappointment by the instructions you were given by our MLA last night. She implored you to "be brave" and not listen to the public outcry of your citizens. Considering her role as a public servant, those comments were not ethical.

This facility is going to increase violent crime and drug abuse in our parks, homes and schools. We have spoken to local RCMP who have confirmed this for us. There is no question about that.

If this is approved, many young families in this area will be forced to leave our homes, our friends, our families, and move away in order to keep our children safe. That is, if we are even able to afford to do so.

Our children's safety needs be more important than your governmental quotas.

- Aimee Bamford

From: Mike Little, Mayor
Sent: November 22, 2023 5:38 PM
To: DNV Input; Mayor and Council - DNV
Subject: Re: Councillor behaviour in second reading of 1200 E Keith Rd proposal on Nov 21

Thanks for the note Michelle,

Unfortunately due to the high volume of correspondence today, and a full meeting day, I have to pass along a slightly generic response that I hope addresses some of your concerns.

Public hearings are open to all and speaking at a hearing is open to "all persons who believe that their interest in property is affected by the proposed bylaw". It is not restricted to residents only. We used to require speakers to share their home address but for security, privacy, plus the impracticality of verifying the information we stopped requiring that information.

The council has openly invited the public to attend the hearing including paying for advertising, and I am not aware of any provision that compels any participant to disclose who invited them or why they have come. I personally encouraged dozens of participants at the Holiday Inn information meeting to come to the Public Hearing, some did, but ultimately their reason for speaking must be because they "believe that their interest in property is affected by the bylaw" as is outlined in the Local Government Act. Any member of council or the public, is welcome to invite anyone else to attend.

What you chose to share with the hearing is not in any way diminished because a person who lives farther away had a different view, just as your comments are not dismissed because someone else closer has a different view. The Council is well equipped to debate regional prerogatives and local impacts.

Get Outlook for Android

From: DNV Input <input@dnv.org>
Sent: Wednesday, November 22, 2023 4:12:55 p.m.
To: Mayor and Council - DNV <Council@dnv.org>
Subject: FW: Councillor behaviour in second reading of 1200 E Keith Rd proposal on Nov 21

The below is provided for information.

From: Michelle Dignon [redacted]
Sent: Wednesday, November 22, 2023 3:46 PM
To: Mayor's Office DNV <mayor@dnv.org>; DNV Input <input@dnv.org>
Subject: Councillor behaviour in second reading of 1200 E Keith Rd proposal on Nov 21

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Little,

I am writing to enquire whether it is appropriate for a councillor to personally invite a speaker to advocate for a specific

proposal, and further more, taking photos and videos of said invited speaker from their council chair, whilst a public hearing is in progress?

Councillor Pope's actions last night came across as highly unprofessional and would indicate a predetermined bias toward the proposal without due process and objective consideration of the hearing.

I look forward to your response and thoughts on the matter.

Michelle Dignon
[redacted]

From: Renee Woywitka [redacted]
Sent: November 22, 2023 6:50 PM
To: Renee Woywitka; DNV Input
Subject: I support the proposed use for 1200 block E. Keith road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[redacted]

Reneé Woywitka [redacted]
[redacted]

Mayor Little & Municipal Council Members,

[redacted] I moved into the area [redacted] because it was what we could afford, and we believed in the master community plan that both the District of North Vancouver and Denna Homes were building. I'm extremely grateful to the DNV, Denna Homes, and the surrounding local developers that saw the vision for what Lynn Creek *could* be for young families and the work that has been done to-date to the park upgrades and infrastructure being built that will support these young families. We are raising our children in very different times then how many of us grew up, and all of the families that are showing up here in opposition to this project are doing so from a place of duty for our children.

I have attended every virtual session, every in-person meeting, and done my best to keep an open mind throughout the process trusting that the elected council surely must be doing the same and focusing on what is best [redacted] my local Lynn Creek Community. It has been a devastating experience to feel that none of my concerns have been addressed, and that suggestions that have been brought up dating back to the initial virtual session in October (over a month ago) have not been researched or reported on. It feels extremely frustrating to feel that my concerns and those of many others that have opposed this project are not being addressed or answered.

The presentation that was shown yesterday quoted a crime study that was a decade out of date and images of unrelated projects in other locations that cause a misleading understanding of what is being proposed here. This calls the legitimacy of the proponents' arguments into question.

We have heard arguments in favour of this project from two groups predominately. Invited people who are from outside the Lynn Creek Community, and a number of men who live in a gated, concierge serviced, fob security, luxury condo tower. Neither of these groups will be affected by the challenges that are being highlighted by the overwhelming majority of the constituent's voicing opposition to the project as currently conceived.

I am here today giving a voice to the children of this community. The 7 daycares within close proximity to this proposed project utilize the beautiful Lynn Creek trails and Bridgeman Park on a daily basis year round. On the weekends, families flood to Bridgeman Park and it has become an essential safe play space in our community. I want to remind you that you have an obligation to protect and serve these children. Children that don't have a voice yet to express themselves and can't articulate their fears. [redacted] They jump in piles of leaves, find hidden "treasures", play with rocks and sticks in the trees, and exploring hidden areas. You are responsible for these children and their safety in these community spaces. You owe a duty of care to all of your constituents, including the voiceless, defenceless children shown here. You are their voice too!

Look at the overwhelming opposition being expressed by your constituents, the people your job it is to serve. I appreciate that you are in a difficult situation with a provincial government that is trying to force a project on you that the residents that you serve oppose. But I want to remind you that your job is to represent the people of the District of North Vancouver, not Bowinn Ma.

From: Janet Carswell
To: DNV Input
Subject: Keith Rd
Date: November 22, 2023 7:10:28 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I am writing to offer my support for the Keith Rd 65 unit supportive housing. Our society's measure is how we care for our most vulnerable .
Thank you
Janet Carswell


Sent from Janet's new iPhone

From: Kelly S
To: DNV Input
Subject: 1200 East Keith Road
Date: November 22, 2023 7:31:45 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Mayor & Council:

I am a resident [redacted] and am writing to express my support for the proposed amendment to the zoning bylaw that would permit the creation of the supportive housing project at 1200 East Keith Road.

I am grateful to everyone who spoke in favour of the project at the November 21st meeting. They were knowledgeable, compassionate, and eloquent, and I cannot add anything to their statements regarding the benefits of this project to the community. This kind of housing, and more of it, is absolutely necessary in this area, and other parts of North Vancouver.

This is an opportunity to improve our community and the lives of members of our community. Given the housing issues currently facing the district, province, and country, it is an opportunity we cannot afford to squander.

Yours truly,

Kelly Simington

From: Kaitlin Hebron
To: DNV Input
Subject: FW: Supportive Housing Project Proposal
Date: November 22, 2023 7:51:33 PM

-----Original Message-----
From: Alison Wood [redacted]
Sent: Wednesday, November 22, 2023 7:28 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Supportive Housing Project Proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor and Councillors,

I would like to express my support for this housing project. I believe that a housing project that provides safe housing will result in less crime in the area. We have neighbours who are currently unhoused and we need to act compassionately. I believe that any one of us could end up homeless and that we need to provide dignity for people who find themselves homeless.

Thank you,
Alison Wood
[redacted]

From: Jeff Levitt
To: DNV Input
Subject: Support housing - in favour
Date: November 22, 2023 8:18:44 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My family lives in Deep Cove and I'm writing to urge council to please approve the supportive housing project at Mountain Highway & Keith Road.

Residents of our community need this support, and I want to be part of a community that helps all residents, not just those more fortunate.

Thank you,

Jeff Levitt



From: Jeff Levitt
To: DNV Input
Subject: Moutain Highway supportive housing
Date: November 22, 2023 8:23:17 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I fully support the proposed social housing project at Mtn Highway and Keith Road. I live in Deep Cove and know that some of our community members need this housing.

I am well aware that some residents have a not-in-my-backyard attitude but I am not one of them. Every municipality has to step up to solve this housing crisis. Every citizen is worthy of dignity.

Thank you,

JLevitt

From:	Cameron
To:	DNV Input
Subject:	1200 East Keith Road Input
Date:	November 22, 2023 8:24:46 PM
Attachments:	Petition Signatures - 2023-11-22.pdf Petition Comments - 2023-11-22.pdf Petition.PNG

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitting the final petition count, comments, and names list - over 1000 signatures opposing the project.

Thank you,

Cameron Strukoff

Name	Signed On
Cameron Strukoff	2023-11-14
Jennifer Yip	2023-11-15
Liam Eales	2023-11-15
Niyousha Farah	2023-11-15
Omid Partow	2023-11-15
katie bishop	2023-11-15
Mary C	2023-11-15
Mary Dapiton	2023-11-15
Lorna Winckers	2023-11-15
Kourosh Shahverdiani	2023-11-15
Sadaf Nadali	2023-11-15
Marc Winckers	2023-11-15
Mahsa Alavi	2023-11-15
Sam Fowler	2023-11-15
Alicia Gilmour	2023-11-15
Reagan Goulding	2023-11-15
Shayan Farahbakhsh	2023-11-15
Nima R	2023-11-15
Gregory Fodor	2023-11-15
Kimberlee Goulding	2023-11-15
Jacqueline Lai	2023-11-15
Leyla Yazdan	2023-11-15
Aiden Piercey	2023-11-15
Maryanne Miles	2023-11-15
Dusan Indic	2023-11-15
Ben Jenkins	2023-11-15
Lara Bewcyk	2023-11-15
Robin Bell	2023-11-15
Rodrigo Lecompte	2023-11-15
Ali Farah	2023-11-15
Dave Van Mulligen	2023-11-15
Josie Harrison	2023-11-15
Chelsea Craig	2023-11-15
Jorden Keller	2023-11-15
Nathan Wong	2023-11-15
Beheshteh Maleki	2023-11-15
Sean Harrison	2023-11-15
Sudipta Ghorai	2023-11-15
Rong Fan	2023-11-15
Yasaman Bonyanpour	2023-11-15
Nanci Fischer	2023-11-15
Roya Payami	2023-11-15
Madeleine Liceaga	2023-11-15
Lindsay Jalava	2023-11-15
Ashkan Etemadzadeh	2023-11-15
Setareh Sadeghi	2023-11-15

Nina Samimi	2023-11-15
Elizabeth Brunswick	2023-11-15
Farnaz Seyedi	2023-11-15
Mohammadreza Yazdanshenas	2023-11-15
Jack Bebbington	2023-11-15
John Perry	2023-11-15
Rahana Harjee	2023-11-15
Atousa Sanjari	2023-11-15
Afsoon Kiani	2023-11-15
Maryam Yazdan	2023-11-15
Laurence Putnam	2023-11-15
Lee Fulsher	2023-11-15
Jennifer M	2023-11-15
Christina Fulsher	2023-11-15
Reeti Soni	2023-11-15
Hossein Sanjari	2023-11-15
Janice S	2023-11-15
Choongeun Lee	2023-11-15
Darren Butler	2023-11-15
K Reynolds	2023-11-15
Mason Carr	2023-11-15
Spencer Connelly	2023-11-15
James Brunswick	2023-11-15
Sanaz Afjouland	2023-11-15
Tass Kanakos	2023-11-15
Jason Gerelle	2023-11-15
Hossein Noorbakhsh	2023-11-15
Sebastian Gerhard	2023-11-15
Shawna Kellock	2023-11-15
Farhad Rahnamoon	2023-11-15
T J	2023-11-15
Danial Tabassi	2023-11-15
Hoora Ghiam	2023-11-15
Salma Harjee	2023-11-15
Amir Ghiam	2023-11-15
mohammadjafar ghiam	2023-11-15
Armin M	2023-11-15
Carson Bateman	2023-11-15
Amirhossein Ghiam	2023-11-15
Nabila Hajee	2023-11-15
shamil hajee	2023-11-15
Maysa Tsang	2023-11-15
Mark Wilson	2023-11-15
Camila Nakatsui	2023-11-15
Zahra Golabi	2023-11-15
Mihir Ghael	2023-11-15
Zahra Partow	2023-11-15

Marianne MacLean	2023-11-15
Craig Hall	2023-11-15
Peter Bohr	2023-11-15
Sean Poole	2023-11-15
Veroslava Todic	2023-11-15
Nahid Araban	2023-11-15
Nida Asad	2023-11-15
Val Wong	2023-11-15
Tyler Gibb	2023-11-15
Deborah Godfrey	2023-11-15
Shyloh Mahy	2023-11-15
Felix Evans	2023-11-15
Sarah Shan	2023-11-15
Kevin K	2023-11-15
Trent Opaloch	2023-11-15
Mark Kerr	2023-11-15
Ruby Rose Ombajin	2023-11-15
Tom Lebeuf	2023-11-15
Allan Lau	2023-11-15
CJ Niyati	2023-11-15
Sue Gyenes	2023-11-15
Grace Harradine	2023-11-15
Mar Der	2023-11-15
Jared Hughes	2023-11-15
Shawn Anon	2023-11-15
Pilar Encinas	2023-11-15
Rich L	2023-11-15
Josefina Encinas	2023-11-15
Mercede Sakiani	2023-11-15
Jeff Celmainis	2023-11-15
Helia Haghighat	2023-11-15
Lorraine Hardie	2023-11-15
Lauren C	2023-11-15
Steven Sugrim	2023-11-15
Amir Bonyanpour	2023-11-15
Cameron Godfrey	2023-11-15
H Chan	2023-11-15
Marc Jones	2023-11-15
Sara Gojevic	2023-11-15
Terence Chan	2023-11-15
Ivana Gotovac	2023-11-15
Kin Lau	2023-11-15
Francis Chan	2023-11-15
Agnes Chan	2023-11-15
Ian Chan	2023-11-15
Terrence Connelly	2023-11-15
Ana Woodward	2023-11-15

Marilu Encinas	2023-11-15
Giovanni De Santis	2023-11-15
Pablo Ulloa	2023-11-15
Justin Tapp	2023-11-15
Tee Bridge	2023-11-15
Mo Karimi	2023-11-15
Farah Sayani	2023-11-15
ALLISTER ROOP	2023-11-15
Hayden Sager	2023-11-15
Forough Malekpour	2023-11-15
Kalen Emsley	2023-11-15
Susana Muñoz	2023-11-15
Shannon Smith	2023-11-15
Graham Christensen	2023-11-15
Angela Lagore	2023-11-15
Negin Soltani	2023-11-15
Pedram Hosseini	2023-11-15
Laura Kviklyte	2023-11-15
Andrea Ellefson	2023-11-15
Alan Rogers	2023-11-15
Kim Lundberg	2023-11-15
Judy Bruce	2023-11-15
Ian Young	2023-11-15
Byron Parker	2023-11-15
Kiran Jhutty	2023-11-15
Jackie Bowen	2023-11-15
Diane Bowen	2023-11-15
Filip Ljubichich	2023-11-15
Jeffrey Bowen	2023-11-15
Ana Weiss	2023-11-15
Lynn B.	2023-11-15
Jingjing Zou	2023-11-15
Tegan Giustra	2023-11-15
Jehan Jouhar	2023-11-15
Tyler Bowen	2023-11-15
Virjeet Basi	2023-11-15
Frishta Nayeemi	2023-11-15
Stephen Korchinos	2023-11-15
Dax Blackett	2023-11-15
Nick M	2023-11-15
Farzad Shirali	2023-11-15
Morgan Delaney	2023-11-15
Brandon Mather	2023-11-15
Brenda Garrett	2023-11-15
Matt Miller-Tait	2023-11-15
Alex deRosenroll	2023-11-15
Elham Mirzakhani	2023-11-15

Jordan Tostenson	2023-11-15
Armi Grano	2023-11-15
Jordan Hunt	2023-11-15
Kavan Singh	2023-11-15
BRAEDEN KLAVER	2023-11-15
Marcus Houck	2023-11-15
Michael Eakin	2023-11-15
Mike Beneke	2023-11-15
Amanda Miller	2023-11-15
Anna Kenna	2023-11-15
Saba Ahanchi	2023-11-15
Jocelyn Fitzpatrick	2023-11-15
Hayley Wemyss	2023-11-15
Amelia Brown	2023-11-15
Brian Garrett	2023-11-15
Hannah Chen	2023-11-15
Newsha Farah	2023-11-15
Hannah Baker	2023-11-15
Valerie Burns	2023-11-15
Darren Lee	2023-11-15
Danielle Lawson	2023-11-15
B Taylor	2023-11-15
Daniel Foxcroft	2023-11-15
Darren Mcgrigor	2023-11-15
Wallace Scott	2023-11-15
Guillaume Larouche	2023-11-15
Kyle Gomes	2023-11-15
Sandeep Manhas	2023-11-15
Svetlana Yakubovich	2023-11-15
Shanie Rechner	2023-11-15
Brandon Ophus	2023-11-15
Philip Louie	2023-11-15
Nicholas C	2023-11-15
Bruce Oikawa	2023-11-15
Marie Horton	2023-11-15
Aimee Kwok	2023-11-15
Tanya Goble	2023-11-15
neda Grant	2023-11-15
Aimmey Yoshima	2023-11-15
Veronika Pronek	2023-11-15
Nicholas Grant	2023-11-15
Joel Richer	2023-11-16
Chris Kerr	2023-11-16
Mozhgan Taheri	2023-11-16
Telnaz Mazidi	2023-11-16
Ed Thomas	2023-11-16
Rach Ceb	2023-11-16

Nicole Marshall	2023-11-16
Scott Macdonald	2023-11-16
Ben Barnes	2023-11-16
Jovani LoCicero	2023-11-16
Jordan marshall	2023-11-16
Farzad Taheri	2023-11-16
Yas Malek	2023-11-16
Masieh Malek	2023-11-16
Michelle Townsend	2023-11-16
Brenda Platts	2023-11-16
Trevor Townsend	2023-11-16
Allan Comey	2023-11-16
Nadia Raposo	2023-11-16
Robyn Bresler	2023-11-16
Mehdi Miarsoltani	2023-11-16
Salma Virjee	2023-11-16
Nicole Comey	2023-11-16
Michael Iwasaki	2023-11-16
Kateryna Nechyporchuk	2023-11-16
Ali Nasiroghli	2023-11-16
Satu Toivakka	2023-11-16
Michael Mackenzie	2023-11-16
James Studer	2023-11-16
Vannessa Lindgren	2023-11-16
Tammy Alli	2023-11-16
Jessica Farr	2023-11-16
Amira Khater	2023-11-16
Haley Adair	2023-11-16
Mike Adair	2023-11-16
Maggie Applebaum	2023-11-16
Eli Applebaum	2023-11-16
Kathy Mather	2023-11-16
Najmeh Dorafshanian	2023-11-16
Jennifer McDonald	2023-11-16
Barry Kas	2023-11-16
Craig Burak	2023-11-16
Adrian Lauten	2023-11-16
Kathleen Scott	2023-11-16
Jennifer Howard	2023-11-16
Carly Neate	2023-11-16
Chris Carter	2023-11-16
Jesse Neate	2023-11-16
Dan Pultr	2023-11-16
Chelsea Neate	2023-11-16
Antonio FILANGIERI	2023-11-16
Nicolle Filangieri	2023-11-16
Brian Howard	2023-11-16

Thomas Howard	2023-11-16
Lenore Black	2023-11-16
James Neate	2023-11-16
John Neate	2023-11-16
Melissa Dhillon	2023-11-16
Ryan Mruk	2023-11-16
Jake Ross	2023-11-16
Valerie Newman	2023-11-16
Abbie Playford	2023-11-16
Joshua Croft	2023-11-16
Lori Iacoviello	2023-11-16
Jenny L	2023-11-16
Trinh Khuu	2023-11-16
Fatemeh Safavi	2023-11-16
Abo Taheri	2023-11-16
Adrian Lam	2023-11-16
jin lee	2023-11-16
Shabbir Nanji	2023-11-16
Sierra Valente	2023-11-16
James Lau	2023-11-16
Maureen Stirlng	2023-11-16
Ian Dun	2023-11-16
Kyoko Hayashi	2023-11-16
Breanna Symonds	2023-11-16
Alexandra Harper	2023-11-16
Patrick Markowski	2023-11-16
Diana Fajardo	2023-11-16
Yumna Ahmed	2023-11-16
Stephanie Antoniazzi	2023-11-16
Aramesh Atash	2023-11-16
Bill Chung	2023-11-16
Yasmeen deRosenroll	2023-11-16
Ghazaleh Keshavarz	2023-11-16
Gregory McKinley	2023-11-16
Hamid Parsazadeh	2023-11-16
Rebecca Wong	2023-11-16
erik lydestad	2023-11-16
Mary Robinson	2023-11-16
Lauren Nichols	2023-11-16
Lori Aylsworth	2023-11-16
Elaine Burak	2023-11-16
Sahri Woods Baum	2023-11-16
D’Arcy Larmour	2023-11-16
Jorge Pessegueiro	2023-11-16
M Ricard	2023-11-16
Sanjar Jilavi	2023-11-16
Nirvana Mousavi	2023-11-16

Sheida Poulad	2023-11-16
Tom Dean	2023-11-17
Hedieh Keshtkar	2023-11-17
Daniel Coutinho	2023-11-17
Gayle Logan	2023-11-17
Heidi King	2023-11-17
Navid Hanachi	2023-11-17
Lito Vocal	2023-11-17
Renee Sim	2023-11-17
Ally Raymond	2023-11-17
Strato Malamas	2023-11-17
Mehrad A	2023-11-17
Geoff Perkins	2023-11-17
Cameron Clark	2023-11-17
George Madi	2023-11-17
Marie Seymour	2023-11-17
abdul khan	2023-11-17
Tracy Walsh	2023-11-17
Graydon Jones	2023-11-17
Luke Balogh	2023-11-17
Corinne Lee	2023-11-17
Laura Chapman	2023-11-17
Linda Madi	2023-11-17
Robert Burak	2023-11-17
Graham Edmunds	2023-11-17
Christina Edmunds	2023-11-17
peggy wilson	2023-11-17
Rose Kasper	2023-11-17
Vicky Perrin	2023-11-17
Jason Overbye	2023-11-17
Sean Comerford	2023-11-17
Kyla C	2023-11-17
Shahin Emami	2023-11-17
Ryan Huang	2023-11-17
Troy Monteyne	2023-11-17
Stevan Agbaba	2023-11-17
David Price	2023-11-17
Richard Linnebank	2023-11-17
Sandra Fergusson	2023-11-17
Sarah Ashley Hannah	2023-11-17
Jimmy Hsu	2023-11-17
Nancy W	2023-11-17
Leila Mobara	2023-11-17
Melissa Paulger	2023-11-17
Kim Marcotte	2023-11-17
Ishan Gamage	2023-11-17
Loghman Moradi	2023-11-17

Dixie S	2023-11-17
Maryam Tabrizi	2023-11-17
Paul Cheng	2023-11-17
Sheldon Horse	2023-11-17
Corinna Overbye	2023-11-17
M. Hatami	2023-11-17
Peyman zargarzadeh	2023-11-17
Katie Morin	2023-11-17
Joy Ward	2023-11-17
Irene Matson	2023-11-17
Hannah Hewitt	2023-11-17
Jeong Ju Choo	2023-11-17
Cena Askari	2023-11-17
YONG MEI Xu	2023-11-17
Avinash Jagwani	2023-11-17
Robyn bay	2023-11-17
Stacey Choi	2023-11-17
Sanya Ritchie	2023-11-17
Michael Madi	2023-11-17
Julie Kyle	2023-11-17
Jennie Donnelly	2023-11-17
Stephanie Macek	2023-11-17
Leyla Bambury	2023-11-17
Leila Kadi	2023-11-17
Andrea Burbidge	2023-11-17
Alberto Danao	2023-11-17
Leanne Oneill	2023-11-17
Muzna Nafees	2023-11-17
kay ward	2023-11-17
Asal Keshavarz	2023-11-17
January Thomson	2023-11-17
Jose Perera	2023-11-17
Karen McBride	2023-11-17
Dragos Vasilescu	2023-11-17
Taylor Hooley	2023-11-17
Gregoz Gawronski	2023-11-17
JoAnne Marlow	2023-11-17
Debbie Setton	2023-11-17
Melanie Neate	2023-11-17
Heidi Kesht	2023-11-17
Christopher Drake	2023-11-17
Lauren Koenig	2023-11-17
Patti Koenig	2023-11-17
ruth warwick	2023-11-17
Melissa McMillan	2023-11-17
Carmen Dube	2023-11-17
Aurelia Diaconu	2023-11-17

Zahra Jamshaid	2023-11-17
Brittany Ogden	2023-11-17
Tiffany Whelan	2023-11-17
Chris Glyn-Jones	2023-11-17
Nicholas Yau	2023-11-17
Selina Yiu	2023-11-17
Arash Tavazo	2023-11-17
Tom Woodward	2023-11-17
robin carruth	2023-11-17
Mandana Drisi	2023-11-17
Aurica Marincat	2023-11-17
khatereh safi	2023-11-17
YAMINI B	2023-11-17
Jessica Buxbaum	2023-11-17
sandra beeches	2023-11-17
Behzad Ghods	2023-11-17
Kyra Yatkowsky	2023-11-17
Ellise Keller	2023-11-17
Ladan Shariati	2023-11-17
Rasool Hamkar	2023-11-17
Terri Connelly	2023-11-17
Harry Buergin	2023-11-17
Carsten Weiss	2023-11-17
Sakolwan Weiss	2023-11-17
Christine Howard	2023-11-17
Sina Askari	2023-11-17
Nicole Palacios	2023-11-17
Elaine Baxter	2023-11-17
Angelo Ficocelli	2023-11-17
Mona Ghiam	2023-11-17
Jacqui Conyon	2023-11-17
Rez Dermen	2023-11-17
Helena Begg	2023-11-17
Gelareh Karam	2023-11-18
Saeed Khan	2023-11-18
don pahlavi	2023-11-18
Parisa Ghanbarzadeh	2023-11-18
Bahareh khodaverdiandehkordi	2023-11-18
Sharareh Shariatifar	2023-11-18
Danny Ferandez	2023-11-18
Cameron Brooks	2023-11-18
ROHIT BHAGAT	2023-11-18
Saeed Rajabi	2023-11-18
Tina Karimi	2023-11-18
Yvonne La Mer	2023-11-18
Sergio Sardenberg	2023-11-18
Nisvet Nezic	2023-11-18

Percy Bhagat	2023-11-18
Everett Parkins	2023-11-18
Golnar Mehrabi	2023-11-18
Kevin Comey	2023-11-18
David Dulley	2023-11-18
Kate Parkins	2023-11-18
Niklas Radelet	2023-11-18
Joe Braun	2023-11-18
Jordan Winger	2023-11-18
Eleanor Winger	2023-11-18
Lawrence Strand	2023-11-18
Naghmeh Elahi	2023-11-18
Gerry Reibling	2023-11-18
Sadegh Khoshnood	2023-11-18
Daniel Cudmore	2023-11-18
Chelsey Martin	2023-11-18
Ali Gul Soomro	2023-11-18
Trent Bingley	2023-11-18
Kevin Green	2023-11-18
Komal Komal	2023-11-18
Rob Hamill	2023-11-18
Jessika Hamill	2023-11-18
Kris Shobridge	2023-11-18
Moe Mehr	2023-11-18
Kerry C	2023-11-18
Gisela Parkins	2023-11-18
Sarah Yu	2023-11-18
Sina Zamansani	2023-11-18
Shajini Uthayakumaren	2023-11-18
Matthias Zeller	2023-11-18
Alex Marshall	2023-11-18
Chelsea Edler	2023-11-18
David S	2023-11-18
Chris Winckers	2023-11-18
byron parkins	2023-11-18
Meher Bhagat	2023-11-18
Hamid Shahrouei	2023-11-18
Cam Stokes	2023-11-18
Alan Kirby	2023-11-18
Elizabeth Ford	2023-11-18
Moe Khatami	2023-11-18
Kanyanat Klongkarn	2023-11-18
Aidin Mirsaeidi	2023-11-18
ALIREZA ZARGAR	2023-11-18
Zakiya Pirani	2023-11-18
Behnaz Lotfi	2023-11-18
Mahtab Attar	2023-11-18

Alireza Mahdavi	2023-11-18
Sara Khatami	2023-11-18
Andy Jahanfar	2023-11-18
amir khatami	2023-11-18
Jacob Aichmair	2023-11-18
Tomas Nergl	2023-11-18
Mahsa A	2023-11-18
Reza Khatami	2023-11-18
Seyed mohammadreza Behbehani	2023-11-18
Devon Teimoori	2023-11-18
Catherine Smith	2023-11-18
james parkins	2023-11-18
Tia Blewitt	2023-11-18
Krissy Schmidt	2023-11-18
Suzan Usman	2023-11-18
Deborah Hermkens	2023-11-18
Justine Lawrence	2023-11-18
Pegah Azadeh	2023-11-18
John Koenig	2023-11-18
Sarah Krahn	2023-11-18
Janet McLean	2023-11-18
Ashkan Zargar	2023-11-18
Laleh Azadeh	2023-11-18
Hossein xx	2023-11-18
Mir Darban	2023-11-18
Morteza Azadeh	2023-11-18
Mohammad Sam Eilkhani	2023-11-18
Navid Hakimi	2023-11-18
Greg Long	2023-11-18
Isabella Koenig	2023-11-18
Mel Birch	2023-11-18
Mehdi Kameli	2023-11-18
Nolan Westlin	2023-11-18
Armin Tavazo	2023-11-18
Geoff Fawkes	2023-11-18
Jashan Pahwa	2023-11-18
Armin Esrafili	2023-11-18
Omid Zahiri	2023-11-18
Ali Mahdavi	2023-11-18
Mohammad Sadeghi Zamani	2023-11-18
Arta Darrehshiri	2023-11-18
Mariia Bohdan	2023-11-18
Dee A	2023-11-18
Raheleh Vahedi baeffat	2023-11-18
Serhii Bohdan	2023-11-18
Anne Bolivar	2023-11-18
Donna Mitchell-quinn	2023-11-18

Mut Chan	2023-11-18
Luigi Pirillo	2023-11-18
Hassan Dahaghin	2023-11-18
Hadis Bagheri	2023-11-18
Veronika Charykova	2023-11-18
Patrick St-Pierre	2023-11-18
Brad Noble	2023-11-18
Adrian Kekec	2023-11-18
Minoo Mafi	2023-11-18
Elly Lotfi	2023-11-18
Massy NK	2023-11-18
Mike C	2023-11-18
Azar Amini	2023-11-18
Lenore Hughes	2023-11-18
Hristo Ralchev	2023-11-18
Elnaz Zomrod	2023-11-18
Azin golparvar	2023-11-18
Josie Weatherby	2023-11-18
Abdullah Azarakhsh	2023-11-18
Mirva Schulze	2023-11-18
Helga Mende	2023-11-18
Adrian McLaughlin	2023-11-18
D Jovic	2023-11-19
Elika Asadi	2023-11-19
Hadi Jafari	2023-11-19
Maryam Ghassabi	2023-11-19
Stephanie Gillespie	2023-11-19
Charlie Christensen	2023-11-19
Kirstin Kaytor	2023-11-19
Steve Arns	2023-11-19
Lenora Delaney	2023-11-19
kenleigh marvin	2023-11-19
Crystal Janes	2023-11-19
Amir Golparvar	2023-11-19
Kristy Howell	2023-11-19
Ryan Kapler	2023-11-19
Hamid Shobiri	2023-11-19
Ladan Shariati	2023-11-19
Michael Yates	2023-11-19
Jen Johnson	2023-11-19
Sean McLaughlan	2023-11-19
Kimia Amini	2023-11-19
Chelsea Welch	2023-11-19
Arghavan Ahmadi	2023-11-19
Mark Kellaway	2023-11-19
Marianna Araujo	2023-11-19
Raisa Lokman	2023-11-19

Slavka Obretenov Bohac	2023-11-19
Michelle Tapping	2023-11-19
Karima Dhanji	2023-11-19
Sasha Babicki	2023-11-19
Kate Logan	2023-11-19
Sattar Abdul	2023-11-19
Dmytro Khozin	2023-11-19
Niloufar Taghinejad	2023-11-19
Nicholas Racchi	2023-11-19
Dawn Mende	2023-11-19
Dean Mende	2023-11-19
Magdalena Barbara	2023-11-19
Subarno Pande	2023-11-19
mellak elzeftawi	2023-11-19
Tiffiny Shaman	2023-11-19
Matt Navratil	2023-11-19
Iryna Kalantai	2023-11-19
Radoslaw Synderek	2023-11-19
Brian Hermkens	2023-11-19
Hayden Currie	2023-11-19
Brianna Ohl	2023-11-19
Jennifer H	2023-11-19
Hassan Pourrafsanjani	2023-11-19
Abbas Zomorodian	2023-11-19
Vahid Erfani	2023-11-19
Yulia Kovaleva	2023-11-19
Jardel Ebuka	2023-11-19
sharzad motaghedi	2023-11-19
Meghan Yorke	2023-11-19
Michael Bryniarski	2023-11-19
Bill Boswell	2023-11-19
Lukasz Czyzewski	2023-11-19
Rupal Chachra	2023-11-19
Nidhi Chaturvedi	2023-11-19
Roberto Pippo	2023-11-19
Rory Mackillop	2023-11-19
Arti Chhabra	2023-11-19
James McNaughton	2023-11-19
Tim McMorran	2023-11-19
Adi Sharma	2023-11-19
Divya Bakshi arya	2023-11-19
Omar Lopez	2023-11-19
Priyanka Anaand	2023-11-19
Anshu Mathur	2023-11-19
Puja Suri	2023-11-19
Andrew Brine	2023-11-19
Debasish Pattnayak	2023-11-20

Saeed Malekpour	2023-11-20
Christine Wells	2023-11-20
Sarita Verma	2023-11-20
Devika Ahuja	2023-11-20
Harish Verma	2023-11-20
Julie Hachey	2023-11-20
Bhakti K	2023-11-20
Rippanjeet Kingra	2023-11-20
Anjum Rehman	2023-11-20
Kavneet Sra	2023-11-20
Evgeniya K	2023-11-20
Megan E	2023-11-20
Jaya Sugathan	2023-11-20
G Green	2023-11-20
William Dwelly	2023-11-20
Tammy Shaw	2023-11-20
Leanne Dennis	2023-11-20
Shobhit Chaturvedi	2023-11-20
Melike Erozlu	2023-11-20
Catherine Prystupa–Maule	2023-11-20
Paran Tavakoli	2023-11-20
Elaine Stewart	2023-11-20
Connie Green	2023-11-20
Fedilu Abubakar	2023-11-20
Kieko McGill	2023-11-20
Nan Watson	2023-11-20
Azi Honarvar	2023-11-20
Samantha Sheerin	2023-11-20
Rod Danesh	2023-11-20
Ramya Sunil	2023-11-20
Sunil Jagadish	2023-11-20
Sepideh Ansari	2023-11-20
Niyi Olaloku	2023-11-20
Dave Clauson	2023-11-20
Robyn Lynch	2023-11-20
Lizelle van Heerden	2023-11-20
Lena Al-saidi	2023-11-20
Alison Roe	2023-11-20
Michelle Hunter	2023-11-20
Maria Dolores Galinato	2023-11-20
Stephanie Maxwell	2023-11-20
Elissa Dabiri	2023-11-20
Jason Maxwell	2023-11-20
David Stefishen	2023-11-20
Kelly Gordon	2023-11-20
Ian Whitehorn	2023-11-20
Michael Potts	2023-11-20

Greg Johnson	2023-11-20
Gurjot Kingra	2023-11-20
Wallace Scott	2023-11-20
rob cronk	2023-11-20
Craig Shiells	2023-11-20
Azeema Fatema	2023-11-20
Ken Wong	2023-11-20
Irene Wood	2023-11-20
Joan Turnbull	2023-11-20
Zevan Feen	2023-11-20
Kristina Davies	2023-11-20
Adam Kroft	2023-11-20
Maggie Jarner	2023-11-20
Avi Sheik	2023-11-20
Aly Spampinato	2023-11-20
Daniel Frano	2023-11-20
Farbod Diba	2023-11-20
Sara Jalili	2023-11-20
Martin Novak	2023-11-20
Nora Wright	2023-11-20
Corinna Bork	2023-11-20
Behzad Tabatabaee	2023-11-20
Hannah Soltani	2023-11-20
Andrew Wood	2023-11-20
Emily Morton	2023-11-20
Katie Quinlan	2023-11-20
Sarah Van de Kamp	2023-11-20
Mark Quinlan	2023-11-20
Chad Travis	2023-11-20
Hannah Locke	2023-11-20
Sandhya Prabhu	2023-11-20
Katherine Tichauer	2023-11-20
Ananth P	2023-11-20
Pin Bains	2023-11-20
Andrew Baker	2023-11-20
Ed Powell	2023-11-20
Louie Dapavo	2023-11-20
Elaine Dow	2023-11-20
Shannon de Roos	2023-11-20
Wendy McCracken	2023-11-20
Rob de Roos	2023-11-20
Garth Prouse	2023-11-20
Mariel Palomeque	2023-11-20
Sam Lanigan	2023-11-20
Zachary Nash	2023-11-20
Nicolás Cañibano	2023-11-20
Leigh Quinlan	2023-11-20

Kelly Heesterman	2023-11-20
Anastasia Bogdanova	2023-11-20
Patrick St-Pierre	2023-11-20
Maciej Sitkowski	2023-11-20
Davie Harvie	2023-11-20
Daryl Faulkner	2023-11-20
Claire Hamill	2023-11-20
Rachel Lee	2023-11-21
Laura Buckley	2023-11-21
Christian F V Laub	2023-11-21
Lisette Peterson	2023-11-21
Ursula Neuscheler	2023-11-21
Ross Woodhouse	2023-11-21
sbsusb dneurb	2023-11-21
Martha Holtz	2023-11-21
Erik Toman	2023-11-21
Mokbel Sayed	2023-11-21
Geoff Nickle	2023-11-21
Mahin Nanavi	2023-11-21
Christopher Stuart	2023-11-21
Nancy Phong	2023-11-21
Max Levesque	2023-11-21
Rae Milberg	2023-11-21
Shaina Moore	2023-11-21
Whitney Kroll	2023-11-21
Tom Cundiff	2023-11-21
Nasim Hajjarian	2023-11-21
M .	2023-11-21
Allice Wiebe	2023-11-21
Amir Selahvarzi	2023-11-21
Bahar Hajjarian	2023-11-21
Yue Lin	2023-11-21
Rayhaneh Shariatmadari	2023-11-21
Vahid Hoghooghi	2023-11-21
Nicola Poskitr	2023-11-21
Jesaida Duran	2023-11-21
Raida Duran	2023-11-21
Sylvia Mittelstaedt	2023-11-21
Kathleen Tichauer	2023-11-21
Salma Hejazi	2023-11-21
Amanda Crickmay	2023-11-21
Michelle Dignon	2023-11-21
Simona Chutnakova	2023-11-21
Ian Bell	2023-11-21
Lauren Novak	2023-11-21
Edwina Eckersley	2023-11-21
Gontran Paget	2023-11-21

Jennifer Paget	2023-11-21
Robin CRICKMAY	2023-11-21
Alborz Rahmani	2023-11-21
Andrew Soo	2023-11-21
Robin White	2023-11-21
Tucker Zawyrucha	2023-11-21
Yj Z	2023-11-21
Sarah Higgerty	2023-11-21
Julie Woolf	2023-11-21
Grady Park	2023-11-21
Steve Filzwieser	2023-11-21
Sean Rowland	2023-11-21
Andrea Deneumoustier	2023-11-21
Alex T	2023-11-21
Jocelyn Benjamin	2023-11-21
Gareth McDonnell	2023-11-21
Katie Andreychuk	2023-11-21
M Andreychuk	2023-11-21
Leonard Trigg	2023-11-21
Travis Read	2023-11-21
Chris C	2023-11-21
Jerry Leung	2023-11-21
marisol bahena	2023-11-21
May delas Alas	2023-11-21
Noonies Khu	2023-11-21
Christine Grann	2023-11-21
Jen Yeung	2023-11-21
Jordan Cue	2023-11-21
Carolina Wong	2023-11-21
Rae Johnson	2023-11-21
Andrew Loverock	2023-11-21
Christopher Riccio	2023-11-21
Tony Huggins	2023-11-21
Rhonda Pratlman	2023-11-21
Kristian Matic	2023-11-21
Noah Cara	2023-11-21
SJ Sin	2023-11-21
Jamie Shin	2023-11-21
Hannah D	2023-11-21
Joel Mclean	2023-11-21
Hans Potter	2023-11-21
Avril Gibson	2023-11-21
Briony Buchanan	2023-11-21
Jamie Rowlands	2023-11-21
John Sommers	2023-11-21
Barry McCabe	2023-11-21
Devin Buchanan	2023-11-21

Yy Yy	2023-11-21
Aaron Rosenberger	2023-11-21
Dylan Runkel	2023-11-21
Cristian Nica	2023-11-21
Shay Hilliard	2023-11-21
Philip Wallace	2023-11-21
Sarah Smith	2023-11-21
Natalie Parsonage	2023-11-21
Teri Taylor	2023-11-21
Tatiana Lecompte	2023-11-21
Pamela Prosperi	2023-11-21
Vanina Torres	2023-11-21
Marcela Corradini	2023-11-21
Shaun Mayhew	2023-11-21
Kizzy English	2023-11-21
Michael D	2023-11-21
Natali Chizik	2023-11-21
Daniela Malimovca	2023-11-21
Georgi Tsigov	2023-11-21
Pooya Torabi	2023-11-21
Nicola Morgan	2023-11-21
Alejandro Schenzle	2023-11-21
Omid Ramez	2023-11-21
Brittany Neadow	2023-11-21
Adele Karla	2023-11-21
Conor Whyte	2023-11-21
Meghan Pitt	2023-11-21
Gabriel Michaan	2023-11-21
Virginia Vázquez	2023-11-21
Bea Salzborn	2023-11-21
Cailyn Michaan	2023-11-21
Steve SALZBORN	2023-11-21
Mahshid Rafiei	2023-11-21
Colin Clark	2023-11-21
Caitlynn Schell	2023-11-21
Kris Hehl	2023-11-21
Steve Lloyd	2023-11-21
Doug Turnbull	2023-11-21
Alex Greig	2023-11-21
Martyna Bocian	2023-11-21
Anna Nagel	2023-11-21
Thi Thu Trang Tran	2023-11-21
Amirardalan Heidari	2023-11-21
Lyndon Talbourdet	2023-11-21
Jenny Marineau	2023-11-21
Samira Goodarzi	2023-11-21
Toofan Ostovar	2023-11-21

pani pas	2023-11-21
Saeed Kazemi	2023-11-21
afsaneh kalali	2023-11-21
Iris Michaan	2023-11-21
Paula Bishop	2023-11-21
J S	2023-11-21
Anabella Clapier	2023-11-21
Ari Sadetsky	2023-11-21
Hamid Najeeb	2023-11-21
Valeriia Kolisnyk	2023-11-21
Ali Ostovar	2023-11-21
Kayvan Pishghadam	2023-11-21
Brad Kuepfer	2023-11-21
James Klatt	2023-11-21
Nicholas Scott	2023-11-21
Jaipapin Suttipong	2023-11-22
Pawanrat Poirier	2023-11-22
Gina T	2023-11-22
James Eydt	2023-11-22
Pantea Biria	2023-11-22
Miranda Morton	2023-11-22
Jennifer Narayan	2023-11-22
Nikzad Ghalkhani	2023-11-22
Kurt McLaws	2023-11-22
Radostina Hristova	2023-11-22
Krishna R	2023-11-22
Lisa Elliott	2023-11-22
Nazanin Karami	2023-11-22
Lynn Khng	2023-11-22
ryan wiebe	2023-11-22
Chantalle Jack	2023-11-22
John Andreychuk	2023-11-22
Christopher Knowles	2023-11-22
Elise Messner	2023-11-22
Jerelle Sayle	2023-11-22
Louisa Tao	2023-11-22
Kristian Hogg	2023-11-22
Saber Tabatabaei	2023-11-22
Paul Zirk	2023-11-22
Azade Asadi	2023-11-22
Babak Amiri	2023-11-22
Reza Afshani	2023-11-22
Azi Asa	2023-11-22
Ivana Mlada	2023-11-22
Alicia Hutchinson	2023-11-22
Naz Afsh	2023-11-22
Joe Campbell	2023-11-22

Arash Sajian	2023-11-22
Saeid Rabiei	2023-11-22
Ali Kazemkhani	2023-11-22
Mohammad Golzarmoshki	2023-11-22
Dean Guest	2023-11-22
Parastoo Biglari	2023-11-22
Maria Chaves	2023-11-22
Fred Gharagoz	2023-11-22
Daniela Fidanza	2023-11-22
Taylor Potts	2023-11-22
Daniel Beer	2023-11-22
Suvidha Saluja	2023-11-22
Lucie Davidova	2023-11-22
Priscila Padilla	2023-11-22
Kelly Wilkinson	2023-11-22
Douglas Cottrell	2023-11-22
Marharyta Andrushkevych	2023-11-22
khordoyan larysa	2023-11-22
Paula Proulx	2023-11-22
Victoria Negus	2023-11-22
Joe O’Carroll	2023-11-22
Marie Costello	2023-11-22
Sophie Gustave	2023-11-22
Al Dub	2023-11-23
ZAHRA Khani	2023-11-23
Dagne Fortin	2023-11-23
Eduardo Torres	2023-11-23
Silvia Cardoso	2023-11-23
Neda Dadmand	2023-11-23
Shahrokh Vahid	2023-11-23
Afrar Amali	2023-11-23
Sara Hedayati	2023-11-23
Zoe Abasi	2023-11-23
Taraneh Razaghi	2023-11-23
Arash Naderikia	2023-11-23
Farzad Gharibi	2023-11-23
Clement Proulx	2023-11-23
Ryan D	2023-11-23
Areeba Umer	2023-11-23
Steve Harris	2023-11-23
Alex Whiteman	2023-11-23
Farnoosh Sam	2023-11-23
Elaine Burak	2023-11-23
Sarbjot Chahal	2023-11-23
Dan Sochan	2023-11-23
Aimee Bamford	2023-11-23
Andrew Gilday	2023-11-23

Simon Bodlack	2023-11-23
John Foy	2023-11-23
Hoori Shirzadnia	2023-11-23
Eli Shiri	2023-11-23
Nahid Nesari	2023-11-23

Name	Date	Comment
Reagan Goulding	2023-11-15	"I live in the neighborhood and this is not the right fit for our family oriented community!"
Gregory Fodor	2023-11-15	"Why are you bringing crime and despair to nice, peaceful neighborhoods? Take them to your house, not mine!"
Ali Farah	2023-11-15	"This complex is not a proper fit for this dense family oriented neighborhood"
Mary C	2023-11-15	won't feel safe letting [redacted] play in the park anymore knowing that there's people steps away under the influence with a criminal record. If I knew this project was going to be considered than I would've never moved here."
Roya Payami	2023-11-15	"This is not a good idea to ruin the peacefulness of such a family oriented community. This kind of projects can be done in different area so that communities do not pay back"
Roya Payami	2023-11-15	"This is not a good idea to ruin the peacefulness of such a family oriented community. This kind of projects can be done in different area so that communities do not pay back"
Forough Malekpour	2023-11-15	safety of our family-oriented community. We firmly believe that this development could compromise our secure environment and elevate the risk of crime. Your reconsideration is sincerely requested to safeguard the well-being of our neighbourhood."
Byron Parker	2023-11-15	"This can't happen"
Stephen Korchinos	2023-11-15	"This facility will be detrimental to the community and the North Shore, as a whole. This site should be used as affordable housing for families and working individuals who struggle to make ends meet with insane rent prices and out of control cost of living."
Philip L.	2023-11-15	[redacted] The reality is this facility will bring more crime and everyone's safety will be impacted. How are you going to feel when your kids and pets come across needles on the ground? Perhaps the Doh heads who are pushing this agenda should have one of these facilities next to where they live!"
Jennifer Y	2023-11-15	Bc housing noted that these residents are single individuals with a criminal record and a history of substance abuse. Further, they noted that this is temporary housing. This project should be reconsidered for an area that has adequate resources nearby to support this vulnerable population. Such as a
Nicholas Grant	2023-11-15	surrounding neighborhood is contradictory to the DNV urban plan. With the beautiful children's play area located at Bridgman park as well as the new rec center being constructed and the many day care facilities in the vicinity, having a supportive housing complex for North Vancouver's vulnerable population beside
Ghazaleh Keshavarz	2023-11-16	"This project is not suitable for the geographical location, and if it is built, it will cause great damage to this neighbourhood!"
Andrea Burbidge	2023-11-17	"Actually , I am most concerned about the relentless removal of treed spaces - pavement and deforestation should not be around riparian environments."
Patti Koenig	2023-11-17	"I disagree with this."
Terri Connelly	2023-11-17	empathy we would be providing treatment for the addicted just like we do for any other illness. We would be having a housing not stuck by a major highway and intersection with minimal transit. Put in a area where there is a trail system that invites more homeless to camp out. When asked about security
Cam Stokes	2023-11-18	Kelowna. This is absolutely a horrible location. There already is car break ins from half way home all of Nvan. If anything make it a co-op for young hardworking family's making under 60k or better yet a communal garden"
Moe Khatami	2023-11-18	children and families, and introducing a project that could potentially attract drug use and other unsafe behaviors poses a risk to their safety. While supportive of helping the homeless, I believe an alternative location should be considered."
Sara Khatami	2023-11-18	"I love this in area and I don't feel my family is safe any more if the supportive home is built. I don't want [redacted] be exposed to homeless people around here who are injecting themselves, etc. We would not be able to use the parka s trails amy more.and we won't feel safe."

Irene Matson	2023-11-18	working poor or the homeless, on the contrary I completely support this type of housing and know that we need more of it. My opposition is to a facility which allows open drug use and has a low barrier policy of admission being inserted into a residential neighbourhood. Lu'ma, has confirmed they will not screen
Navid Hakimi	2023-11-18	"I'm a resident of Lynn Creek area and I'm against this rezoning."
Serhii Bohdan	2023-11-18	"I don't want my neighborhood messed up like it happened all around."
Maria B	2023-11-18	"We should prevent this. Please spread the word on the Nextdoor neighborhood phone app and contact the developers who is going to build new residential apartments around this area. Please send the link to this petition to developers: Denna Homes, Area Living, Fairborne Homes, Woodbridge Northwest!"
Veronika Charykova	2023-11-18	Road rezoning and development. The concerns raised about preserving green spaces, maintaining the architectural character of our neighborhood, and safeguarding the safety of children and youth are absolutely valid. Rapid development without thorough consideration of these factors can have far-
Adrian Kekec	2023-11-18	Road. The proposal not only jeopardizes green spaces and our neighborhood's character but also puts young families at risk. It's crucial to advocate for a more considerate urban planning approach that prioritizes the safety and well-being of residents[redacted]."
Josie Weatherby	2023-11-18	"This area is already overdeveloped!"
Abdullah Azarakhsh	2023-11-18	"Safety of our community in North Vancouver is most important, we want to stop nightmare of living next to HOMELESS."
Elaine Burak	2023-11-19	with schools, day cares, playgrounds, etc. very nearby. Also the site is in an area that has no support facilities such as mental health support, addiction support, safe drug use facilities, hospitals, income and disability assistance services, etc. Not to mention it is on the intersection of two six lane roads with no set
Geoff Fawkes	2023-11-19	Vancouver facilities: 1. 2060 Marine Drive Travelodge managed by Lu'ma Housing Society. As reported in the October 23 North Shore News, MLA Karin Kirkpatrick confirmed that 40 neighbors are experiencing problems from this facility over the past 3 years. The neighbors have complained about open drug use,
Sean McLaughlan	2023-11-19	unhappy. The mayor and the politicians of North Van are somewhat like gangsters, a mafia like enterprise, has been for quite some time now. Developers rule the day and the politicians are beholden to foreign interests and foreign ideology. Good luck to you in fighting against these obtuse indifferent anti-
Nicholas Racchi	2023-11-19	"No more development"
Michael Bryniarski	2023-11-19	where large numbers[redacted] are present. * The area already being underserved by law-enforcement * The need for other less-risky housing projects in the area like subsidized housing for low and middle income families."
Rupal Chachra	2023-11-19	"I live in Lynn Valley. I worry about increase of crime rate as it used to be on hastings. Please its a family oriented area."
Maria Dolores Galinato	2023-11-20	"concerned about the possible impact on the safety and security of the children in daycare who goes around the nearby parks"
Craig Shiells	2023-11-20	"Providing housing for people with substance abuse issues, on the same block as the neighborhoods crack house and local bike theft racket[redacted] is exactly the type of brilliant decision making I've grown to expect from our government."
Doug Turnbull	2023-11-21	"I am not in favor of six story Appartment,the traffic congestion is going to get worse and the unit should be closer to transit hub. I also think this Complex will bring more problems.(thiefs)"
Briony Buchanan	2023-11-21	holes. We supposedly live in a democracy, yet 7 people on council decide for tens of thousands. For example, against the wishes of locals, the affordable housing development above the Holiday Inn is going ahead. I'm weary of the total disregard for the natural areas, especially for such obviously poor locations
Toofan Ostovar	2023-11-21	"lack of law enforcement presence, urban security surveillance, and technological capabilities in both NV and DNV. These areas may not be adequately equipped to handle the challenges associated with hosting high-risk individuals near residential properties."
Dean Guest	2023-11-22	"I dont want the trees cut down and we already have too much crime in LV. Tear down the abandoned buildings in DT Vancouver and shelter them there."

Fred Gharagoz	2023-11-22	"Too much crowded streets with these narrow streets"
ZAHRA Khani	2023-11-23	"I will not feel safe not for myself and my family"
Geoff Fawkes	2023-11-23	other speakers and their comments to the end of the meeting. I have the following additional comments: • Of the speakers, there were approximately 16 supporting and 18 not-supporting. • There was positive support from the 34+ speakers for supportive housing being required somewhere in the DNV. • The
Neda Dadmand	2023-11-23	"Safety reasons"
Afrar Amali	2023-11-23	"It is safi and family location I don't understand how they Let them do that Also it is still close to the playground for the kids and all the seniors living around this area. Please stop them."
Taraneh Razaghi	2023-11-23	neighborhood. We know all what homeless people and substance users bring into the neighborhood and by housing them under the name of "supertive housing" they are neither cured nor would they leave their dangerous habits of addiction. If the BC housing is really worried about these homeless people, they
Farnoosh Sam	2023-11-23	"This project close to a family orientaed neighborhood is wrong and should be stopped."
Elaine Burak	2023-11-23	one signer of this petition has stated. I think the majority have come to this situation because of very unfortunate circumstances and they deserve our compassion and support. However I don't think this particular project is similar to the majority of homeless support. The project involves accumulating 65

Stop the 1200 East Keith Road Rezoning and Development



Started November 14, 2023
Petition to Council of the District of North Vancouver

Why this petition matters

Started by **Cameron S**

We, the undersigned, represent the residents of Lynnmour and North Vancouver, a community already grappling with safety concerns and recent break-ins and increasing crime. The proposed supportive housing development at 1200 East Keith Road poses a direct threat to our well-being and security. As residents, we are concretely impacted by the potential introduction of individuals with complex needs into our immediate vicinity, including children and nearby daycares that would be adversely affected. Moreover, our existing safety concerns within the building, coupled with the prospect of increased crime rates and open drug use—issues seen in similar sites like the Travelodge with the same operator in North Vancouver—warrant our collective opposition to this development.

The safety of our community, the well-being of our children, and the concerns about the safety of current residents and children in nearby daycares, as well as the new Cloverley elementary school being built in the area, are at risk with the fast-tracking of a supportive housing project that seemingly deviates from the District of North Vancouver's Rental and Affordable Housing Strategy. The proposed project lacks a variety of unit types suitable for families, potentially increasing crime in our residential area. We express concern about a decline in property values, emphasizing the importance of preserving the family-oriented nature of our community.

Moreover, concerns about Lu'ma not adequately supporting and addressing the mental health and addiction issues of their residents in the other properties they manage add to our apprehensions. The potential increase in policing required on an already stretched budget and resources, coupled with inadequate transit for the residents of the facility, raises further alarms.

Immediate action is crucial as the proposed project threatens the safety and property values of our community. We urge the Mayor and Council to reconsider the project's alignment with the Rental and Affordable Housing Strategy, conduct thorough consultations with the RCMP to address safety concerns, and review the suitability of the housing mix for District residents. The urgency lies in protecting our families and ensuring the optimal well-being of our community. Given the multitude of concerns raised, we strongly urge the Council to reject the zoning for the proposed development and explore alternative, more suitable sites that align with the well-being and safety of our community. This action would demonstrate a commitment to safeguarding the interests of all stakeholders involved.

Report a policy violation

1,002 Signatures
1,500 Next Goal

57 people signed today


Stop the 1200 East Keith Road Rezoning and Development

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Copy link

From: Kaitlin Hebron
To: DNV Input
Subject: FW: Outline of presentation for DNV Public Hearing Nov 22 2023
Date: November 22, 2023 8:29:18 PM
Attachments: Overview.pdf

-----Original Message-----
From: Corrie Kost [redacted]
Sent: Wednesday, November 22, 2023 8:18 PM
To: Mayor and Council - DNV <council@dnv.org>
Cc: James Gordon <clerk@dnv.org>
Subject: Outline of presentation for DNV Public Hearing Nov 22 2023

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Worship & Members of Council,

The subject matter is attached.

Yours truly,

Corrie Kost
[redacted]

ISSUE: Rezoning RS4 to CD146 for 1200 Block East Keith Road

PROJECT: 60 self-contained studio apartments + 5 units for complex care services etc.

PURPOSE: Address acute need for North Shore residents who are at risk of homelessness and need housing

PARAMOUNT: The PROCESS which includes full and transparent disclosure of all factors leading to council decision on this matter.

GUIDING PRINCIPLES

- Peaceful (including safe) enjoyment of neighbouring properties
- Meets the universal right to housing for all district residents
- Priority given to our most disadvantaged citizens

There should be proper oversight of a balanced selection of both indigenous and non-indigenous people that use this facility.

PUBLIC HEARING PROCESS[(a)]

- Is a cornerstone of democracy
- Its focus is to enhance local democracy
- Purpose is to create bylaws that manage the use of land
- The most contentious hearings are, new development in the neighbourhood, or redesign of the local streets
- A key to their success seems to rely on informal communications, public meetings, open houses, delegations, and correspondence
- On procedural fairness it should be noted that speakers should have "the opportunity to present their case fully and fairly".
- Most importantly as noted on pages 37(53) to 38(54) of ref(a) the failure to disclose staff reports in advance of the public hearing can result in the ruling that invalidates the public hearing.

Reference:

(a) https://www.bcli.org/wp-content/uploads/13-Study-Paper-on-Public-Hearings.pdf

- The usual SHADOW studies seem to be missing?
- Suggest council consider buyout or other measures to compensate for the negative impact on the immediate adjacent property.
- Require the provision of electric vehicle charging facilities – especially for e-bikes.
- Ensure operational complaints – especially from the immediate neighbourhood are addressed appropriately.
- Suggest that if this project goes ahead – due to the busy highway nearby please ensure the windows are at least double paned.
- Turning Point – supportive recovery from substance abuse – 2013 – 9 women at a time – first such on North Shore. In Murdo Fraser Park on Lloyd Ave. Has been successful. Was supported by local Community Associations.

From: Eleanor Chow [redacted]
Sent: November 22, 2023 8:34 PM
To: Infoweb; Mayor and Council - DNV
Subject: OPPOSED to 1200 block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

[redacted] I am strongly opposed to the proposal at 1200 block East Keith Road. I am concerned that such a facility will bring an increase in drug activity and crime to the area. It is incredibly disappointing that staff would consider this location.

https://www.dnv.org/events/public-hearing-1200-block-east-keith-road

Sincerely,
Eleanor Winger

[redacted]

From: [redacted]
Sent: November 22, 2023 9:26 PM
To: Mayor's Office DNV; Jordan Back; Betty Forbes; James Hanson; Herman Mah; Lisa Muri; Catherine Pope; DNV Input
Subject: Supportive housing for mentally ill and drug dependant example:
Attachments: IMG_3711.MOV

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello again elected officials,

Thank you for making the time to hear us all during yesterday and tonites ongoing meeting, 1 meeting turning into 2 due to overwelming demand of residents wanting to express their feeling on this. Overwelming majority being against this model, and certainly some well presented support for it that i do understand and am compassionate too.

I did have the opportunity to speak and thank you for that, [redacted]

BUT, if there is any doubt what we are referring to as “mentally ill and drug dependant” Id like to share this video with you all - be glad i didn't put it in the thumb drive at the meeting. Its a big file, Hopefully it sends thru. Let me know if it does not.

[redacted]

>
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This is the example of “UNSTABLE, UNPREDICTABLE, And UNSAFE, that we fear you are going house house in our community.. -Where we are NOT as Secure. I have more vid [redacted] This seems to be OK these days as no body wants to hurt anyones feelings.

obviously im not proud to share this unfortunate event, I have never put this out before in respect for this persons privacy and whatever issues he has. I just dont want these issues on MY street, Back yard, Kids play ground, or the traffic that is already crazy enough

Steve Mitchell

[VIDEO REDACTED]

From: Andrea Huszar [redacted]
Sent: November 22, 2023 10:14 PM
To: DNV Input
Subject: Stop the 1200 east Keith rezoning!!!

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I strongly object.

I do NOT want this development to happen.

For further clarification & details feel free to contact the writer.

Andrea Huszar

From: Aimee Bamford [redacted]
Sent: November 22, 2023 10:42 PM
To: DNV Input
Subject: BC Housing is calling all the shots Keith Road Homeless shelter

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council,

The answer session tonight indicated that BC Housing chose the site for the proposed Keith Road facility. Did you have any input at all? BC Housing are not local to the DNV. They do not know our community. They do not care about our citizens. You need to reassess how the site was chosen and take another look for alternative locations. We can't just put this through because BC Housing said so. You have the opportunity now to look at other sites and do what's best for your citizens. Step up! There are other options that would make everyone happy. BC Housing shouldn't be calling all the shots here.

From: bita r [redacted]
Sent: November 22, 2023 10:50 PM
To: DNV Input
Subject: 1200 e keith rd and mountain hwy

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Mr little and DNV councillors.
I strongly oppose the project in this particular location, I do not want to repeat all concerns the residents of Lynn creek mentioned in hearings, but I believe you as the elected members of DNV who get elected by people like me who vote and pay taxes , are supposed to be our voice and support us as residents ….., the luma , province , and coastal health all they want is to do this project and we as residents would be alone with consequences and aftermath in future , I love this neighborhood and I love north Vancouver , but unfortunately it would be a big disappointment [redacted] to be forced to sell [redacted] home under value and move somewhere else , please consider another location with less density of daycares and schools and parks , I hope you won't forget who voted you and if you are mayor it's because we as residents of DNV voted you . Thanks

[redacted]

From: Aimee Bamford [redacted]
Sent: November 23, 2023 8:44 AM
To: DNV Input
Subject: Keith road homeless shelter

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council,

The individuals BC housing wants to move into this facility in our neighbourhood can't afford rent, they can't afford food, they can't pay taxes or positively contribute to our community. Yet they will be given the green light to inject illegal substances up in and around this facility. How are they paying for the heroine? Who are they buying it from and where will these drug deals take place? On the corner beside the daycare. Where will the gun violence take place when they can't pay? Whose homes will they be robbing to pay for the heroine? This is real, this isn't sensationalized. Many of us have spoken to local RCMP about this. They have told us unequivocally if this goes ahead violent crime will increase in this area. There's no question about that. "Please be sure to secure your homes as best you can", they've said. "Better yet, if I were you, I'd move away. It will be a shit show."

Innocent people are being stabbed and killed downtown on an alarmingly regular basis. [redacted] And BC Housing is proposing the best action available is to put these people outside of our daycares? They say crime will spike and then level off. Spike from 0 to 1000% and then level off to 800%? How can you be OK with that?

We heard at the last meeting the B.C. housing chose this site. Council, did you have any real input? You have to step up and get involved here. Bc Housing can't be calling all the shots. They need this funding to pay their salaries. They are not members of our community. they do not care about are citizens, they are not our neighbours. Council, YOU are. You are not mindless robots here to do Bowinn's bidding. She isn't even our MLA - if she wants this supported so badly why doesn't she propose a site in her jurisdiction in the city of North Van? She knows her citizens won't vote her back in if she does that. So she is pushing it over here. Away from her home [redacted] She quite unethically stood up there and implored you not to listen to us. I implore you to grow a backbone and push back on this site selection. Explore other options further away from the daycares and homes.

BC housing picked this stop because of its proximity to the grocery stores and buses. The district is a big place. There are other options. No one is saying not to build this facility or that these people don't deserve a place to live. But they are not more important than us, they are not more important than our children. Our children deserve a safe place to live and go to school. That is a

basic human right for them. Our children are their most vulnerable group in our society. Not the drug addicted criminals that will be living there. Doing heroine is still illegal.

Mayor Little, if this goes ahead at this location, you won't be sitting there by the time it's completed. There are thousands opposed and we will not vote you back in. Your successor will be left with the aftermath of this, to deal with the fall out of your acting as a blind robot minion of Bowin Ma. The next person will be left to clean this up and you will be remembered in embarrassment. The mayor that put the downtown east side across the street from the daycares in the middle of a residential neighbourhood in order to fill a housing quota, without any real consideration of other sites in the district. Other sites that would be safer for everyone. Because B.C. Housing and Bowin Ma told you to.

Stand up for us and look into other sites.

From: DNV Input
To: DNV Input
Subject: FW: [REDIRECTED]Public Hearing 1200 Keith Road
Date: November 23, 2023 9:52:51 AM

From: Hazen Colbert [redacted]
Sent: Wednesday, November 22, 2023 7:40 PM
To: Mayor and Council - DNV <dnvcouncil@dnv.org>; Tamsin Guppy <guppyt@dnv.org>; Municipal Clerk <MunicipalClerk@dnv.org>
Cc: [redacted]
Subject: [REDIRECTED]Public Hearing 1200 Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support the project at 1200 Keith Road for **EXACTLY** the same reason that Council will approve it.

Because I don't live there.

Which is **EXACTLY** why you picked the location

Hazen S. Colbert

From: ghazaleh keshavarz [redacted]
Sent: November 23, 2023 12:55 PM
To: communityrelations@bchousing.org; DNV Input
Subject: Concerns Regarding Proposed Housing Project on East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear DNV and BC Housing team,

I hope this email finds you in good health and high spirits. I am writing to express my concerns about the proposed housing project in the 1200 block of East Keith Road. I understand the significance of addressing homelessness on the North Shore, and I appreciate the efforts made by BC Housing and the District of North Vancouver. However, I have some reservations regarding the chosen location for the following reasons:

1. **Proximity to Recreational Spaces:** The proposed location is in close proximity to daycares, parks, and beautiful trails where community members engage in recreational activities with their dogs, children, and neighbors. Placing a housing project in this area may disrupt the peaceful use of these spaces.
2. **Safety and Emergency Access:** I am concerned about the safety of residents given the lack of proximity to a hospital and potential challenges for emergency services such as police and ambulances. Quick access to these services is crucial for the well-being and security of the community.
3. **Busy Intersection:** The site is situated on a very busy intersection, raising concerns about potential traffic issues and safety hazards. This may not only impact the new residents but also pose risks to the existing community.
4. **Environmental Impact:** The proposal suggests cutting trees, which could have an adverse effect on the natural environment of the neighborhood. Preserving green spaces is essential for the well-being of residents and contributes to the overall aesthetic appeal of the area.
5. **Crime Concerns:** Introducing a housing project in this location raises concerns about potential increases in crime rates. It is essential to thoroughly address and mitigate any potential negative impact on the safety and security of the community.

While I acknowledge the importance of addressing homelessness, I believe that the location of such projects should be carefully considered to ensure the satisfaction of taxpayers who have chosen the area for its safety and proximity to nature.

Thank you for your attention to this matter. I hope my concerns will be taken into account during the thorough and thoughtful discussion on the proposed housing project at the next hearing on December 7th!

Sincerely,

Ghazaleh Keshavarz

From: Robyn Bresler [redacted]
Sent: November 23, 2023 1:14 PM
To: DNV Input
Subject: 1200 E Keith Supportive Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, I am writing to oppose this project strictly due to the proposed location. I [redacted] do not feel that having men recovering from substance abuse & mental health disorders nearby is safe, nor beneficial to either parties involved. This location endorses the potential risk & harm towards the nearby community due to the nature of the geography - large, unoccupied forests with potentially vulnerable women up against men with substance abuse and / or mental health disorders is simply not appropriate.

Please consider.
Robyn Bresler RN

From: [redacted]
Sent: November 23, 2023 1:56 PM
To: Mike Little, Mayor; Mayor and Council - DNV
Subject: Re[2]: Thank you and a Question
Attachments: Screenshot 2023-11-23 at 1.27.38 PM.png

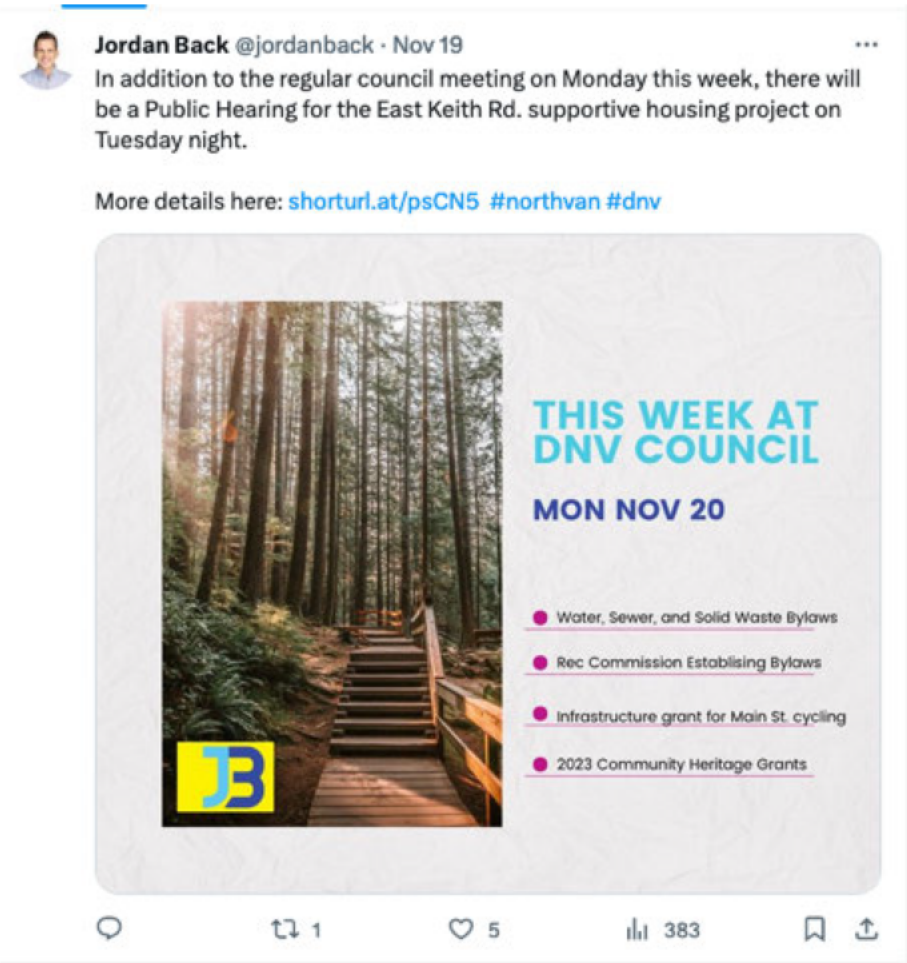
Just want to follow up on my note yesterday as I'm aware that taking photos of presenters is not appropriate as Councillor Pope did and she additionally posted it to Social Media but notably only highlighting one member of the public and one side of the topic, my understanding from the hearings is this is an opportunity for council to hear the community feedback. These type of actions are quite intimidating to me and really make make it seem like council is not listening to our concerns, rather listening to just the concerns of those they wish to hear. Additionally, this seems like the Councillor is taking them and using them as a marketing platform to support a position. To the contrary, it is definitely appropriate, as demonstrated by Councillor Back, to share that there is opportunity to share your opinions, whatever those opinions may be.

Catherine Pope @globalpope · Nov 21

"I lived in a car in #NorthVan for a year." 71 year old Deborah Buxton shares her story of homelessness and the need for Supportive Housing at public hearing.



1 2 16 547



I'm really disappointed to see these types of actions. This is a unique situation where this proposal is council led vs developer led, and as such council needs to refrain from demonstrating bias.

I think it would be best if the councillor in question removed these types of posts and apologized for her actions.

Thanks,
Dan

Dan Pultr

[redacted]

------ Original Message ------
From "Mike Little, Mayor (LittleM@dnv.org)" <LittleM@dnv.org>
To [redacted] "Mayor and Council - DNV" <council@dnv.org>
Date 2023-11-22, 11:08:56 AM
Subject Re: Thank you and a Question

Thanks for your note Dan,

Public hearings are open to all and speaking at a hearing is open to "all persons who believe that their interest in property is affected by the proposed bylaw". It is not restricted to residents only. We used to require speakers to share their home address but for security, privacy, plus the impracticality of verifying the information we stopped requiring that information.

The council has openly invited the public to attend the hearing including paying for advertising, and I am not aware of any provision that compels any participant to disclose who invited them or why they have come. I personally encouraged dozens of participants at the Holiday Inn information meeting to come to the Public Hearing, some did, but ultimately their reason for speaking must be because they "believe that their interest in property is affected by the bylaw" as is outlined in the Local Government Act. Any member of council or the public, is welcome to invite anyone else to attend.

What you chose to share with the hearing is not in any way diminished because a person who lives farther away had a different view, just as your comments are not dismissed because someone else closer has a different view. The Council is well equipped to debate regional prerogatives and local impacts.

I appreciate your efforts to share your well considered points at the meeting. Thanks for your email, and I look forward to our meeting this evening.

Mike

Get Outlook for Android

From: [redacted]
Sent: Tuesday, November 21, 2023 11:36:04 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Thank you and a Question

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Honourable Mayor Little and Esteemed Councillors,

First off, I'd like to express my gratitude and appreciation for allowing me to participate and speak at the public hearing this evening.

As I left the meetings, myself and a few of my constituents had some questions on processes and etiquette surrounding the meeting.

Is it standard that people outside the jurisdiction, ie non-residents of the District are permitted to provide feedback, or is it typically a requirement to say where you are a resident of or if you work in the community?

Additionally, is there any requirement for a guest to share that they were in fact invited by a specific member of council?

Lastly, is it standard for councillors to take pictures of presenters?

The reason I ask, I took it upon myself to take the time to share honest, respectful constructive feedback regarding the feedback period. Some presenters, it was noted, worked for specific agencies and appeared to be invited by councillors, and in some cases pictures were taken while guests were speaking. As a newcomer to this process, it gave me a feeling that the feedback and narrative provided may have been biased by council members that have already made up their minds on the proposal vs listening to the feedback of the community. It was even noted by the developer that spoke.

These are honest questions I have about the process and there were others I spoke to that felt similarly that attend. Maybe I don't have a sound understanding of the process, but thought I'd ask the question from a clarity on what is acceptable etiquette. I can obviously understand a private resident of the community not being 100% forthcoming, but I would obviously expect that someone invited by a councillor would be noted on record. However I could be mistaken in my understanding.

Appreciate you taking the time to respond.

Thanks,
Dan

Dan Pultr

[redacted]



Catherine Pope @globalpope · Nov 21

"I lived in a car in #NorthVan for a year." 71 year old Deborah Buxton shares her story of homelessness and the need for Supportive Housing at public hearing.



2 16 547

From: Alex de Rosenroll [redacted]
Sent: November 23, 2023 2:29 PM
To: DNV Input
Subject: 1200 East Keith Supportive Housing Project - Opposition

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

I am a [redacted] resident [redacted] we have enjoyed [redacted] watching the DNV plans for the Lynn Creek community unfold. [redacted] We are **opposed** of the housing project at 1200 East Keith as we feel it is not the right place for this new up and coming part of the DNV. We worry that like similar projects on Capilano road will result in increased crime and general unrest in an area that has limited foot traffic and visibility. We urge you to **not approve** this project at this location.

Thank-you for your service to our community,

Alex deRosenroll
[redacted]

From: DNV Input
To: DNV Input
Subject: FW: [REDIRECTED]Safe Injection Site Learning Experience - Toronto - Keith Rd 1200 Public Hearing
Date: November 23, 2023 2:52:06 PM

From: Hazen Colbert [redacted]
Sent: Thursday, November 23, 2023 1:23 PM
To: Mayor and Council - DNV <dnvcouncil@dnv.org>; DNV Input <input@dnv.org>; Dan Milburn <milburnd@dnv.org>; Municipal Clerk <MunicipalClerk@dnv.org>; Tamsin Guppy <guppyt@dnv.org>
Cc: [redacted]
Subject: [REDIRECTED]Safe Injection Site Learning Experience - Toronto - Keith Rd 1200 Public Hearing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council,

Perhaps worth a read. I know the neighborhood very well. The resident concern is real. The Community Association is extraordinarily well funded. That is what happens when every condo in the catchment sells for north of $2 million and [redacted]

https://www.bqna.ca/post/the-safe-drug-injection-site-at-homes-first-shelter



Safe drug injection site at Homes First shelter

The safe drug injection site opened at the existing Homes First shelter at 545 Lakeshore Blvd. W in April 2023.

www.bqna.ca

Note the separation of men from women at the site, a change made after opening.

Note that visitors are not allowed.

Note that everyone in the community is not only welcome to carry a Naloxone Kit but training is offered.

The above three points might be considered in the context of 1200 Keith.

Mr. Gordon, please confirm that this correspondence is appended to the public input for 1200 Keith and pass it along to Luma and BC Housing who might be able to use it for other files.

Sincerely,

Hazen

From: Yasmeen deRosenroll [redacted]
Sent: November 23, 2023 4:26 PM
To: DNV Input
Subject: Letter of Opposition - 1200 East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to express my deep concern regarding the proposed supportive housing unit at 1200 East Keith Road in North Vancouver. [redacted] I strongly **oppose** this development due to the safety concerns we have for our community [redacted]. We moved to the community [redacted] and enjoy the safety and community feel that Lynnmour has afforded us.

As longtime residents of the North Shore who have invested in and contributed to the growth of this community over the years, we are deeply troubled by the potential risks associated with establishing a supportive housing unit in this area based on how poorly the Travel Lodge project has gone. While we understand the importance of providing housing opportunities for those in need, we believe that a supportive housing unit might not be the most suitable solution for this up-and-coming neighborhood.

We firmly believe that the implementation of a supportive housing unit at this location could pose safety risks and potential disturbances to the peace and security of the community. Our primary concern is the impact this may have on the safety [redacted]. It is with a heavy heart that we feel compelled to inform you that if this proposal moves forward, we will be left with no choice but to relocate to ensure the safety and well-being [redacted].

We implore you and the concerned authorities to reconsider this proposal and explore alternative options. Perhaps the establishment of a low-income housing unit could better suit the needs of the community without compromising safety and security. We sincerely urge you to prioritize the safety of residents and the preservation of the community that so much money has already been invested in. It has taken a lot of work to make the Lynnmour community what it is today and I believe the supportive housing unit will be a detriment to the progress that has been made. This is a community for family and growth. As a psychedelic advocate and the Director of Training and Operations at TheraPsil, I also urge you to explore **treatment** for those living with mental health and addiction. Housing is not going to fix the root cause of the issues these individuals are faced with on a day-to-day basis, psychedelic-assisted psychotherapy offers promise for a future for these individuals.

We appreciate your attention to this matter and kindly request your reconsideration of the proposed supportive housing unit at 1200 East Keith Road. We urge you, as our **elected officials** to listen to the 81% of this community who have opposed this project. Our hope is for a solution that benefits all members of the community and ensures a safe environment for families to thrive.

Thank you for your time and understanding.

Warmly,
Yasmeen

[redacted]

Yasmeen deRosenroll

[redacted]
[redacted]

[redacted]

From: Aimee Bamford [redacted]
Sent: November 23, 2023 8:01 PM
To: DNV Input
Subject: Headlines detailing homeless attacks on children - Keith road homeless shelter

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Mayor and Council,

Please see below sampling of worldwide headlines, in which mentally ill, drug addicted homeless individuals attacked children, unprovoked, at their schools, homes or parks.

Violent clashes break out in Dublin after knife attack that injured 3 children, one seriously

https://www.cp24.com/mobile/violent-clashes-break-out-in-dublin-after-knife-attack-that-injured-3-children-one-seriously-1.6657946

Boy, 6, Critically Injured in Attack by Homeless Man, Police Say

https://www.nytimes.com/2019/10/11/nyregion/queens-boy-attack.html

Homeless Man Gets 6 Years In Prison For Choking, Stabbing Boy, 11, Outside Disney Hall

https://www.cbsnews.com/amp/losangeles/news/homeless-man-gets-6-years-in-prison-for-choking-stabbing-boy-11-outside-disney-hall/

Police: Homeless man attacks children at Bunnell park

https://www.news-journalonline.com/story/news/local/flagler/2018/06/05/police-homeless-man-attacks-children-at-bunnell-park/12056953007/

Homeless woman attacks child, slashes man who jumps in to help (video)

https://ktla.com/news/local-news/video-captures-man-rescuing-young-girl-in-south-los-angeles-attack/amp/

7-year-old boy in critical condition after homeless man slams boy head first into the ground in random attack

https://abcnews.go.com/amp/US/year-boy-critical-condition-homeless-man-slams-boy/story?id=66203039

A homeless man is charged with capital murder and rape in the death of a 5-year-old Kansas girl

https://abcnews.go.com/amp/US/wireStory/homeless-man-charged-capital-murder-rape-death-5-103768157

Four children and two adults injured in knife attack in French Alps

https://amp.theguardian.com/world/2023/jun/08/knife-attack-french-alps-annecy

From: Infoweb
Sent: November 24, 2023 8:10 AM
To: DNV Input
Subject: FW: Rezoning rules & regulations for DNV

From: Andrea Huszar [redacted]
Sent: Thursday, November 23, 2023 5:57 PM
To: Infoweb <infoweb@dnv.org>
Subject: Rezoning rules & regulations for DNV

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs/Madam;

Please forward me a link or PDF file showing me exactly under which circumstances zoning can be changed in the District of North Vancouver and by whom.

In specific, I am referring to the property described as 1200 East Keith Road, District of North Vancouver.

Also, I would like to know who exactly is entitled to vote on this proposal for rezoning.

If you have any links or documents that specifically outline how this process works, that would be of great interest to many in this community.

Thanks for your help in locating and forwarding me this information.

As you may be well aware, time is of the essence in this matter. If you could stamp this as an "urgent" request, that would also be greatly appreciated.

Sincerely,

Andrea Huszar
[redacted]

From: Kaitlin Hebron
Sent: November 24, 2023 8:19 AM
To: DNV Input
Subject: FW: do not agree with the proposed plans for the supportive housing project on Keith Road

From: K R [redacted]
Sent: Thursday, November 23, 2023 8:47 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: do not agree with the proposed plans for the supportive housing project on Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Little and Councillors,

I appreciated the opportunity to learn more about the Supportive housing project proposed for the District of North Vancouver and to share some of my thoughts at the meeting on November 21 at the District Hall. I have also taken the time to read the documents on the District, BC Housing and the Lu'ma websites.

The key reason that I am opposed is the low barrier access planned for the residents that allows the use of drugs and alcohol by those who are in the active phase of addiction and the inability to ensure that weapons are not brought into the project. The proposed residents are vulnerable members of our community but the proposed site is within walking distance of at least 6 daycares that service highly vulnerable children. Many of these children do not have the mental maturity to understand the importance of not touching drug paraphernalia that could have lifelong negative effects on their health and the health of their families. The other secondary reason is the location is at one of the busiest traffic congestion areas in North Vancouver that will continue to deteriorate due to the increased density of housing projects in Lynn Valley, Seylynn and Lynnmour areas. I have trouble imagining how the vehicles involved in building the project and the emergency vehicles will access the proposed site without adding to the continuing traffic gridlocks that plague this area.

[redacted] For these reasons, I took every opportunity to become educated about how to support people living with addictions. One of the key heartbreaking lessons was that you cannot force anyone to get help for their addiction if they are not ready. When I attended a session for addicts in recovery at the Last Door Addiction Recovery Treatment Centre, they said it wasn't until they became homeless as a result of their family and friends declining to offer them any further help, that many of them finally started working on their recovery.

The Centre for Addiction and Mental Health (CAMH), one of Canada's largest mental health teaching hospitals and one of the world's leading research centres in its field offers the following description of addiction. It is the presence of the 4 Cs:
Craving
loss of **Control** of amount or frequency of use
Compulsion to use
use despite **Consequences**.
The drugs, alcohol or other roots of their addiction are controlling their lives and the ripple effect on their family, friends and community are difficult to observe.

Research supporting my opposition
A systematic review of the relationship among risky sexual behavior, addiction, and aggression published in 2017 found that 17 out of 26 studies showed a significant correlation between addiction and risky sexual behavior, 15 out of 19 articles indicated a statistically significant correlation between aggression and addiction, and 9 out of 10 articles reported significant correlation between aggression and risky sexual behavior.
https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5614302/

I am in favour of supportive housing in the District at another location for homeless people that are in the recovery stage of their addiction and the long list of others who need the help of the community.

I am very grateful to all of you and the staff at the District of North Vancouver for all of the improvements you have undertaken to make the lower Lynn Valley, Seylynn and Lynnmour areas more pleasant to walk, bike, and play. It is uplifting to see all of the young families and other community members using the trails, Bridgman Park and open spaces that help build a strong community.

Sincerely,
Kathy Romses

From: Rob Shaw [redacted]
Sent: November 24, 2023 8:28 AM
To: DNV Input
Subject: Proposed Project of 65 units on East Keith rd.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To DNV Council
I was unable to attend the extended public hearing today that is trying to gain support for the 65 unit housing project proposed for East Keith Road so i am writing to express my opposition to this project.

I am a resident [redacted]. In as few words as possible I will express how this project shows the Districts shortsightedness on community planning.

It is hard to believe there was any vision or effort put into reviewing and developing what community resources could be made available and what the community already has to offer before low income housing is established.

Unless I missed something about some greater community planning I see a knee jerk, cheapest-solution reaction, to address the homelessness issue in this area. Is this a figurehead for a greater community vision for Calverhall Area? What facilities does this area have to share with single occupant low income mixed residents? No recreation center, no community center, no library, no social support networks. Where are they to develop and grow? As already pointed out by many residents since this proposal was expressed is that this area of note supports a bottle depot, liquor store, a brand new cannabis store.
The pride of this area in the last few years other than the sacrifice of tree removal for a better planned freeway exit is the heavily lauded Spirit Trail.

Thank you.
Concerned North Shore Citizen.

From: Annika Olson [redacted]
Sent: November 24, 2023 9:38 AM
To: Mayor and Council - DNV; DNV Input
Subject: Re: public hearing for 1200 east Keith supportive housing development

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council and Mayor,

I would like to add to my previous letter of support for the 1200 East Keith Supportive Housing Development. As I mentioned in my previous email, I am a [redacted] resident of North Vancouver District and believe this project—if done with the utmost care—would be an invaluable and much-needed asset for our community.

I appreciate the concern many residents had for safety and do not want to invalidate anyone's personal experience. I also do not mean to imply all opposed are inherently biased against the homeless and appreciate people could be opposed for different reasons.

However, I was disheartened listening to the **pervasive and degrading dehumanization of homeless people and people with addictions** in several speeches.

First of all, not everyone who is homeless is experiencing addiction, and not everyone who is experiencing addiction is homeless. In a 2018 study by the government of Canada only 25.1% of people who had recently lost housing reported addiction and substance use as a reason. Inability to pay for housing was the main reason these some 13,000 respondents were unhoused. As I understand it, this project is not exclusively supporting people with drug addictions and only has 5 complex care units—of which I would hope have ongoing and daily support from case workers and professional supports.

Drug use can certainly contribute to unpredictable behaviour, but housing and supporting individuals with drug addictions is better for them and the community. According to the United States Interagency Council on Homelessness, when people are housed, they are more likely to work towards resolving issues such as alcoholism, drug addiction, and mental illness.

A very important note to consider is that according to the Washington Low Income Housing Alliance, **a person who is homeless is no more likely to be a criminal than a housed person**. In fact, people who are experiencing homelessness are more likely to be victims of violent crime.

As a [redacted] woman who has worked closely with hundreds people who are homeless and/or experiencing drug addiction locally on the North Shore specifically at North Shore Alliance Church, **not once** have I felt unsafe or threatened by these individuals. Instead, I have seen the ongoing need for low-income and supportive housing.

Thank you again for your time. Please feel free to include this letter in the public input materials.

Kind regards,

Annika Olson
District of North Vancouver

From: Infoweb
Sent: November 24, 2023 12:19 PM
To: DNV Input
Cc: Infoweb
Subject: FW: regarding new Social Housing Project on Keith Road

From: [redacted]
Sent: Friday, November 24, 2023 12:02 PM
To: Mike Little, Mayor <littlem@dnv.org>; Catherine Pope <popec@dnv.org>; Jordan Back <backj@dnv.org>; Betty Forbes <forbesb@dnv.org>; Lisa Muri <muril@dnv.org>; James Hanson <hansonj@dnv.org>; Herman Mah <mahh@dnv.org>; Tracy McAuley <mcauleyt@dnv.org>; Infoweb <infoweb@dnv.org>
Subject: regarding new Social Housing Project on Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning District of North Vancouver Council,
As you know I raise awareness about Child Sex Trafficking and how to stop it.
I appreciated the opportunity to present to the City Council on **October 3rd.**

There is pressure to build social housing for the vulnerable and homeless.
My question: Is drug use allowed?
If so, crime will be involved and will spread.
If organized crime permeates the housing, human trafficking and child sex trafficking may develop (for the purpose of prostitution).
These crimes go hand-in-hand.
The District of North Vancouver already has Canada's most prolific human trafficker Reza Moazami, who trafficked numerous women and girls.

While the pressure from the Provincial government is for housing- **there cannot be compromise with SAFETY for the overall community.**
It is not a question of compassion, but of **reality.**
Is it really a housing crisis? Or a drug crisis?
For example, when I presented to Abbotsford community (Be Well, Be Safe event- view on my website), the Abbotsford Police department shared their frustrations with me:
They can stop a youth who does not have a bike helmet, but cannot stop the youth if they are shooting up with fentanyl.

Please note: the decriminalization of hard drugs in BC has exacerbated these problems.
Unless the social housing establishment is "dry"- there will be no community safety.

[redacted] in Lynn Valley, and we are noticing the difference in the community.
There is open and increased drug use.
For example, I saw a man using drugs in front of Building C, at the Residences, next to the Bee Haven childcare center in the middle of the day.
This is absolutely unacceptable.

Community safety must be a priority at all times.

ASK: Which way are you voting for this social housing?
Under what criteria exactly?
Feel free to phone me.

I look forward to hearing back from you,
Sincerely, Cathy Peters
BC anti human trafficking educator, speaker, advocate
beamazingcampaign.org
1101-2785 Library Lane, North Vancouver, BC V7J 0C3
604-828-2689
Queen's Platinum Jubilee Medal recipient for my anti human trafficking advocacy work
Author: Child Sex Trafficking in Canada and How to Stop It.

From: Sheila Mackenzie [redacted]
Sent: Thursday, November 23, 2023 10:51 AM
To: Tamsin Guppy <guppyt@dnv.org>; Mina Sami <samim@dnv.org>
Subject: [redacted] affordable supportive housing

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Hello,

I am a resident of Deep Cove. I would like to express my support for the [redacted] project. There is very little supportive housing in the District of North Vancouver, this is a very small start to address the overwhelming need.

Thank you,

Sheila

[redacted]
North Vancouver

From: Tamsin Guppy
Sent: November 24, 2023 3:55 PM
To: DNV Input
Cc: [redacted]
Subject: Phone Call - Comments for East Keith Road

Sharon Gautrea, [redacted], phoned in and asked that I share:

"I would prefer a mixed unit social housing project on the East Keith site, that is for families and singles instead of a single only supportive housing building."

Ms. Gautrea is copied on this email to input@dnv.org in the event she would like to add anything further.

Thank you,

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Aimee Bamford [redacted]
Sent: November 24, 2023 4:06 PM
To: DNV Input; Community Relations
Subject: Keith Rd supportive housing

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Mayor and Council, BC Housing committee,

I am a resident of the area [redacted]

The issue in front of us boils down to the location. No one involved in this conversation is against this facility being built. We all see the need, we want a safe place for these people to live and be fed. We do. I promise we do. But unless you can guarantee for us without the shadow of a doubt that no one in our community will be hurt, no needles will be discarded in a place that a child frequents, no homes will be burglarized with weapons to pay for the drugs that are allowed but not provided, then we can't in good conscious allow this facility to be built in this location. It is not safe [redacted]. It's just not.

We heard at the last meeting that many sites in the district were approved several years ago for potential hypothetical social housing of some sort, and that now BC housing chose this site for this specific high risk facility, because of its proximity to the grocery store and bus. This site was chosen because it is what is best for the residents of the facility, but what about what is best for the community as a whole? What other sites were seriously presented and evaluated by the council? Is there a spot on the other side of the commercial area, away from our homes, daycares and schools, that would work? Maybe it's farther away from the grocery store, but it would be safer [redacted]. The needs of the whole community need to be considered here, not just the residents of the facility.

We read the news that comes out of Yaletown, the Vancouver police inspector Rob Clark has been quoted directly attributing the increase in violence, crime, theft, drug abuse and vandalism in their neighbourhood directly to the supportive housing facility that was put there. He said these people "are prone to violence and crime and carrying weapons. We're literally getting hundreds of emails from concerned citizens in that area." In July 2022, a young man was stabbed and killed in that neighbourhood, completely out of nowhere, walking to the bus stop to go to work at 8 in the morning.

[redacted] I'm concerned about the propensity of mentally ill, drug-addicted individuals to explode in violence without any provocation, and about communicable diseases being spread by needle pricks. Maybe these aren't overly frequent occurrences, but it does happen, it does, and all it takes is once.

We don't feel like our concerns have at all been properly responded to at any meeting so far.

What other sites are available?

From: Geoff Fawkes [redacted]
Sent: November 24, 2023 4:18 PM
To: Mayor's Office DNV; DNV Input
Subject: Public Input on 1200 E Keith Road Meeting - Councillor Pope Intimidation and Bias
Attachments: IMG_1981.PNG

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor Little,

I am writing to you to express my concern about two issues which occurred at the November 21, 2023 public input meeting.

1. Councillor Pope both photographed during the meeting, and posted a photograph of a speaker with people in the background to her Twitter/X feed, during the meeting. I was one of those people photographed and was speaker number 1 on November 21. While I understand that photos/videos of the proceeding are public, I did not expect for my face to end up on social media during the meeting, posted in a photo by a councillor permanently to her Twitter/X feed. You repeatedly reminded the attendees that any actions such as clapping and noise, during the meeting, could be misconstrued as intimidation. I view taking my photograph and posting by a councillor, both during the meeting, as intimidation and causing me not to want to speak again.

2. Based on the photograph and posting by Councillor Pope, there seems to be a relationship between Councillor Pope and the person speaking Deborah Buxton. This is evident of the supportive comment made by Councillor Pope and the fact that she posted this one photo, but no photos from speakers not in support of the 1200 E Keith Road facility. According to the District of North Vancouver web site https://www.dnv.org/government-administration/mayor-and-councillors and the link on the site to the ethical standard being followed https://www2.gov.bc.ca/gov/content/governments/local-governments/governance-powers/conduct-of-locally-elected-officials/ethical-standards/recognizing-potential-conflicts-of-interest

   ## "Identifying non-pecuniary conflicts of interest

   In broad terms, a locally elected official has a non-pecuniary conflict of interest if the following qualifications are met:

   - The locally elected official's interest in the matter is immediate and distinct from the public interest
   - It can be reasonably determined that the locally elected official's private interest in the matter will influence their vote on the matter
   - The locally elected official, or one of their relations or associates, stands to realize a personal benefit from a favourable decision on the matter

   The key consideration is whether a reasonable person would conclude that a private interest or personal benefit could influence or affect the decision making and be in conflict with the locally elected official's public duties. When in doubt, it is advised to err on the side of caution and declare any real or perceived non-pecuniary conflict of interest."

   It is very clear to me there is a conflict of interest for Councillor Pope, and that Councillor Pope is favor of the 1200 E Keith Road, even before hearing all the speakers in the public hearing, and should not be voting on this matter as her interest in the matter is not immediate and distinct from the public interest.

I would like these matters reviewed and would like to know what action you are taking ?

Regards, Geoff Fawkes.



Followed by The Shipyards District BIA and Christy Clark



Catherine Pope @globalpope · 21h

"I lived in a car in #NorthVan for a year." 71 year old Deborah Buxton shares her story of homelessness and the need for Supportive Housing at public hearing.



1 7 225

Catherine Pope reposted



Jordan Back @jordanback · 5d

This is great news!

> **North Shore News** @NorthShor... · 6d
>
> North Shore bus rapid transit at the front of the line, TransLink says nsnews.com/local-news/nor...

2 10 784

Catherine Pope @globalpope · 2023-11-11

From: Aimee Bamford [redacted]
Sent: November 24, 2023 9:37 PM
To: DNV Input; Community Relations
Subject: Alternative site proposal for Keith Road supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached suggestion for an alternative site for the supportive housing facility, the green space circled in red. You would need to rezone the land as it is currently zoned as a park, but it's not a real park, as far as we can tell no one is using it. The site is close to bus lines and the Superstore, but not beside our homes and daycares. Please consider.


ARBORLYNN DR
APPIN RD
TRANS CANADA HWY
PREMIER ST
LILLOOET RD
BROOKSBANK AVE
COTTON RD

From: Andrew & Krista Smethurst [redacted]
Sent: November 25, 2023 11:20 AM
To: DNV Input
Subject: Apposition to Kieth Road development

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are residents [redacted] and are deeply opposed to having the Kieth Road facility to house people with severe mental health and drug addiction issues that cannot be housed elsewhere, and allow open illegal drug use without being monitored or have security.
And the fact that BC housing will also not be checking criminal records for those that are housed.
This is a family neighbourhood with lots of daycare and elementary schools and young children, and parks and playgrounds in the area.
There will be no screening of residents, these could include pedophiles, child molesters, people with weapons charges, and individuals with violent and criminal pasts – no one will be screened and all will be accommodated, this coupled with the fact that most will be battling alcohol or drug dependencies and five of which will be requiring complex care.
Please include our opposing opinion letter to the file of those opposed.

Andrew & Krista

From: Cori Knowles [redacted]
Sent: November 26, 2023 2:09 PM
To: DNV Input; Betty Forbes; Jordan Back; Mayor's Office DNV; James Hanson; Herman Mah; Lisa Muri; Catherine Pope
Subject: Supportive Housing and Safe Injection Site

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Little and District Council.

I hope this letter finds you well. I am writing to express my deep concerns regarding the rezoning of the location on Keith Road and Mountain Highway proposed supportive housing and injection site in our neighborhood.

I urge you to reject the decision to establish more injection sites in our district.

[redacted] A majority of the tenants do not have respect for their surrounding community and the rate of theft and crime typically increase.

Engaging in a much more transparent and inclusive dialogue with the community would also help in addressing concerns and finding common ground.

In a perfect world, with unlimited funds and resources, caring for the most vulnerable as this site is intended to do, is an important part of a democratic society. But sadly, our resources are not unlimited. There are so many people that cannot afford to live and work on the North Shore: people who grew up here, people who have lived here for many years: people who need to work here. The cost of providing more affordable housing to support these tax paying citizens is much lower per person than what is being proposed at this site.

I ask that this council puts our tax dollars towards helping those who are still working and want to remain on the North Shore.

Sincerely,
Cori Knowles

From: Jim Neudorf [redacted]
Sent: November 26, 2023 8:18 PM
To: DNV Input
Subject: East Keith Road supportive housing.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,
I would like to voice my support for the proposed location of the supportive housing proposal located at East keith.

Homelessness continues to be an issue in North Vancouver, as noted in the proposal's quotation of homeless studies. This begins to address the supply problem. I like that the supports needed to transition from street to residence are also in place through the partnerships.

The site makes sense given the transit connections and proximity to a commercial/industrial area with potential for employment.

I ask council to approve the proposal.

Jim Neudorf
North Vancouver

From: Kaitlin Hebron
Sent: November 27, 2023 8:22 AM
To: DNV Input
Subject: FW: Public Hearing Process - two issues related to fairness of the Public Hearings of Nov 21, Nov 22, and Dec 7
Attachments: Two issues relating to fairness.pdf; 13-Study-Paper-on-Public-Hearings.pdf

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----
From: Corrie Kost [redacted]
Sent: Friday, November 24, 2023 8:08 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Public Hearing Process - two issues related to fairness of the Public Hearings of Nov 21, Nov 22, and Dec 7

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Worship & Members of Council,

Kindly read the attached "Two issues..." and the referenced material of "13-Study..."

Yours truly,
Corrie Kost

Your Worship and Members of Council,

Re: Public Hearing Process of Nov 21, Nov 22, and Dec 7

With all due respect I should like to discuss the following two points:

The first point is about the procedural fairness of public input for those who wish to make personal presentations to council. Over the last 30 years I have made many presentations to council at various public hearings. Some of them have taken 30 minutes or more. However, over the past few years I have noticed that the pre-amble language given by the chair (usually the Mayor) on the issue of how long one can speak has become ever more restrictive. It has come to the point where, despite the fact that I try never to repeat what I say, I feel that I can no longer fully present my case in the manner that I would like.

So I did a bit of research, and read a very useful study paper on this matter, namely https://www.bcli.org/wp-content/uploads/13-Study-Paper-on-Public-Hearings.pdf (attached for convenience)

where I ask council to focus on page 30 and the first two paragraphs under "*About procedural fairness*". Specifically note *"the opportunity to present their case fully and fairly"*. Clearly one-size does not fit all and calls for some flexibility on the matter.

A public hearing was never meant to be just a poll of the for/against the issue but the bringing forth of facts and arguments of the case.

The second point is no less important and also involves procedural fairness. Please read pages 37 and 38. As well as full disclosure, it is important that ALL staff reports are brought forward well in advance of the public hearing. Additional reports from staff, not available to the public before the meeting, must not be "presented" to the public during the public hearing. I trust this has been the case.

Yours truly,

Corrie Kost

[redacted]

BCLI Study Paper 13

STUDY PAPER ON PUBLIC HEARINGS

An Examination of Public Participation in the Adoption of Local Bylaws on Land Use and Planning



BRITISH COLUMBIA LAW INSTITUTE

Study Paper on Public Hearings:

An Examination of Public Participation in the Adoption of Local Bylaws on Land Use and Planning

BCLI Study Paper no. 13 **March 2022**

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The British Columbia Law Institute was created in 1997 by incorporation under the provincial *Society Act*. Its purposes are to:

- promote the clarification and simplification of the law and its adaptation to modern social needs,
- promote improvement of the administration of justice and respect for the rule of law, and
- promote and carry out scholarly legal research.

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Introductory Note

Study Paper on Public Hearings:
An Examination of Public Participation in the Adoption of Local Bylaws on Land Use and Planning

In British Columbia, provincial legislation has created a legal framework for local control of land use and planning. This legal framework enables cities, towns, districts, villages, and regional districts to adopt large-scale official community plans and targeted zoning bylaws. Public hearings, which give the public a forum to express its views on proposed plans and bylaws before their adoption, are a key part of this legal framework.

This study paper is intended to give a detailed picture of the law on public hearings in British Columbia. The paper traces the origins of the legislative requirement to hold a public hearing in early land use legislation. The paper describes the ways in which that legislation has developed, in tandem with case law, over the course of a century. The paper also examines statements in the case law and commentary explaining the purposes of public hearings and sets out arguments evaluating the pros and cons of the current law.

BCLI has published this study paper in support of the Renovate the Public Hearing Project, which is being carried out by the Strengthening Canadian Democracy Initiative at Simon Fraser University Morris J. Wosk Centre for Dialogue.



Emily L. Clough
Chair,

British Columbia Law Institute
March 2022

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The British Columbia Law Institute thanks the Strengthening Canadian Democracy Initiative at Simon Fraser University Morris J. Wosk Centre for Dialogue for its support and partnership. This partnership was made possible by funding from Canadian Mortgage and Housing Corporation's Housing Supply Challenge.

This study paper was made possible by funding from a continuing programs grant from the Law Foundation of British Columbia. BCLI thanks LFBC for its generous support of this work.

BCLI acknowledges the work of the following members of its staff in developing, publishing, and promoting this study paper: Karen Campbell (executive director), Kevin Zakreski (staff lawyer), Alison M. Wilkinson (staff lawyer), Alec Regino (communications manager), and Shauna Nicholson (office manager).

EXECUTIVE SUMMARY

An overview of public hearings

Provincial legislation gives local governments the power to make decision about the use of land and plans for the future development of land in the locality. But this legislation imposes some requirements on the exercise of this power. One of these requirements is the subject of this study paper: the requirement to hold a public hearing before a local government adopts a land use planning bylaw.

Public hearings have been a feature of British Columbia land use law for nearly a century. But there has been renewed interest recently in them and their place in the province's legislative framework for land use and planning.

The goals of this study paper

BCLI has prepared this study paper as a means to enhance understanding of the law on public hearings. The study paper aims to achieve this goal through a detailed examination of British Columbia's law on public hearings. It seeks answers to a series of questions: Where did the legislative requirement to hold a public hearing on a land use bylaw come from? How has it changed since it first appeared in British Columbia law? How have court cases considering the legislation contributed to the development of the law? Where does the law on public hearings currently stand? What purposes does the law intend to achieve? And what have legal commentators said about the current law's successes and failures in achieving those purposes?

The primary mode of explanation in this study paper is descriptive. The study paper aims to give readers a detailed picture of the past development of the law and the current state of the law.

The Renovate the Public Hearing Project

BCLI has published this study paper to support the work of the Strengthening Canadian Democracy Initiative, Morris J. Wosk Centre for Dialogue, Simon Fraser University, in carrying out its Renovate the Public Hearing Project. This project has a law-reform focus.

In the Renovate the Public Hearing Project, the Strengthening Canadian Democracy Initiative intends to act as a convenor and a catalyst for reforms to BC's public hear-

ing legislative requirement, as a means to enhance social justice, build community, and strengthen democratic culture.

The project has three planned streams of work: a legal review, pilots of proposed reforms with local governments, and evaluations of the reforms. This study paper contributes to the project's legal review.

The study paper also forms the basis of future elements of the project, including public consultations and the development of recommendations for law reform.

Summary of the study paper

This study paper consists of six chapters.

It begins with an introductory chapter, which provides an overview of the subject and discusses the goals of the study paper.

The second chapter discusses land use law in British Columbia in broad, general terms. Its goal is to introduce readers to the specialized words and concepts that are used in this area of the law, which provides the context for the study paper's examination of public hearings.

Chapter three is the heart of the study paper and its longest chapter. This chapter describes the development of the law on public hearings in British Columbia. It begins by tracing the origins of the legislative requirement to hold a public hearing, which go back to British Columbia's first statute on land use planning, enacted in 1925. It then follows the development of the legislation, focusing on milestone enactments in 1957 and 1985. The chapter also describes the role that court decisions have played in the development of the law on public hearings. It closes with a snapshot of the current law, drawing on present-day legislation and leading judgments from the case law.

The study paper's fourth chapter examines the purposes of a legislative requirement to hold a public hearing. Courts and commentators have articulated a number of statements of the law's purposes. Their focus is on its potential to achieve broad goals that enhance local democracy.

Chapter five sets out commentary that has evaluated the current law on public hearings. It notes that arguments in favour of the current law stress its ability to meet the law's goals and fulfil its purposes. On the other hand, arguments criticizing the cur-

rent law focus on ways in which it may be seen as failing to enhance local democracy.

Finally, the study paper concludes with a chapter summing up its main points and discussing future developments planned for the Renovate the Public Hearing Project.

Chapter 1. Introduction

Introduction to the Public Hearings Project and Its Goals

About public hearings on land use bylaws

Public hearings are an integral part of land use planning and management. Whenever a city, town, or regional district wants to plan for or manage the use of land within its boundaries say by creating a comprehensive official community plan or by zoning it must adopt or amend a bylaw. As part of this bylaw process, provincial legislation requires the local government to first hold "a public hearing on the bylaw for the purpose of allowing the public to make representations to the local government respecting matters contained in the proposed bylaw."[1]

As one commentator has observed, public hearings are "a revered idea that is vigorously applauded by virtually everyone," because they provide for "[p]articipation of the governed in their government."[2] For this reason, public hearings can be called a "cornerstone of democracy."[3]

And yet there have always been concerns about this participation of the governed going awry, weakening the public hearing's contribution to effective local governance. As a law professor recently put it, if someone were to enter a hall in which "normally mild-mannered neighbors turn a public forum into a knock-down, drag-out civic brawl, as their three-minute remarks escalate into raised voices, bad-faith accusations, conspiracy theories, and every so often, actual blows," then "it is a safe bet that the subject is one of two things: a proposal for a new real estate development in the neighborhood or for a redesign of the local streets."[4]

1. *Local Government Act*, RSBC 2015, c 1, s 464 (1).
2. Sherry R Arnstein, "A Ladder of Citizen Participation" (1969) 35:4 J Am Plan Assoc 216 at 216.
3. *Ibid*.
4. Noah M Kazis, "Transportation, Land Use, and the Sources of Hyper-Localism" (2021) 106:5 Iowa L Rev 2339 at 2340 [footnotes omitted (a "proposal for a new real estate development" is typically the trigger for a public hearing on a land use bylaw).

Public hearings in the public eye

Concerns about the affordability of housing in British Columbia have recently prompted a fresh look at public hearings. A recent provincial-government report "engaged a broad range of stakeholders" on local governments' track records in approving new housing developments.[5] After noting that this report's consultation reflected "significant interest in and high importance placed on increasing the efficiency and effectiveness of the public input process,"[6] the report recommended a "[p]rovincial review of public hearings and consideration of alternative options for more meaningful, earlier public input and in different formats."[7]

A subsequent report by a joint British Columbia Canada expert panel examining housing supply and affordability has endorsed this recommendation.[8] In calling for reform, the expert panel pointed to public hearings as part of a "fraught process" that has stymied new housing construction in British Columbia and contributed to a housing-affordability crisis in this province.[9]

Finally, last year saw the first indication that legislative reform may be on the horizon. In its fall session, the legislative assembly passed amendments to local-government law, one of which affected the provisions on public hearings.[10] But it should be noted that the reach of this change was modest.[11] A full-scale review and re-evaluation of the public hearing remains an unrealized goal.

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5. British Columbia, Ministry of Municipal Affairs, *Development Approvals Process Review: Final Report from a Province-Wide Consultation* (September 2019), online (pdf): *Government of British Columbia* <www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land use/dapr 2019 report.pdf> at 3 [*Development Approvals Process Review* .

6. *Ibid* at 15.

7. *Ibid* at 24 (the report ranked this recommendation as being of "high importance").

8. See Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability, *Opening Doors: Unlocking Housing Supply for Affordability: Final Report of the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability* (June 2021), online (pdf): *govTogetherBC* <engage.gov.bc.ca/app/uploads/sites/121/2021/06/Opening-Doors BC-Expert-Panel Final-Report Jun16.pdf> [*Opening Doors* at 26.

9. *Ibid* at 25.

10. See *Municipal Affairs Statutes Amendment Act (No 2), 2021*, SBC 2021, c 30, s 26 (repealing and replacing s 464 (2) of the *Local Government Act*, *supra* note 1—in force 25 November 2021).

11. The amendment simply clarified when a local government may decide *not* to hold a public hearing.

About the Public Hearings Project

It is against this backdrop that BCLI began work on its Public Hearings Project in November 2021. Even though the timing of this project has placed it in proximity to these recent calls for reform of public hearings and legislative changes, and even though BCLI as a law-reform organization often carries out projects that aim at recommending what British Columbia law on a given topic should be in the future,[12] the Public Hearings Project is geared more toward legal research than legislative law reform.[13] The project's overriding goal is to produce this study paper as a comprehensive legal-research document.

This study paper's purpose is to examine the legislative requirement for public hearings on land use bylaws. This examination raises a number of questions. Where did this legislative requirement come from? How has it changed since it first appeared in British Columbia law? How have court cases considering the legislation contributed to the development of the law? Where does the law on public hearings currently stand? Striking out with a broader view, what purposes does the law intend to achieve? And what have commentators said about the law's successes and failures in achieving those purposes?

BCLI has sought answers to these questions by examining a number of legal sources. First and foremost, this study paper engages continuously with British Columbia's nearly hundred-year history with local land use legislation. In addition, this study paper draws on decisions of British Columbia's courts, which have by virtue of interpreting that legislation become an important source of the province's law on public hearings in their own right.

12. See e.g. British Columbia Law Institute, *Report on Modernizing the Child, Family and Community Service Act*, Report 92 (May 2021), online: <www.bcli.org/publication/92-report-on-modernizing-the-child-family-and-community-service-act>; British Columbia Law Institute, *Report on Pension Division: A Review of Part 6 of the Family Law Act*, Report 91 (March 2021), online: <www.bcli.org/publication/report-on-pension-division-a-review-of-part-6-of-the-family-law-act> (examples of recent BCLI law-reform reports).

13. See e.g. British Columbia Law Institute, *Study Paper on Youth Aging into the Community*, Study Paper 11 (May 2021), online: <www.bcli.org/publication/study-paper-on-youth-aging-into-the-community> (example of a recent research publication that surveys the law on youth transitioning from the care of the child-protection system to adulthood in the community).

Finally, this study paper draws on commentary on public hearings found in textbooks and scholarly journals. Because legislation on public hearings exists in all Canadian provinces and territories[14] as well as in many US states[15] this study paper has taken a broad view, examining British Columbia sources but supplementing them with commentary on Canadian and American law generally. This approach is justified because commentary often tries to articulate and evaluate the underlying purposes of public-hearings legislation. These purposes tend to be similar across Canadian and American legislation, uniting British Columbia's approaches to public hearings with those taken in other North American jurisdictions. Since this study paper's focus is on the law of public hearings, the bulk of the commentary considered comes from the legal and planning professions.

The Public Hearings Project's goals and purposes as well as its short timeline have marked the project in specific ways. Most notably, they have narrowed the project's focus in comparison to BCLI's law-reform projects to documenting what the law is, without taking the next step (as in a law-reform project) and asking what the law should be.

This project's funders

The Public Hearings Project was made possible by funding from the Law Foundation of British Columbia and the Simon Fraser University Morris J. Wosk Centre for Dialogue Strengthening Canadian Democracy Initiative.

14. See Alberta: *Municipal Government Act*, RSA 2000, c M-26, s 230; Saskatchewan: *The Planning and Development Act, 2007*, SS 2007, c P-13.2, ss 206–212; Manitoba: *The Planning Act*, SM 2005, c 30, CCSM c P80, ss 16 (3), 46, 74, 96, 105, 144, 168 (2), 170 (1); Ontario: *Planning Act*, RSO 1990, c P.13, ss 17 (15)–(23.2), 34 (12)–(14.6); Québec: *An Act respecting land use planning and development*, CQLR c A-19.1, ss 123–127; New Brunswick: *Community Planning Act*, SNB 2017, c 19, ss 25–26, 54, 111; Prince Edward Island: *Planning Act*, RSPEI 1988, c P-8, ss 11 (2), 18; Nova Scotia: *Municipal Government Act*, SNS 1998, c 18, ss 205 (3)–(7), 206, 210 (2); Newfoundland and Labrador: *Urban and Rural Planning Act, 2000*, SNL 2000, c U-8, ss 17–23; Yukon: *Municipal Act*, RSY 2002, c 154, ss 280–281, 294–296; Northwest Territories: *Charter Communities Act*, SNWT 2003, c 22, Schedule A, s 133; *Cities, Towns and Villages Act*, SNWT 2003, c 22, Schedule B, s 129; *Hamlets Act*, SNWT 2003, c 22, Schedule C, s 31; Nunavut: *Planning Act*, RSNWT 1988, c P-7, ss 24–25, as duplicated for Nunavut by s 29 of the *Nunavut Act*, SC 1993, c 28.

15. See e.g. Washington: Wash Rev Code §§ 35A.63.070, 35A.63.150, 35A.63.170, 35A.63.220 (2022); Oregon: Or Rev Stat §§ 227.160–227.188 (2021); California: Cal Gov Code §§ 65351, 65353–65356 (2022).

BCLI and the Strengthening Canadian Democracy Initiative

BCLI support for the Strengthening Canadian Democracy Initiative

While the goals of BCLI's Public Hearings Project don't include legislative reform, the BCLI project is intended to support a broader initiative that does have law-reform aims. This is the Strengthening Canadian Democracy Initiative, which is being carried on by the Simon Fraser University Morris J. Wosk Centre for Dialogue. The Democracy Initiative explores "the intersections of policy, procedures and citizen experiences to identify how we can create a more resilient democratic culture across all communities in Canada."[16]

Renovate the Public Hearings Project

One of the projects making up the Strengthening Canadian Democracy Initiative is the Renovate the Public Hearings Project. The goal of the project is to "improve municipal procedures and increase trust in democracy" by "identifying evidence-based recommendations for revising the British Columbia's *Local Government Act* public hearing requirements to create stronger public engagement practices, supports for reconciliation, and more effective local government pre-development approval processes."[17]

To advance this law-reform goal, the project has five objectives:

(1) analyze existing legal frameworks, including relevant case law, and explore options for legal reform;

(2) increase understanding of how public hearings evolved and their effects;

(3) improve democratic decision-making by building stronger trauma-informed and culturally respectful relationships among government and citizens;

(4) pilot and evaluate alternative options for public input that meet the needs of local governments and communities;

16. Simon Fraser University, Morris J. Wosk Centre for Dialogue, "About the Initiative: Initiative Purpose" (last visited 28 February 2022), online: *Morris J. Wosk Centre for Dialogue* <www.democracydialogue.ca/about-us>.

17. Simon Fraser University, Morris J. Wosk Centre for Dialogue, "Renovate the Public Hearing" (last visited 28 February 2022), online: *Morris J. Wosk Centre for Dialogue* <www.democracydialogue.ca/publichearings>.

(5) recommend evidence-based reforms to support more meaningful public input in local government land use decision making.[18]

With this study paper, BCLI intends to support objectives (1) and (2) of the project.

Commentary from the SFU Morris J. Wosk Centre for Dialogue Strengthening Canadian Democracy Initiative

At four places in this study paper, the SFU Morris J. Wosk Centre for Dialogue Strengthening Canadian Democracy Initiative has provided commentary on issues raised in the text from its own project on public hearings. This commentary addresses some of the broader social issues that surround this study paper's discussion of the law on public hearings.

Implications of Public Hearings Taking Place on Unceded Indigenous Lands

In carrying out the Public Hearings Project and preparing this study paper, BCLI's eyes have been trained on events that have occurred in the past. One event is conspicuous in its absence from the story of how British Columbia's law on public hearings has developed. This is any "recognition that organized societies pre-existed within the territorial limits of what is now Canada."[19] In other words, the development of this body of law has failed to acknowledge that its subject a public hearing on a land use bylaw in British Columbia takes place on and affects unceded Indigenous lands.

"The need to take this reality into account," a former Chief Justice of British Columbia has observed, "raises big questions for the practice of Canadian law."[20] This point should be understood broadly, with the "practice of law" encompassing the reform of existing law and the development of new laws.

18. *Ibid*.

19. The Honourable Chief Justice Lance SG Finch, "The Duty to Learn: Taking Account of Indigenous Legal Orders in Practice," in M Louise Mandell et al, eds, *Indigenous Legal Orders and the Common Law: Materials Prepared for the Continuing Legal Education Seminar, Indigenous Legal Orders and the Common Law, Held in Vancouver, B.C., on November 15 & 16, 2012* (Vancouver: Continuing Legal Education Society of British Columbia, 2021) 2.1 at 2.1.1.

20. *Ibid*.

Turning briefly to the future development of the law on public hearings, many things aren't readily apparent but it's clear that the law won't continue to develop in the same vein. The turning point that has made this conclusion irresistible occurred when Canada reversed its initial opposition to the *United Nations Declaration on the Rights of Indigenous Peoples*.[21]

In British Columbia, this change of position from opposition to support has led to the enactment of the *Declaration on the Rights of Indigenous Peoples Act*.[22] This act commits the government of British Columbia, "[i]n consultation and cooperation with the Indigenous peoples in British Columbia," to "take all measures necessary to ensure the laws of British Columbia are consistent with the Declaration."[23] The UN Declaration calls on states to "consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free, prior and informed consent before adopting and implementing legislative or administrative measures that may affect them."[24] Public hearings, which are part of a provincial legislative framework on land use and management, arguably come within this duty to consult and cooperate in good faith.[25]

It's also worth considering the position of local governments, which are responsible for implementing the legislative requirement by holding public hearings. The final report of the Truth and Reconciliation Commission of Canada has addressed this point, calling on local governments to adopt and implement the UN Declaration.[26] As

21. GA Res 61/295, UNGAOR, 61st Sess, UN Doc A/61/295 (2007) [UN Declaration .

22. SBC 2019, c 44.

23. *Ibid*, s 3.

24. *Supra* note 21, art 19.

25. See Felix Hoehn & Michael Stevens, "Local Governments and the Crown's Duty to Consult" (2018) 55:4 Alta L Rev 971 at 999 (arguing that "[t he importance of powers of land use control to Aboriginal title claims was recognized by the Yukon Court of Appeal in *Ross River Dena* [*Council v Government of Yukon*, 2012 YKCA 14 at para 38 when it stated that '[t he honour of the Crown demands that it take into account Aboriginal claims before divesting itself of control over land' ").

26. Truth and Reconciliation Commission of Canada, *Canada's Residential Schools: Reconciliation: The Final Report of the Truth and Reconciliation Commission of Canada*, vol 6 (Montreal & Kingston: McGill-Queen's University Press, 2015), online: <ehprnh2mwo3.exactdn.com/wp-content/uploads/2021/01/Volume 6 Reconciliation English Web.pdf> at 28 (call to action no. 43: "We call upon federal, provincial, territorial, and *municipal governments* to fully adopt and implement the *United Nations Declaration on the Rights of Indigenous Peoples* as the framework for reconciliation. [emphasis added). See also *ibid* at 43 (call to action no. 47: "We call upon federal, provincial, territorial, and municipal governments to repudiate concepts used to justify European sovereignty over Indigenous peoples and lands, such as the Doctrine of Discovery

a recent scholarly article has noted, "[a]fter asserting sovereignty over Indigenous peoples, the Crown delegated a broad spectrum of the powers flowing from that sovereignty to local governments."[27] In looking to how this act may affect the future of public hearings, "a particularly cogent point is that Indigenous peoples are not just neighbours of municipalities, they have rights and interests that overlap local boundaries. For local planners, this means that better outcomes can be expected when relationships with Indigenous peoples are based on collaboration, rather than consultation that treats Indigenous peoples as just 'stakeholders.' "[28]

and *terra nullius*, and to reform those laws, government policies, and litigation strategies that continue to rely on such concepts.").

27. Hoehn & Stevens, *supra* note 25 at 1008.

28. *Ibid* at 1007.

Chapter 2. Summary of Land use Law in British Columbia

Introduction

This chapter is intended to be an introduction for general, non-specialist readers to the concepts and terms that shape land use law in BC and that are important for the chapters that follow. To do this, the chapter provides basic information on three topics.

First, the chapter briefly considers the role played by local governments within Canada's broader system of governance. This role is primarily illustrated by contrasting local governments with federal and provincial governments. Unlike those levels of government, local governments' role isn't defined in the constitution and is increasingly seen by courts and commentators to be in flux.

Second, the chapter considers the legislation that the Legislative Assembly of British Columbia has enacted to provide a legal framework for local governments. The focus is on three provincial statutes that make up the core of this legal framework.

Third, the chapter describes the key terms that are used in land use law, which appear over and over again in this study paper. The focus is on words such as *bylaw*, *official community plan*, and *zoning*, each of which has a specialized meaning that derives from the legislation applicable to local governments.

The Place of Local Governments in Canada's System of Governance

The *Constitution Act, 1867*,[29] recognizes two levels of government: a federal level and a provincial level. Legislation is made at the federal level by the Parliament of Canada, in Ottawa. At the provincial level, legislation is made by the various provincial legislatures, such as the Legislative Assembly of British Columbia, in Victoria.

The *Constitution Act, 1867*, doesn't recognize local governments as a level of government similar to the federal or provincial levels. Local governments, to use a well-

29. (UK), 30 & 31 Vict, c 3, s 91, reprinted in RSC 1985, Appendix II, No 5.

worn phrase, "are entirely the creatures of provincial statutes."[30] This means that provincial legislation constitutes local governments, delegates specific powers to them, and may at any time remove those powers.

Recent scholarship has pointed out that it's possible to read too much into this lack of constitutional status. As one article has argued, "focusing solely on the lack of a direct constitutional mandate paints an incomplete picture of local governments in the twenty-first century," which can lead to the extreme conclusion that they are "an inferior species of government."[31] In fact, "[t]he importance of local governments in Canadian public life is often underestimated," as "[t]he authority of Canadian municipalities has grown as provinces reformed municipal statutes to underline the governmental role of municipalities, granting more authority to local governments and doing so in broad terms."[32]

So it's worthwhile to bear in mind that the role of local governments in Canada's system is in flux. It will continue to develop, often in unpredictable ways, as the future unfolds. But, that said, the current place occupied by local governments has significant implications for them, for land use planning, and for this study paper. A judgment of an Ontario court has clearly spelled these implications out by listing "four principles which apply to the constitutional status of municipal governments":

> (i) municipal institutions lack constitutional status;
>
> (ii) municipal institutions are creatures of the legislature and exist only if provincial legislation so provides;
>
> (iii) municipal institutions have no independent autonomy and their powers are subject to abolition or repeal by provincial legislation;
>
> (iv) municipal institutions may exercise only those powers which are conferred upon them by statute.[33]

It's for these reasons that this study paper spends much of its time discussing provisions in provincial statutes. Even though local governments are one of the main actors in public hearings on land use bylaws, they perform this role within a broadly defined framework. And that framework is set out in provincial legislation.

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30. *R v Greenbaum*, [1993 1 SCR 674 at 687, 100 DLR (4th) 183, Iacobucci J.

31. Hoehn & Stevens, *supra* note 25 at 974.

32. *Ibid*.

33. *East York (Borough) v Ontario (Attorney General)* (1997), 34 OR (3d) 789 at 797–798, 41 MPLR (2d) 137 (Gen Div), Borins J, aff'd (1997), 36 OR (3d) 733, 153 DLR (4th) 299 (CA), leave to appeal to SCC refused, [1998 1 SCR vii.

Major Local-Government Statutes in British Columbia

Introduction

While "British Columbia's local governments are constituted under and governed by a complex group of statutes,"[34] there are three in particular that are relevant to this study paper and its focus on public hearings in land use planning.

Local Government Act

With close to 800 sections, the *Local Government Act*[35] is British Columbia's longest statute. Its first section lists the three purposes of the act:

> (a) to provide a legal framework and foundation for the establishment and continuation of local governments to represent the interests and respond to the needs of their communities,
>
> (b) to provide local governments with the powers, duties and functions necessary for fulfilling their purposes, and
>
> (c) to provide local governments with the flexibility to respond to the different needs and changing circumstances of their communities.[36]

In essence, this list of purposes is saying that the *Local Government Act* is the source of laws relating to the creation of local governments and the delegation of powers from the provincial government to local governments.

In carrying out these purposes, the *Local Government Act* covers a wide range of topics: everything from incorporating municipalities and regional districts, voting in local elections, and setting out governance and procedures for local governments to levying local taxes, managing legal proceedings against local governments, and delegating specific powers to local governments. Included in these specific powers is the power over local land use planning.

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34. William A Buholzer, *Local Government: A British Columbia Legal Handbook*, 8th ed (Vancouver: Continuing Legal Education Society of British Columbia, 2020) at § 1.1 [Buholzer, *Local Government* .

35. *Supra* note 1.

36. *Ibid*, s 1.

Among the three major statutes for local governments, the *Local Government Act* is the most important for this study paper, because it sets out the basic legal framework for land use planning that applies to most local governments in BC. This study paper will return again and again to the provisions of the *Local Government Act*.

Vancouver Charter

The *Local Government Act* applies to every local government in British Columbia except one. For historical reasons, the city of Vancouver has its own local-government statute, called the *Vancouver Charter*.[37] The *Vancouver Charter*'s approach to land use planning is broadly similar to that of the *Local Government Act*, especially in regard to public hearings,[38] but there are some small differences in detail. This study paper's focus will be on the *Local Government Act*, but it will note differences for the city of Vancouver (mainly in footnotes) whenever appropriate.

Community Charter

The third major statute for BC's local governments has little to do with land use planning. So the *Community Charter*[39] will only appear a few times in the pages that follow.[40]

The existence of the *Community Charter* is mainly worth noting for this study paper because it is the concrete embodiment of the abstract point made earlier about the place of local governments in Canada's system of governance being in flux.[41]

37. SBC 1953, c 55.

38. See William Buholzer, *British Columbia Planning Law and Practice* (Toronto: LexisNexis Canada, 2001) (loose-leaf release 57 updated May 2021) at § 16.83 [Buholzer, *BC Planning Law* .

39. SBC 2003, c 26.

40. There is some crossover between the *Community Charter* and the *Local Government Act*, *supra* note 1, on some of the topics covered in this study paper. For example, the *Community Charter* contains general requirements on public notices (see *supra* note 39, s 94), while the *Local Government Act* spells out specific requirements for public notices of public hearings (see *supra* note 1, ss 466–468). Since this study paper's subject is public hearings (and since this study paper isn't intended as a comprehensive discussion of local-government law generally), its focus in discussing such legislative requirements will be on the specific provisions applicable to public hearings found in the *Local Government Act*.

41. See, above, at 10 (further discussion of how the place of local governments within Canada's system of governance is in flux).

The *Community Charter* came into being as part of a major effort to reform BC's local-government law at the turn of the 21st century.[42] The main impetus behind this effort was a broad conceptual change in how the province structured its local-government legislation. In brief, the idea was to draw on changes already made in other provinces, which "had revamped their local government enabling legislation to substitute a 'broad powers' approach for the delegation of dozens of separate, narrowly-worded legislative powers."[43]

In the end, this reform effort was only partially realized. The provincial government ultimately decided not to proceed on plans to repeal the *Local Government Act* and leave only the *Community Charter* in force.[44] This decision has left "British Columbia with one foot in the modern world of broad powers, and the other in the arcane detail of the *Local Government Act*."[45] As the *Local Government Act* governs land use planning, so much of this study paper is taken up with analyzing detailed provisions often setting out procedures for local governments to follow from this statute.

42. Note that the text greatly simplifies a complex reform process that unfolded over the course of more than a decade (from the early 1990s to the mid-2000s), spanning a change in provincial government from the BC New Democratic Party to the BC Liberal Party. The reform effort proceeded down two tracks, resulting in both significant changes to what was then called the *Municipal Act* (it was renamed in the reform process as the *Local Government Act*) and the development and enactment of the *Community Charter*). The story is recounted in detail in Buholzer, *Local Government*, *supra* note 34 at §§ 1.4–1.9.

43. *Ibid* at § 1.4.

44. See *ibid* at § 1.19 ("While government Ministry service plans had previously contemplated a second phase of the *Community Charter* process dealing comprehensively with what remained of the *Local Government Act*, the *Community Charter Council Act* was repealed in 2006 and the Council disbanded, and the comprehensive program of renovation for B.C.'s local government enabling legislation appeared to have come to an end."). This commentator has noted that "[t he new Liberal government was sensitive to the fears of the business community that a new local government legislative regime would increase the ability of municipalities to impose regulations affecting its members" (*ibid* at § 1.8), which may have contributed to the government's decision not to follow through on making the broadly framed *Community Charter* the sole local-government statute.

45. *Ibid* at vii.

Land Use Terminology

Local government, municipality, regional district

While *local government* isn't, strictly speaking, a land use term, it is a good starting place for this discussion of terminology for a couple of reasons. First, local governments are one of the main actors in land use planning generally and public hearings specifically. Second, the term *local government* has a specific meaning in this context, which is somewhat narrower than what readers might expect.

The *Local Government Act* defines *local government* simply by reference to what may be called its deliberative body. Under the act, *local government* "means (a) the council of a municipality, and (b) the board of a regional district."[46]

The different terms used in paragraphs (a) and (b) reflect differences between municipalities and regional districts and how their local governments are constituted.

Municipality is a collective term for cities, towns, villages, and districts.[47] Classification of municipalities "depend[s] on the size of their population and geographic area."[48] According to recent provincial-government figures, "[t]here are currently 162 municipalities, ranging in population from just over 100 to over 630,000 people and ranging in size from 63 hectares to over 8,500,000 hectares."[49]

The local government of a municipality is called a *council*. "Municipal councils are democratically elected to make decisions on behalf of the community, and are accountable for those decisions to their electorate."[50] These municipal councils "are composed of a mayor and councillors, and vary in size from five to eleven members depending on population of the municipality. Mayors and councillors serve a four-year term."[51]

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46. *Supra* note 1, Schedule, s 1 "local government."

47. See British Columbia, "Local Government Systems in B.C." (last visited 28 January 2022), online: *Government of British Columbia* <www2.gov.bc.ca/gov/content/governments/local-governments/facts-framework/systems>.

48. *Ibid*.

49. *Ibid*.

50. British Columbia, "Municipalities in B.C.: Municipal Governance" (last visited 28 January 2022), online: *Government of British Columbia* <www2.gov.bc.ca/gov/content/governments/local-governments/facts-framework/systems/municipalities>.

51. *Ibid*.

Regional districts "are federations of municipalities, electoral areas and in some cases, Treaty First Nations."[52] British Columbia has "27 regional districts," which "span nearly the entire geographic area of the province," and which "range in population from under 4,000 to over two million and range in size from 2,000 to 119,337 km^2."[53]

In contrast to municipal councils, the local governments of regional districts are partially democratically elected and partially appointed. Regional districts "are governed by a board of directors composed of a director elected from each electoral area and one or more directors appointed from the elected council of each municipality and from a Treaty First Nation (if any), based on the population of the jurisdiction represented."[54]

Historically, regional districts "arose out of a need for greater regional cooperation and equitable cost-sharing between municipal areas and rural areas."[55] The scope of their activities is quite limited.[56] In comparison to municipalities, regional districts are far less active in land use planning and management.

Bylaw

A *bylaw* is a "law passed by local government," which is sometimes described as "a form of subordinate legislation."[57] Bylaws are subordinate in the sense that a local

52. "Local Government Systems in B.C.," *supra* note 47.

53. British Columbia, "Regional Districts in B.C." (last visited 28 January 2022), online: *Government of British Columbia* <www2.gov.bc.ca/gov/content/governments/local-governments/facts-framework/systems/regional-districts>.

54. *Ibid*.

55. *Ibid*.

56. See *ibid* ("Regional districts have three basic roles. They provide a political and administrative framework to: [p rovide region-wide services such as regional parks, and emergency telephone services such as 911; [p rovide inter-municipal or sub-regional services, such as recreation facilities where residents of a municipality and residents in areas outside the municipality benefit from the service; [a ct as the general local government for electoral areas and provide local services such as waterworks and fire protection to unincorporated communities within the electoral areas.").

57. Howard Epstein, *Land-use Planning* (Toronto: Irwin Law, 2017) at 565.

government's authority to pass them isn't grounded in the constitution. Instead, it's dependent on provincial enabling legislation.[58]

Bylaws aren't specific to land use planning. They are the general instrument by which a local government makes laws to govern those areas over which the province has granted authority to the local government. That said, much of what local governments are doing by way of land use planning entails the adoption of a bylaw.

The general procedures for adopting bylaws are set out in the *Community Charter*.[59] In brief, bylaws are adopted by majority vote[60] of the municipal council or regional-district board, on three readings of the bylaw at a council or board meeting or meetings.[61]

Official community plan

Land use planning has been described as "an attempt, based on studies and on public consultation, to achieve a rational agenda for a community."[62] The central feature of this agenda is an official community plan.[63]

According to the *Local Government Act*, the purposes of an official community plan are to provide "a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government."[64] Official community plans are best thought of in this way, as high-level statements of a vision or principles, which guide a local government in carrying out long-range planning. The official community plan "envisions

58. See, above, at 9–10 (further discussion of the place of local governments within Canada's system of governance).

59. *Supra* note 39, ss 135–140. See also *Local Government Act*, *supra* note 1, s 227 (applying these provisions of the *Community Charter* to regional districts).

60. See *Community Charter*, *supra* note 39, s 123 (1).

61. See *ibid*, s 135 (1).

62. Epstein, *supra* note 57 at 37.

63. See *Local Government Act*, *supra* note 1, ss 471–478. In Vancouver, the equivalent of an official community plan is called an official development plan. See *Vancouver Charter*, *supra* note 37, ss 562–564.

64. *Supra* note 1, s 471 (1).

the objectives of the local community"[65] and "provide[s] the policy context for land use by-laws."[66]

The *Local Government Act* sets out the requirements for the contents of an official community plan.[67] These required contents include "statements and map designations" regarding such things as residential and commercial developments, roads, and other public facilities.[68] The plan also "must include housing policies of the local government respecting affordable housing, rental housing and special needs housing."[69]

The *Local Government Act* also imposes a special requirement for consultations during the development of an official community plan.[70] The requirement is broad in its scope, but it does call on the local government to "specifically consider" consultations with adjacent municipal councils and regional-district boards, First Nations, and provincial and federal governments[71] and to consider whether opportunities for consultations "should be early and ongoing."[72] These consultations are "in addition to the public hearing."[73] A court case on this requirement noted that the consultations it calls for are "an elastic concept," which may include "informal communications, meetings, open houses, delegations, and correspondence."[74]

Official community plans are adopted by bylaw. The *Local Government Act* sets out the process for adoption, which calls for the following steps after first reading of the bylaw, "in the indicated order":[75]

65. Epstein, *supra* note 57 at 19.
66. *Ibid* at 303.
67. *Supra* note 1, s 473.
68. *Ibid*, s 473 (1).
69. *Ibid*, s 473 (2).
70. See *ibid*, s 475 (1) ("During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.").
71. *Ibid*, s 475 (2) (b).
72. *Ibid*, s 475 (2) (a).
73. *Ibid*, s 475 (3).
74. *Gardner v Williams Lake (City)*, 2006 BCCA 307 at paras 28–29, Saunders JA.
75. *Supra* note 1, s 477 (3).

- consideration of the proposed official community plan "in conjunction with" (a) the local government's financial plan and (b) any applicable waste management plan;[76]
- reference to the Provincial Agricultural Land Commission for comment, if the proposed plan "applies to agricultural land in the agricultural land reserve";[77]
- "hold a public hearing."[78]

According to a leading commentator on land use planning, official community plans "have been adopted for virtually all municipalities and most regional district electoral areas in the province."[79] But many rural areas are not zoned.

Zoning

The *Local Government Act* gives local governments the power to adopt zoning bylaws.[80] This "zoning power" has been described as "an authority to divide the area to which the zoning regulations are to apply into zones, and regulate within each zone the use and density of use of land and the use, density of use, siting, size, and dimensions of buildings and structures."[81]

For example, a zoning bylaw may establish "residential zones[, which] can be defined to reflect different types of residential uses in a community such as single-family, duplex and multi-family."[82] In addition to regulating "how land, buildings and other structures may be used"[83] within a zone, a zoning bylaw may also regulate

76. *Ibid*, s 477 (3) (a).
77. *Ibid*, s 477 (3) (b).
78. *Ibid*, s 477 (3) (c).
79. Buholzer, *Local Government*, *supra* note 34 at § 9.1.
80. *Supra* note 1, s 479. See also *Vancouver Charter*, *supra* note 37, s 565. According to one commentator "[u nder the *Vancouver Charter* the zoning power is significantly broader" than that conferred by the *Local Government Act* (Buholzer, *Local Government*, *supra* note 34 at § 9.16).
81. Buholzer, *Local Government*, *supra* note 34 at § 9.16.
82. British Columbia, "Zoning Bylaws" (last visited 22 February 2022), online: *Government of British Columbia* <www2.gov.bc.ca/gov/content/governments/local-governments/planning-land-use/land-use-regulation/zoning-bylaws>.
83. *Ibid*.

"[w]here a building can be located on a site,[84] "the building's maximum height and size,"[85] and "the maximum density typically measured by Floor Area Ratio."[86]

If official community plans are broad statements of vision, then zoning bylaws fill in the details of land use planning by "implement[ing]"[87] the plan and "set[ting] specific rules"[88] for geographically bounded areas within a municipality or regional district. The Supreme Court of Canada has described the relationship between official community plans and zoning bylaws in the following terms: "[a] community plan does not alter zoning. A plan's legal effect is that . . . by-laws enacted after the adoption of an official community plan 'shall be consistent with the relevant plan.' "[89]

Zoning bylaws are prevalent throughout British Columbia. "With the exception of a few rural areas within the jurisdiction of regional districts," a commentator notes, "the settled areas of the province are all subject to zoning bylaws."[90]

84. City of Vancouver, "Zoning and Development By-law 3575" (last visited 22 February 2022), online: *City of Vancouver* <vancouver.ca/home-property-development/zoning-and-development-bylaw.aspx>.

85. *Ibid*.

86. City of Coquitlam, Planning and Development, "Land Use, Zoning & Density" (last visited 22 February 2022), online (pdf): *City of Coquitlam* <www.coquitlam.ca/DocumentCenter/View/4150/Land-Use-Zoning-and-Density-PDF> at 1. Floor area ratio is "is the maximum amount of floor area or building space on a lot—it is expressed as a ratio. For example, if you have a lot area of 500 m^2 and your maximum FAR is 0.45, then the maximum floor area you can construct is 225 m^2" (*ibid* at 2).

87. Epstein, *supra* note 57 at 19.

88. *Ibid* at 303.

89. *Save Richmond Farmland Society v Richmond (Township)*, [1990 3 SCR 1213 at 1216–1217, 75 DLR (4th) 425 [*Save Richmond Farmland Society* , Sopinka J (quoting s 949 (2) of the *Municipal Act*, RSBC 1979, c 290, which is now *Local Government Act*, *supra* note 1, s 478 (2)). See also *Vancouver Charter*, *supra* note 37, s 563 (2) ("The Council shall not authorize, permit, or undertake any development contrary to or at variance with the official development plan.").

90. Buholzer, *Local Government*, *supra* note 34 at § 9.16.

Chapter 3. Development of the Requirement for Public Hearings in BC Land use Law

Overview of Chapter and Social Problems Addressed by Land use Law

This chapter traces the development of the requirement to hold a public hearing in conjunction with a local government's land use regulation (such as zoning bylaws). First, it examines how the law has developed through legislation from the origins of land use planning in British Columbia to the present day. Then it discusses how court cases interpreting planning legislation have contributed to the makeup of the law.

This study paper will discuss the purposes of public hearings specifically in a later chapter, but it's worthwhile to begin this history of public-hearing requirements by noting the broader context within which they evolved. This is the context of land use planning and regulation. As can be said of virtually any area of the law, this body of law came into being in response to a specific set of social problems.

These social problems had to do with competing uses of land. As one professor has put it (using the language of economics), land use rules "are intended to prevent landowners from using their properties in ways that create negative externalities that harm neighbors or the general welfare."[91] Preventing these externalities plays into one of law's core concerns: managing disputes between people. "Planning is," the author of textbook on land use planning has noted, "one of the law's mechanisms for dealing with disputes, or, better, attempting to avoid disputes, whether the points of tension arise between private owners and some level of government or between or among private owners."[92]

91. Michael Casey Gleba, "Toward Alienable Zoning" (2021) 6 JL Prop & Soc'y 51 at 60.

92. Epstein, *supra* note 57 at 15.

Development of the Public-Hearing Requirement in Legislation

Pre-history: developments before the province enacted land use legislation

Land-based "points of tension" are part of the founding of BC, with an Indigenous reserve system that preceded settlement and development.[93]

Further points of tension in connection with the development of land by settlers began to be felt around the turn of the 20th century.[94] And they were felt most keenly in cities and towns because this is where conflicting uses of land were likely to be in close proximity. Before dedicated planning legislation emerged at the provincial level in 1925, "at least one municipality had adopted a zoning bylaw under more rudimentary zoning enabling provisions."[95]

While this specific approach to land use planning was quickly abandoned, it did establish one characteristic of this area of the law that continues to the present. Even though the provincial government is clearly involved in land use planning, that involvement is limited to the articulation of procedural rules that form a broad legal framework within which specific planning decisions are made. But the province itself doesn't actually make those decisions. Instead, they're made by local governments. A leading planning-law textbook explains why this is so: "[o]nly in theory could detailed regulation of land use be implemented at the level of a provincial government," because "[t]he essential logic is that local government is in a position to be

93. See R Cole Harris, *Making Native Space: Colonialism, Resistance, and Reserves in British Columbia* (Vancouver : UBC Press, 2002). See also, above, at 6–8 (discussion of implications of public hearings taking place on unceded Indigenous lands).

94. See Buholzer, *BC Planning Law*, *supra* note 38 at § 1.6 ("The land use issues with which local governments were concerned at the time began to emerge in amendments to the province's basic municipal legislation, the *Municipal Clauses Act*, at the beginning of the 20th century.").

95. Buholzer, *Local Government*, *supra* note 34 at § 9.1. The "more rudimentary zoning enabling provisions" were actually highly detailed lists of delegated authority, allowing local governments to regulate things like laundries and sawmills—that is, to regulate various specific uses of land. So they were rudimentary in the sense of being limited in their reach to specific uses of land: these legislative provisions didn't contemplate giving local governments a comprehensive set of tools to manage land use and planning within a locality. See Buholzer, *BC Planning Law*, *supra* note 38 at § 1.6 (tracing the development of this approach and listing the various regulated uses).

familiar with the physical characteristics of each neighbourhood, block, and lot and to understand how the community in some areas might best function together."[96]

Town Planning Act (1925)

So in the early 20th century British Columbia's local governments had rudimentary land use-planning powers that were "tightly worded to equip local governments to deal only with particular land use issues," which meant that the governing provincial "legislation thereby reflected a prevailing view that local governments should be empowered to interfere with private land use decisions only sparingly."[97] But in 1925, BC changed course by enacting "[t]he first comprehensive delegation of legislative power to regulate land use in B.C."[98]

This legislation, called the *Town Planning Act*,[99] has been described as "provid[ing] the essential elements of the planning and land use regulation toolkit that exists to this day." The tools in that toolkit were: "the official comprehensive plan, the zoning bylaw with a mandatory public hearing, the planning commission and the board of variance, protection for existing uses from new regulations, the withholding of building permits during preparation of a zoning bylaw, and a 'no compensation' rule for property diminished in value by a zoning bylaw."[100]

The preamble to the act cited "large municipal expenditures [that] have become necessary owing to the fortuitous development of urban centres" as a reason for the act's goal of "mak[ing] provision whereby the natural growth of cities and towns may be planned in a systematic and orderly way."[101] Planning for growth was then described as the means to secure a number of benefits, including reducing traffic congestion, encouraging economic development, preserving "the amenity of residential districts," and providing "adequate areas . . . for protecting the health of and providing recreation for the public."[102]

96. Epstein, *supra* note 57 at 304.

97. Buholzer, *BC Planning Law*, *supra* note 38 at § 1.6.

98. *Ibid* at § 1.8.

99. SBC 1925, c 55.

100. Buholzer, *BC Planning Law*, *supra* note 38 at § 1.9.

101. *Supra* note 99, Preamble.

102. *Ibid*, Preamble.

While the *Town Planning Act* heralded a major shift in policy direction, it's possible to overstate the nature of this change. If the past is represented by a policy of deference to the property rights of landowners, then the *Town Planning Act* wasn't a clean break with this policy. Its provisions instead appear to be more concerned with trying to strike a balance between the new powers delegated to local governments and the desire to continue to protect those property rights.

This point can be seen from the list of tools in the "land use regulation toolkit" provided by the act, as described above. Some of these tools are clearly newly delegated powers for local governments (such as providing for the development of an "official comprehensive plan"). Others are more of check on the exercise of those powers (e.g., "protection for existing uses from new regulations").

What was described as "a mandatory public hearing" falls into this latter camp. The section creating the requirement provided that a municipal "[c]ouncil shall not determine the boundaries of any district nor impose any regulations," by

ORIGINS OF THE BC TOWN PLANNING ACT

British Columbia's Town Planning Act has direct ties to the Town Planning Institute and its British founder, Thomas Adams. In 1914 Adams came to Canada and drafted a template version of the Town Planning Act and promoted his work nationally. That year the Union of BC Municipalities also voted to support hiring him to draft a version for British Columbia, but it would take eleven years and two attempts before the BC legislature passed a Town Planning Act.

In 1922, the Vancouver Town Planning Branch was founded the same year a version of the Town Planning Act failed to pass in the legislature. They focused their efforts on revising and reintroducing a provincial Act. Members Frank E. Buck and J. A. Walker, coordinated and consulted with the national and municipal town planning groups. A. G. Smith was assigned the legal aspects of town planning and helped draft a second version of the Act.

The group worked with the Vancouver City Council and engaged in public commentary to increase the willingness of the provincial government to reconsider the Act. They gave key speeches like *Why We Plan* and *The A.B.C.s of Town-Planning* to emphasize town planning as a positive business proposition. They wrote editorials such as *The Billboard Problem* and *Architectural Control in Vancouver* to promote planning to achieve orderly urban growth. Underpinning all of these efforts was an argument that strong planning would reduce tax rates for individuals.

The coordinated efforts succeeded. In 1925, Mary Ellen Smith tabled the Town Planning Act and it was passed into law on December 18. Praise for the act was widely circulated in the Journal of Town Planning. Ironically, Smith was later denied membership to the Town Planning Institute because of her gender.

Although the Vancouver Town Planning Branch donated many personal papers and correspondence to archives in British Columbia, primary sources about what inspired language about public hearings has yet to be found. Such public hearing requirements did not exist in Thomas Adams's 1914 template, but were introduced into the BC act at some point prior to 1925. Exactly who wrote it and why may be lost to history.

—drafted by SFU Morris J. Wosk Centre for Dialogue Strengthening Canadian Democracy Initiative as part of their project on public hearings

"passing a zoning by-law," "until after all persons who might be affected by the proposed by-law shall be afforded an opportunity to be heard on the matters covered therein before the Council."[103] A parallel provision applying to amending or repealing a zoning bylaw is clearer on this point, describing the public hearing as a council meeting in which "all persons *whose property would be affected* by such amendment or repeal may appear in person or by attorney or by petition."[104]

Even though the legislation at this point didn't use the words *public hearing*, the hint of this idea was present. The notice requirement that went hand-in-hand with the hearing requirement called for broad notice to the public at large, through advertising "in not less than two consecutive issues of a newspaper published or circulating in the municipality."[105] This approach meant that notice of the public hearing wouldn't just be given to neighbouring landowners. Instead, word of the hearing would be spread widely throughout the community.

Municipal Act (1957)

The *Town Planning Act* continued in force for just more than 30 years, being amended occasionally along the way. The next signpost on the development of the public-hearing requirement occurred in 1957, with the enactment of the *Municipal Act*.[106]

The language of the public-hearing requirement was largely unchanged. The act provided that "[t]he Council shall not adopt a zoning bylaw until it has held a hearing thereon."[107] A subsequent section extended this requirement to amending or repealing a zoning bylaw.[108]

When it came to participation in the public hearing, the *Municipal Act* simply provided that "[a]t the hearing all persons who deem themselves affected by the proposed by-law shall be afforded an opportunity to be heard in matters contained in the by-law."[109] This provision was similar to its predecessor in the *Town Planning Act*, though it lacked the reference to property interests in that earlier statute ("persons

103. *Supra* note 99, s 10.

104. *Ibid*, s 11 (2) [emphasis added .

105. *Ibid*, s 10. See also *ibid*, s 11 (1) (incorporating by reference to section 10 this method of notice for amending or repealing a zoning bylaw).

106. SBC 1957, c 42.

107. *Ibid*, s 700 (1).

108. *Ibid*, s 701.

109. *Ibid*, s 700 (3).

whose property would be affected").[110] But that language about property would re-appear in later versions of the legislation.

The *Municipal Act*'s public-hearing requirement also went hand-in-hand with timing and notice provisions that were similar to those found in the *Town Planning Act*. The hearing was required before the municipal council adopted a zoning bylaw and after notice "stating the time and place of the hearing has been published in not less than two consecutive issues of a newspaper published or circulating in the municipality, with the last of such publications appearing not less than three days nor more than ten days before the date of the hearing."[111]

Overall, the *Municipal Act* was significant less for any substantive changes in the public-hearing requirement. Its importance consisted in absorbing the land use provisions in the *Town Planning Act* into a comprehensive *Municipal Act*.[112] This approach has continued on to the present day, as land use planning is still one part in a very large *Local Government Act*.

Municipal Amendment Act (1985)

The next milestone in the development of the public-hearing requirement came with the enactment of amendments to the *Municipal Act* in 1985. The *Municipal Amendment Act, 1985*,[113] is the source of legislation on public hearings that remains in place to the present day.[114]

The noteworthy thing about the 1985 amendments is that they were much longer than the legislation that came before. Instead of two compact sections, the public-hearing requirement now took four sections, each with many subsections.

110. See *supra* note 99, s 11 (2).

111. *Supra* note 106, s 700 (1).

112. See Buholzer, *Local Government*, *supra* note 34 at § 1.3 (noting that "[i n 1957, the *Municipal Act* was expanded to 900 sections with the incorporation of material previously contained in eight other related statutes" [footnote omitted).

113. SBC 1985, c 79.

114. See Buholzer, *BC Planning Law*, *supra* note 38 at § 1.17 ("In 1985, the planning and zoning powers were rewritten (but not fundamentally altered) as Part 29 of the *Municipal Act*, to which the present Part 14 bears a close resemblance." [footnote omitted).

Despite its added length, the specific provision establishing the public-hearing requirement remained consistent with the legislation that had gone before. The 1985 amendments continued to require, before the adoption of certain specified land use bylaws, "a public hearing on the bylaw for the purpose of allowing the public to make representations to the local government respecting matters contained in the proposed bylaw."[115] A later provision also revived the language tying participation in a public hearing to an affected property interest.[116]

So what accounted for the increased length of the 1985 amendments? First, there were some new substantive provisions in the 1985 amendments. For example, local governments were empowered to "waive the holding of a public hearing" in a specific case.[117] This waiver power could be used if (1) "an official community plan is in effect for the area that is subject to a proposed zoning bylaw" and (2) "the proposed

ERAS OF PLANNING AND PUBLIC ENGAGEMENT
While the legal intention of public hearings has been relatively static since its inclusion in the BC Town Planning Act of 1925, the profession of planning has embraced different views towards public engagement.

First Nations Laws and Governance (since time immemorial)
For thousands of years, First Nations had their own systems of governance and decision-making about community planning. Every aspect of life, from the seasonal harvests to how homes and buildings were designed was a planning decision. Colonization replaced many of these Indigenous planning systems with European approaches to land management, which included the professionalization of planning.

City Beautiful, Garden City, Regionalism (1890s–1920s)
At the end of the 19th century, the profession of planning emerged to help rectify the lack of sanitation, poor living conditions, and disorder in industrial cities. Different priorities were debated but planners emerged as scientific experts with the power to solve the woes of urban growth. Both the Town Planning Institute and the growing number of Town Planning Acts emphasized visual aesthetics, inclusion of green space, and segregated land use.

New Town Movement (1940s–1970s)
Planning was still considered a technical exercise focused on pre-planned communities through the New Towns movement and post-war building efforts. Planners were seen as objective, rational, and value-neutral actors.

Urban Renewal (1960s–1970s)
The debates surrounding massive urban renewal projects of the 1960s created greater awareness that planning decisions are partly political and partly economic, and the planning profession faced a lot of criticism. As a result, new forms of advocacy and participatory planning processes emerged to address citizen concerns around transparency and democracy.

. . . cont'd

115. *Supra* note 113, s 956 (1).

116. See *ibid*, s 956 (3) ("At a public hearing all persons who believe that their interest in property is affected by the proposed bylaw shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw that is the subject of the hearing.").

117. *Ibid*, s 956 (4).

bylaw is consistent with the plan."[118] A special notice provision also applied when a local government decided to waive a public hearing.[119]

ERAS OF PLANNING AND PUBLIC ENGAGEMENT—continued

Sustainability Movement (1980s–present)

The profession of planning continues to evolve with a focus on the longevity of communities and their sustainability. However, increasing complexity in the planning process has also resulted in critiques. Complaints about the pre-development approval process in British Columbia, for example, focus on how it adds delays or barriers for addressing current housing needs. While the profession of planning no longer views itself as all-knowing technocrats, it continues to use a technical process to balance trade-offs, guide land use decisions, and understand the public interest when making recommendations.

—drafted by SFU Morris J. Wosk Centre for Dialogue Strengthening Canadian Democracy Initiative as part of their project on public hearings

Second, the 1985 amendments also introduced new procedures. For example, the amendments spelled out in detail the procedure for adopting the proposed land use bylaw after the public hearing.[120]

Third, the 1985 amendments added considerable new detail to the established procedures for public hearings.

To take one example, the timing rule that requires a public hearing to be held before adopting a land use bylaw was restated in the 1985 amendments in more limited and definite terms ("[t]he public hearing shall be held after first reading of the bylaw and before third reading").[121] To take another example, the notice that a local government must give before a public hearing was expanded in scope (requiring direct notification of neighbouring landowners, if "the bylaw alters the permitted use or density of an area")[122] and detail (spelling out what information must be provided in the published notice).[123]

Developments since 1985

The legislation on public hearings continued to change and develop in the years after 1985, as the *Municipal Act* became the *Local Government Act*. These changes built on the basic structure provided by the 1985 amendments, altering the details of it rather than its overall framework.

118. *Ibid*, s 956 (4).

119. See *ibid*, s 958.

120. See *ibid*, s 959.

121. *Ibid*, s 956 (2).

122. *Ibid*, s 957 (3).

123. See *ibid*, s 957 (2) (a).

At this point, it's necessary to pause the narrative of developing legislation, because it only tells part of the story of what makes up the current law. Since the early 1980s, court cases on public hearings have come to play an increasingly important role in the law on public hearings.[124] Before noting what judges have added to the law on public hearings, it's helpful to take a step back and consider why the common law would play such a significant role in this area of the law.

Development of the Public-Hearing Requirement in Case Law

Overview: three factors contributing to the importance of case law in the development of the public-hearing requirement

Case law has had an important impact on the development of certain aspects of public hearings because of three factors. These factors are: (1) the rise of procedural fairness within administrative law; (2) the connections between public hearings and other kinds of hearings, such as hearings before a court; and (3) the incentives that BC land use law has created to litigate on procedural issues.

Judicial review and the rise of procedural fairness in administrative law

About judicial review

"It is a fundamental principle of the rule of law that state power must be exercised in accordance with the law," the Supreme Court of Canada has observed in a leading case.[125] "The corollary of this constitutionally protected principle is that superior courts may be called upon to review whether particular exercises of state power fall outside the law. We call this function 'judicial review.' "[126]

124. See e.g. Buholzer, *BC Planning Law*, *supra* note 38 at § 16.53 ("Each aspect of the hearing has been attacked in litigation and examined by the courts, often resulting in the erection of an additional common law requirement upon the simple statutory foundation for a hearing.").

125. *Catalyst Paper Corp v North Cowichan (District)*, 2012 SCC 2 at para 10 [*Catalyst Paper* , McLachlin CJ.

126. *Ibid*.

Judicial review applies to local-government decisions. As the court has explained, "[a] municipality's decisions and bylaws, like all administrative acts, may be reviewed in two ways."[127]

One way relates to the fact that local governments "possess only those powers that provincial legislatures delegate to them,"[128] which was discussed in the previous chapter.[129] The other way, which is more significant for the discussion that follows in this chapter, involves what the court called "the requirements of procedural fairness."[130]

About procedural fairness

"The duty of procedural fairness," a court has recently noted, "extends to all administrative decision makers acting under statutory authority."[131] "The values underlying the duty of procedural fairness," a leading case has explained, "relate to the principle that the individual or individuals affected should have the opportunity to present their case fully and fairly, and have decisions affecting their rights, interests, or privileges made using a fair, impartial, and open process, appropriate to the statutory, institutional, and social context of the decision."[132]

As can be readily appreciated this principle sets a rather open-ended standard for procedural fairness. As the court has put it in another leading case, "the concept of procedural fairness is eminently variable and its content is to be decided in the specific context of each case."[133] In other words, the extent to which the procedures that a given administrative decision-maker has used in coming to a decision can be seen to be fair will vary from case to case.

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127. *Ibid* at para 12.

128. *Ibid* ("[M unicipal acts may be set aside because they fall outside the scope of what the empowering legislative scheme contemplated. This substantive review is premised on the fundamental assumption derived from the rule of law that a legislature does not intend the power it delegates to be exercised unreasonably, or in some cases, incorrectly.").

129. See, above, at 9–10 (on "the place of local governments in Canada's system of governance").

130. *Catalyst Paper*, *supra* note 125 at para 12.

131. *Young v Central Health*, 2016 NLTD(G) 145 at para 19, Goodridge J.

132. *Baker v Canada (Minister of Citizenship and Immigration)*, [1999 2 SCR 817 at para 28, 174 DLR (4th) 193 [*Baker* , L'Heureux-Dubé J.

133. *Knight v Indian Head School Division No 19*, [1990 1 SCR 653 at 682, 69 DLR (4th) 489, L'Heureux-Dubé J.

To try to guide courts toward achieving some consistency in applying this variable principle, the Supreme Court of Canada has articulated the following (non-exhaustive) list of factors to consider in determining the duty of procedural fairness in a specific case:

- "the nature of the decision being made and the process followed in making it";[134]
- "the nature of the statutory scheme" (note: "[g]reater procedural protections, for example, will be required when no appeal procedure is provided within the statute, or when the decision is determinative of the issue and further requests cannot be submitted");[135]
- "the importance of the decision to the individual or individuals affected";[136]
- "the legitimate expectations of the person challenging the decision may also determine what procedures the duty of fairness requires in given circumstances";[137]
- "the analysis of what procedures the duty of fairness requires should also take into account and respect the choices of procedure made by the agency itself, particularly when the statute leaves to the decision-maker the ability to choose its own procedures, or when the agency has an expertise in determining what procedures are appropriate in the circumstances."[138]

As more people challenged the decisions of local governments on land use bylaws made after a public hearing, courts more and more came to analyze local governments' decisions in these ready-made terms from administrative law. And this analysis was also influenced by the nature of the public hearing itself.

134. *Baker*, *supra* note 132 at para 23.

135. *Ibid* at para 24.

136. *Ibid* at para 25.

137. *Ibid* at para 26.

138. *Ibid* at para 27.

Hearings generally

The public hearings required by the *Local Government Act* share a family resemblance with other kinds of hearings required by law. In its most basic terms, a *hearing* is simply "an act of listening to evidence."[139]

There is a wide range of occasions in which the law calls for the taking of evidence. Different types of hearings exist in a spectrum based on their formality and the number of procedural protections they have. At one end appears civil or criminal trials in a court (such as the Supreme Court of British Columbia). Court hearings have the widest array of procedural protections, and they are also the most formal in their procedures. Participants in court hearings can rely on the following procedural protections:

- an unbiased and impartial judge;
- the right to representation by a lawyer;
- full disclosure of all relevant evidence;
- a chance to cross-examine witnesses and sometimes experts; and
- at least until recently, an in-person hearing with oral testimony.[140]

At the other end of the spectrum are parliamentary or legislative committees, which are informal, and which have few defined procedural protections. Such committees are concerned with "governmental decisions whose primary thrust is to affect the public in a general sense, even though specific sub-groups may be the subject of the decision."[141] "This kind of public hearing," a law professor has noted, "which we can call legislative or rulemaking, uses the public hearing ostensibly as a fact finding device, presumably to give the decision-maker information or ideas about public attitudes and reactions."[142] In these types of hearings, the features listed above for trials likely don't exist, as "the procedures followed . . . [are] largely if not entirely in the

139. Judy Pearsall, ed, *Concise Oxford English Dictionary*, 10th ed (Oxford: Oxford University Press, 2002), *sub verbo* "hearing."

140. Alyssa Bradley & Guy Patterson, *Public Hearings: A New Era* (27 November 2020), online (pdf): *Young Anderson—Barristers and Solicitors* <www.younganderson.ca/assets/seminar papers/2020/Public-Hearings-A-New-Era.pdf> at 1. The qualifier "at least until recently" in the last bullet point is a reference to the increased use of videoconferencing in court proceedings due to the COVID-19 pandemic.

141. Sheldon J Plager, "Participatory Democracy and the Public Hearing: A Functional Approach" (1968) 21:2 Admin L Rev 153 at 153.

142. *Ibid*.

discretion of the decision-maker" and "[f]ew legal constraints exist" on this discretion.[143]

Since the end of the Second World War, there has been a proliferation of administrative decision-makers.[144] These decision-makers tend to occupy the broad middle of the spectrum. They aren't courts, and there are widely recognized policy reasons not to treat them as courts.[145] But they do share some of the adjudicative functions of courts, so there are widespread concerns about giving them free rein to define their own procedures, as if they were the equivalent of legislative committees.[146]

As a general point, this middling position of administrative decision-makers has marked the case law. As courts have considered whether the procedures these decision-makers use are fair, they have repeatedly asked whether administrative deci-

143. *Ibid*.

144. See Dan Moore, "Engagement with Human Rights by Administrative Decision-Makers: A Transformative Opportunity to Build a More Grassroots Human Rights Culture," (2017) 49:1 Ottawa L Rev 131 at 136–137 ("Examples [of administrative decision-makers include labour and employment tribunals, the Immigration and Refugee Board, municipal boards, securities commissions, and human rights tribunals. Although these decision-making contexts are certainly less formal than the courts from a legal perspective, many of the decision-makers have some level of legal training, as well as access to organizational resources to support them when novel legal issues arise. On the other hand, administrative decision-making also occurs in a wide range of less formal situations, where a discretionary decision-making power is exercised by a Minister or lower level officials in a government department or agency. Examples include decisions by officers of the Canada Border Services Agency on whether to defer the enforcement of a removal order; decisions about driver's licenses for motor vehicles; and decisions about the issuance, refusal, and revocation of passports. Administrative officials working in contexts such as these often do not have formal legal training and are expected to quickly make and document their decisions." [footnote omitted).

145. See e.g. Alberta Law Reform Institute, *Powers and Procedures for Administrative Tribunals in Alberta*, Report 79 (1999), online: <www.alri.ualberta.ca/wp-content/uploads/2020/05/fr079.pdf> at para 58 ("Administrative tribunals can make adjudicative decisions, but they are not courts. Two important features distinguish them from courts. The first is that they deal with limited subject areas. For some of these, a court-like degree of formality is appropriate; for others, a very informal proceeding, or one designed for the specific purpose, is more apt to the particular business of the tribunal. Second, very often their mandate requires that in making decisions they are to take the public interest into account. Often to do this, they must take into account government policy or agency policy, and also other information that is not supplied to them by the applicant or other participants.").

146. See Plager, *supra* note 141 at 153 (noting that legislative committees usually have the freedom to define their own procedures and rarely have specific procedures imposed on them by legislation).

sion-makers should be required to adopt procedures approaching those that apply to courts.[147] This has led to the development of a large body of case law.

And that case law applies to public hearings. After all, public hearings do resemble hearings before other administrative decision-makers. It was a relatively easy step for courts to take standards developed in cases involving administrative decision-makers and apply them in litigation involving a public hearing. As a result, litigation over the procedural fairness of a public hearing can often boil down to whether the local government that has called the public hearing should have to adopt procedures that approach those used in the courts.

Litigation involving public hearings: an incentive to challenge procedures

Finally, it's worthwhile considering why litigation involving public hearings would so often focus on the procedural aspects of a local-government's decision-making. After all, when all things are equal, people tend to care more about the outcome of a decision than they do about the procedures that a decision-maker followed in reaching that decision.

The key point to bear in mind here is that all things aren't equal when it comes to challenging the outcome of a public hearing in court. This is because British Columbia hasn't established an adjudicative forum (either a court or a specialized tribunal) that has the job of reviewing the substance of a local government's decision on whether to adopt a land use bylaw.[148]

Whenever people have gone to court trying to challenge the substance of a land use bylaw, courts have consistently told them that the *Local Government Act* doesn't allow for judicial review of the merits of the local government's decision. This means judges can't rule on whether the bylaw is right or wrong. The courts only rule

147. See, above, text accompanying note 140.

148. See Buholzer, *Local Government*, *supra* note 34 at § 9.1 ("An important feature of planning and land use management in British Columbia is the absence of an appeal tribunal, like the Ontario Municipal Board, hearing land use appeals on their merits. Apart from matters of jurisdiction and procedural fairness, elected municipal councils and regional boards have the final say on the merits of land use and development applications."). Note that, after this comment was written, Ontario replaced the Ontario Municipal Board with, first, the Local Planning Appeal Tribunal of Ontario (effective 3 April 2018) and, then, the Ontario Land Tribunal (effective 1 June 2021), reducing its powers and narrowing its scope of review. See *Local Planning Appeal Tribunal Act, 2017*, SO 2017, c 23, Schedule 1 (repealed); *Accelerating Access to Justice Act, 2021*, SO 2021, c 4, Schedule 6.

whether or not the procedures the local government used to make that decision were fair. So the only remedy people opposing the substance of the bylaw have is at the ballot box.[149]

Since it's much easier to win a court case than to influence the course of an election, anyone who is disappointed with the results of a public hearing has a strong incentive to reframe that disappointment in procedural terms. In this way, the person will be able to bring a case before the courts. That case will be focused on a relatively narrow issue (was the procedure used by the local government fair?). Managing litigation over that narrow procedural issue is a straightforward task in comparison to making an issue of a public hearing over the course of a local election, which invariably has myriad other competing issues.

Of course, a narrow procedural issue in a court case can only yield a relatively narrow remedy. If a court finds that a local government hasn't used fair procedures in calling or holding a public hearing, it will set aside that hearing. In effect, this means that the local government hasn't fulfilled the public-hearing requirement in the legislation. It sends the local government back to the drawing board, where it will have an opportunity to call or hold the public hearing with what the court has defined as fair procedures. In many cases, a local government may be able to do this, which means that the land use bylaw may ultimately be adopted. But experience has shown that the delays involved in holding a new public hearing may be enough to stop the local government from proceeding, effectively giving opponents of the bylaw the substantive remedy that they may have wanted all along (the defeat of the bylaw).

Aspects of public hearings particularly affected by the case law

As these factors have come together, they've produced a body of case law that has had a marked impact on the law of public hearings. This impact hasn't been felt evenly. Instead, the case law has focused on a handful of specific areas, while leaving others untouched.

149. See *Community Association of New Yaletown v Vancouver (City)*, 2015 BCCA 227 at para 153, leave to appeal to SCC refused, [2015 SCCA No 244 (QL) [*Community Association of New Yaletown* , Bauman CJ ("[J udicial review has well defined limits. Citizens who disagree with the City's view of the public interest must seek change through the political process rather than the courts.").

Disclosure

The area where the case law has had the most pronounced impact concerns disclosure of documents. Cases have identified that relevant documents in the possession of the local government must be made available to the public ahead of the hearing. The *Local Government Act*'s provisions on public hearings for planning and land use bylaws[150] don't address this topic at all. But it has been the subject of a burgeoning stream of court cases, going back to the early 1980s.[151]

THE RISE OF TRANSPARENCY

In the middle of the 20th century, North American political culture entered a new era of transparency and embraced the right of citizens to know the details of how governments make decisions. Michael Schudson's 2015 book, *The Rise of the Right to Know: Politics and the Culture of Transparency, 1945–1975*, focuses on the United States, but similar changes followed in Canada. Schudson suggests that, media scrutiny, the environmental movement, and consumerism helped emphasize transparency as a democratic value.

California's Open Meeting Act (also known as the Brown Act) exemplifies how media scrutiny transformed local government practices during this era. In 1952, San Francisco Chronicle journalist Michael Harris, published a series about important city decisions made in secret meetings amongst legislative loopholes. As a response, legislator Ralph M. Brown penned landmark open meeting legislation that passed in 1953.

Similar transparency rules and procedures, often nicknamed sunshine reforms, followed, and spread across government sectors. Such laws include the US's Freedom of Information Act's passage in 1966 and Canada's Access to Information Act (ATIA) in 1983. Around 260 Canadian government institutions are currently subject to the ATIA, allowing citizens to view inputs and options considered in decision-making processes.

. . . cont'd

The facts of one of the leading cases[152] provide a good illustration of the concerns in this area. In this case, a landowner in Pitt Meadows (which, at the time, was "primarily an agricultural community")[153] "submitted an application for rezoning" to the local government, to allow for construction of residential housing and resort units.[154] The application faced "considerable public opposition."[155]

150. See *supra* note 1, ss 464–470 (part 14, division 3).

151. See *Karamanian v Richmond (Township)* (1982), 138 DLR (3d) 760, 38 BCLR 106 (SC) [*Karamanian* cited to BCLR ; *Eddington v Surrey (District)*, [1985 BCJ No 1925 (CA) (QL) (early cases on disclosure).

152. *Pitt Polder Preservation Society v Pitt Meadows (District)*, 2000 BCCA 415 [*Pitt Polder* , rev'g (1999), 4 MPLR (3d) 117 (BCSC).

153. *Ibid* at para 6, Rowles JA.

154. *Ibid* at para 7.

155. *Ibid*.

THE RISE OF TRANSPARENCY—continued

The environmental movement of the era also strengthened transparency and public scrutiny over government decisions. During this time, both the US National Environmental Policy Act (1969) was passed and Canada's Environmental Assessment and Review Process Guidelines Order (1973) became operational, and required public access to reports. The requirements to study and publish risk factors and disclose potential sources of harm to the public before decision-making enshrines the public's right to know into legislation. These approaches have become standard procedures in a range of policy sectors.

The movement embracing transparency included people's rights as consumers, as well as citizens. For example, food labels became mandated during this era to ensure people could know the ingredients and nutrition of products before consumption, and drug manufacturer oversight expanded to protect consumers. Disclosures of bias and funding also became required for pharmaceutical companies.

As a culture of transparency expanded through different domains of public life, citizens came to expect similar access and scrutiny over their local land-use decisions. Public hearings became part of a civic culture that guarantees a citizen's right to scrutinize and be heard in the process of land-use decision-making processes and enacts their right to have access to all information relevant to the decision.
—drafted by SFU Morris J. Wosk Centre for Dialogue Strengthening Canadian Democracy Initiative as part of their project on public hearings

Ultimately, the local government scheduled a public hearing on changes sought to land use bylaws as a result of the rezoning application.[156] "About a week before the public hearing," the local government "made available to the public a Public Hearing Information Package."[157] This package didn't include a number of reports (an environmental assessment, an archeological assessment, and reports on the impacts of the proposed development on traffic, agricultural uses in the area, and municipal taxes) that the landowner had commissioned at the behest of the local government. These reports were only "presented" to the public during the public hearing.[158]

After the public hearing, the local government adopted the proposed rezoning bylaws.[159] A citizens' group launched a court case, asking the court to set aside the bylaws.[160]

The court proceedings focused on the failure to disclose the reports in advance of the public hearing. The issue was formulated as follows: "whether a duty of proce-

156. See *ibid* at paras 8–9.

157. *Ibid* at para 10.

158. *Ibid* at paras 10–13.

159. See *ibid* at para 21.

160. See *ibid* at para 22.

dural fairness rests on local government to make available to the public reports and other documents relevant to a proposed land use or zoning bylaw in advance of a public hearing when, by statute, a public hearing must be held before the local government makes a decision as to whether to adopt the proposed bylaw."[161]

The court held that, in this case, the answer to its question was *yes*. In its view, "in order to provide the opportunity for informed, thoughtful, and rational presentations in relation to proposed land use and zoning bylaws it is necessary that interested members of the public have the opportunity to examine in advance of a public hearing not only the proposed bylaws but also reports and other documents that are material to the approval, amendment or rejection of the bylaws by local government."[162] In this case, the court decided that the local government didn't meet this standard.[163]

A large number of cases have wrestled with disclosure issues because, in a sense, the standard can vary with the facts of a given case. But the broad outlines of the requirements are clear. On the one hand, "a municipality will generally meet its disclosure obligations if . . . it discloses everything that was or will be considered by council" in making its decision on the proposed bylaw.[164] This disclosure must be made far enough in advance of the public hearing to give members of the public "sufficient time to prepare reasoned presentations."[165]

On the other hand, local governments aren't required[166] to meet the expansive disclosure obligations and strict timelines placed on a Crown prosecutor in a criminal trial[167] or on a litigant in civil proceedings before a court.[168] For example, a party to

161. *Ibid* at para 1.

162. *Ibid* at para 54.

163. See *ibid* at para 68. In coming to this conclusion, the court rejected the local government's arguments that, strictly speaking, it didn't have the reports in its possession, as they were commissioned by the landowner (see *ibid* at para 58), that the reports were ultimately presented at the public hearing (see *ibid* at para 62), and that evidence of prejudice to the public wasn't provided (see *ibid* at para 67).

164. *Community Association of New Yaletown*, *supra* note 149 at para 91 [citations omitted .

165. *Pitt Polder*, *supra* note 152 at para 63.

166. See *Community Association of New Yaletown*, *supra* note 149 at para 92.

167. See e.g. *R v Stinchcombe*, [1991 3 SCR 326, 130 NR 277 (leading case on prosecutor's duty to disclose all relevant information to the defence).

168. See e.g. *Supreme Court Civil Rules*, BC Reg 168/2009, r 7-1 (discovery and inspection of documents for civil proceedings in the Supreme Court of British Columbia).

civil litigation in the BC Supreme Court is required to "prepare a list of documents" that contains "all documents that are or have been in the party's possession or control and that could, if available, be used by any party of record at trial to prove or disprove a material fact" in the court case.[169] This list must be "serve[d]" on "all parties of record" in the case.[170] The other parties may inspect and copy documents on the list.[171]

So there is something of a grey area between simply disclosing documents that will be considered by the local government and all relevant documents in the expansive criminal-proceeding or civil-litigation senses of the term *relevance*.[172] "While there can be no hard and fast rule for the degree of disclosure required," as a recent case has put it, "in general, members of the public are entitled to receive in advance of the public hearing all documents put before council. Whether the public is entitled to more expansive or restricted access depends on several factors."[173] These factors include the breadth of the rezoning decision (i.e., does it only affect a handful of people or much more), whether the rezoning decision contemplates a significant change in land use, and whether the public was already aware, by other means, of the content of the documents.[174]

Impartiality

Another area that has attracted the attention of the courts is the impartiality of the decision-maker which, in this case, is the local government itself (that is, a municipal council or a regional-district board). This is another issue on which the *Local Government Act* is essentially silent, so the courts have looked to principles developed under the administrative-law heading of procedural fairness.

169. *Ibid*, r 7-1 (1) (a) (notice that, in addition to the strict formal procedure set out in this rule, it also adopts a standard—"could . . . be used . . . to prove or disprove a material fact"—that is much broader in scope than the baseline standard for public hearings—"was or will be considered by council").

170. *Ibid*, r 7-1 (1) (b).

171. See *ibid*, r 7-1 (15), (16).

172. See *Vancouver Island Community Forest Action Network v Langford (City)*, 2010 BCSC 1357 at para 60 [*Vancouver Island Community Forest Action Network* , Fenlon J ("I have concluded from this review of the case law that neither party is correct in asserting that there is one rule for disclosure applicable to all cases.").

173. *Ibid* at para 61.

174. See *ibid*.

As was the case with disclosure, the gold standard for impartiality is found in the courts. Litigants in a court case can expect judges not to be tainted by actual bias and, in addition, not to give a reasonable apprehension of bias (this is, in basic terms, a perception reasonably held by an outside member of the public, looking in at the court proceedings, that the judge's decision was influenced by something other than the evidence provided by the parties and the applicable law).[175] In other words, the standard for courts addresses both reality and appearances. A judge can't hear a case with an actual bias toward one of the parties (say, due to a financial interest in the outcome) or create the perception in reasonable members of the public that such a bias exists.

The courts have recognized that it's not appropriate to hold local governments strictly to this standard. This is because, while a judge has essentially only one role (to adjudicate court cases), a councillor's or a board member's responsibilities are "hybrid political, legislative or otherwise."[176] So, while councillors and board members have "what some courts have characterized as a quasi-judicial function"[177] in making decisions after a public hearing, their role isn't purely judicial, and they can't be held to the exacting standards of impartiality expected from the courts.

This issue can arise in view of the political role councillors and board members must play. In a leading case, the court "concluded that a member of a municipal council was not disqualified by reason of bias unless he or she had prejudged the matter to

175. See *Yukon Francophone School Board, Education Area #23 v Yukon (Attorney General)*, 2015 SCC 25 at paras 20–22, Abella J ("The test for a reasonable apprehension of bias is undisputed and was first articulated by this Court as follows: 'what would an informed person, viewing the matter realistically and practically—and having thought the matter through—conclude. Would he think that it is more likely than not that [the decision-maker , whether consciously or unconsciously, would not decide fairly.' This test—what would a reasonable, informed person think—has consistently been endorsed and clarified by this Court. The objective of the test is to ensure not only the reality, but the appearance of a fair adjudicative process. The issue of bias is thus inextricably linked to the need for impartiality. . . . Le Dain J. connected the dots from an absence of bias to impartiality, concluding '[i mpartiality refers to a state of mind or attitude of the tribunal in relation to the issues and the parties in a particular case' and 'connotes absence of bias, actual or perceived.' Impartiality and the absence of the bias have developed as both legal and ethical requirements. Judges are required—and expected—to approach every case with impartiality and an open mind." [citations omitted; bracketed text in original The quotation from Justice Le Dain is taken from *Valente v The Queen*, [1985 2 SCR 673 at 684, 24 DLR (4th) 161).

176. *Jones v Delta (District of)* (1992), 92 DLR (4th) 714, 69 BCLR (2d) 239 at para 116 (CA) [*Jones* , Goldie JA (concurring). See also *Community Association of New Yaletown*, *supra* note 149 at paras 58–61.

177. *Community Association of New Yaletown*, *supra* note 149 at para 61.

be decided to the extent of being no longer capable of persuasion."[178] (In simpler terms, this means the councillor would only be disqualified if the councillor were just going through the motions in a public hearing, because the councillor's mind was already made up.)

The case concerned a rezoning of agricultural land to permit a large residential development. This proposed rezoning "was the main issue in the most recent municipal election."[179] While seeking election, councillors took positions on it. After the election, attention was focused on one councillor, who was seen to be adamantly opposed. But despite statements and media reports implying that the councillor had attended the public hearings with a closed mind, the court concluded that, applying its test of impartiality to the evidence, the councillor "had not reached a final opinion on the matter which could not be dislodged. It follows that he was not disqualified by bias."[180]

The courts are willing to give councillors and board members considerable leeway in determining whether a mind is closed. As one commentator has put it, "there is an important difference between a mind being open and a mind being empty; members of councils and boards are permitted to hold strong views on land use issues, which are acknowledged to be the bread and butter of local politics."[181] So it's no surprise that "the fact that a councilor may have campaigned for office on the basis of a strong position on a land use issue does not preclude that councilor from participating in a public hearing on that issue and voting on the bylaw"; but, that said, the councillor or board member must "if it becomes necessary, be able to swear an oath that at the hearing they were capable of being persuaded, by meritorious argument, to change their previously held views."[182]

Post-hearing reports and advice from local-government staff

As has been discussed, the common law has given extensive consideration to what must be disclosed in advance of a public hearing. The courts have also considered an extension of this issue, in which a local government asks members its staff to create reports *after* the public hearing, discussing and giving advice in relation to issues

178. *Save Richmond Farmland Society*, *supra* note 89 at 1224.

179. *Ibid* at 1217.

180. *Ibid* at 1224.

181. Buholzer, *BC Planning Law*, *supra* note 38 at § 16.66.

182. *Ibid*.

raised at the public hearing.[183] While the *Local Government Act* does address what it calls "procedure after [a] public hearing,"[184] its provisions are focused more on local-government procedure in considering the proposed bylaw. They don't address this situation.

In one case, after a contentious public hearing, a municipal council "indicated the next step would be for planning staff to review submissions presented at the public hearing and report back to council."[185] "A week later," the court noted, "the council received a report from the director of planning . . . and at a meeting of the District council held the following week, the bylaws were passed."[186]

Several citizens asked the court to overturn the bylaw, on the basis that the report represented "new opinions of the director of planning about the proposed development," which hadn't been disclosed before the public hearing.[187] The court ultimately rejected this argument, noting that it was reasonably common for local governments to seek to have "further comment on certain subjects from its staff," and "[i]f after receiving such information from staff, council was then required to call a new public hearing, the process would tend to be endless."[188]

A Snapshot of the Current Law on Public Hearings

Introduction

Taking the provisions of the *Local Government Act* together with the contributions of court cases, it's possible to create a picture of the law on public hearings as it stands at the beginning of 2022.

183. See *Hubbard v West Vancouver (District of)*, 2005 BCCA 633 [*Hubbard* .

184. *Supra* note 1, s 470. See also *Vancouver Charter*, *supra* note 37, s 566 (5)–(5.1) (equivalent provisions for the city of Vancouver).

185. *Hubbard*, *supra* note 183 at para 4, Hall JA.

186. *Ibid*.

187. *Ibid* at para 2.

188. *Ibid* at para 23.

The basic requirement to hold a public hearing

A local government must hold "a public hearing on [specified kinds of land use bylaws] for the purpose of allowing the public to make representations to the local government respecting matters contained in the proposed bylaw."[189]

What triggers the requirement to hold a public hearing?

The *Local Government Act* makes 65 references to a *public hearing*. The bulk of these references are contained in the act's dedicated division on "public hearings on planning and land use bylaws."[190]

Under this division, a public hearing must be held whenever a local government seeks to adopt any one of three kinds of land use bylaws:

- an official community plan bylaw;[191]
- a zoning bylaw;[192]
- a bylaw providing for the early termination of a land use contract.[193]

The first two kinds of bylaws are much more common than the third, as virtually all of the populated land within British Columbia's municipalities and regional districts is covered by official community plans and zoning bylaws.[194] The requirement to hold a public hearing is triggered whenever a local government seeks to adopt a new

189. *Local Government Act*, *supra* note 1, s 464 (1). See also *Vancouver Charter*, *supra* note 37, s 566 (1) ("The Council shall not make, amend, or repeal a zoning by-law until it has held a public hearing thereon, and an application for rezoning shall be treated as an application to amend a zoning by-law.").

190. *Supra* note 1, ss 464–470 (part 14, division 3). See also *ibid*, ss 434 (3) (consultation during development of regional growth strategy), 494 (5) (public notice and hearing requirements for temporary-use permits for designated areas and other areas), 518 (1) (process for phased development agreement bylaw), 610 (8) (heritage revitalization agreements), 612 (1) (heritage designation procedure). Discussion of public hearings in connection with these bylaws is outside the scope of this study paper.

191. See *ibid*, s 464 (1) (a). See also, above, at 16–18 (further discussion of official community plans).

192. See *supra* note 1, s 464 (1) (b). See also, above, at 18–19 (further discussion of zoning bylaws).

193. See *supra* note 1, s 464 (1) (c). See also *ibid*, s 548 (process for early termination of a land use contract).

194. See Buholzer, *Local Government*, *supra* note 34 at § 9.1.

official community plan or zoning bylaw or to modify an existing official community plan or zoning bylaw.[195]

The third item on the list refers to a type of land use regulation that was used in the 1970s.[196] Legislation in force at that time "provided for the substitution of land use contracts for zoning regulations, in an early attempt to enable local governments to require developers to shoulder infrastructure expansion costs."[197] The resulting contracts were registered in the land title office on titles to the affected land.[198] While this method of land use regulation never approached the ubiquity of official community plans and zoning bylaws, one commentator has estimated that there are still "hundreds [of land use contracts] covering thousands of parcels of land around the province."[199]

The enabling legislation for land use contracts was repealed in 1977.[200] So they are no longer an active feature of land use regulation in BC no new land use contracts are being created. The *Local Government Act* has in fact placed a sunset date on their existence, providing for their termination by 30 June 2024.[201] It has also created a process for the earlier termination of any given land use contract,[202] which is the specific trigger for a public hearing. Many municipalities are adopting new zoning systems to change the zoning of the lands subject to the land use contracts.

When must the public hearing be held?

The *Local Government Act* sets out a clear timetable for when a public hearing must be held. This is "after first reading of the bylaw [i.e., one of the three types of bylaws triggering the public-hearing requirement] and before third reading."[203]

195. See *ibid* at § 9.46.

196. See Buholzer, *BC Planning Law*, *supra* note 38 at §§ 1.12–1.14.

197. Buholzer, *Local Government*, *supra* note 34 at § 9.20.

198. See *ibid*.

199. *Ibid*.

200. See *Municipal Amendment Act, 1977*, SBC 1977, c 57, s 13.

201. See *supra* note 1, s 547 (1).

202. See *ibid*, ss 548–550.

203. *Ibid*, s 465 (1).

What notice of the public hearing must be given?

The *Local Government Act* requires a local government to give the public advance notice of a public hearing.[204] The act directs that the contents of the notice state specific information about the hearing[205] and about the bylaw that is the subject of the hearing.[206] The act also directs that the notice "must be published in at least 2 consecutive issues of a newspaper, the last publication to appear not less than 3 days and not more than 10 days before the public hearing."[207] Finally, in limited, specified circumstances, the local government also must mail the notice and additional information to neighbouring landowners and tenants in occupation.[208]

What must be disclosed in advance of the public hearing?

While the *Local Government Act* has spelled out one thing local governments must do before a public hearing (give notice to the public), the courts have created another obligation to be carried out before the hearing. This is the advance disclosure of relevant documents for the public hearing to the public.

The courts' touchstone in creating this obligation is fairness to public-hearing participants. This approach has resulted in a standard that can be fairly vague about what must be disclosed and when it must be disclosed, because the answers to these questions can vary from case to case. But the baseline requirement appears to entail (1) disclosing those documents that the local government will rely on in reaching its decisions about the proposed bylaw that has triggered the public hearing, and (2) making that disclosure sufficiently in advance of the hearing to allow members of the public to read the documents, reflect on their contents, and formulate their responses to them. Sometimes a local government might have to go above and beyond

204. See *ibid*, s 466 (1). See also *Vancouver Charter*, *supra* note 37, s 566 (3).

205. See *supra* note 1, s 466 (2) (requiring notice to state the following: "(a) the time and date of the hearing; (b) the place of the hearing, if applicable; (b.1) if the hearing is conducted by means of electronic or other communication facilities, the way in which the hearing is to be conducted by those means").

206. See *ibid*, s 466 (2) (requiring notice to state the following: "(c) in general terms, the purpose of the bylaw; (d) the land or lands that are the subject of the bylaw; (e) the place where and the times and dates when copies of the bylaw may be inspected").

207. *Ibid*, s 466 (3).

208. See *ibid*, s 466 (4) (additional requirements if the proposed bylaw "alters the permitted use or density of any area or the residential rental tenure in any area, or limits the form of tenure to residential rental tenure in any area"), (5) (additional requirements if the proposed bylaw involves the early termination of a land use contract).

this baseline requirement, but the upper limit of what it might be called upon to do will still fall short of the exacting disclosure requirements placed on litigants in court cases.

Who can appear at the public hearing?

The *Local Government Act* provides that "[a]t the public hearing, all persons who believe that their interest in property is affected by the proposed bylaw must be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw that is the subject of the hearing."[209] This statement enabling public participation at the hearing is the guiding principle of the act's provisions on public-hearing procedures.[210]

At first glance, the *Local Government Act* may appear to limit participation to neighbouring landowners and focus discussion on how the proposed bylaw would affect their property interests. But, as a commentator has noted, because this provision is framed in terms of a person's belief, "courts have been reluctant to recognize any serious limits on who may reasonably assert such a belief and demand to be heard."[211]

What is the procedure at the public hearing?

So long as the guiding principle on public participation (affording all persons who believe that their interest in property is affected a reasonable opportunity to be heard or to provide written submissions) is respected, the *Local Government Act* allows "the chair of the public hearing" to "establish procedural rules for the conduct of the hearing."[212] Examples of such procedural rules include things like "a speaker's list and time limits on submissions."[213] In establishing procedural rules, "the chair's principal concern should be to ensure that members of the public are permitted to make their representations effectively."[214]

209. *Ibid*, s 465 (3). See also *Vancouver Charter*, *supra* note 37, s 566 (4) ("[a t the hearing all persons who deem themselves affected by the proposed by-law shall be afforded an opportunity to be heard in matters contained in the proposed by-law").

210. See *supra* note 1, s 465.

211. Buholzer, *BC Planning Law*, *supra* note 38 at § 16.53.

212. *Supra* note 1, s 465 (3).

213. Buholzer, *Local Government*, *supra* note 34 at § 9.46.

214. Buholzer, *BC Planning Law*, *supra* note 38 at § 16.63.

This approach gives the meeting chair a fair amount of leeway in setting procedural rules. The chair can't adopt rules that the case law has determined to be procedurally unfair or that don't comply with the legislation.[215] But there is a lot of room for individual judgment on issues that don't engage either case-law precedents or legislative provisions. This can result in some variety to the procedures used from one public hearing to the next.[216]

As a practical matter, "[p]ublic hearings are usually conducted as meetings of the municipal council or regional district board, or meetings of the 'committee of the whole' of these bodies."[217] But nothing in the *Local Government Act* or the common law requires this form of meeting for the public hearing. As a commentator has noted, "the chair may simply assemble the council or board members together and call the hearing to order."[218]

What is the nature of the duty of impartiality owed by councillors and board members at the public hearing?

Court cases have made it clear that municipal councillors and regional-district board members must listen to the arguments presented at a public hearing with a mind capable of being persuaded by them. So councillors and board members are required to be impartial in this sense, but the law on this point contains a fair bit of nuance.

As was mentioned in the earlier discussion of impartiality,[219] courts have recognized that it would be inappropriate to impose the same high duty of impartiality that applies to judges on councillors and board members. While a councillor or board member in a public hearing is playing an adjudicative role, it is not a purely adjudicative role like the one played by a judge in a court. Instead, a councillor or board member has a hybrid role, which has adjudicative, political, and legislative functions.

215. For example, the *Local Government Act* allows for public hearings to be "conducted by means of electronic or other communication facilities," so long as the "facilities . . . enable the public hearing's participants to hear, or watch and hear, each other": *supra* note 1, s 465 (1.1), (1.2). The chair of a public hearing couldn't make a procedural rule that the public hearing in this case could be held by specified electronic means (say, using an instant-messaging app), even though facility chosen didn't allow for participants to hear, or watch and hear, each other.

216. For example, a public hearing on one bylaw may set a 10-minute limit on speakers' time and a public hearing on a different bylaw may adopt a 5-minute limit.

217. Buholzer, *BC Planning Law*, *supra* note 38 at § 16.61.

218. *Ibid*.

219. See, above, at 38–39.

Because land use issues make up a major part of local politics, it's unrealistic to expect a councillor or board member to come to a public hearing with no track record of taking political stances on land use issues.

What can be discussed at the public hearing?

Since "the purpose of the hearing is to provide an opportunity to be heard," a commentator has noted that attempting to place "[r]estrictions on the content of submissions [is] ill-advised."[220] This is a fairly expansive standard, which appears to be constrained only by the *Local Government Act*'s reference to being heard on "matters contained in the bylaw that is the subject of the hearing."[221]

There do appear to be some limits on what can be said. A recent case, for example, has said that the *Local Government Act* doesn't give participants in the hearing a right "to comment on or take a position on the business dealings of the City or the intricacies of its housing strategy."[222] But this approach appears to be the exception, rather than the rule. A commentator, after noting that "notions of relevance in land use matters are very subjective," concluded that "it is preferable, from the local government's point of view, for the chair to establish a time limit on submissions and thereby give members of the public an incentive to use their speaking time wisely, rather than attempting to rule questionable submissions out of order or irrelevant."[223]

What happens after the public hearing?

The *Local Government Act* provides that, after a public hearing wraps up, "[a] written report . . . containing a summary of the nature of the representations respecting the bylaw that were made at the hearing, must be prepared and maintained as a public record."[224] Case law also gives local governments some scope to ask their staff to prepare further reports and advice on issues raised in the public hearing. But local governments have to exercise caution here. If councillors or board members rely on new documents to make their decisions on the proposed by law, they could flout the

220. Buholzer, *BC Planning Law*, *supra* note 38 at § 16.63.

221. *Supra* note 1, s 465 (2). See also *Vancouver Charter*, *supra* note 37, s 566 (4).

222. *Community Association of New Yaletown*, *supra* note 149 at para 76.

223. Buholzer, *BC Planning Law*, *supra* note 38 at § 16.63.

224. *Supra* note 1, s 465 (5).

rule requiring public disclosure of relevant documents in advance of the public hearing.[225]

The *Local Government Act* also enables the municipal council or regional-district board, "without further notice or hearing," to "adopt or defeat the bylaw, or alter and then adopt the bylaw."[226]

When is a local government not required to hold a public hearing on a land use bylaw?

The *Local Government Act* deals with a specific set of circumstances in which a local government isn't required to hold a public hearing. This provision applies if the proposed land use bylaw is a "zoning bylaw" and if the following two conditions are both met: "(a) an official community plan is in effect for the area that is the subject of the zoning bylaw, and (b) the bylaw is consistent with the official community plan."[227] If the local government decides not to hold a public hearing in these circumstances, then it must still give notice to the public, setting out such things as the purpose of the bylaw, the lands affected by it, and the date on which first reading of the bylaw at a council meeting will be held.[228]

This provision of the *Local Government Act* was amended in late 2021.[229] The main thrust of the amendment was to substitute the words *not required* for the previously used expression *may waive*. Experience with the provision using this *waiver* language showed that many local governments held public hearings even when they appeared to be entitled to waive them because the two conditions were met.[230]

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225. See, above, at 43-44 (summary of rules on disclosure).

226. *Supra* note 1, s 470 (1). The provision goes on to restrict the power to alter the bylaw, as such alterations may not "(i) do any of the following: (A) alter the use; (B) increase the density; (C) without the owner's consent, decrease the density of any area from that originally specified in the bylaw, or (ii) alter the bylaw in relation to residential rental tenure in any area" (*ibid*, s 470 (1) (b)). See also *Vancouver Charter*, *supra* note 37, s 566 (5) ("After the conclusion of the public hearing, the Council may pass the proposed by-law in its original form or as altered to give effect to such representations made at the hearing as the Council deems fit.").

227. *Supra* note 1, s 464 (2).

228. See *ibid*, s 467.

229. See *Municipal Affairs Statutes Amendment Act (No 2), 2021*, *supra* note 10, ss 26, 30 [in force 25 November 2021 .

230. See Buholzer, *Local Government*, *supra* note 34 at § 9.46 ("few local governments use the waiver option").

One court case appears to indicate that courts may take into account that a public hearing *could* have been waived into account in deciding what is a fair procedure for the hearing.[231] In particular, the court noted that "the statutory right to opt out of such a hearing when a zoning bylaw is consistent with a previously passed OCP by-law underscores the extent to which the public's interest in being heard has already been addressed, and supports a lower level of disclosure."[232]

231. See *Vancouver Island Community Forest Action Network*, *supra* note 172 at para 70.

232. *Ibid*.

Chapter 4. Overview of the Purposes of Public Hearings

Introduction

Having examined in the previous chapter how the law on public hearings developed into what it now is, this chapter will turn to the question of why the law on public hearings exists. To answer this question, this chapter primarily examines case law and commentary from the legal and planning professions.

While one commentator has noted that the requirement to hold a public hearing has its origins in narrowly affirming the property rights of neighbouring landowners,[233] more recent statements by courts and commentators have set out broader purposes for the legislation. These comments have emphasized loftier goals, such as enhancing democratic participation and improving the quality of local-government decision-making, as among the purposes underlying the legislation.

Purposes of Public Hearings

To provide a forum at which all aspects of the bylaw might be reviewed

An early case on the duty to disclose documents in advance of a public hearing contained an influential statement of the legislation's purpose. "In my view," the court said, "the purpose of the Legislature in enacting s. 720 [now section 464 of the *Local Government Act*] was to provide a forum at which all aspects of the by-law might be reviewed so that members of the public, having become aware of the by-law's purpose and effect, would be in a position to make representations to council of the manner and extent it affected property owned by them."[234]

233. See Buholzer, *BC Planning Law*, *supra* note 38 at § 16.54 ("The hearing requirement originates in a principle that those whose property is directly affected by a land use regulation ought to have the opportunity to make representations to the local government before the regulations are enacted.").

234. *Karamanian*, *supra* note 151 at 111, Wallace J.

This passage has been quoted approvingly in a stream of subsequent BC court cases.[235] The use of the word *forum* is telling, as it imports classical democratic ideas about the public hearing serving as "a meeting or medium for an exchange of ideas."[236]

Broadening the scope of inquiry further, this idea of the public hearing as a forum for public participation in local-government decision-making has appeared in academic commentary on the law.

For example, a law professor has characterized public hearings as "[a] device to achieve citizen participation."[237] Legislation requiring public hearings can be seen as supporting "the vitality of the democratic process" by advancing "the premise that decision-making should be kept responsive to the needs of widely representative groups and that arbitrary action of central planners in disregard of the legitimate needs and desires of the people they serve should be avoided."[238] In a similar vein, an urban-planning textbook has noted that public hearings can be "viewed as revitalizing democratic practice in general by giving opportunities for local self-government to the 'average' citizen."[239]

Commentators have also speculated on the downstream benefits of providing such a forum for democratic public participation. Public hearings can be viewed as fulfilling a function to "help to maintain the stability of society" and guard "the public inter-

235. See *Kuciuk v Sechelt (District)*, 2013 BCSC 528 at para 47, Bracken J; *Fisher Road Holdings Ltd v Cowichan Valley (Regional District)*, 2012 BCCA 338 at para 32 [*Fisher Road* , Hinkson JA; *Eaton v Vancouver (City)*, 2008 BCSC 1080 at para 36, Loo J; *Gluska v Port Moody (City of)*, 2002 BCSC 1003 at para 22, Loo J; *Botterill v Cranbrook (City of)*, 2000 BCSC 1225 at para 25, Loo J; *Pitt Polder*, *supra* note 152 at para 49; *Norman v Port Moody (City of)*, 1995 CanLII 719 at para 18 (BCSC), Leggatt J; *548928 Alberta Ltd v Invermere (District of)*, 1995 CanLII 1616 at para 20 (BCSC), Melnick J; *Jones*, *supra* note 176 at para 87, Wood JA; *Jones v Delta (Corporation of)* (1991) 3 MPLR (2d) 30 at para 35 (BCSC), Donald J; *Rogers v Saanich (District of)*, 1983 CanLII 321 at para 76 (BCSC), Locke J.

236. *Concise Oxford English Dictionary*, *supra* note 139, *sub verbo* "forum."

237. Jeffrey Jowell, "The Limits of the Public Hearing as a Tool of Urban Planning" (1968) 21:2 Admin L Rev 123 at 123.

238. *Ibid* at 125.

239. Frank S So et al, eds, *The Practice of Local Government Planning* (Washington: International City Management Association, 1979) at 555.

est"[240] by giving local residents a sense that they are involved in the decision-making process and "ensur[ing] that bureaucracies are responsive to the public.[241]

To create a tool for information gathering about local conditions in the area affected by the bylaw

"A second function," of legislative public-hearing requirements that was noted by a commentator, "evolves out of the use of the hearing for fact finding."[242] Another commentator has characterized this purpose in somewhat broader terms, calling the public hearing "[a] forum for information-gathering."[243] This description reflects the fact that the public hearing "may provide the decision-maker with both factual information and some insights into public attitudes."[244]

The idea here is that the local community may be in possession of facts and opinions about the proposed bylaw. The public hearing can be seen either as an effective way to transmit those facts and opinions to the local government or as a critical tool in uncovering these facts and opinions, which would otherwise be overlooked if the decision-making process were only informed by expert technical analysis. As a textbook on planning law puts it, "useful information emerges from public discussion" at a public hearing.[245]

To create public confidence in and enhance the quality of local-government decision-making on land use regulation

Another purpose of the public-hearing requirement comes as a consequence of the first two. The notion here is that the creation of a forum for public comment on the proposed bylaw and the information gathered at the public hearing can combine to enhance the quality of decisions that local governments make on land use bylaws.

This function of the legislation was discussed in a leading BC case.[246] The court made the point that a public hearing "gives the decision-maker the benefit of public exam-

240. *Ibid*.

241. *Ibid*.

242. Plager, *supra* note 141 at 155.

243. Jowell, *supra* note 237 at 123.

244. Plager, *supra* note 141 at 155.

245. Epstein, *supra* note 57 at 314.

246. See *Pitt Polder*, *supra* note 152 at paras 45–47.

ination and discussion of the issues surrounding the adoption or rejection of the proposed bylaw."[247] By creating a space to hear opinions and document those opinions, public confidence in the decision is enhanced. Or, as the court put it, "participatory procedures such as public hearings on land use or zoning bylaws tend to dispel perceptions of arbitrariness, bias or other impropriety on the part of local government in the decision-making process and tend to enhance public acceptance of such decisions."[248]

A commentator has connected this function to the procedural rules that have been erected around public hearings in the case law. By emphasizing these rules, the courts have helped local governments to reach better decisions on land use planning because "rational solutions are generated through the adversary dialectic made possible by 'procedural due process.' "[249] Further, "[f]air notice and hearings, production of supporting evidence, cross-examination, reasoned decision, are all means employed to arrive at relative truth: a just decision."[250]

To give notice to affected people about the bylaw

The previous three sections discuss purposes of the public-hearing requirement that are primarily directed at local governments. Commentators have also discussed how the requirement can have purposes that are aimed more toward members of the public.

One commentator has emphasized the "protective" function of public hearings,[251] which is based on "the idea that the individual has the right to advance notice when his direct interests are in jeopardy by contemplated governmental action, and the idea that before action is taken he is entitled to be heard [o]n his own behalf."[252]

In this view, tying the notice provisions in the legislation[253] to a public hearing makes it a more effective way of communicating the importance of the bylaw than simply giving notice that the local government is contemplating a land use bylaw.

247. *Ibid* at para 45.

248. *Ibid* at para 47.

249. Jowell, *supra* note 237 at 147.

250. *Ibid* [footnote omitted (quoting Paul Davidoff, "Advocacy and Pluralism in Planning" (1965) 31 J of the Amer Inst of Planners 331).

251. Plager, *supra* note 141 at 156.

252. *Ibid* at 155.

253. See *Local Government Act*, *supra* note 1, s 466; *Vancouver Charter*, *supra* note 37, s 566 (3).

This effectiveness resides in giving people a notice that can be acted upon, as "the hearing provides an opportunity to the land owner to appear and be heard in open forum before decision is rendered."[254]

To perform an educative function for residents about the operations of local government

In addition to giving notice to affected people, public hearings have also been seen to have an educative purpose for the broader public. As one commentator has put it, "[p]erhaps the most important function of citizen participation in planning [is] . . . the education of the citizen to a greater understanding of his city's growth and change and his possible contribution."[255]

Another commentator has gone somewhat further, finding in public hearings the means to create better citizens. "Participation in the resolution of a controversial issue is an excellent educational device," this commentator has noted: "[i]n the process of resolving a specific issue, the interrelationships of all phases of community development can be made apparent."[256]

Finally, there is another aspect to public hearings that may go hand-in-hand with this educational function. Some commentators have noted that another "rationale for citizen participation is its therapeutic value."[257] This value is rooted in a public hearing's "capacity to reduce the alienation of the individual."[258] "Participation in the governmental decision-making process can have the psychological benefits of increasing the individual's confidence in his ability to control his own life and environment," a commentator has argued, which can make public hearings "a positive force for reducing or eliminating alienation."[259]

254. Plager, *supra* note 141 at 161.

255. James B Milner, "The Development Plan and Master Plans: A Comparison," in Charles M Haar, ed, *Law and Land: Anglo-American Planning Practice* (Cambridge, MA: Harvard University Press & MIT Press, 1964) 47 at 75.

256. International City Managers' Association, *Local Planning Administration*, 2nd ed (Chicago: International City Managers' Association, 1948) at 58.

257. Jowell, *supra* note 237 at 127.

258. So, *supra* note 239 at 555.

259. *Ibid* at 556.

Chapter 5. Arguments in Favour of and Against Current Public-Hearing Requirements

Overview

There is a large body of commentary on public hearings. While much of this commentary is descriptive and explanatory, a segment of it takes an evaluative approach to the law on public hearings, casting a critical eye over legislation requiring a public hearing before a local government adopts or amends a land use bylaw.

The bulk of this chapter is concerned with reviewing and summarizing this critical commentary, as it provides the leading arguments against the legislation in its current form. Understanding weaknesses and drawbacks identified by commentators from BC and across North America contributes to an overall understanding of the current law on public hearings.

But before reviewing critical commentary, this chapter begins by sketching out the arguments that could be raised in favour of the current state of the law on public hearings.

Arguments in Favour of the Current Public-Hearing Requirement

Introduction

There are two points that colour this part of the chapter.

First, since the contemporary law on public hearings emerged in latter half of the 20th century, there's actually been little-to-no commentary making the case for the current legislative requirements for public hearings, in BC or elsewhere. Even though it's notoriously difficult to prove a negative — in this case, to give a definitive reason for why a body of commentary is missing pieces supporting the current law — it is possible to speculate on why there aren't arguments in favour of the current public-hearing requirement in the public record.

This could be evidence of widespread dissatisfaction with the law. Or it could be indicative of a sense that the status quo doesn't need active support. Changing the law, after all, would require rallying people to take some action. Ultimately, reforming public-hearing requirement would only happen if people coalesced around a popular and practical proposal for change. Sustaining the current law, on the other hand doesn't require this. It can be achieved simply by relying on political inertia.

Second, there's a considerable amount of overlap between this section and the purposes discussed in the previous chapter. This may be another reason for the lack of public commentary explicitly in support of the current law. It could be said that identifying the law's purposes implicitly makes the case for the status quo. In essence, the law is meeting its objectives. But it's probably still telling that (1) commentators aren't taking this final evaluative step and saying that the current law on public hearings is meeting its objectives and (2) much of the commentary identifying the law's purposes that was discussed in the previous chapter identifies these purposes as a prelude to criticizing the current law.

The current law is meeting its objectives

The previous chapter set out a series of purposes that courts and commentators have noted for the current law on public hearings. The leading argument in favour of the current law is that it's meeting these objectives.

Meeting objectives would mean that the legislative requirement for public hearings is providing a democratic forum for the public to weigh in on potential land use bylaws. Further, this forum would serve a useful information-gathering function for decision-makers. Bringing these two elements together should also advance the purpose of enhancing local governments' decision-making on potential land use bylaws.

Other objectives are related more to how public hearings may benefit members of the public. In this sense, the key purposes of public-hearing requirements would be as an educative tool, deepening people's understanding of land use issues, and as a means to combat alienation and enhance the credibility of local-government decisions.

Ideally, the combination and fulfilment of these objectives would set off a virtuous circle of an informed public supplying local governments with information to enhance their land use decisions. Evaluating the current law would largely be a matter of determining the extent to which these benefits are being achieved through public hearings in British Columbia.

Now the challenge of this evaluation is setting the standard by which to measure the current law. It's possible, even tempting, to set this standard too high. But public hearings, in and of themselves, won't usher in a perfect end-state for democracy, in which highly informed and engaged public participants guide enlightened local governments to making ideal land use bylaws. Using a standard that's so elevated would be setting up the current law to take a test that it will fail.

Instead, evaluation of the current law on public hearings should measure that law against a more realistic standard. Such a standard would evaluate the current law against competing options that reasonably could be adopted within BC's system of land use planning and regulation. There are likely two such options. One option is clear and simple: to repeal the public-hearing requirement. The second option is diffuse and open-ended: to replace the current public-hearing requirement with a different approach to public participation in land use and planning decisions. So the issue for the sections that follow is whether the current law is advancing its goals on democratic engagement in comparison to these two options.

Heightened procedural protections support and clarify the current law

As the law on public hearings has developed in British Columbia it has gathered through both legislative amendments and court judgments more and more rules directed at the procedures for calling and holding a public hearing. While this aspect of the law has come in for criticism,[260] it could also be considered, in a different light, as one of the strengths of the current law.

There is actually a fair bit of discussion of the need for procedural protections in BC's law on public hearings. That discussion comes from court decisions.

In these court cases, the issue has been framed in terms of how administrative law analyzes calls for procedural fairness. The leading case has said that, "[a]lthough the duty of fairness is flexible and variable," there are "criteria that should be used in determining what procedural rights the duty of fairness requires in a given set of circumstances."[261] These "criteria" are set out in the case as a list of five "factors."[262]

260. See, below, at 64–65.

261. *Baker*, *supra* note 132 at para 22.

262. *Ibid* at paras 23–27.

The complete list of factors was set out earlier in this study paper.[263] When these factors have been considered in court cases involving public hearings, courts have stressed two of them. These are the factors relating to (1) the importance of the decision and (2) the legitimate expectations of the person challenging the local government's decision on a proposed bylaw.[264] Considering these two factors has pointed the courts toward a relatively high level of procedural protections.

Under this approach, a strongly articulated set of procedures is helpful in supporting the public hearing as an important component in decision-making about land use bylaws. Those bylaws themselves can have a significant impact on a locality. As a leading case has put it, there is a "directly proportional" relationship between the importance of the decision (in terms of its impact on those affected by it) and the level of procedural protections needed to meet the standard of fairness (with more important decisions requiring stricter procedures).[265] Procedural rules can also support the legitimate expectations of the public in participating in a public hearing.

A high level of detail is needed to implement this approach. It could be argued that this detail has helped to clarify the law by explicitly stating the obligations placed on local governments to support public participation. Details in the case law, in this view, have filled out and made concrete what otherwise would have been just a vague and abstract standard of fairness.

Arguments Against the Current Public-Hearing Requirement

Introduction

There is considerably more commentary reviewing the arguments against legislative public-hearing requirements. It's important to understand at the outset that the bulk of these arguments against the requirement don't call for the simple abolition of it. As one commentor has put it, a direct "attack on the process at least any sugges-

263. See, above, at 30 (listing the following factors: (1) nature of the decision and process in making it; (2) nature of the statutory scheme; (3) importance of the decision to those affected; (4) legitimate expectations of the person challenging the decision; (5) choices of procedure made by the decision-maker).

264. See *Fisher Road*, *supra* note 235 at paras 27–34; *Pitt Polder*, *supra* note 152 at paras 42–54.

265. *Fisher Road*, *supra* note 235 at para 33 (quoting *Congrégation des témoins de Jéhovah de St Jérôme Lafontaine v Lafontaine (Village)*, 2004 SCC 48 at para 9, McLachlin CJ).

tions that it be abolished would be considered an attack on 'motherhood.' "[266] Or, in the words of another commentator, "[t]he idea of citizen participation is a little like eating spinach: no one is against it in principle because it is good for you."[267]

So the arguments presented in the sections that follow shouldn't be understood in black-and-white terms. Instead, these arguments are trying to evaluate public hearings in more nuanced way. In many ways, it's the reverse image of how arguments in favour of public-hearing requirements operate. As was discussed in the preceding pages, arguments in favour of the current law advance the position that the law is, on balance, meeting its objectives. Arguments against pubic-hearing requirements similarly tend to start with the law's objectives. They then proceed to argue that the law is failing to meet these objectives, or that there are alternative approaches that could do a better job of meeting these objectives.

The current law fails to enhance democratic decision-making

Critics of the current law often argue that it gives a greater say to a relatively small class of people, who often may not have views that are aligned with the opinions and needs of the broader community. This argument was featured in a recent report on British Columbia's housing crisis, which was critical of the current law on public hearings.

"We believe that democratic processes are important," the authors of the report said, "but that overreliance on public hearings to make land use decisions tends to favour certain voices over others."[268] Further, the authors noted that "those who support or stand to benefit from new housing supply often do not attend public hearings to voice their views and priorities," while "the citizens most motivated and available to participate in the process generally oppose the development plans."[269] This disparity leads to a system in which "[s]uch proceedings contribute to a land use planning system that prevents new housing supply in two ways: first, by restricting or impeding growth as a consequence of lengthy, uncertain and costly processes; and second, by allowing anti-development interests to apply disproportionate political pressure on decision makers."[270]

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266. Samuel K Gove, "The Public Hearing Symposium: A Postscript" (1968) 21:2 Admin L Rev 187 at 189.

267. Arnstein, *supra* note 2 at 216.

268. *Opening Doors*, *supra* note 8 at 23.

269. *Ibid*.

270. *Ibid*.

This line of criticism also appears prominently in many academic discussions of public hearings. As one law professor has concluded, "[l]and use law is structured to provide the most voice and therefore the most power to a small group of stakeholders: those who live nearest to a proposed development and bear the biggest potential burdens. Land use law, by design, activates a project's fiercest opponents."[271] This commentator also cited "a study of public participation in the land use process," which "showed, quantitatively, that those who speak at zoning hearings overwhelmingly live within a block or two of the proposed development and oppose it (speakers are also disproportionately white, male, and likely to own a home)."[272] As another commentator has put it, "[t]he holding of a public hearing by itself will not attract the unorganized and the uninvolved" even if their views may be in the majority.[273]

The current law does a poor job of facilitating information gathering

One of the purposes of a public hearing is to provide a means for local governments to tap into facts about the community and opinions of its residents. Commentators have questioned whether public hearings are an effective device to fulfill the purpose of information gathering in advance of a local government making a land use decision.

For example, a recent British Columbia report "noted that in general, public hearings tend to be an ineffective means of engaging and receiving input from the public."[274] The report cited three reasons for public hearings can fail at information gathering.

First, "[t]he format of a public hearing does not allow for discussion."[275] This may be, in part, due to the strict procedural protections that case law has established. Fearing that they run afoul of these rules, local governments can be reluctant to depart from a highly formalized structure to allow for a free-flowing discussion.[276] The result may often be "frustration on the part of the public."[277]

271. Kazis, *supra* note 4 at 2344–2345.

272. *Ibid* at 2346 [footnote omitted .

273. Jowell, *supra* note 237 at 151.

274. *Development Approvals Process Review*, *supra* note 5 at 14.

275. *Ibid*.

276. See Buholzer, *BC Planning Law*, *supra* note 38 at § 16.49.

277. *Development Approvals Process Review*, *supra* note 5 at 14.

Second, "[p]ublic hearings occur late in the development approvals process, after considerable time (sometimes years) and significant cost has gone into a proposed project."[278] Under the *Local Government Act*, public hearings must be held within a defined timeframe: "after first reading of the bylaw and before third reading."[279] By this advanced point in the process, any "change [to the proposed bylaw] can be difficult to accommodate."[280]

Third, "[p]ublic hearings tend to attract and empower well-organized interest groups."[281] This point relates back to a concern discussed in the previous section, which noted that critics of public hearings question whether public hearings actually enhance democratic decision-making. In that earlier section, the concern was that a public hearing may be dominated by small groups, leading to a decision that reflects their views, which may not represent the views of the broader community. A similar concern arises in connection with the public hearing's information-gathering function. This concern is that the views expressed by small, organized groups may crowd out the wider public, resulting in a public hearing that "may not represent the broad perspective of the community or even those who would be the most directly impacted by a decision."[282]

Taking these three points into account, the report's authors found that "[t]here was significant interest in and high importance placed on increasing the efficiency and effectiveness of the public input process."[283] This led to a recommendation that there be a "[p]rovincial review of public hearings and consideration of alternative options for more meaningful, earlier public input and in different formats."[284]

Other commentators have echoed some of the report's concerns. For example, a leading BC commentator has tied concerns about the public hearing's ability to gather information effectively to criticisms about the complex procedural nature of contemporary public hearings, arguing that "[t]he increasingly formalized conduct of

278. *Ibid*.

279. *Supra* note 1, s 465 (1).

280. *Development Approvals Process Review*, *supra* note 5 at 14.

281. *Ibid*.

282. *Ibid*.

283. *Ibid* at 15.

284. *Ibid* at 24 (the recommendation was labelled in the report as "opportunity (2.b)," which was "ranked high importance" according to a priority structure set out in the report).

public hearings, necessitated by the close scrutiny of hearing procedures in legal challenges to bylaws makes the hearing itself a poor venue for two-way communication."[285]

ADDITIONAL SOCIAL SCIENCE COMMENTARY ON PUBLIC HEARINGS

Commentary on the purpose and outcomes of public hearings is not limited to the law sector and legal scholarship. While most of this commentary comes from the United States, similar practices and outcomes can be observed in Canada.

The existence of public hearings tends to support resident organizing.

In the 2008 book *Citizen Lobbyists*, Adams argues that public hearings "serve an important democratic function by providing citizens with the opportunity to convey information to officials, influence public opinion, attract media attention, set future agendas, delay decisions, and communicate with other citizens." He suggests citizens use public hearings to shame or cheer on decision-makers, meet each other, and become motivated to form like-minded coalitions over time.

The structure of public hearings tends to empower particular demographics.

Einstein, Glick and Palmer's 2020 book, "Neighborhood Defenders," uses a national survey of mayors, case studies and public records to measure and identify who tends to attend local meetings about housing developments and zoning. They argue the structure of institutions tends to empower socioeconomically advantaged groups.

Their findings align with a 2005 article, "Critical Factors for Enhancing Municipal Factors," by Baker, Addams, and Davis. Drawing on a variety of literature, they note "attracting and involving younger citizens, and ethnic minorities" to public hearings is challenging because the timing and location of meetings add to other socioeconomic barriers.

. . . cont'd

Looking outside British Columbia, academic articles on land use law have also raised this criticism of public-hearing requirements. For example, one American law professor has argued that "[m]odern social science research tools are possibly [a] better means of obtaining information about community preferences than the public hearing."[286] Another academic has concluded that "[a]s a fact gathering device the public hearing is probably not too useful."[287]

The current law is overly complex, frustrating local governments and the public

Another criticism of the current law is that its microscopic focus on

285. Buholzer, *BC Planning Law*, *supra* note 38 at § 16.49.

286. Jowell, *supra* note 237 at 141.

287. Plager, *supra* note 141 at 158.

procedure has made it too complex. As a result, both local governments and members of the public can find themselves frustrated, as disputes over the substance of land use planning are displaced into fights over whether complicated procedural rules regarding things like notice and disclosure have been met.

ADDITIONAL SOCIAL SCIENCE COMMENTARY ON PUBLIC HEARINGS—continued

Both commentaries rely on a body of research that suggests public hearings tend to attract those with stable housing, higher incomes, more time, and greater capacity to engage local governments.

The format of public hearings tends to inspire certain kinds of behaviour and comments.

Farkas's (2013) article, "Power and Access in the Public Hearings of City Council Meetings," uses a case study in Ohio to demonstrate how citizen access is controlled and restricted throughout the decision-making process. Farkas argues institutional norms and rules enforced by meeting chairs constantly reminds citizens that they hold less power the process.

These institutional norms also influence the dynamics of the meeting. For example, in her article, "Using Mediation to Supplement Zoning Hearings," Netter (1992) proposes "Participants are encouraged, if not required, to be adversarial. Certainly, this adversarial process does not lend itself to dialogue between proponents, opponents, and the board." The yes-or-no, binary structure of comments sets up an adversarial environment.

—drafted by SFU Morris J. Wosk Centre for Dialogue Strengthening Canadian Democracy Initiative as part of their project on public hearings

As one of the leading commentators on BC local-government law has put it, "[t]he bare statutory requirement for a hearing has evolved, through the application of common law principles of procedural fairness and natural justice, into what many planning practitioners have come to see as a procedural minefield, to be approached with suspicion and a fatalist attitude as to their ability to traverse it without injury."[288] As a result, this commentator has concluded that "[t]he hearing lost much of its usefulness, many procedural challenges ago, as a meaningful forum for public participation in a land use decision."[289]

These comments criticize the current law's heavy emphasis on procedural rules from the local government's standpoint. But it's possible for members of the public to feel a similar sense of frustration with the law. As one American academic has explained, local governments are often in a better position to master the complexities of the law in ways that may devalue public participation because "[l]ocal governments are experienced at providing opportunities for sham participation: outlets for aggrieved parties to vent and feel heard, or box-checking exercises to maintain tech-

288. Buholzer, *BC Planning Law*, *supra* note 38 at § 16.53.

289. *Ibid*.

nical compliance with state and federal participation mandates."[290] "The classic typology of forms of public participation," the commentator noted, "classify such hearings as 'manipulation,' 'therapy,' and 'tokenism.' "[291]

290. Kazis, *supra* note 4 at 2357.

291. *Ibid* [footnote omitted (the text refers to an influential analysis of public hearings in Arnstein, *supra* note 2).

Chapter 6. Conclusion

This study paper has examined the development of British Columbia's law on public hearings. It has traced this development to its origins, which go back nearly 100 years to British Columbia's first comprehensive provincial legal framework for local-government land use regulation.

This early land use law gave local governments the powers to adopt bylaws establishing community plans and zoning. The public hearing was integrated into the bylaw-adoption process. It gave people a forum in which to express their views on the proposed bylaw.

As BC's freestanding statute on land use planning and regulation was eliminated in the mid-twentieth century, the basic requirement to hold a public hearing was ultimately integrated into British Columbia's legislative framework for local government. It now finds a home largely unchanged in expression from its first appearance in the *Local Government Act*.

What has changed over the years in the legislation is the development of more detailed procedures for holding public hearings. This legislative development has formed a symbiotic relationship with developments in the case law.

Blocked from reviewing the substance of land use decisions, and influenced by broader trends in administrative law, the courts made procedural fairness their watchword in deciding cases involving public hearings. Since the early 1980s, new legislation focused on articulating detailed procedures for the public hearing has been matched by court decisions setting new standards for those procedures in the name of fairness.

As a result, the current law on public hearings embraces detailed requirements for things like notices to the public and disclosure of relevant documents. Mastering these requirements requires an understanding of extensive legislation and case law.

This study paper has also delved into arguments made by supporters and opponents of the current law on public hearings.

Arguments in favour of the current law stress its contribution to democratic decision-making. The public hearing provides a forum that can benefit the public and local governments alike. It improves decisions on land use bylaws and enhances the public's understanding of land use issues and local government. Given the im-

portance of land use decisions, a high level of procedural detail is beneficial, as a framework that supports public hearings.

Arguments against the current law stress its perceived failures in these areas. Commentators have noted that the law tends to activate a segment of public opinion, which often may not be representative of needs and views of the community as a whole. In addition, public hearings can be of limited use for information gathering by local governments. Finally, the current law can often frustrate both local governments and the public with its detailed approach to complex procedural rules.

In examining these topics, this study paper has aimed to achieve its main objectives, which were to give a detailed picture of the current law, to describe the law's purposes, and to survey arguments for and against the current law in the commentary. The goal of this exercise was to promote understanding of the current law.

Even though this study paper wasn't intended to evaluate the current law and recommend reforms, it may play a helpful role for groups that are interested in law reform. In particular, this study paper is intended to support the law-reform project being carried out by the Strengthening Canadian Democracy Initiative of the Simon Fraser University Morris J. Wosk Centre for Dialogue.

The Strengthening Canadian Democracy Initiative's Renovate the Public Hearings Project plans to use this study paper in consultations held in Spring 2022. The project's plan is to "convene a generative dialogue to identify what is valued about current public hearing procedures and criteria that should be used to evaluate any alternatives."[292]

These consultations will inform the project's work streams unfolding over the next two years. The study paper aligns with a stream of work dedicated to legal review and law reform exploration. Other streams will focus on piloting alternatives ("SCDI will co-create and pilot scalable alternative options for quasi-judicial public hearings in four local governments in B.C.") and evaluations ("SCDI will evaluate pilots and compare results to current public hearing procedures to identify best practices for building capacity, relationships and respectful engagement requirements for land use decision-making").[293]

292. *Supra* note 17.

293. *Ibid*.

PRINCIPAL FUNDERS IN 2021

The British Columbia Law Institute expresses its thanks to its funders in 2021:

- Law Foundation of British Columbia
- Ministry of Attorney General
- Alzheimer Society of Canada
- BC Association of Community Response Networks
- The Council to Reduce Elder Abuse (CREA)
- Department of Justice Canada
- Law Foundation of Ontario Access to Justice Fund
- Notary Foundation
- Real Estate Foundation of British Columbia
- Vancouver Foundation

The Institute also reiterates its thanks to all those individuals and firms who have provided financial support for its present and past activities.

Supported by





From: Genevieve Lanz
Sent: November 27, 2023 3:57 PM
To: DNV Input
Subject: FW: Council and Meeting Requested Regarding Solving the Homeless Issue with the Mobile Hotel

For public hearing input.

From: Graham G Alexander [redacted]
Sent: Monday, November 27, 2023 3:23 PM
To: Mayor's Office DNV <mayor@dnv.org>; Jordan Back <backj@dnv.org>; Betty Forbes <forbesb@dnv.org>; James Hanson <hansonj@dnv.org>; Herman Mah <mahh@dnv.org>; Catherine Pope <popec@dnv.org> [redacted]
Subject: Re: Council and Meeting Requested Regarding Solving the Homeless Issue with the Mobile Hotel

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council and Mayor Little:

I have copied on this communication [redacted], as well as the two local real estate agents, [redacted] on this email.

It is with regards to the Mt. and Keith Development proposed.

Firstly, I want to say thank you Mayor and Council to consider this proposal I put forth on behalf of GGIQ Developments verbally, but wish first to discuss what is at hand which is the proposal of social housing on the corner of Mountain and Keith adjacent to these properties.

This proposal has caused tremendous concern for the area and I do believe I have a solution for our amazing District of North Vancouver.

As you are aware from my two visits to council, the one on Monday and Wednesday and my solution to this building Pod, and to consider a proposal I am working in conjunction with my business partners in India and in Pakistan, the development of the Mobile Hotel to resolve once and for all the homeless issue.

These devices I will be showcasing to Mayor Sim of Vancouver and would like to produce for you the prototypes. Now this project is not just me, I am in touch with the Applied Science of UBC Mechanical and post doctorate program for the municipal and world planning department (I believe thats what its called).

And in exchange for this with the District, I plan to build two amazing towers of Short Term Rental as the One Stop to Whistler year round. It will be packed all year and I will be able to invite you all to the Grand Ceremonies, [redacted]

We will put a hospital there to service the homeless via the 24-hour Concierge service of StayRunners, which is now in 80 countries around the globe, and resolve late night delivery with the Bit Coin of Delivery.

As I said on the podium and around the room, one day i Plan to give back $100 million dollars to the District.

Of course, I would need the blessing of [redacted]

After having my hotels taken over by the Mexican Cartels at literally Gun Point, I have been hungry for success. So I ask you that we all work as a team to make that corner infront of the North Shore Winter Club the pride of Canada and You Mr. Mayor, as our Future Prime minster.

If you halt this project and we can meet with all the city council, bc housing and all the necesarry parties to make this a success and WIN WIN for all.

best graham

--
Sincerely,

Graham G. Alexander
[redacted]

From: Genevieve Lanz
To: DNV Input
Subject: FW: [REDIRECTED]Tsleil-Waututh Funding for 1200 Keith Road Complex Care Housing Facility
Date: November 28, 2023 8:32:55 AM

For the record.

From: Hazen Colbert [redacted]
Sent: Sunday, November 26, 2023 11:36 AM
To: DNV Input <input@dnv.org>; Mayor and Council - DNV <council@dnv.org>
Cc: [redacted]
Subject: [REDIRECTED]Tsleil-Waututh Funding for 1200 Keith Road Complex Care Housing Facility

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council,

In the context of the proposed complex-care needs facility being proposed for 1200 Keith Road I quote from the Tsleil-Waututh Nation's 100 Year Land Use Plan published in 2018:

https://twnation.ca/wp-content/uploads/2019/07/TWN-Land-Use-Plan-Booklet-Educational.pdf

As you are likely aware various parties have claimed that the Tsleil-Waututh Nation has existed on the North Shore for time eternal and prior to the arrival of the Europeans.

I have taken 100% confirmed and documented opposition to the claim by providing confirmed, irrefutable evidence that Spanish cartographer Jose Maria Narvaez, sailing out of San Blas Mexico, arrived on the North Shore of the Burrard Inlet in 1791. His journals memorialize that there was NO human life on the North Shore.

Despite my proof, which I documented by traveling to San Blas, I have been defamed and stigmatized as racist [redacted] simply because I stated the truth. The land acknowledgement at the beginning of DNV Council meetings and as written on meeting minutes is inaccurate or better incomplete. The acknowledgement, to be accurate, must acknowledge the arrival of Europeans PRIOR to First Nations.

In fact, in the Land Use Plan, the Tsleil-Waututh themselves ADMIT to not occupying the North Shore until the 1850s, nearly a century after Narvaez!

Page 14

In the 1850's, after significant losses to the Tsleil-Waututh population, our main village site was relocated from Tum-tamay-whueton (Belcarra) to the present site of north shore of Burrard Inlet.

Regrettably false claims about the Tsleil-Waututh are legion. For instance the claim that they were never compensated for Dollarton Highway which is false:

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In the 1930s, Canada gave British Columbia approximately 8 acres of land from IR#3 to construct Dollarton Highway with no compensation for the land.

The truth is that in 2016 the Tsleil-Waututh received $2 million in compensation, based on a 19.1 multiplier for inflation applied to this decision which was hidden and never reported locally. I now make public, for the first time, the decision:

https://decisions.sct-trp.ca/sct/rod/en/item/231056/index.do

We know that Lu'ma, the indigenous housing partner for 1200 Keith, solely houses indigenous peoples and in one facility, people of African descent. No question that dozens of drug addicted Tsleil-Waututh band members will eventually be residents of 1200 Keith. Why then is the facility not being proposed on native land?

Better yet, would it not be polite and respectful for the Tsleil-Waututh to give back some of that $2 million to help build the facility? After all it is tobacco, which First Nations introduced to Europeans, that paved the way for the gateway drug cannabis which is the origin of nearly all drug addition in North America. Research has shown that 100% of all addicts today, at one time used cannabis. Many continue to do so.

I support the approval of the facility, and as part of my support, I respectfully request that a condition of approval for 1200 Keith is that the Tsleil-Waututh provide $1 million of funding for its build.

Sincerely,

Hazen S. Colbert

From: Genevieve Lanz
To: DNV Input
Subject: FW: [REDIRECTED]1200 Keith Road - What is the DNV Getting in Return
Date: November 29, 2023 9:49:52 AM

For public hearing input.

From: Hazen Colbert [redacted]
Sent: Tuesday, November 28, 2023 6:24 PM
To: Mayor and Council - DNV <dnvcouncil@dnv.org>; DNV Input <input@dnv.org>; Dan Milburn <milburnd@dnv.org>; David Stuart <stuartd@dnv.org>
Cc: [redacted] CityCouncil@cnv.org; lands@twnation.ca; Municipal Clerk <MunicipalClerk@dnv.org>
Subject: [REDIRECTED]1200 Keith Road - What is the DNV Getting in Return

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor Little and Council,

Former DNV Councillor Mathew Bond posted this tweet last week, neither supporting or challenging it:

> ***Mathew Bond***
> *@mrmathewbond*
>
> *At the public hearing for supportive housing in #northvan and a neighbour, Rod Marining, original member of @Greenpeace, straight out said "the life of one deer is worth more to me than the lives of 65 drug addicts".*
>
> I do NOT support Mr. Bond's innuendo, and take pause wth his use of "straight," nor can I support, in fact I am opposed to, the explicit position of Mr. Marining which is alleged to have been stated but that I cannot confirm.
>
> **In the context of what matters to me, the life of one gay man has dominion over even one deer.**

The Province wants us to give up a $16 million land asset and take on partial

management of a complex-care housing needs facility which will be built at 1200 Keith Road no matter the overwhelming opposition from the local community.

The facility will house ONLY First Nations.

In the 15 years I have lived on the North Shore and in the DNV, I believe I am the ONLY resident who has EVER suggested that these project require **bargaining** with the decision makers.

I am prepared to support the project as long as the North Shore gets something in return, from BOTH the Province and the Tsleil Watuth and/or Squamish First Nations.

Quid pro quo:

The DNV approves 1200 Keith Rd and in return the Squamish amend the 1983 land cut off agreement and lease for the North Shore Waste Treatment Plant being amended so that instead of building the unsustainable project at the base of Pemberton we renovate and add to the existing Lions Gate Waste Water plant at about $300 million, not even 10% of the cost to complete Pemberton to reach secondary and tertiary treatment.

and/or

The DNV approves 1200 Keith Road and in return the Tsleil Watuth agree to build by 2026 supportive housing for the North Shore's 2SLBGTQ+ propulation a 100-unit facility in Maplewood Village.

I ask that my recommendations above be appended to public input for 1200 Keith, and added to the agenda for any approval of related bylaws. I am prepared to submit a resolution to DNV Council and attend in person to discuss the resolution with council. Please do not censor me or others who have an interest in the land.

Sincerely,

Hazen S. Colbert

From: Irene Matson [redacted]
Sent: November 30, 2023 11:43 AM
To: Mayor's Office DNV; Jordan Back; Betty Forbes; James Hanson; Herman Mah; Lisa Muri; Catherine Pope; DNV Input
Subject: East Keith Road Supportive Housing Proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Councillors,

Re: East Keith Road Supportive Housing Proposal

I am writing regarding the proposed supportive housing project on East Keith Road in North Vancouver.

I had the following responses (in italics and blue) from another government representative and wonder if your views are the same: My questions are in regular text below each response,

"It is in a location that is relatively removed from areas where children and families frequent. From our understanding, there is one Montessori daycare across the street, we do not know of another 6 in the neighbourhood. There are no schools in the area, and the residential population is very limited."

In fact, there are, or will be, three elementary schools in close proximity to this site. The new Cloverley Elementary to be finished in 2026, Lynnmour Elementary, and North Star Montessori Elementary located at 1325 East Keith Road. As stated, there is Park Place Montessori daycare located directly across the street, as for the others I have no first-hand knowledge but numerous parents of preschool children living in the area testified to this fact. There is a large and growing residential population in this area as evidenced by the need to build a new elementary school and a new recreation centre being constructed at 1401 Hunter Street to meet the needs of the new families. Families in the neighbourhoods of Cloverley, Calverhall, Lynnmour and Seylynn have all expressed concerns about this project. There are over 1300 signatures on an online petition (and growing) and 400 signatures on two hard copy petitions and also over 800 pages of public input which does attest to a "limited unconcerned population".

"It is in a location that is relatively removed from areas where children and families frequent."

Bridgeman Park is a short walk from the proposed site. It has a large, new playground very well frequented by children and families. There were quite a few speakers at the public meetings that expressed concern for the future of Bridgeman Park. The North Shore Winter Club is directly across the street which has an elementary school and has numerous events, clubs and sporting events all well attended by children and families. There is a trail network (Salop Trail) directly behind the site that is well used by residents hiking and children walking to school. There is large apartment block directly across the street which is frequented by children and families. The family neighbourhoods of Cloverley, Calverhall, Lynnmour and Seylynn are also in close proximity.

"We understand there is Bridgman Park and the growing Seylynn Community down the road, but these are not consequential for this project."

These locations are a very short walk through the wooded areas to the proposed site. Many residents would not agree

with you that they are "not consequential for this project". The neighbourhoods of Cloverley, Calverhall, and Lynnmour also do not consider themselves "inconsequential".

"Lu'ma is a strong partner in accomplishing this and we feel confident of their ability to make this project work."

I hope this is true. Some of the comments I have seen and heard from people who have had experience with the organization have not been positive. I have no way of knowing if these comments are true but it does cause concern. Lu'ma has confirmed they will not screen for criminals or drug users, and will not remove them from the housing if they commit crimes in the area. Lu'ma also has a history of not adequately supporting and addressing the mental health and addiction issues of their residents in the other properties they manage. The concerns over this being a low barrier, wet facility where tenants can freely use drugs near schools, daycares, playgrounds and residential homes, along with the alleged lack of management of this type of supportive housing, are why many residents are opposed to the project.

"This area already has a significant population of unhoused people living there, according to homeless counts and support services based in the area."

There is a population of unhoused people living in the area (but no more than many other areas now). According to the Federal Government's Report on Addiction, Substance Use and Homelessness only 19% - 28% of the homeless have an addiction or substance abuse problem. In fact, many unhoused people would refuse shelter in a facility that allowed active drug use.

So, in fact, this facility will not meet the needs of the local population of unhoused in the area, it will instead introduce 65 compromised individuals battling drug abuse into the area which will greatly add to the problem. If the goal is to support the majority of the unhoused in the area wouldn't a 'high barrier, "dry" facility with supports be a much better fit.

I'm not sure what "support services based in the area" you are referring to - the site seems poorly serviced by both addiction treatment and health clinics, mental health services, disability assistance services, police stations, WorkBC centre, EMT services etc.

"We have, just over the last year, delivered hundreds of millions of dollars to hiring more public safety units and police officers, and we have expanded the joint-mental health response Car87 project. We have also expanded operations of the Peer-Assisted-Care-Team which responds to mental health calls across North Vancouver."

This is very encouraging. What causes me concern is that the mayors of both Coquitlam and Port Coquitlam have complained that the province has essentially downloaded the additional costs of the Red Fish Healing Centre onto their municipalities. The Red Fish Healing Centre houses patients with complex substance abuse and mental health issues similar to the facility being proposed for the East Keith site. So, will additional funds be given to the District of North Vancouver to adequately meet the additional needs that will be created by this facility?

The Senior Planner and BC Housing have stated that this proposal will have no impact on property values. They state that property values immediately surrounding supportive housing sites kept pace or surpassed municipal trends.

The study used to support this statement was very old 1974-2005 and in New York City. There are other studies that would refute this claim and have found that depending on the type of supportive housing property values can drop from 7% - 18%. There seems to be a wide range of debate on this subject.

It is common to see all types of supportive housing being lumped under one umbrella so that if you are opposed to one type in a residential area then you are automatically opposed to all. A low barrier temporary shelter is completely different from a high barrier, dry facility with in-house supports and both are very different to the type of facility being proposed for East Keith.

The property on East Keith is a piece of taxpayer land that is better suited for much needed affordable housing of the high barrier, dry facility type which would accommodate families, the disabled, seniors, single mothers, and others.

Most of the opposition from the residents of this area is not to supportive housing, it is to a facility which allows open drug use and has a low barrier policy of admission being inserted into a residential neighbourhood.

Sincerely,

Irene Matson

[redacted]

From: Michelle Brousson [redacted]
Sent: November 30, 2023 12:03 PM
To: Mayor and Council - DNV; DNV Input; Tamsin Guppy; Eirikka Brandson
Subject: East Keith Development

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I am writing this letter regarding the East Keith supportive housing development.

Although I do not live in the affected neighbourhood, I know a number of the individuals who stand to benefit from this potential housing development and I appreciate the opportunity to address that.

[redacted] I have had the privilege of caring for the unhoused or precariously housed residents on the North Shore. These are individuals that call the North Shore home, have family and friends on the North Shore and want desperately to be housed on the North Shore. I have never felt unsafe [redacted]. In fact, I have witnessed first hand their compassion for others and their connection to their community. I have listened to their stories of resilience as they have found a way to carry on despite having a history of trauma or complex medical and social needs.

I have witnessed first hand how their lives stabilize once they get out of the cold and have stable, secure housing. They have a place to store their belongings, keep track of their medications and prepare nutritious food. They are able to connect with supports they need, keep track of medical appointments, and rebuild relationships.
Once individuals become more stable as their social and medical needs are met, crimes of survival go down. For those folks who use substances, when they have a safe place to live and use, the incidence of public use goes down, and drug paraphernalia and garbage is less likely to be found outdoors. https://www.bccsu.ca/wp-content/uploads/2016/10/insight_into_insite.pdf
There are less visits to the emergency department as the incidence of acute medical concerns such as recurrent infections and traumatic accidents, go down. I have seen them reintegrate back into society and community when they don't have to spend their whole day focusing only on survival.

The reality is the North Shore already has quite a number of unhoused individuals living in their cars, motor homes, on friend's couches or outdoors https://www.nsnews.com/in-the-community/people-experiencing-homelessness-on-the-north-shore-up-39-over-3-years-survey-finds-7648704#:~:text=Specifically%2C%20the%20number%20of%20people,Homelessness%20Services%20Association%20of%20BC.

They are already in our neighbourhoods, just like all over the rest of North America. It is better for our community as a whole, including families and children, if all members of our community are safely housed.

I appreciate the North Van District Council and Lynnmour neighbourhood looking to treat our unhoused residents with respect and dignity.

Regards,

From: DNV Input
Sent: November 30, 2023 1:25 PM
To: DNV Input
Subject: FW: 1200 East Keith Road public input

From: John Gilmour [redacted]
Sent: Wednesday, November 29, 2023 3:37 PM
To: Mayor's Office DNV <mayor@dnv.org>; Jordan Back <backj@dnv.org>; Betty Forbes <forbesb@dnv.org>; James Hanson <hansonj@dnv.org>; Herman Mah <mahh@dnv.org>; Lisa Muri <muril@dnv.org>; Catherine Pope <popec@dnv.org>
Subject: 1200 East Keith Road public input

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

November 29, 2023

Dear Mayor and Council,

Rather than appear at the public hearing I am writing to express my thoughts on the proposed development project at 1200 East Keith Road for which I am generally in favour.

LAND

Building on municipal land is a good idea to keep costs down. The idea always comes up when brainstorming for how to provide affordable housing. Will the DNV be waiving the various municipal fees?

MANAGEMENT

I don't feel comfortable with the same management company that is managing the Travelodge property, managing this building. Their reputation is not good in the Travelodge

building. How will the management of 1200 East Keith be better? I would like to recommend the DNV reconsider the management company and how will they be held accountable?

URBAN DESIGN

I have a concern about the design of the building in this location which is really a gateway type location.

1. If it is designed in a very plain manner, it will not feel welcoming to the residents of the community or the residents of the building.

2. Where is the master plan for this neighbourhood?

3. Can there be a mix of uses? More bedrooms for homeless couples or families for example.

4. Can we improve the pedestrian accessibility around the site? Public art, natural coastal landscaping, etc?

5. Special lighting to make it look attractive at night?

6. Can the building be designed with character? Don't let Step code 5 dictate an unattractive building design. Articulation and balconies for example.

7. Can there be places to gather for the residents outside and inside. A workshop for residents to make things.

8. Please don't let it look like an institutional hospital.

APPROVAL PROCESS

This project is being fast-tracked and I can understand the reason, as this type of housing is in very short supply. The various reports and requirements for regular builders and developers are not complete and it makes me think that all these various requirements for the development industry are not completely necessary up front. A reduction of red tape would go a long way to speeding up the process of other types of housing.

Thank you.

Regards,

John Gilmour

[redacted]

[redacted]

From: Lauren Chant [redacted]
Sent: November 30, 2023 2:23 PM
To: Mayor and Council - DNV; DNV Input; Tamsin Guppy; Eirikka Brandson
Subject: Supportive Housing Proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am writing to you in support of the proposed supportive housing on 1200 Keith Rd. While I am not a North Shore resident, [redacted] I have become familiar with some of the challenges facing the NS community as many people with substance use disorder are transient, frequently displaced and unstably housed. In my personal life, I have observed the significant challenges of someone with severe mental health challenges and substance use disorder navigate the housing market and supportive housing.

We already know there is a housing crisis. The lack of secure housing creates more mental unwellness. I am grateful there is a forum for people to share their views, however many of the concerns people have shared are about their discomfort and fears toward people who use substances.

The life expectancy of a homeless person is 30 years younger than the national average. A third of homeless people die from substance use related illnesses. They are 9 times more likely to die by suicide. Homelessness is extremely detrimental to one's health and wellbeing, even if for a short time. Factor in living with a severe mental illness, becoming homeless is literally life threatening. People with mental illness are more likely to become homeless and have difficulty finding and maintaining housing because of stigma. To even be eligible to qualify for this type of housing means that this person is in dire need and living with severe, life threatening physical and mental illness. No one would be standing in the way if this housing was for any other illness or population.

Substance use disorder is the most stigmatized health condition in the world (source: World Health Organization). We cannot let people's feelings get in the way of meeting the needs of people in a housing and health crisis.

Thank you and kind regards,
Lauren Chant[redacted]

From: Tamsin Guppy
Sent: December 04, 2023 9:49 AM
To: DNV Input
Subject: FW: Supportive housing on keith

From: Dorit Mason [redacted]
Sent: Sunday, December 3, 2023 7:49 PM
To: Tamsin Guppy <guppyt@dnv.org>
Subject: Supportive housing on keith

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tamsin,

Hope you are doing well - [redacted] Thank you for what you always do for our community!

I saw the sign on Keith for the supportive housing. Although I will not be able to attend the public discussion, I am supportive of the district building the housing in this location. We need to make room for all parts of our community and this also includes supportive housing.

Take care!

Dorit Mason
[redacted]

From: DNV Input
Sent: December 04, 2023 3:14 PM
To: DNV Input
Subject: FW: Council and Meeting Requested Regarding Solving the Homeless Issue with the Mobile Hotel
Attachments: 3D Masses 04.jpg

From: Graham G Alexander [redacted]
Sent: Monday, December 4, 2023 2:21 PM
To: Mayor's Office DNV <mayor@dnv.org>; Jordan Back <backj@dnv.org>; Betty Forbes <forbesb@dnv.org>; James Hanson <hansonj@dnv.org>; Herman Mah <mahh@dnv.org>; Catherine Pope <popec@dnv.org>; [redacted]
Subject: Re: Council and Meeting Requested Regarding Solving the Homeless Issue with the Mobile Hotel

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Dear Your Lordship:

I have arranged to speak at 7pm to council to speak about a 2 acre Land Development property which would concern the district land and washington properties that would involve 2 towers consisting of tiny mobile homes, a hospital, and a residential tower.

As the Founder of StayRunners who have delivered to the Residents of Travel Lodge Alcohol Vapes and Cannabis for the last 2 years with first hand knowledge of their drug habits and their behaviour, this concept of tiny homes in a Drug Free Facililty is proven to work across north america, but today, historically, i will present the mobile hotel which will resolve homeless issues globally, starting with the district of North Vancouver.

I have been in touch of the Director of Vancouver Coast Health and the Senior Community Planner of the District of North Vancouver for this project.

Also, local residents surrounding the Mountain and Keith Project.

In addition, local residents will be forwarded a presentation to this and if council and your lordship, bc housing, federal government, and the private sector which i have tentatively chosen (but not confirmed) Jim Bosa to Build it, Pattison Group to Fund it, and David Aisenstant to get behind this project, we will create a safe community combatting the homeless, drug, and mental health issue in this project.

As this presentation may be slightly more than 3 minutes and any extra time would be highly appreciated.

I present to you a 3D rendering of the Free Spirit Drug Free Mobile Correctional Facility, Hospital, and LionCopper Towers tentative 3D site plan as how the Mobile Hotel would work for Permanent Tiny Housing and Transportation for the Homeless.

I graciously ask your Lordship for more than 3 minutes to present my case.

I have copied all those in addition to council who have an interest in these properties to have this email before the presentation

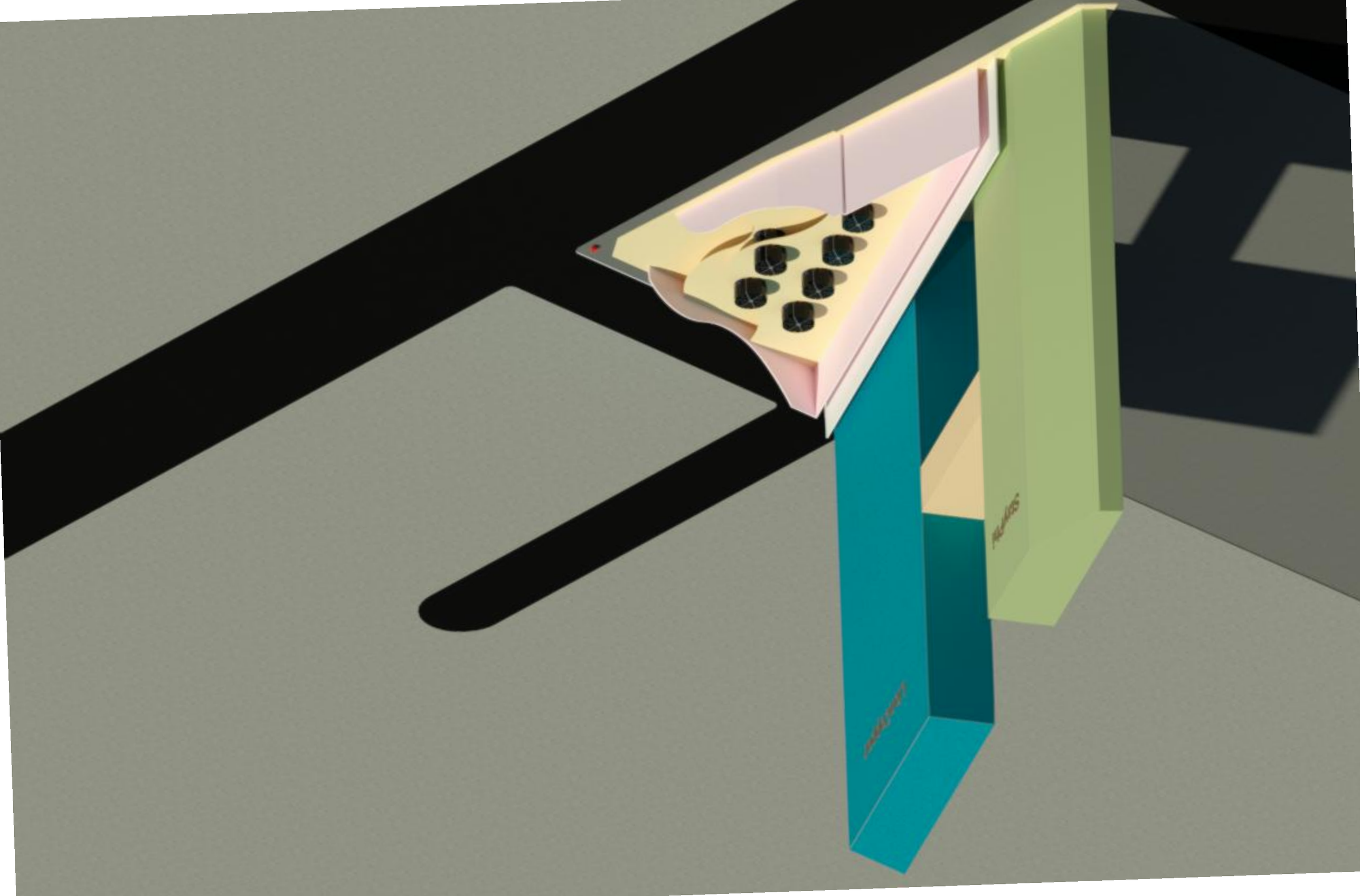
all the best
graham

On Mon, Nov 27, 2023 at 3:59 PM Graham G Alexander [redacted] wrote:

> https://ggiqdevelopments.com/ggiq-and-graham-alexander-assign-major-land-assembly-across-from-the-north-shore-winter-club/
>
> On Mon, Nov 20, 2023, 9:20 PM Graham G Alexander [redacted] wrote:
>
> > Dear Amazing Councillers at the District of North Vancouver, my home city.
> >
> > I was up to make a quick statement and thank you all for your service to the community and your hard work is noted.
> >
> > I am attaching a copy of the Memo to the Director of OutReach and our prototype which I am working in conjunction with the Mechanical Applied Science for Planning to devise a way with my invention.
> >
> > Its a halfbread between a Car and a Bike, fits in the bikelane, has toilet, water, and electrical and plugin stations. You can think of them as a more advanced Tesla, in the sense the docking station is to provide energy, water, and internet, the basics, and monitored by the StayRunners App giving 24 concierge service.
> >
> > As the inventor of the 24 Hour Virtual Liquor Store in over 80 countries, and proud partner of Mr Kyle R Washington of Seaspan, this is my chance to give back to my district.
> >
> > So ask the Mayor, and council to work with the Mayor and BC Housing to make this reality and keep the jobs here in Canada and allow us to Solve the Biggest problem on the District minds at the moment:
> >
> > the HOMELESS
> >
> > graham
> >
> > --
> > Sincerely,
> >
> > Graham G. Alexander
> > [redacted]
> >
> > [redacted]

--
Sincerely,

Graham G. Alexander
[redacted]


PALMERS

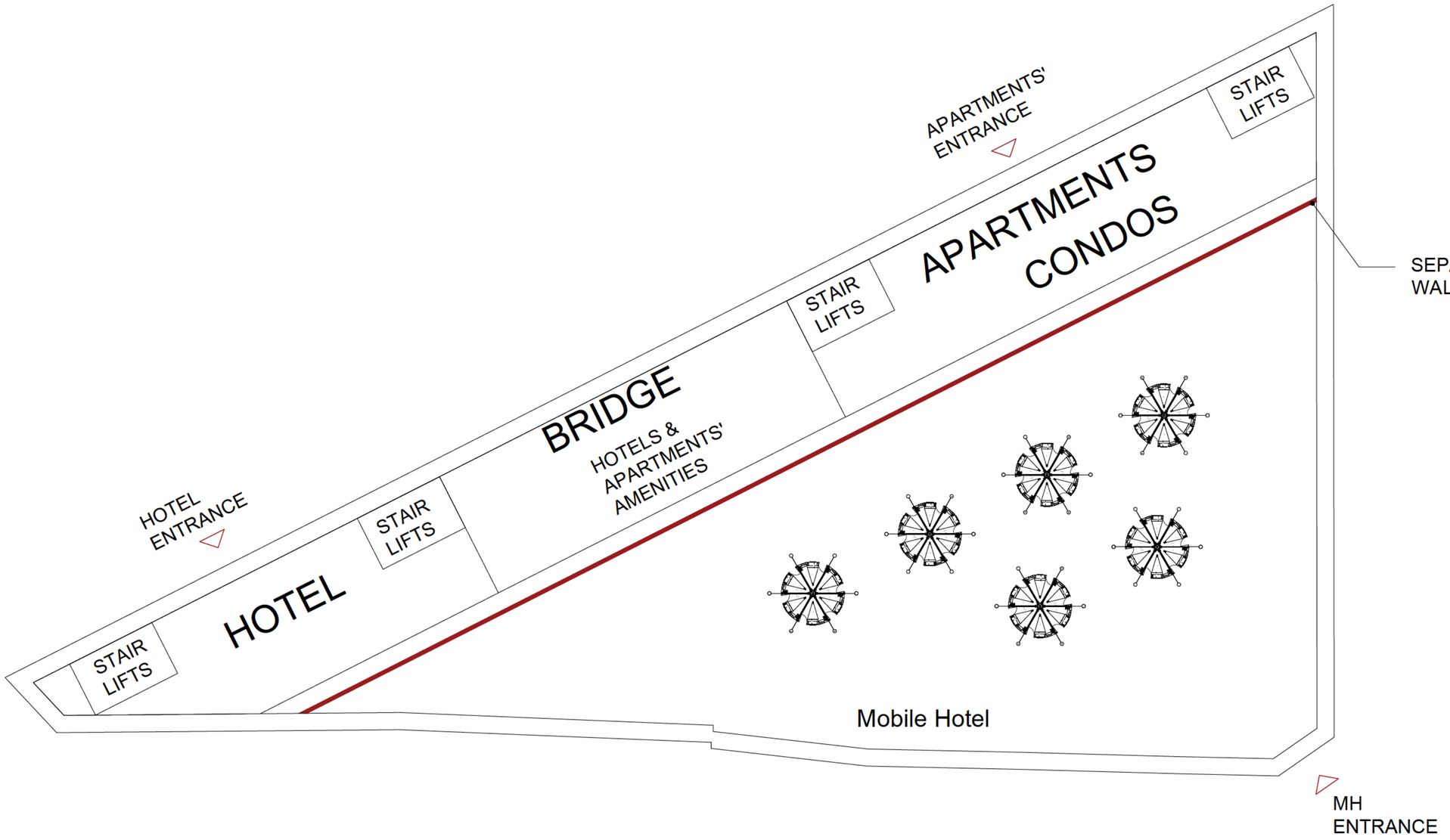
From: Graham G Alexander [redacted]
Sent: December 04, 2023 10:19 PM
To: Tamsin Guppy
Subject: regards
Attachments: 3Dproject.jpg; KEITHSITEPLAN.pdf; 3D Masses 04 (1).jpg; freespiritdrugfreecorrectionalfacility.jpg

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

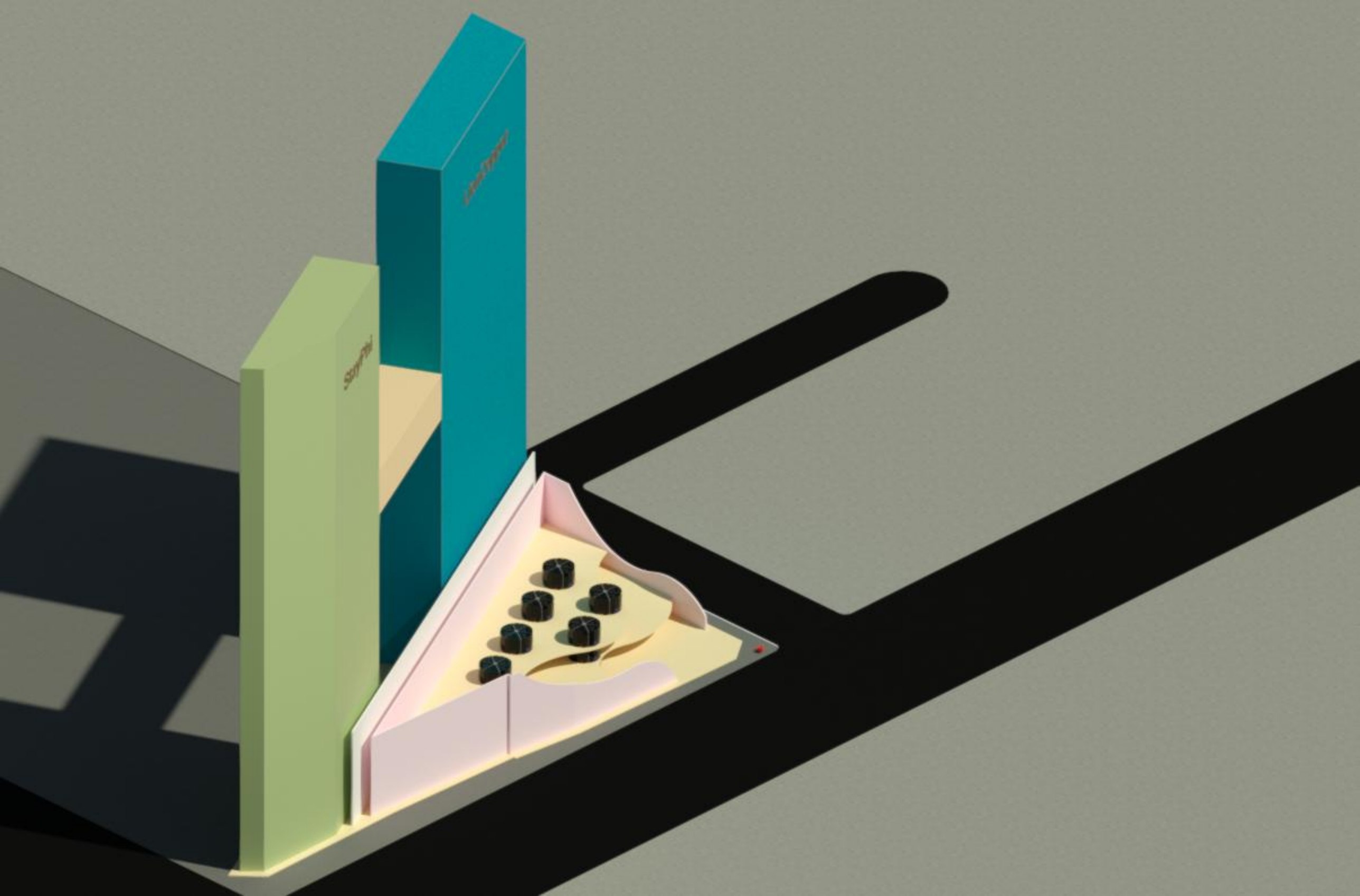
watch this
https://youtu.be/rXbJzXTI_Qs
layout attached.

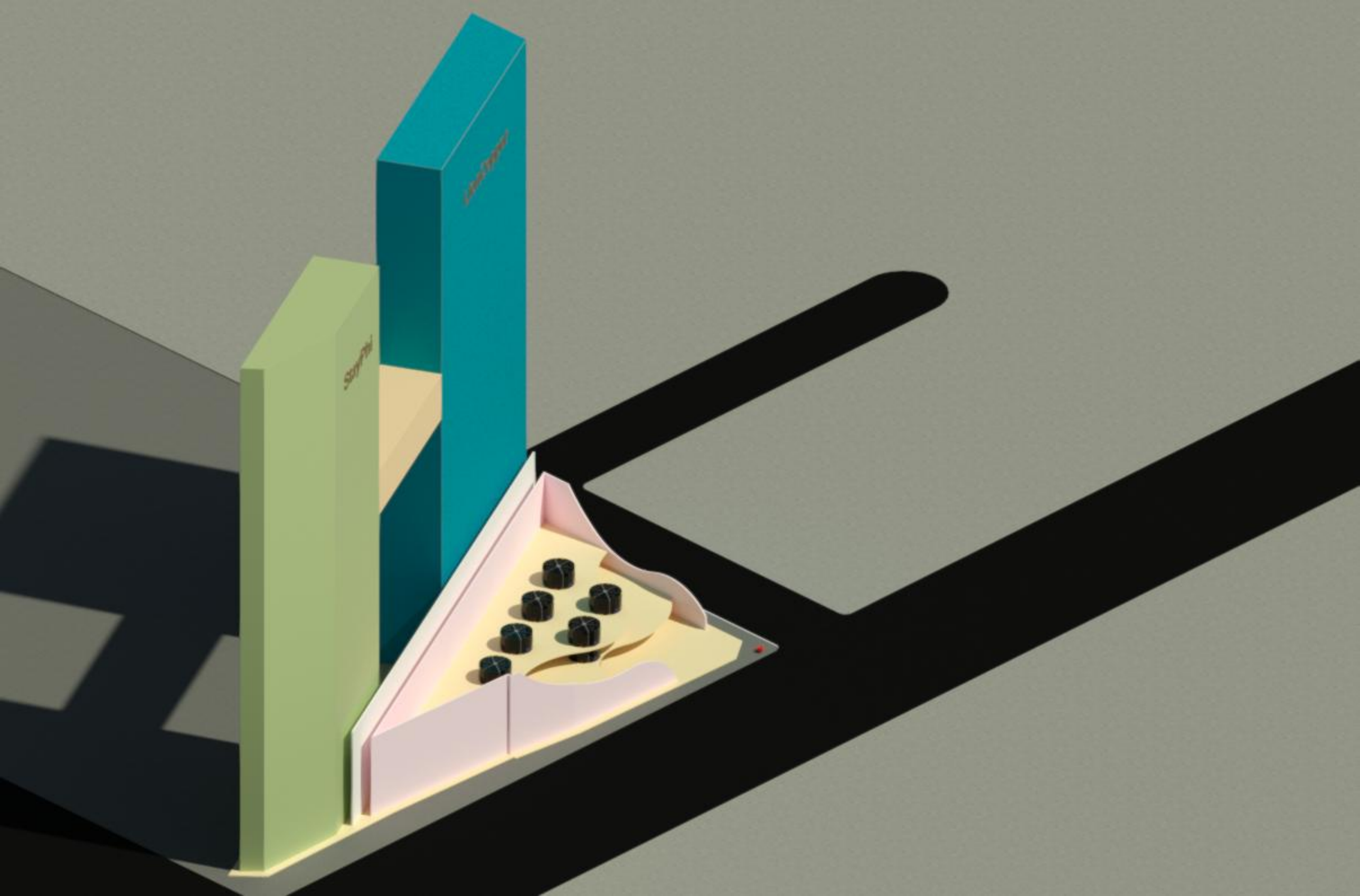
--
Sincerely,

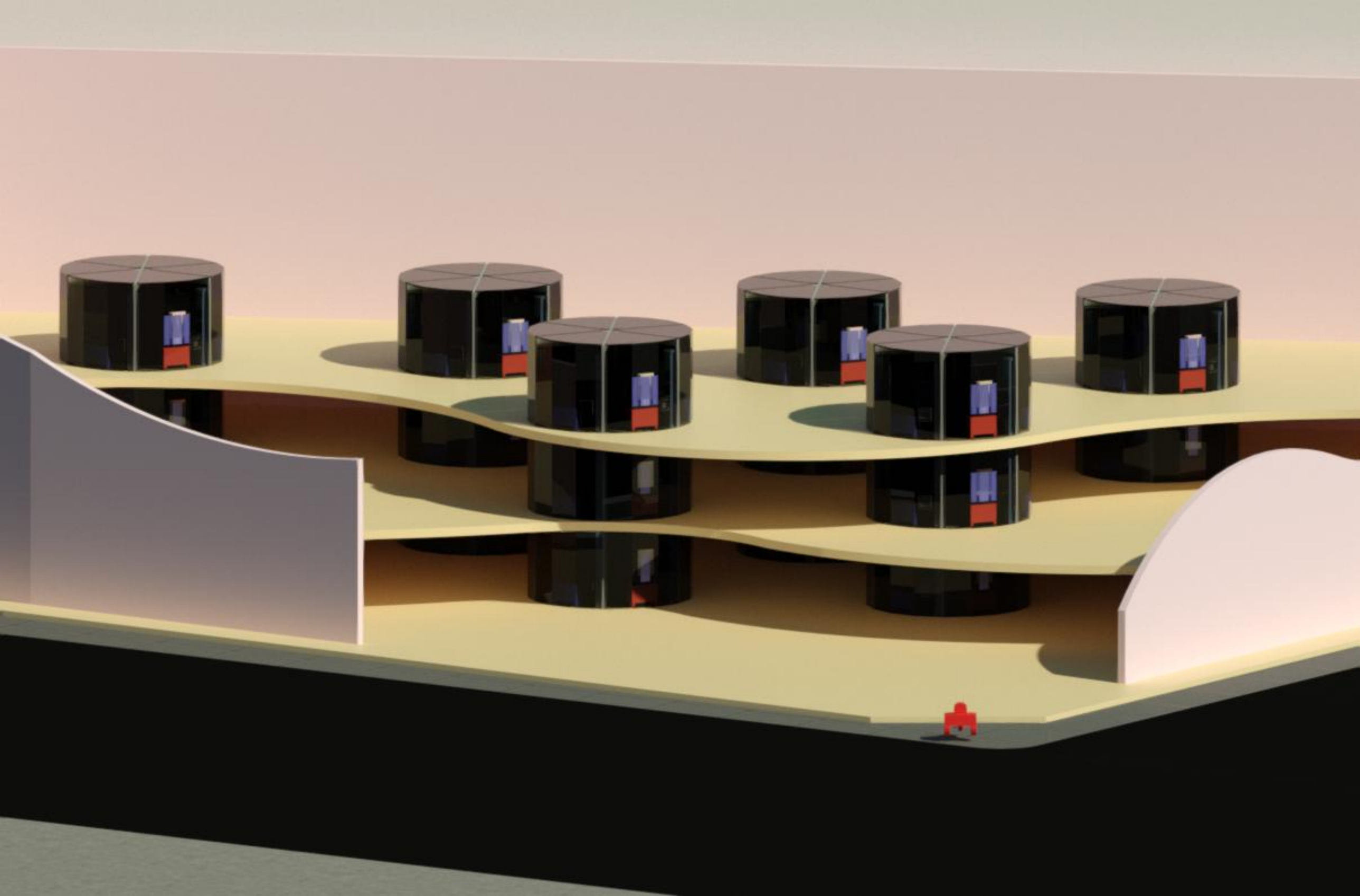
Graham G. Alexander
[redacted]


APARTMENTS' ENTRANCE
STAIR LIFTS
APARTMENTS
CONDOS
STAIR LIFTS
SEPARATION WALL
BRIDGE
HOTELS & APARTMENTS' AMENITIES
HOTEL ENTRANCE
STAIR LIFTS
HOTEL
STAIR LIFTS
Mobile Hotel
MH ENTRANCE

OPTION 01







From: Graham G Alexander [redacted]
Sent: December 04, 2023 10:22 PM
To: Tamsin Guppy
Subject: Re: regards
Attachments: EKEITHLANDUSAGE.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

more information at:
[redacted]

please get me in touch with the Top Director of BC Housing. I have Vancouver Health but we need now BC Housing to answer my calls and my questions.

lets start the process Tenson.

we are a team team work makes the dream work

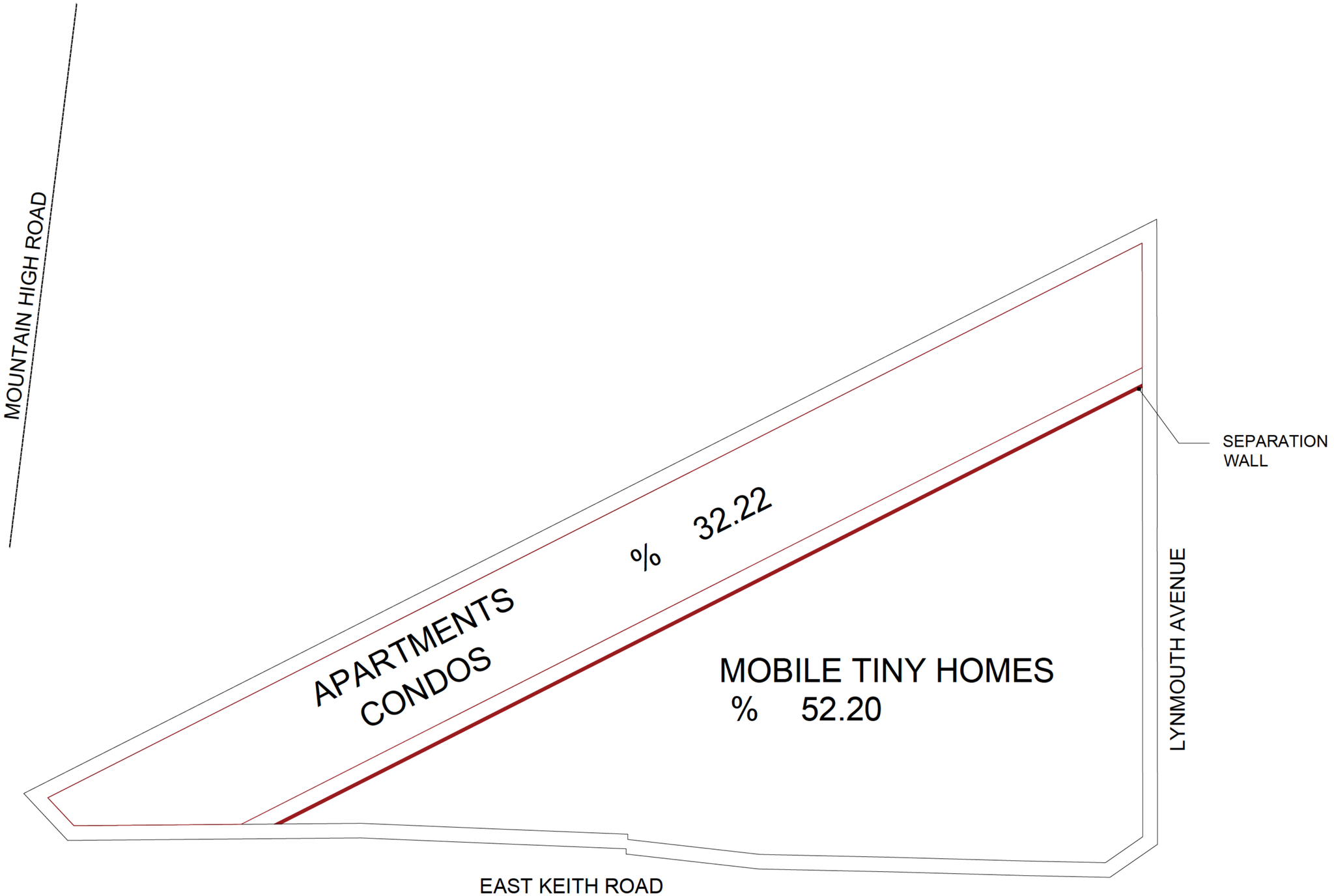
ggaa

On Mon, Dec 4, 2023 at 10:18 PM Graham G Alexander [redacted] wrote:

> watch this
> https://youtu.be/rXbJzXTI_Qs
> layout attached.
>
> --
> Sincerely,
>
> Graham G. Alexander
> [redacted]

--
Sincerely,

Graham G. Alexander
[redacted]


MOUNTAIN HIGH ROAD
APARTMENTS
CONDOS
%
32.22
MOBILE TINY HOMES
%
52.20
SEPARATION
WALL
LYNMOUTH AVENUE
EAST KEITH ROAD

OPTION 01

From: Kelly Bond [redacted]
Sent: December 05, 2023 9:54 AM
To: DNV Input; Mayor and Council - DNV
Subject: BC Housing Commisioned Review of Supportive Housing in Maple Ridge and applying these recommendations to Keith Road?
Attachments: MapleRidgeSupportiveHousingReview.pdf; MapleRidgeOperationalReviewResponse.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

"Complex care" housing and "mental health and addiction" housing are somewhat new areas of supportive housing.

"Complex care housing" appears to have arisen as a result of a review of a temporary facility built in Maple Ridge in 2018 to house members of a housing encampment.

The facility had its share of problems and, as a result, BC Housing commisioned a review of its operations.

Several important recommendations that could address the shortcomings were made as a result. There were recommendations to (1) BC Housing, (2)Housing Provider (3) protective services and (4) the municipality.

I've attached the review/report for Council's information. I would see it as imperative that all partners read and acknowledge this review and take an honest look at whether there is a capacity to ensure gaps that led to shortcomings in the Maple Ridge project are able to be filled/corrected in any project to be built here.

I ask Staff of BC Housing, VCH, LUMA and DNV as to whether an effort has been made to incorporate such recommendations into the facility which is proposed for our municipality. Can the public be assured that mistakes and operational shortcomings found in supportive housing in Maple Ridge will be rectified within the Keith Road project? In other words, has BC Housing learned and grown from this review?

In particular, recommendations related specifically to ***operating agreements and contracts---including sufficient funding for professional staff and security---*** were made, and since these legal documents have not yet been revealed or defined for Keith Rd. the public and Council should be assured that these recommendations will be implemented here.

I personally have 3 areas of questions:

Tenancy Agreements and Evictions:

One of the several recommendations to arise out of a BC Housing-commissioned review of the City of Maple Ridge's Supportive Housing conducted by Harry Cummings and Associates and subsequently published in June of this year was to "***undertake a review of the RTA within the context of supportive housing to identify how operating agreements can be better defined and structured to provide a balanced approach to protecting tenants' rights while ensuring tenant safety and well-being.***"

As a tenant advocate, I would like to know if this review has been undertaken and have any changes been proposed to the provincial government as of yet?

While the RTA will apply to the 60 supportive units, will it also apply to the five complex care units on Keith Road?

Section 4G of RTA suggests that a tenancy agreement ***would not apply*** in ***health care situations***, so, if this is the case, what protections and agreements are commonly in place for "tenant patients" within this newer form of housing? What particular behaviours could result in termination of services and care to the residents of the 5 complex care units?

Also, will Luma, VCH and BC Housing ensure that vulnerable tenants have access to tenant resources and advocacy should eviction notices be necessary?

Visitors

Some vulnerable people obtain and rely on mental and emotional support from a close circle of friends and family. (These support networks can also be vital and critical partners whom can assist staff in the care, safety and treatment of vulnerable tenants.) However, in some more recent supportive housing projects, such as Maple Ridge, a prohibition on guests and visitors left tenants isolated and lonely, feeling like they are mildly incarcerated. This can, in turn, lead them to abandon their housing as well as any progress they may have made towards recovery, if so inclined.

At the same time, with a low-barrier model and harm reduction room proposed on-site, there is a potential for certain ***non-residents*** visiting, partaking and using substances on-site, therefore magnifying the concerns of neighbours, the work load of facility staff and draining the facility's overall operating resources.

In recognition of the above, how will a proper balance be struck with regards to visitors to supportive housing?

Protection from Overdose

How will the use of the harm reduction room be defined and represented in the operating agreement?

Bearing the safety and well-being of future tenants of the facility in mind, will the operating agreement and programme agreements set a requirement for daily (morning/evening) wellness checks in for ALL units, not just the complex care units? Can a regulation be implemented that would require tenants to inform staff if/when they plan to use drugs in their suites so that prudent and timely wellness checks can follow?

I remain in support of the project, citing it as an unfortunate but necessary part of every municipality but I thought a wholehearted, honest look at recent supportive housing projects would be in order as you elected officials contemplate all aspects of this land use decision.

Thanks,

Kelly Bond

From: DNV Input
Sent: December 05, 2023 12:36 PM
To: DNV Input
Subject: DNV 1200 East Keith Road

Dear Mayor and Council,

For your information, please find below a response by BC Housing to a Councillor inquiry about the 2023 homeless count.

> *In response to your question:*
>
> *The 2023 Homeless Count report for Greater Vancouver reports that there were 168 individuals identified experiencing homelessness on the North Shore. The soft targets for tenanting reflects the demographic statistics from the point in time count. The targets for the building are as follows:*
>
> *69 % male*
> *28 % female*
> *3% Other gender Identity*
>
> *8% youth (18-24)*
> *70 % adult (25- 54)*
> *22% senior (55 and over)*
>
> *Minimum of 33% indigenous*
>
> *Every applicant is different and their reasons and needs for being in supportive housing will be unique. The applicants are reviewed through a comprehensive process to ensure that they meet the criteria, and that their needs can be met by the supports available in the building.*
>
> *Both BCH and Lu'ma will work closely with VCH, Squamish and Tsleil-Waututh Nations and other community service providers to help inform with this decision making. Recognizing that each individual will have different support needs, a "balanced mix" is when staff are able to provide those client-centred supports to the residents of the building.*

Kind regards,

Adriana Reiher
Council Liaison Office

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5

From: Genevieve Lanz
To: DNV Input
Subject: FW: [REDIRECTED]Suspect Staging of Speakers List AND 9:00PM break for 1200 Keith Rd on November 21
Date: December 06, 2023 9:54:51 AM

For the public record.

From: Hazen Colbert [redacted]
Sent: Wednesday, December 6, 2023 9:16 AM
To: Municipal Clerk <MunicipalClerk@dnv.org>
Cc: [redacted]
Subject: [REDIRECTED]Suspect Staging of Speakers List AND 9:00PM break for 1200 Keith Rd on November 21

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Gordon,

I was not in attendance in person.

Someone who was in attendance in person for the full first night of the 1200 Keith Rd Public Hearing on November 21, 2023 observed five very curious occasions and has published the following:

1.The meeting started with remark that attendees were more or less split equally for and against the project.

2.As the first two hours went on, indeed the split was exactly 50/50

3. A large number of the speakers in favour did not list a residential address or, if they did list an address, it was not in the DNV. Most of them appeared invited and to work for a social services organization.

4.At 9:00PM there was a break, and the media left.

5.Subsequent the break, the speakers were near unanimously opposed. How is it they were left to the end? In one analysis which Tamsin Guppy has confirmed, the split of pubic input is 81-85% opposed, 15-19% in favour. I note that written input is 50 in favour and over 1,200 against.

The stacking of speakers in support to the front end of the meeting is not appropriate.

Neither is staging a break at EXACTLY the time opposition to the project would pick up steam knowing that is when the media would leave.

There are rules to Public Hearings, specific rules laid out in enactment and rules in the common law. Were any rules pierced?

Going forward you are directed to follow the rules and treat each speaker fairly. Please govern yourself accordingly.

Sincerely,

Hazen S. Colbert

From: DNV Input
Sent: December 06, 2023 10:38 AM
To: DNV Input
Subject: FW: East Keith Road Rezoning

From: Gabriel Michaan [redacted]
Sent: Wednesday, December 6, 2023 10:35 AM
To: Mayor and Council - DNV <council@dnv.org>
Subject: East Keith Road Rezoning

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council members,

I hope this letter finds you well. I am writing to express my concerns about the proposed rezoning of a part of our neighborhood for homeless housing, which is currently under consideration. [redacted] we cannot support this proposal as it stands.

Firstly, I want to acknowledge the importance of addressing homelessness in our community, and I appreciate the District's efforts to find solutions. However, I would like to bring attention to a few specific concerns related to the proposed location that I believe warrant careful consideration.

1. We are concerned about the lack of measures in place to address substance abuse issues among potential residents. While providing housing for the homeless is a noble initiative, it is essential to consider the well-being of both the residents and the community. There are multiple petitions going around, with thousands of signatories agreeing. Without appropriate addiction treatment resources, there is a risk that the proposed housing may inadvertently exacerbate existing challenges and compromise the safety and harmony of the neighborhood. We need to solve the core issue of addiction, and we don't believe it is fair for our hard earned tax dollars to house those unwilling to go into treatment.

2. Additionally, a major concern is the potential increase in traffic congestion, particularly given the site's proximity to a highway merge exit. The construction process alone is likely to cause significant disruptions, and the long-term impact on daily commutes and overall traffic flow could be substantial. We can barely function here during busy times and the traffic is unbearable. Causing blockages on this road will affect all of North Vancouver.

I respectfully urge the Council to:

1. Adopt a motion to explore the other 5 sites available before making a decision, as this area will be impossible for traffic.
2. Prevent those addicted to drugs from being able to reside in the building, unless they are seeking treatment. This needs to be a condition in the lease agreement.

Thank you for your time and consideration of these concerns. I trust that the Council will make decisions that prioritize both the immediate needs of the homeless population and the long-term welfare of our community.

I have been extremely impressed by the public hearings, and your commitment to the democratic process. Thank you for being champions of democracy and hearing out all sides of the debate.

Kind regards,

Gabriel Michaan

From: Navigator @ NSNH <navigator@nsnh.bc.ca>
Sent: December 06, 2023 11:40 AM
To: Mayor and Council - DNV; DNV Input; Tamsin Guppy; Eirikka Brandson
Cc: Lisa Hubbard
Subject: Letter of support- E Keith Supportive Housing
Attachments: E Keith Supportive Housing Support Letter .docx

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

Please find attached a letter of support for the for the E Keither Supportive Housing project. We are in huge support of this project.

Thank you for your time and consideration,

Meg Keetley (she/they) and Rebecca Knight (she/her)
North Shore Solutions Navigators
North Shore Neighbourhood House
navigator@nsnh.bc.ca
www.nsnh.bc.ca
604-220-8431
604-230-2454

North Shore Neighbourhood House respectfully honours and acknowledges that we live on the ancestral, traditional, and stolen territorities of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations

December 4th, 2023

To his worship Mayor Mike Little and Counsellors at the District of North Vancouver,

This letter is intended to support the proposed 1200 block East Keith Supportive Housing Project.

Our names are Meg and Rebecca and we run the North Shore Solutions Navigator Project operating out of the North Shore Neighbourhood House. We provide supportive assistance, resource referral, and navigation to low-income individuals. These supports include helping individuals find affordable housing, financial supports, food supports, and much more.

We have worked with *hundreds* of North Shore residents who are looking for affordable housing on the North Shore over the last year. We have worked with clients with issues ranging from predatory landlords to demo-victions with no options for similar rent rates. We work with varied demographic of individuals including those who have been experiencing homelessness for a long time, to those who find themselves newly homeless or vulnerably housed for the first time. This includes seniors, young families, individuals with disabilities, and everyone in between.

When we say we are in support of this project, this cannot be understated. We believe this project is *critical* to the livelihood and survival of individuals facing multiple marginalizations and barriers on the North Shore. As we anticipate the development of the Travellodge site, the shelter often extended beyond their capacity, and the cost of housing steadily increasing, we need supportive and affordable housing more than ever. Many of the residents who we anticipate would be living at the prospective E Keith St supportive housing site would be living on Disability Assistance, where they would be getting a shelter allowance of $500 and a total monthly income (including this shelter allowance) of around $1400-1500. Currently, the average one bedroom on the North Shore is $2600/ a month, and the average bedroom in a shared accommodation we see is listed for around $1200. Clearly, this housing would address a crucial gap in housing affordability for those who need it most.

Many of the individuals we anticipate would be eligible to access housing at the proposed project are long time North Shore residents. They are already living here- they just need a place to be able to exist safely. We are increasingly meeting a number of clients who are falling through the gaps of services available and need safe, stable housing as a foundation so that they are able to work on their other needs and goals. The amount of support that so many of us at hardworking agencies can provide often falls short when held up against the need. We are calling for every form of housing, resource, and support we can get as the compounding events of the last few years such as the COVID-19 pandemic, apartment fires, inflation of daily living expenses, and sky-rocketing rental rates have pushed huge numbers of people into the margins on the North Shore.

Thank you for your time and consideration in reading this letter of support and the importance of this project.

Sincerely,



Meg Keetley Rebecca Knight

North Shore Solutions Navigators

From: Steven Sugrim [redacted]
Sent: December 06, 2023 6:43 PM
To: DNV Input
Subject: 1200 East Keith Supportive Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My name is Steven Sugrim [redacted]

I was one of many [redacted] that promoted [redacted] this, “ripe for revitalization” area. And I put that in quotations because what you plan to do now, will do anything but “revitalize.”
I would like to remind you guys of the video you made yourself, which I used to show people what your “20 Year vision” is. [redacted]

Please watch: https://www.dnv.org/community-environment/lynn-creek-town-centre. If you can’t click the link just google Lynn Creek OCP and go to videos.

This video portrays an outdoor paradise geared towards family life and progress. Showing trails, parks, and playgrounds. One speaker even mentions our area as, “one of the top ten outdoor capitals of Canada. [redacted]

Now I feel they’re getting ripped off. Not just from an investment standpoint, but of the vision, safety, and security of their neighbourhood.
Lynn Creek is at the base of one of our local gems. Would you put this housing at the base of Grouse mountain? Or Whistler/Blackcomb???

I’ve seen listings downtown tank because of similar situations. One [redacted] who had similar housing near his building got his car windows smashed four times in one month. That’s just what we need here, 300m from a playground!

[redacted] already know of 3 homicides that were linked to criminals who eyed this low ley location next to the highway. Putting that housing you have planned will have dealers from all over coming here looking to make a buck and ghost the RCMP on that highway.
What does the RCMP think of this? Oh wait, you guys never consulted with them!
Nor have you consulted properly with any real professionals on this model of housing because anywhere you mix users and non users, and men and women, is a recipe for disaster.

I had a friend that was clean for a while and actually relapsed in a facility like this because his next door neighbour was still using, selling, and eventually got him back to the dark side.

Last meeting, I mentioned a friend who was running to the highway to pick up from dealers and eventually got hit by a car and died.
One speaker had the nerve to refer to my story as “sensational.” Well I have FIVE other “sensational” stories for you:

1. May 30th: 2016 Body of 34 year old Jas Athwal found in Lynn Creek, death deemed “suspicious.”
2. Jan 9, 2017: Body of 41 year old Lisa MacPherson. Found BURNED in Lynn Creek. Homicide.
3. Dec 22nd 2017: Just before Christmas!! 30 year old Gavinder Grewal, shot to death on the 1500 Block of Fern Street.
4. Dec 15, 2018: One year later, 25 year old Rock Habib-Jouma, shot to death on Seylynn Crescent. Another Christmas present for the community!
5. March 11, 2022: 34 year old Milad Rahimi, resident of 680 Seylynn Crescent, executed in the nearby superstore parking lot.

So as someone mentioned, the problem is already here, let’s make it worse!

I’m all for supportive housing, I’m not cold or privileged like many speakers are saying, as a form of bullying against our honest opinions. My parents came here as refugees with $80 in their pocket. I’m far from privileged. I grew up, went to school, and played sports here. I get involved in the community when I can, and I just think it’s sad to see what you plan to do to this particular area.

Do your due diligence and consult with the RCMP and I bet you can come up with a better location.

Regards,

Steven Sugrim
[redacted]

From: Ali Ahmadi [redacted]
Sent: December 06, 2023 7:22 PM
To: DNV Input
Subject: Proposed supportive housing project at 1200 block of East Keith Road
Attachments: His Worship Mike Little.docx

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

His Worship Mike Little
Mayor of District of North Vancouver
Please see attached letter about Proposed supportive housing project at 1200 block of East Keith Road.
Thank you very much,
Ali Reza Ahmadi

His Worship Mike Little, Mayor of District of North Vancouver

I would like to verify and clarify some points has been brought up by respectful speakers at the 2 night public hearing.

1. Presentation of the plan showed nice pictures of the building were build, nice people sitting around the table with staff, also at the Q & A delegates of BC Housing and LU'MA by nice words tried to emotionally motivated the supporters, but they never want to show pictures or mention anything after those people (drug users, mental illness) reside or were around, causing problems, on the better word I can say didn't want to show the reality and fact of the areas after that.

2. I'm sure all speaker regardless of agree or disagree with the plan, respect the low income or homeless individuals, support the idea they needs and deserve to have a home, but the problem is how and where.

3. Those who supported the plan, were individuals represents just themselves, or affiliated with BC Housing and Coastal Heath, or some departments of government. Also even some of them are not living at this neighborhood, because didn't give the address, just mentioned living in North Vancouver, so they will not be in the area to suffer consequences and problems we would face aftermath, but each opposing ones were represent hundreds and hundreds of closed residents to the plan.

4. I'm passing by the Bewicke Ave & 2nd St. [redacted], I see reality of residents of this kind of building, trading and injecting drug, yelling, showing abnormal behavior, etc.

5. Fortunately none of you are living closed to these kind of buildings, and feel safe and secure, also I think most of you are not living closed to our neighborhood to face the problems in the future.

6. I urge all of you please go to these kind of buildings and stay around there for few hours to see the fact and reality that is going on at those area, then you will see abnormal, unsecure, and unsafe behavior.

7. The City has built and improved the kid's playground at Bridgman Park which is really appreciated. One of the speakers mention he is going to that park [redacted], I have to say [redacted], but my question from that

gentleman and myself is he or myself will [redacted] in the future when problematic people would be around?, of course not.

8. [redacted] there are few trees which are more than 100 years old, in many countries they keep this kind of trees, but you want to cut them and damage green belt.

9. At the information session, when I had conversation with the worship Mayor, he told me that government asked to introduce lands available for such plan and we offered 5 different lands but supportive housing has chosen this one, so they have alternative options which will be more suitable spot.

10. I'm wondering how you will be denying vast majorities of opposition to the plan, which are thousands and thousands residents of this neighborhood. Why you want just consider some minor individual's supportive which in total less than 100 people are? Who will get responsibility for changing of the living environment of this neighborhood in the future?

Finally, I hope you haven't made up your mind in advance, so please do more research, study, see the fact and reality before make up your decision, and then make right decision that will be good for our neighborhoods.

Best Regards,

Ali Reza Ahmadi

[redacted]

From: Soroor Sarafrazi [redacted]
Sent: December 06, 2023 9:36 PM
To: DNV Input
Subject: Disagree with East Keith Road supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I strongly disagree with the proposed 65 unit supportive housing project. While I understand the need for affordable housing and support for vulnerable individuals, I do not believe that this particular project is the best solution. The location of the project is in a residential area that is already struggling with issues such as traffic congestion.

Additionally, there has been concerns about safety and security have not been adequately addressed. I believe that alternative solutions, such as smaller scale housing projects in more suitable locations or increased funding for mental health and addiction services, would be more effective in addressing the needs of those who require support.

Thanks in advance for your attention .

Regards,
Soroor

From: Chant.MLA, Susie <Susie.Chant.MLA@leg.bc.ca>
Sent: December 07, 2023 10:00 AM
To: DNV Input
Cc: Mayor and Council - DNV
Subject: Letter of support for 1200 block East Keith Road, North Vancouver
Attachments: Letter of Support - Keith Rd Supportive Housing.pdf

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Please see attached letter of support from Susie Chant, MLA for North Vancouver - Seymour for the 1200 block East Keith Road supportive housing project.

Heather Andrews
Constituency Assistant
Susie Chant, MLA
604-983-9859

Working, learning, and understanding on the traditional and unceded territories of the Tsleil-Waututh and Squamish Nations.

LEGISLATIVE ASSEMBLY
of BRITISH COLUMBIA



December 7, 2023
Re: Letter of Support for East Keith Rd. Supportive Housing
Submitted via email to: input@dnv.org

Susie Chant, MLA
North Vancouver–Seymour

To the Mayor, Council and Staff of the District of North Vancouver,

This letter is written in favour of the supportive housing and complex care beds being proposed for the 1200 block of East Keith Road. North Vancouver needs this housing - both supportive and complex care are in short supply here. The consequences of not addressing this need are too great to delay. I am glad to see our local and provincial governments realizing that and taking necessary action like this.

I understand that some residents feel uncertain about this housing, or concerns about increases in crime may create some opposition to this project. I want to address that with compassion and reason. This project is not a halfway house, nor is it a safe-injection site for people to just come in and use. This is supportive housing, helping people avoid being forced to live on the street. There will be 24-hour support to residents available, giving them the services and treatment that they need to help transition back into a normal life. Should we not go ahead with this project, more people will have to risk homelessness, where they will face threats to their physical and mental wellbeing. Beyond that, increases in homelessness can lead to increased emergency response costs and delays, as well as the feared increase in crime that has created some of the opposition to this project. Helping people get housing helps everyone around them.

To conclude, this project is desperately needed for North Vancouver. It will accomplish many of the goals that North Vancouver District has created in the OCP and the Rental and Affordable Housing Strategy. It will also meet well over 50% of the supportive housing targets set by the province for the DNV. As the MLA for North Vancouver – Seymour, I am glad to see our government providing funding for this project. As a nurse, I am also so glad to see the focus on personalized health services and complex care needs that will help so many in need.

Thank you,

Susie Chant

North Vancouver–Seymour Constituency Office
217–1233 Lynn Valley Road
North Vancouver, B.C. V7J 0A1
T 604.983.9859
Susie.Chant.MLA@leg.bc.ca

Legislative Office
Parliament Buildings
Victoria, B.C. V8V 1X4
T 250.387.3655

From: mousa davood abadi [redacted]
Sent: December 07, 2023 10:09 AM
To: DNV Input
Subject: 1200 Block east Keith road
Attachments: THE_LETTER_TO_THE_MAYOR_ET_AL_Dec_06_2023.docx

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

Please open the attachment..

Many thanks
Mousa Davoodabadi

From: [redacted]

To: The Honorable Mayor, **Mr. Mark Little**, and the Respected City Councillors of the District of North Vancouver, Mr. Jordan Back, Mrs. Betty Forbes, Mr. Jim Hanson, Mr. Herman Mah, Mrs. Lisa Muri, and Mrs. Catherine Pope.

Thank you in advance for taking the time to read our letter. Hereby, we, [redacted] bring to your attention our serious concerns with the construction of 60 apartment unit with the designated services and particular residents who do not mix well with the family-oriented and vastly different demographic of our neighbourhoods and the area. Therefore, we express our opposition due to the extensive predicaments we all would be put into, and we have listed some of the reasons:

1. Primarily, the loss of security and safety is our greatest worry. It is proven that individuals who use drugs, and sufferers of mental illnesses, do not have enough control over their behaviors. With the smallest of triggers that are unique to the mindset, they can be activated, and their subsequent response will be quite irrational which leads to conflicts of all kinds.

2. In many incidents involving the said individuals, violent attacks have taken place and the results have been either fatal or damages beyond repair to the innocent victims both physically and emotionally that last a lifetime.

3. The density of the trails and the larger parks around us, along with pathways that hold many hiding spots, in addition to isolated overpasses, and dark and secluded areas around our neighborhood, provide ample hidden hang-out spaces that are inviting for some who want to use drugs or drink alcohol, or do other things. These conditions can place the safety of the neighbors, park users, and the children using those places and the playground, in danger.

4. Experience has shown how drug paraphernalia, broken bottles of alcoholic beverages on the grounds, and littering of all sorts will become a common sight in the parks, playgrounds, and streets as the substance users/abusers and the mentally impaired, lack the capability to pay due care and attention.

5. The dense, hidden, and tricky spots are very close to the highly sensitive and vulnerable establishments that require extra security, and they include kindergartens, daycares, elementary schools, children's playgrounds, single-family homes, and our own dense backyard with exposed interior and widely open parking lots. At stake are the safety of our properties, children, elderly, women, and even men.

6. Some of us have experienced several types of disturbances caused by mental health and addiction sufferers, and this will become a reoccurring reality if we become forced to live close to such individuals. Incidents of violent shouting, drunken or drug-induced loud rantings, abnormal activities derived from delusions and hallucinations, making strange and disturbing noises, vandalism, and vomiting on the street and in the parks and pathways, are certainly among the extremely hard to bear troubles we will be forced to experience. Occurrence of incidents of such have been seen day and night on sites where substance users and mentally ill individuals reside. One example is the North Shore Shelter and Housing Centre – Lookout Society.

7. Several of us have spent some time observing the housing center and quite a few despicable actions are what we saw. Therefore, we certainly oppose having our serene environment turn into an area where we will have to witness and suffer from experiencing first-hand, these kinds of highly bothersome and stress-causing activities in our own neighborhood.

8. We need to have peace, quiet and serenity to have enough energy and sanity to continue to work hard, contribute to the society, provide money to be spent on many programs, pay our bill, property taxes, income taxes, etc. Yet, the drug addicts and sufferers of mental illnesses, are usually either unemployed and on disability payments, or are incapable of carrying on with a fulltime job or a career; so, the sufferings for us won't matter to them.
9. Please have a look at the Google reviews on North Shore Shelter and Housing Center – Lookout Society. In one of the prominent, relatively recent reviews, a resident of the housing complex has attached to his review an indecent photo of a half-naked man in a park and close to trails. It is not clear if the individual in the picture is actually the resident himself or not, but regardless, this is among the examples of how we can expect inappropriate behaviors and actions by having problematic groups live and hang out close to our children, elderly, women and vulnerable members of our community. These kinds of happenings will lead into serious conflicts and dangerous situations.

10. Some other reviews also point out how violent individuals who use drugs and alcohol, stay in a place where these are prohibited. We can imagine what can happen if residents of a neighboring supportive housing do not prohibit substance abuse or drug use and do not mandate rehabilitation for any of their residents' highly perturbing problems.

11. The HEALTH of our community members will be put into danger as well. Being constantly on alert creates a permanent feeling of living on the edge. Living in fear instead of living with a sense of serenity, safety and security, does result in the deterioration of the physical and emotional well-being of the peaceful, hardworking, tax paying and law-abiding residents of the neighborhood who are not used to violence and

intimidating and dangerous incidents. Traumas that can be created by the conflicts will be a permanent health issue and the decline in our health can create an additional burden on the highly overloaded medical system that we are experiencing today.

12. As you all are aware, physical activities and enjoying the outdoors have a positive impact on having better health. People's health will turn for the worse when people give up their activities due to having to constantly be looking over their shoulders and expect to experience traumatizing and terrifying incidents that they can never be ready for and cannot defend themselves against. Therefore, many will choose not to spend any time outside their homes and will not allow their children to play in the playgrounds anymore. As a result, depression, and anxiety in addition to physical ailments will entail due to the termination of the activities we used to benefit from around our home environment.

13. Many drug-addicted individuals find ways to feed their habits and one of the methods in many cases has been through theft. Then if the drug users do commit such activities, and if they cause bodily harm, and emotional damage to anyone living or walking in the area, will place us all at the point of no return. For, the mental impairments due to substance influences and distorted brain capacity, have no legal repercussions and no effective remedy.

14. A couple [redacted] previously lived in a very reputable and safe neighborhood until some individuals with drug habits and mental problems entered the area. Soon after, the neighborhood changed for the worse. The families, according to the observations of the couple, started to experience lack of safety, strange activities around the properties, vandalism, theft, noise disturbances that were not at all any part of life for the neighborhood prior to the BC Housing building close to them, assigning units to the mentally ill and drug addicted individuals.

15. The couple [redacted], actually witnessed individuals of the said groups checking out the cars and doors and going around the houses and apartment complexes after midnight and in the early hours of a.m. They reported to have frequently seen the new residents in the neighborhood, digging through garbage and recycling bins, stealing items from their own yard and neighbors' yards and balconies, wandering and loitering on the front and backyards, etc. They reported all several incidents they witnessed to the police department. Unfortunately, police could not do much at all, as the legal system does not have any serious measures for individuals who suffer from mental insanity, problem with their brains and substance use/abuse, even if their actions lead to irrecuperable damages for innocent individuals.

16. There are at least two houses [redacted] that host some unsavory crowd, day and night, and the sights of individuals clearly under the influence of drugs, acting strange and terrifying in the yards and in the vicinity of those

houses are ample. Toppled shopping carts in their yards and in the vicinity of these houses and close to the trails, along with the distress-causing commute of scary individuals are what many residents of the neighborhoods see every day. Then bringing individuals already using drugs, or prone to get into these attractants or trap-like places, further fuels the problems for the substance users/abusers and adds to the number of the problematic crowd which will lead to far more troubles, and there is not much that the police or legal system can do.

17. Traffic nightmare is another serious issue during the intended construction, and even after; for, in housing facilities designated for the particular services and the individuals with mental health issues and drug addiction, the presence of ambulances, in addition to police, along with the daily commute of staff members, will be the daily and nightly reality.

18. The already existing heavy traffic from morning until the end of the rush hour, will get much worse and will become a daily living nightmare if a building gets constructed in the spot where highly annoying and time-wasting traffic bottleneck take place during those hours.

19. In fact, the spot is the WORST place to construct anything; let alone, a building where ambulances, police cars, staff members' cars, and commutes will be the reality of everyday living with the existence of such “support housing” buildings.

20. Please consider how any development on this land can and will create lasting negative impact on the already frustrating heavy traffic that we experience every day since the spot is right at the corner where the highway connects to Brooksbank Avenue, Keith Road East, and the beginning of Mount Seymour Highway. The location is the only connection from East Keith Road and Brooksbank Avenue to the East and West Highway One.

21. We do wish that the district could provide a more suitable spot or purchase a land elsewhere for the group who need supportive housing where there will be more options of transportation, not many densely wooded and green hiding spots, daycares, schools, and single houses, as well as being in closer proximity to the hospital and police department and other facilities. Think, close to Lions Gate Hospital and crowded areas where help can be more readily available, and the infrastructure does not allow much for hangout spots and loitering and does not provide freedom for engaging in disturbance causing activities.

The extreme fear that the proposed construction has brought to us, and the thoughts of having to deal with individuals with unpredictable actions while drug-fuelled or those who due to lack of

mental capacity, commit actions that have no remedy, have caused a great deal of stress for most of us in the building and in our neighborhood. The lack of support for this project was obvious in the gathering of November 08, 2023, and mostly the voice of opposition is what we heard.

We ask you to please do not allow the project to go ahead and please do not provide facilities that will compromise our safety, security, and peaceful, family-oriented community.

We greatly appreciate your kind attention.

From: Jan Hills [redacted]
Sent: December 07, 2023 10:32 AM
To: DNV Input
Subject: 1200 BLOCK EAST KEITH ROAD = SUPPORTIVE HOUSING COMPLEX

Importance: High

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is: Janet Hills
[redacted]

Subject: 1200 BLOCK EAST KEITH ROAD – SUPPORTIVE HOUSING - OPPOSED

I am OPPOSED to this development in this location. The location is totally wrong. Supportive housing usually means that people do not have vehicles and could have mobility or other medical problems. The intersection of Keith Road and the Highway Interchange is extremely busy and very difficult for people to cross Keith Road. This would make life very difficult for the people in this complex. The only area around there for them to go for groceries or any other things is Park & Tilford – which requires crossing the intersection. If they want to visit Seylynn Park – the same problem, they need to cross Keith Road.

I would also suggest that in the future – that property might be required for more updates on the Hwy Interchange.

Regards
Janet Hills

From: Ken Owens [redacted]
Sent: December 07, 2023 12:28 PM
To: DNV Input
Subject: Supportive Housing Proposal - Zoning By-Law 8643 Amendment - 1200 Block Keith Rd East

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Municipal Clerk

I have attended 2 Information sessions and 2 Public Hearings for this proposal.

I asked the question and listened for the answers to why this site was chosen and why was it considered a good location to house 65 subject clients. There was no answer other than where would I place it.

The DNV Council is being asked to make a decision without any science based study and apparently no recommendations. None were heard in the public hearings. The choice is based on availability of this piece of land that has no commercial value and the need to be doing something. Basically an easy way out without considerations of its impact on the 65 subject clients, neighbourhood, emergency services and the future.

There is minimal useful services available in the immediate area, and it is an island in the middle of a very busy intersection.

The secluded and isolated location, the back lane, the sheltered trail and tunnel all provide a real risk of illicit trading, development of tented camp by friends and private drug use and abuse.

There is no proposal to provide surveillance or security for the neighbourhood and the operators are essentially hotel operators. The operation will be minimally staffed by unskilled workers without any healthcare training.

It has only reaffirmed my opposition to the proposal for this location.

Ken Owens
[redacted]

From: Tamsin Guppy
Sent: December 07, 2023 5:15 PM
To: Aimee Bamford
Cc: DNV Input
Subject: Cutter Island Park

Thank you for the suggestion, please note that the land you have circled is known as Cutter Island Park and is land that is:

- Zoned for Park Use (NPL and PRO)
- Designated in the OCP as Parks, Open Space and Natural Areas (POSNA)
- And Designated by Bylaw for Parks use which requires a referendum to change the land use from parks or recreation use.



Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Aimee Bamford [redacted]
Sent: Friday, November 24, 2023 9:37 PM
To: DNV Input <input@dnv.org>; Community Relations <communityrelations@bchousing.org>
Subject: Alternative site proposal for Keith Road supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached suggestion for an alternative site for the supportive housing facility, the green space circled in red. You would need to rezone the land as it is currently zoned as a park, but it's not a real park, as far as we can tell no one is using it. The site is close to bus lines and the Superstore, but not beside our homes and daycares. Please consider.

ARBORLYNN DR
APPIN RD
TRANS CANADA HWY
PREMIER ST
LILLOOET RD
BROOKSBANK AVE
COTTON RD

From: Aimee Bamford [redacted]
Sent: December 07, 2023 5:16 PM
To: Tamsin Guppy
Cc: DNV Input
Subject: Re: Cutter Island Park

Ok hold a referendum then. This isn't my job.

On Thu, Dec 7, 2023 at 5:14 PM Tamsin Guppy <GuppyT@dnv.org> wrote:

> Thank you for the suggestion, please note that the land you have circled is known as Cutter Island Park and is land that is:
>
> - Zoned for Park Use (NPL and PRO)
> - Designated in the OCP as Parks, Open Space and Natural Areas (POSNA)
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POSNA
Cutter
Island Park
POSNA
DOLLARTON HWY

Tamsin Guppy **(she/ her)**, MCIP, RPP

Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road

North Vancouver, BC V7N 4N5

guppyt@dnv.org

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ARBORLYNN DR
APPIN RD
TRANS CANADA HWY
PREMIER ST
LILLOOET RD
BROOKSBANK AVE
COTTON RD

From: Darryl [redacted]
Sent: December 07, 2023 6:03 PM
To: DNV Input
Subject: Please vote against the kieth road mountain hwy dev.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and council,

My name is Darryl Stepney, [redacted] I'm writing this email to request that you do the right thing and reject the Mountain hwy Keith road supportive housing proposal. [redacted] Bringing in housing for drug users will negatively affect our neighbourhood [redacted]. Why are hard drug addicts being prioritized over the safety of homeowners and their families? The housing will be located very close to the Salop Trail, this trail has easy access into the alleyway network that runs between Brooksbank and the hwy, we will all be at a heightened risk for open drug use and drug related crime. It will become unsafe for our local kids to play outside in their yards, to walk home from school, and to have a childhood that we have worked hard to provide for them. The Lynn creek trail network will become unsafe for women and children as they walk their dogs, walk to the park, and walk to school. We need to prioritize families that cannot find affordable housing, families that are being priced out of the rental market, not drug addicts. North Vancouver needs social housing for single parents, seniors, and low income families. This should be the priority for the available land, instead of bringing crime and drug use into our area. One trip passed any of the properties run by Lu'ma and you can see that they are not serious in providing safety for the community. Kids should not be subjected drug paraphernalia and drug use while they walk to school, go to daycare, walk their dogs, or walk to the park. Kids should not be subjected to open drug use while they grow up. This is not a suitable location for drug houses and this proposal will ruin our community.

Please do the right thing and use this land for local families that can no longer afford to rent in the city they grew up in, please reject this proposal and build homes for families instead.

Thank you

Darryl Stepney

From: Maria Bohdan [redacted]
Sent: December 07, 2023 6:58 PM
To: DNV Input
Subject: Urgent Request to Reconsider Rezoning Proposal for 1200 East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to express deep concern regarding the proposed rezoning of 1200 East Keith Road. [redacted]

Allow me to emphasize that we cannot tolerate the daily worry about [redacted] children encountering potential safety risks in the vicinity. Whether [redacted] kids are going to school or playing outside, the prospect of them coming into contact with homeless individuals, who may be struggling with mental health issues, raises significant apprehension.

It is widely acknowledged that a considerable number of homeless individuals are grappling with addiction or various health conditions. Introducing an environment that could potentially compromise the mental and physical well-being of [redacted] children is not a rational decision and may lead to unforeseen challenges in the future.

In the Metro Vancouver area, there are numerous vacant buildings and sites that could be considered for alternative projects without resorting to rezoning 1200 East Keith Road. Cutting down a forest for this particular initiative poses security concerns that have been witnessed in similar residential areas.

I urge you to reconsider the rezoning proposal, taking into account the safety and peace of mind of the families residing in this neighborhood. Our community should not have to bear the burden of potential security issues that may arise from such a project.

Thank you for your attention to this matter. We sincerely hope that you prioritize the safety and well-being of our children and the community as a whole.

Sincerely,

[redacted] Maria

Firstly, I would like to request permission to address council and the community to explain my intentions today more clearly and share my credentials.

[redacted] I am here today to [redacted] address concerns raised by community members and correct inaccurate information misrepresented as facts. I would like to speak as a member of this community [redacted]

Secondly, I would like to propose a motion to you your worship, and to counsel if deemed appropriate, to allow me to use my first and second times speaking back to back, and for your worship to retain the ability to call for first time speakers after I speak, as I have attempted to

be the last first time speaker and think this will help to provide cohesiveness and clarity to my statements to both the counsel and the public.

My name is Darren Guild [redacted] I want to start off by [redacted] set the record straight. [redacted] We appreciate the community calling other resources and supports, such as first responders, to help address this complex social issue and ensure people's safety and security within their community, or a visitor's safety who looks unwell. Part of the emerging struggle in the opioid crisis is benzodiazepines being in the local drug supply. This creates a sedating effect and makes supporting people more challenging as they are more likely to present as being in a catatonic state but respond to stimuli and maintain a proper level of breathing. This issue is not as a result of providing services, it is a result of not being able to offer enough services and support to keep this out of the public eye on all occasions. [redacted]

[redacted] It is important to meet people where they are at and fit them into the housing continuum appropriately. [redacted] Some people may not even be ready to stay at the shelter for various personal reasons. [redacted] The proposed purpose built permanent supportive building is centered around addressing the residents needs specifically. This proposed purpose built facility should certainly have an OPS space, and a lounge area connected to it where residents struggling with addiction issues can stay safe, receive support, and not be pressured to go to their rooms or out into the public. This should be provided separately from the main lounge so residents who are not using have a separate space to hang out in. I hear the community's concern regarding children in the area and the fact that no criminal record checks would be done and would propose that people on the current SOIRA registry, when applying to live there, not be eligible to stay there without applying for due consideration of waiving this requirement of being housed there by a committee of representatives including: the housing provider, the police force, VCH, and BC Housing, to look at specific circumstances that may warrant waiving this housing requirement on an individual's specific case. This process would of course be transparent for anyone wishing to apply there so they could make an informed decision about agreeing to this check or not, but would be mandatory to reside there. I heard from the housing provider, Luma Native housing society, that the intention is to have residents of the building under the Residential Tenancy Act. I would suggest a change be made here and have program participation agreements in place, opposed to residential tenancy agreements. I would suggest this change based on personal and professional experience. When resolving a matter in RTA dispute proceedings you first have to go through a long waiting period to be heard by the arbitrator that can last months. Then you

go through a process that is not precedence setting or consistent and is based on the arbitrators 'due consideration'. This ends up causing inequities in rulings and a longer wait time before the person is legally removed from the property, often requiring bailiff services. I am suggesting a system similar to transitional housing, shelters, and recovery houses where residents could be quickly removed from the site, should the specific circumstances warrant such a quick response, and in doing so safe guard the interests of the building and the surrounding community. This decision would initially be either proposed or enacted by the housing provider and subject to their approved processes such as having approval to do so by a member of the housing providers senior level of management, above the on site manager. There should be checks and balances to ensure this is applied in a fair and equitable way. Such as using the suggested committee of all committed partners in this proposed project to collectively review or approve the decision in advance. Thus, providing swift action if needed. This would further allow the service provider to limit residents' guests at the building to approved guests as determined by the housing provider, based on the potential guests past behavior in and around the site. Perhaps part of the approval process should be agreeing to photocopying id or simply a photograph of the potential guest, giving their name, and date of birth during the approval process. This would of course be optional, but necessary to be received as a visitor. The legality of this I will leave to people more knowledgeable in law than I am, but if it isn't legal now, you have 3 years to adopt law to give this important safety measure legal bearing. This would effectively end potential room take overs where a guest of a resident takes control of the unit at times, preying on a vulnerable resident and increases accountability for all. I heard a community member state Luma Housing was quoted as saying, "Luma housing does not work with law enforcement". I believe that isn't true. [redacted]

[redacted] I would suggest the police force identify a couple of constables who are great at forming rapport with people and have them visit buildings such as this proposed one regularly to say hello and ask residents how they are doing, and in this potential case walk through the park. Essentially as mobile foot patrol. The tenant selection process should be carefully created and based off past experiences, which I trust BC Housing is way ahead of. Initial move ins should be staggered to give the staff and residents time to form healthy professional relationships with each other and begin to form a community committed to increased wellness, in terms of social, behavioral, physical, emotional, and spiritual aspects of their lives for each member of the site and the community emerging from the formation of this permanent housing solution. I'd suggest no more than 20 move in's the first month, including the people with complex needs, and 15 each month after as the fastest reasonable time frame to move tenants in. Although this very important permanent solution-focused facility is needed as soon as possible, I think setting it up for success trumps this urgent need [redacted] This proposed permanent supportive building should also have a dedicated manager to focus on the building's operations, community integration and collaboration. Not be spread too thin. People with complex needs should be housed closest to the staff office. Collaborative caseplanning meetings should take place weekly at first, and probably monthly after that, with all project partners present, to collaborate together around best practices and create innovative solutions as a team, BC Housing, VCH, and the housing provider. As far as traffic concerns go, the market housing in the area, especially Seylynn Village and the Hunter building, are the cause for increased traffic congestion in the area and an inconvenience to the proposed permanent supportive building, not the other way around. Including staff vehicles there would likely be 10-15 cars at most, likely less than any one floor of any of the high rises in the area. This proposed permanent supportive solution is exactly what is needed to lower issues such as crime and homelessness in the community and help people heal from past

trauma often coming from neglect, mistreatment, and a failure of our society to address these issues earlier. I'd like to hear that the HOpe Centre is committed to supporting this project with a responsive mental health team that could meet with the housing provider on a regular basis and support those in the most need at the site. With mandated treatment and extended leave they have tools to help people succeed in managing pervasive mental health challenges that other services, such as stepping stones, simply do not have. Helping those with the greatest need for mental health support in turn helps the community as a whole. Ignoring these issues in one's community only makes them worse. It is a community issue and will take a community to solve it. As a community member mentioned, these issues are already here, it's time we worked together towards solutions to homelessness and mental health struggles, as well as other related issues... approving this proposed building is a great next step for North Vancouver as a whole to move towards that solution. On Sept 23, 2014 there was an article published by 'Vancouver is awesome' Comparing First Place Residence, operated by Lookout Housing and Health Society, to another building in the area with a different service provider which had 2.8 times the emergency calls in the first 16 months of operations than First Place did, with an increase of only 13.2 percent more occupants. This was largely related to going too fast during the move in process and not forming positive rapport with guests as they move in, according to the respondent of the other service provider. [redacted] The housing providers manager of a project like this should interview each potential resident upon move in and seek to form strong positive rapport with each person right from the start ,and set boundaries regarding acceptable behavior. I hope Luma representatives consider this suggestion. [redacted]

I'd like to see this permanent supportive housing project attract the best staff the housing provider has. That each member of the Tenant Support staff be required to run community inspiring programming at the site such as: art therapy, life skills workshops, community walking

groups, yoga classes, meditation sessions, a community peer program, such as community clean up, that pays a stipend for volunteer hours provided to help residents get a sense of spending time productively and getting rewarded for that. Such a volunteer program with an honorarium provided would likely lead to less crime within North Vancouver as money would be earned in an honest and positive way. Less crime is already all but guaranteed the more supports people receive. [redacted] I learned the value of gardening in building community, hopefully space will be provided for residents to positively contribute to the community's appearance. Having residents work together on a project helps to form strong bonds and gives a feeling of success and therefore self perceived value as a human being. Providing the appropriate support and opportunities at the right time certainly does work, all the while leaning on positive rapport, trauma informed practice, and innovative service delivery. North Vancouver has the opportunity to raise the bar for all permanent supportive housing in the future and set the standard for how to support those most in need within the community as a premier facility following best practices and creating innovative solutions. I hope we cease the opportunity and move towards permanent solution. One of the most important beliefs to hold in this field is that all human life is invaluable. As such, my life is no more valuable than anyone else's and this includes people struggling with addiction issues. I may use my time more productively, but my life itself is invaluable just like all people's. If you get that right everything else falls into place and you communicate with people as people.

I'd like to take a moment to say I believe this is a very democratic process and thank counsel for being willing to hear all those that wish to speak before and during these proceedings. And a special thank you to Bowin Mah and Eirikka Bransone for being champions for some of this communities most vulnerable.

In closing I would like to say I unequivocally support this project being right in my backyard regardless of whether any changes are made to the current plan or not. I urge counsel members to vote yes to this important piece of the permanent solution and consider some slight programming revisions over the next 3 years. I am sometimes left with milliseconds to make the right decision to deescalate a situation, so consider yourselves lucky.

If it's helpful to counsel I am happy to submit a written copy of my personal statement as well.

Thank you very much.

From: Jennifer Yip [redacted]
Sent: December 07, 2023 7:02 PM
To: DNV Input
Subject: Community Input - Stop the 1200 East Keith Road Rezoning and Development

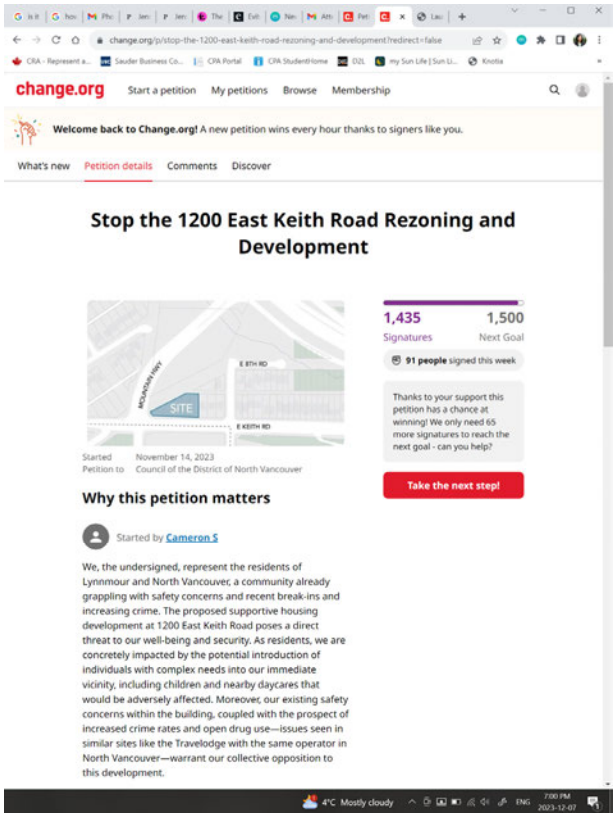
CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I live [redacted] and I do NOT support this project. Further, I would like to reiterate that many members within this community also do NOT support this project.

For reference, 1,435 (and counting) members of the community have signed the petition AGAINST the project.

Link to petition: https://www.change.org/p/stop-the-1200-east-keith-road-rezoning-and-development?redirect=false



Thanks,
Jennifer

From: Colin McGrath [redacted]
Sent: December 07, 2023 7:50 PM
To: DNV Input
Subject: Public Hearing for 1200 Block East Keith Road, North Vancouver

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a resident [redacted] and frequent North Vancouver for business and personal reasons regularly. I am writing to oppose this proposal under the logic that the proposal does not reflect a housing solution that is a positive outcome for the residents of the building or the surrounding communities.

As a person with a close family who has suffered addiction & homelessness, this was the last type of housing they would want to support their recovery and keep them close to those who would support their recovery. This building does not "mix" people but instead puts many people suffering in the same building. All people should be housed, but our Govt's current proposal is failing and its housing proposals such as this that perpetuates the suffering.

There is no doubt that we are in a housing crisis as well as a Mental Health and Addiction Crisis and at its face this building addresses some concerns, but really does not serve to move the individuals forward in their lives and recovery.

It is well documented that grouping large numbers of people with similar needs together creates does not help those in the building or outside of it. This is supported by research and observed outcomes across the Lower Mainland and the world.

While the supporters of this building will make assumptions that anyone who opposes this is ill informed, NIMBY, Stigmatism, Fear, Classism, Racism and anit-poverty, conflating these as reasons for opposition, is unto itself inaccurate and unfair. The reality is that many of these proposals, including this one, lacks significant detail about how support will be delivered properly in these buildings. This lack of detail is a real concern and appears to be the case here too.

The current govt approach is being forced across this province, so I can appreciate the political pressure on this council to approve this. I would suggest the objections being seen across the Province by communities, changes in Council at the last municipal election such as Vancouver and the legal activities around the approval process, public safety, some referred to earlier, is a function of a lack of collaboration with communities, as well as Councils, who do not push back on the Government and ask for better.

Everyone wishes for better for those suffering addiction, untreated Mental Health and Addiction and the ask is for this council to push back on BC Housing to do better and to collaborate for a housing and treatment model which will move people out of their suffering and back with their families and friends from North Van, Vancouver and the Province.

Thank You.

Colin M

From: Cameron [redacted]
Sent: December 07, 2023 7:56 PM
To: DNV Input; Mayor and Council - DNV
Subject: Prioritize Local Voices and Concerns on Supportive Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Mike Little, Councillors of the District of North Vancouver Council,

I am writing to urgently reinforce the heartfelt concerns expressed by numerous local residents regarding the current proposal for the supportive housing project. Despite input from Vancouver Coastal Health, the involvement of our MLA, and the influence of individuals from more affluent neighborhoods in North Vancouver at the recent public hearing, I want to emphasize that the majority of local residents adamantly oppose the establishment of a low-barrier supportive housing project in our community.

Over 1500 residents, including myself, who signed the petition opposing this project, live, work, and vote in this area. Our concerns arise from the explicit purpose of the proposed project: to house "People living with complex mental-health and addictions challenges." While acknowledging the importance of supporting individuals facing such challenges, we firmly believe that our small community, with families, daycares, and schools, is not the suitable setting for a low-barrier supportive housing facility.

Our community consistently voiced disapproval of the project for these reasons. Many petition signers support the district in providing affordable housing through the use of district lands.

We contend that proper care for individuals facing "complex mental-health and addictions challenges" should be provided at facilities like Lions Gate Hospital, where specialized resources and expertise are readily available. Throughout this process, we have proposed alternative uses for the designated land, such as converting it into green space or repurposing it for affordable or high-barrier housing. The latter option would provide a safe residence for individuals who have successfully undergone treatment or families who can no longer afford to live in North Vancouver. Importantly, it would better align with the needs and expectations of our community.

I urge the District of North Vancouver Council to prioritize the well-founded concerns of local residents and reconsider the proposed supportive housing project. Our community deserves thoughtful and considerate decisions that prioritize the safety and well-being of all residents. Thank you for your attention to this matter, and I sincerely hope that the voices of local residents are given the consideration they deserve.

Best regards,

Cameron Strukoff

From: Olivia Lutes [redacted]
Sent: December 07, 2023 8:48 PM
To: DNV Input
Subject: Daycare - Keith supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

Have there been any concerns raised about the daycare across the street?

Have there been case studies that you're using as examples for the impact of supportive housing adjacent to a child care facilities?
I was wondering if you could speak to any measures you've considered for this item

Thanks

From: Cameron [redacted]
Sent: December 07, 2023 9:04 PM
To: DNV Input; Mayor and Council - DNV
Subject: Petition Submission - With Addresses
Attachments: Petition Signatures with Addresses - 2023-12-07.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

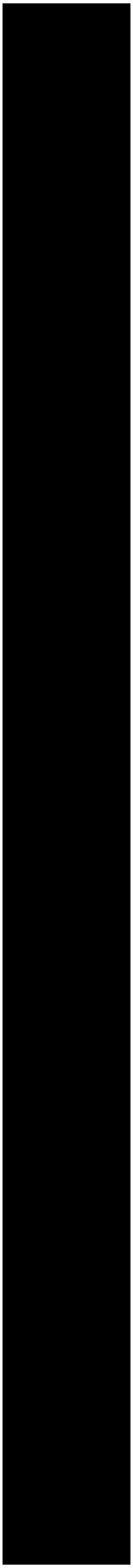
Submitting the petition with addresses, apologies as the requirements were not communicated back to me in the original submission and I wanted to avoid disclosing additional information that was not necessary.

Best,

Cameron Strukoff

Name	City	Province	Postal Code
Cameron Strukoff	North Vancouver		[redacted]
Jennifer Yip	North Vancouver		
Liam Eales	Vancouver		
Niyousha Farah	Vancouver		
Omid Partow	Burnaby		
katie bishop	Vancouver		
Mary C	Vancouver		
Mary Dapiton	Vancouver		
Lorna Winckers	Vancouver		
Kourosh Shahverdiani	North Vancouver		
Sadaf Nadali	North Vancouver		
Marc Winckers	North Vancouver		
Mahsa Alavi	Burnaby		
Sam Fowler	North Vancouver		
Alicia Gilmour	North Vancouver		
Reagan Goulding	North Vancouver		
Shayan Farahbakhsh	Vancouver		
Nima R	North Vancouver		
Gregory Fodor	North Vancouver		
Kimberlee Goulding	North Vancouver		
Jacqueline Lai	Coquitlam		
Leyla Yazdan	Vancouver		
Aiden Piercey	North Vancouver		
Maryanne Miles	North Vancouver		
Dusan Indic	North Vancouver		
Ben Jenkins	Vancouver		
Lara Bewcyk	Vancouver		
Robin Bell	North Vancouver		
Rodrigo Lecompte	North Vancouver		
Ali Farah	North Vancouver		
Dave Van Mulligen	North Vancouver		
Josie Harrison	North Vancouver		
Chelsea Craig	North Vancouver		
Jorden Keller	North Vancouver		
Nathan Wong	North Vancouver		
Beheshteh Maleki	North Vancouver		
Sean Harrison	North Vancouver		
Sudipta Ghorai	North Vancouver		
Rong Fan	Vancouver		
Yasaman Bonyanpour	Vancouver		
Nanci Fischer	North Vancouver		
Roya Payami	North Vancouver		
Madeleine Liceaga	Vancouver		
Lindsay Jalava	North Vancouver		
Ashkan Etemadzadeh	Vancouver		
Setareh Sadeghi	North Vancouver		

Nina Samimi	North Vancouver
Elizabeth Brunswick	North Vancouver
Farnaz Seyedi	Vancouver
Mohammadreza Yazdanshenas	Edmonton
Jack Bebbington	North Vancouver
John Perry	North Vancouver
Rahana Harjee	Vancouver
Atousa Sanjari	North Vancouver
Afsoon Kiani	Vancouver
Maryam Yazdan	Edmonton
Laurence Putnam	North Vancouver
Lee Fulsher	North Vancouver
Jennifer M	North Vancouver
Christina Fulsher	North vancouver
Reeti Soni	North Vancouver
Hossein Sanjari	North Vancouver
Janice S	Delta
Choongeun Lee	Vancouver
Darren Butler	North Vancouver
K Reynolds	North Vancouver
Mason Carr	Fredericton
Spencer Connelly	North Vancouver
James Brunswick	North Vancouver
Sanaz Afjouland	West Vancouver
Tass Kanakos	Vancouver
Jason Gerelle	North Vancouver
Hossein Noorbakhsh	North Vancouver
Sebastian Gerhard	North Vancouver
Shawna Kellock	North Vancouver, Vancouver
Farhad Rahnamoon	North Vancouver
T J	North Vancouver
Danial Tabassi	Vancouver
Hoora Ghiam	Vancouver
Salma Harjee	Surrey
Amir Ghiam	Vancouver
mohammadjafar ghiam	Vancouver
Armin M	North Vancouver
Carson Bateman	North Vancouver
Amirhossein Ghiam	Vancouver
Nabila Hajee	North Vancouver
shamil hajee	North Vancouver
Maysa Tsang	North Vancouver
Mark Wilson	North Vancouver
Camila Nakatsui	North Vancouver
Zahra Golabi	Vancouver
Mihir Ghael	North Vancouver
Zahra Partow	North Vancouver

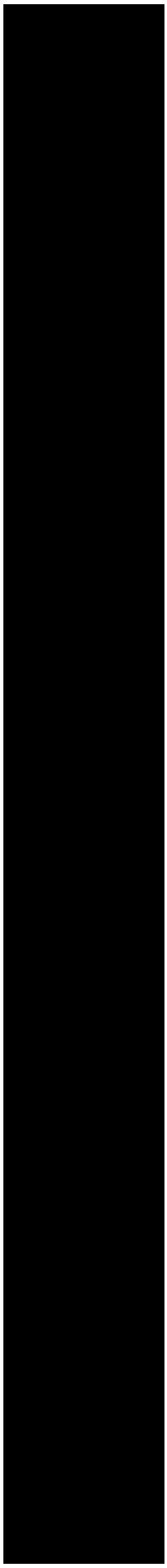


Marianne MacLean	North Vancouver
Craig Hall	North Vancouver
Peter Bohr	North Vancouver
Sean Poole	North Vancouver
Veroslava Todic	Burnaby
Nahid Araban	NORTH VANCOUVER
Nida Asad	North Vancouver
Val Wong	North Vancouver
Tyler Gibb	North Vancouver
Deborah Godfrey	North Vancouver
Shyloh Mahy	North Vancouver
Felix Evans	North Vancouver
Sarah Shan	North Vancouver
Kevin K	North Vancouver
Trent Opaloch	North Vancouver
Mark Kerr	North Vancouver
Ruby Rose Ombajin	North Vancouver
Tom Lebeuf	Langley
Allan Lau	Vancouver
CJ Niyati	Vancouver
Sue Gyenes	Burnaby
Grace Harradine	North Vancouver
Mar Der	North Vancouver
Jared Hughes	North Vancouver
Shawn Anon	North Vancouver
Pilar Encinas	North Vancouver
Rich L	North Vancouver
Josefina Encinas	North Vancouver
Mercede Sakiani	North Vancouver
Jeff Celmainis	North Vancouver
Helia Haghighat	North Vancouver
Lorraine Hardie	Vancouver
Lauren C	Vancouver
Steven Sugrim	North Vancouver
Amir Bonyanpour	North Vancouver
Cameron Godfrey	North Vancouver
H Chan	North Vancouver
Marc Jones	North Vancouver
Sara Gojevic	North Vancouver
Terence Chan	North Vancouver
Ivana Gotovac	North Vancouver
Kin Lau	North Vancouver
Francis Chan	Vancouver
Agnes Chan	Vancouver, BC, Canada
Ian Chan	
Terrence Connelly	North Vancouver
Ana Woodward	North Vancouver

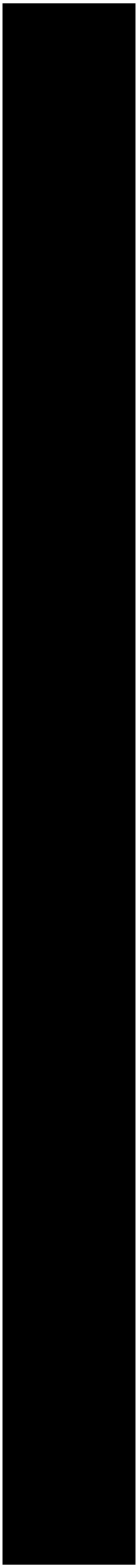
[redacted]

Marilu Encinas	North Vancouver
Giovanni De Santis	North Vancouver
Pablo Ulloa	North Vancouver
Justin Tapp	North Vancouver
Tee Bridge	North Vancouver
Mo Karimi	Burnaby
Farah Sayani	North Vancouver
ALLISTER ROOP	North Vancouver
Hayden Sager	Peterborough
Forough Malekpour	Vancouver
Kalen Emsley	North Vancouver
Susana Muñoz	Madrid
Shannon Smith	North Vancouver
Graham Christensen	North Vancouver
Angela Lagore	Salmon Arm
Negin Soltani	North Vancouver
Pedram Hosseini	North Vancouver
Laura Kviklyte	North Vancouver
Andrea Ellefson	Regina
Alan Rogers	Vancouver
Kim Lundberg	North Vancouver
Judy Bruce	Wasaga Beach
Ian Young	North Vancouver
Byron Parker	North Vancouver
Kiran Jhutty	North Vancouver
Jackie Bowen	North Vancouver
Diane Bowen	North Vancouver
Filip Ljubichich	North Vancouver
Jeffrey Bowen	North Vancouver
Ana Weiss	North Vancouver
Lynn B.	North Vancouver
Jingjing Zou	North Vancouver
Tegan Giustra	North Vancouver
Jehan Jouhar	Kanata
Tyler Bowen	Surrey
Virjeet Basi	North Vancouver
Frishta Nayeemi	North Vancouver
Stephen Korchinos	North Vancouver
Dax Blackett	North Vancouver
Nick M	North Vancouver
Farzad Shirali	North Vancouver
Morgan Delaney	North Vancouver
Brandon Mather	North Vancouver
Brenda Garrett	North Vancouver
Matt Miller-Tait	Chilliwack
Alex deRosenroll	Burnaby
Elham Mirzakhani	Edmonton

Jordan Tostenson	North Vancouver
Armi Grano	Puerto Vallarta
Jordan Hunt	North Vancouver
Kavan Singh	Vancouver
BRAEDEN KLAVER	North Vancouver
Marcus Houck	North Vancouver
Michael Eakin	North Vancouver
Mike Beneke	Vancouver
Amanda Miller	North Vancouver
Anna Kenna	Vancouver
Saba Ahanchi	North Vancouver
Jocelyn Fitzpatrick	North Vancouver
Hayley Wemyss	North Vancouver
Amelia Brown	North Vancouver
Brian Garrett	Vancouver
Hannah Chen	Vancouver
Newsha Farah	North Vancouver
Hannah Baker	Ottawa
Valerie Burns	Vancouver
Darren Lee	North Vancouver
Danielle Lawson	North Vancouver
B Taylor	North Vancouver
Daniel Foxcroft	Vancouver
Darren Mcgrigor	Surrey
Wallace Scott	NORTH VANCOUVER
Guillaume Larouche	Montréal
Kyle Gomes	North Vancouver
Sandeep Manhas	Burnaby
Svetlana Yakubovich	North Vancouver
Shanie Rechner	North Vancouver
Brandon Ophus	North Vancouver
Philip Louie	North Vancouver
Nicholas C	North Vancouver
Bruce Oikawa	Vancouver
Marie Horton	Vancouver
Aimee Kwok	North Vancouver
Tanya Goble	North Vancouver
neda Grant	North Vancouver
Aimmey Yoshima	North Vancouver
Veronika Pronek	North Vancouver
Nicholas Grant	North Vancouver
Joel Richer	Surrey
Chris Kerr	North Vancouver
Mozhgan Taheri	Vancouver
Telnaz Mazidi	North Vancouver
Ed Thomas	North Vancouver
Rach Ceb	North Van



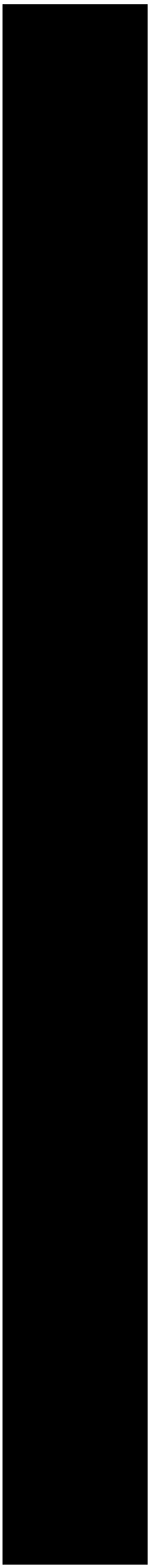
Nicole Marshall	North Vancouver
Scott Macdonald	North Vancouver
Ben Barnes	North Vancouver
Jovani LoCicero	North Vancouver
Jordan marshall	Vancouver
Farzad Taheri	Vancouver
Yas Malek	North vancouver
Masieh Malek	North Vancouver
Michelle Townsend	North Vancouver
Brenda Platts	North Vancouver
Trevor Townsend	North Vancouver
Allan Comey	North Vancouver
Nadia Raposo	North Vancouver
Robyn Bresler	North Vancouver
Mehdi Miarsoltani	NORTH VANCOUVER
Salma Virjee	North Vancouver
Nicole Comey	North Vancouver
Michael Iwasaki	Vancouver
Kateryna Nechyporchuk	North Vancouver
Ali Nasiroghli	North Vancouver
Satu Toivakka	Nelson
Michael Mackenzie	Cranbrook
James Studer	North Vancouver
Vannessa Lindgren	North Vancouver
Tammy Alli	Grand Valley
Jessica Farr	Magna bay
Amira Khater	Mississauga
Haley Adair	North Vancouver
Mike Adair	Vancouver
Maggie Applebaum	North Vancouver
Eli Applebaum	North Vancouver
Kathy Mather	North Vancouver
Najmeh Dorafshanian	Vancouver
Jennifer McDonald	North Vancouver
Barry Kas	North Vancouver
Craig Burak	North Vancouver
Adrian Lauten	North Vancouver
Kathleen Scott	North Vancouver
Jennifer Howard	North Vancouver
Carly Neate	North Vancouver
Chris Carter	North Vancouver
Jesse Neate	North Vancouver
Dan Pultr	North Vancouver
Chelsea Neate	North Vancouver
Antonio FILANGIERI	North Vancouver
Nicolle Filangieri	North Vancouver
Brian Howard	North Vancouver



Thomas Howard	North Vancouver
Lenore Black	Markham
James Neate	North Vancouver
John Neate	North Vancouver
Melissa Dhillon	North Vancouver
Ryan Mruk	North Vancouver
Jake Ross	North Vancouver
Valerie Newman	North Vancouver
Abbie Playford	North Vancouver
Joshua Croft	Burnaby
Lori Iacoviello	North Vancouver
Jenny L	North Vancouver
Trinh Khuu	North Vancouver
Fatemeh Safavi	North Vancouver
Abo Taheri	North Vancouver
Adrian Lam	North Vancouver
jin lee	
Shabbir Nanji	Vancouver
Sierra Valente	Vancouver
James Lau	North Vancouver
Maureen Stirlng	North Vancouver
Ian Dun	North Vancouver
Kyoko Hayashi	North Vancouver
Breanna Symonds	North Vancouver
Alexandra Harper	North Vancouver
Patrick Markowski	Windsor
Diana Fajardo	North Vancouver
Yumna Ahmed	Lloydminster
Stephanie Antoniazzi	North Vancouver
Aramesh Atash	Vancouver
Bill Chung	North Vancouver
Yasmeen deRosenroll	North Vancouver
Ghazaleh Keshavarz	North Vancouver
Gregory McKinley	North Vancouver
Hamid Parsazadeh	Toronto
Rebecca Wong	North Vancouver
erik lydestad	north vancouver
Mary Robinson	Vancouver
Lauren Nichols	North Vancouver
Lori Aylsworth	North Vancouver
Elaine Burak	North Vancouver
Sahri Woods Baum	Toronto
D’Arcy Larmour	North Vancouver
Jorge Pessegueiro	North Vancouver
M Ricard	North Vancouver
Sanjar Jilavi	North Vancouver
Nirvana Mousavi	Vancouver

[redacted]

Sheida Poulad	Vancouver
Tom Dean	North Vancouver
Hedieh Keshtkar	North Vancouver
Gayle Logan	Vancouver
Heidi King	North Vancouver
Navid Hanachi	North Vancouver
Lito Vocal	North Vancouver
Renee Sim	
Ally Raymond	Airdrie
Strato Malamas	North Vancouver
Mehrad A	Vancouver
Geoff Perkins	Vancouver
Cameron Clark	Port Coquitlam
George Madi	North Vancouver
Marie Seymour	North Vancouver
abdul khan	Toronto
Tracy Walsh	North Vancouver
Graydon Jones	North Vancouver
Luke Balogh	North Vancouver
Corinne Lee	North Vancouver
Laura Chapman	Vancouver
Linda Madi	North Vancouver
Robert Burak	north vancouver
Graham Edmunds	North Vancouver
Christina Edmunds	North Vancouver
peggy wilson	Campbell River
Rose Kasper	Coquitlam
Vicky Perrin	North Vancouver
Jason Overbye	Pitt Meadows
Sean Comerford	North Vancouver
Kyla C	North Vancouver
Shahin Emami	North Vancouver
Ryan Huang	North Vancouver
Troy Monteyne	North Vancouver
Stevan Agbaba	North Vancouver
David Price	North Vancouver
Richard Linnebank	Vancouver
Sandra Fergusson	North Vancouver
Sarah Ashley Hannah	North Vancouver
Jimmy Hsu	North Vancouver
Nancy W	North Vancouver
Leila Mobara	North Vancouver
Melissa Paulger	North Vancouver
Kim Marcotte	Vancouver
Ishan Gamage	North Vancouver
Loghman Moradi	Calgary
Dixie S	Calgary



Maryam Tabrizi	Vancouver	[redacted]
Paul Cheng	Scarborough	
Sheldon Horse	Regina	
Corinna Overbye	Burnaby	
M. Hatami	Vancouver	
Peyman zargarzadeh	North Vancouver	
Katie Morin	Vancouver	
Joy Ward	North Vancouver	
Irene Matson	North Vancouver	
Hannah Hewitt	North Vancouver	
Jeong Ju Choo	North Vancouver	
Cena Askari	North Vancouver	
YONG MEI Xu	North Vancouver	
Avinash Jagwani	North Vancouver	
Robyn bay	Edmonton	
Stacey Choi	North Vancouver	
Sanya Ritchie	North Vancouver	
Michael Madi	No vancouver	
Julie Kyle	Vancouver	
Jennie Donnelly	North Vancouver	
Stephanie Macek	North Vancouver	
Leyla Bambury	North Vancouver	
Leila Kadi	North Vancouver	
Andrea Burbidge	[redacted]	
Alberto Danao	Surrey	
Leanne Oneill	North Vancouver	
Muzna Nafees	Toronto	
kay ward	Ottawa	
Asal Keshavarz	Vancouver	
January Thomson	North Vancouver	
Jose Perera	North Vancouver	
Karen McBride	North Vancouver	
Dragos Vasilescu	North Vancouver	
Taylor Hooley	North Vancouver	
Gregoz Gawronski	Vancouver	
JoAnne Marlow	North Vancouver	
Debbie Setton	Vancouver	
Melanie Neate	North Vancouver	
Heidi Kesht	North Vancouver	
Christopher Drake	North Vancouver	
Lauren Koenig	North Vancouver	
Patti Koenig	Victoria	
ruth warwick	North Vancouver	
Melissa McMillan	Vancouver	
Carmen Dube	North Vancouver	
Aurelia Diaconu	North Vancouver	
Zahra Jamshaid	Mississauga	

Brittany Ogden	Vancouver
Tiffany Whelan	Vancouver
Chris Glyn-Jones	North Vancouver
Nicholas Yau	Victoria
Selina Yiu	North Vancouver
Arash Tavazo	North Vancouver
Tom Woodward	Vancouver
robin carruth	North Vancouver
Mandana Drisi	North Vancouver
Aurica Marincat	Vancouver
khatereh safi	west Van
YAMINI B	North Vancouver
Jessica Buxbaum	North Vancouver
sandra beeches	North Vancouver
Behzad Ghods	North Vancouver
Kyra Yatkowsky	North Vancouver
Ellise Keller	Vancouver
Ladan Shariati	North Vancouver
Rasool Hamkar	North Vancouver
Terri Connelly	
Harry Buergin	North Vancouver
Carsten Weiss	Vancouver
Sakolwan Weiss	North Vancouver
Christine Howard	Vancouver
Sina Askari	Vancouver
Nicole Palacios	North Vancouver
Elaine Baxter	New Westminster
Angelo Ficocelli	North Vancouver
Mona Ghiam	Vancouver
Jacqui Conyon	North Vancouver
Rez Dermen	North Vancouver
Helena Begg	North Vancouver
Gelareh Karam	Vancouver
Saeed Khan	Mississauga
don pahlavi	Vancouver
Parisa Ghanbarzadeh	North Vancouver
Bahareh khodaverdiandehkordi	North Vancouver
Sharareh Shariatifar	North Vancouver
Danny Ferandez	Vancouver
Cameron Brooks	North Vancouver
ROHIT BHAGAT	North Vancouver
Saeed Rajabi	North Vancouver
Tina Karimi	Vancouver
Yvonne La Mer	North Vancouver
Sergio Sardenberg	North Vancouver
Nisvet Nezic	North Vancouver
Percy Bhagat	[redacted]

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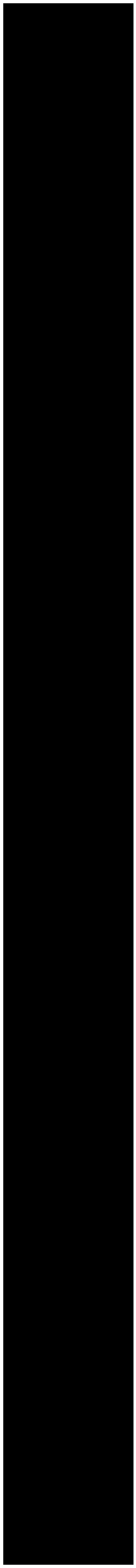
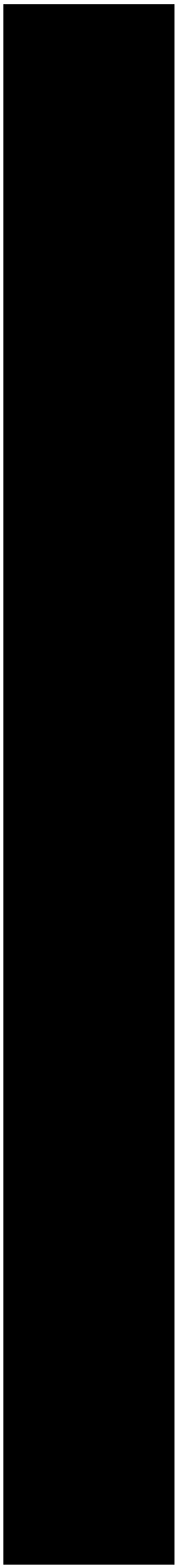
Everett Parkins	North Vancouver
Golnar Mehrabi	Burnaby
Kevin Comey	North Vancouver
David Dulley	North Vancouver
Kate Parkins	North Vancouver
Niklas Radelet	Vancouver
Joe Braun	North Vancouver
Jordan Winger	North Vancouver
Eleanor Winger	North Vancouver
Lawrence Strand	North Vancouver
Naghmeh Elahi	Burnaby
Gerry Reibling	North Vancouver
Sadegh Khoshnood	North Vancouver
Daniel Cudmore	North Vancouver
Chelsey Martin	North Vancouver
Ali Gul Soomro	Edmonton
Trent Bingley	Vancouver
Kevin Green	Vancouver
Komal Komal	Surrey
Rob Hamill	North Vancouver
Jessika Hamill	North Vancouver
Kris Shobridge	North Vancouver
Moe Mehr	Vancouver
Kerry C	North Vancouver
Gisela Parkins	Vancouver
Sarah Yu	North Vancouver
Sina Zamansani	West Vancouver
Shajini Uthayakumaren	Toronto
Matthias Zeller	North Vancouver
Alex Marshall	North Vancouver
Chelsea Edler	North Vancouver
David S	North Vancouver
Chris Winckers	North Vancouver
byron parkins	Vancouver
Meher Bhagat	North Vancouver
Hamid Shahrouei	Vancouver
Cam Stokes	Nvan
Alan Kirby	North Vancouver
Elizabeth Ford	North Vancouver
Moe Khatami	North Vancouver
Kanyanat Klongkarn	Vancouver
Aidin Mirsaeidi	Burnaby
ALIREZA ZARGAR	North Vancouver
Zakiya Pirani	North Vancouver
Behnaz Lotfi	Vancouver
Mahtab Attar	North Vancouver
Alireza Mahdavi	North Vancouver



Sara Khatami	North Vancouver
Andy Jahanfar	North Vancouver
amir khatami	Vancouver
Jacob Aichmair	North Vancouver
Tomas Nergl	North Vancouver
Mahsa A	North Vancouver
Reza Khatami	North Vancouver
Seyed mohammadreza Behbehani	Milton
Devon Teimoori	North Vancouver
Catherine Smith	North Vancouver
james parkins	West Vancouver
Tia Blewitt	North Vancouver
Krissy Schmidt	Vancouver
Suzan Usman	Toronto
Deborah Hermkens	North Vancouver
Justine Lawrence	North Vancouver
Pegah Azadeh	Vancouver
John Koenig	North Vancouver
Sarah Krahn	North Vancouver
Janet McLean	Langley
Ashkan Zargar	North Vancouver
Laleh Azadeh	North Vancouver
Hossein xx	Vancouver
Mir Darban	North Vancouver
Morteza Azadeh	West Vancouver
Mohammad Sam Eilkhani	North Vancouver
Navid Hakimi	North Vancouver
Greg Long	North Vancouver
Isabella Koenig	North Vancouver
Mel Birch	North Vancouver
Mehdi Kameli	North Vancouver
Nolan Westlin	North Vancouver
Armin Tavazo	North Vancouver
Geoff Fawkes	North Vancouver
Jashan Pahwa	Vancouver
Armin Esrafili	Kelowna
Omid Zahiri	North Vancouver
Ali Mahdavi	North Vancouver
Mohammad Sadeghi Zamani	North Vancouver
Arta Darrehshiri	North Vancouver
Mariia Bohdan	North Vancouver
Dee A	Vancouver
Raheleh Vahedi baeffat	Toronto
Serhii Bohdan	North Vancouver
Anne Bolivar	North Vancouver
Donna Mitchell-quinn	Calgary
Mut Chan	North Vancouvet



Luigi Pirillo	Montréal
Hassan Dahaghin	North Vancouver
Hadis Bagheri	North Vancouver
Veronika Charykova	North Vancouver
Patrick St-Pierre	North Vancouver
Brad Noble	Vancouver
Adrian Kekec	North Vancouver
Minoo Mafi	North Vancouver
Elly Lotfi	Port Moody
Massy NK	North Vancouver
Mike C	North Vancouver
Azar Amini	West Vancouver
Lenore Hughes	North Vancouver
Hristo Ralchev	Vancouver
Elnaz Zomrod	Vancouver
Azin golparvar	North Vancouver
Josie Weatherby	North Vancouver
Abdullah Azarakhsh	North Vancouver
Mirva Schulze	North Vancouver
Helga Mende	North Vancouver
Adrian McLaughlin	Saint John
D Jovic	Hamilton
Elika Asadi	
Hadi Jafari	Coquitlam
Maryam Ghassabi	Richmond hill
Stephanie Gillespie	North Vancouver
Charlie Christensen	North Vancouver
Kirstin Kaytor	Vancouver
Steve Arns	Vancouver
Lenora Delaney	North Vancouver
kenleigh marvin	Milton
Crystal Janes	North Vancouver
Amir Golparvar	North Vancouver
Kristy Howell	North Vancouver
Ryan Kapler	North Vancouver
Hamid Shobiri	Calgary
Ladan Shariati	Vancouver
Michael Yates	North Vancouver
Jen Johnson	North Vancouver
Sean McLaughlan	[redacted]
Kimia Amini	West Vancouver
Chelsea Welch	Gibsons
Arghavan Ahmadi	North Vancouver
Mark Kellaway	North Vancouver
Marianna Araujo	Vancouver
Raisa Lokman	Ottawa
Slavka Obretenov Bohac	Vancouver

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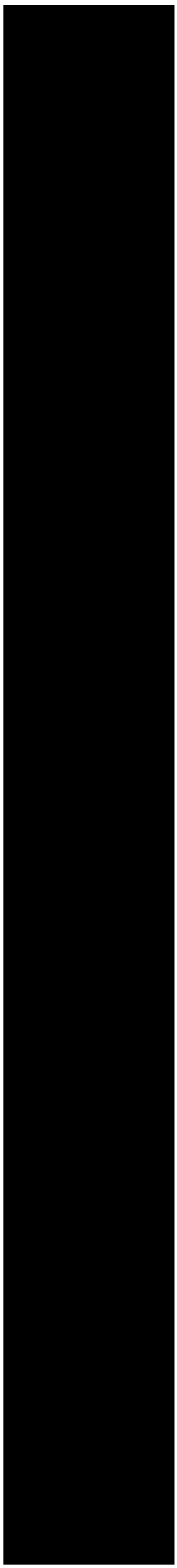
Michelle Tapping	North Vancouver
Karima Dhanji	North Vancouver
Sasha Babicki	North Vancouver
Kate Logan	North Vancouver
Sattar Abdul	Airdrie
Dmytro Khozin	North Vancouver
Niloufar Taghinejad	North Vancouver
Nicholas Racchi	North Vancouver
Dawn Mende	North Vancouver
Dean Mende	North Vancouver
Magdalena Barbara	North Vancouver
Subarno Pande	Gangarampur
mellak elzeftawi	Ottawa
Tiffiny Shaman	North Vancouver
Matt Navratil	North Vancouver
Iryna Kalantai	North Vancouver
Radoslaw Synderek	Charlton
Brian Hermkens	North Vancouver
Hayden Currie	wasaga beach
Brianna Ohl	Orillia
Jennifer H	North Vancouver
Hassan Pourrafsanjani	North Vancouver
Abbas Zomorodian	
Vahid Erfani	Vancouver
Yulia Kovaleva	North Vancouver
Jardel Ebuka	Coquitlam
sharzad motaghedi	north vancouver
Meghan Yorke	North Vancouver
Michael Bryniarski	
Bill Boswell	Vancouver
Lukasz Czyzewski	Vancouver
Rupal Chachra	Vancouver
Nidhi Chaturvedi	North Vancouver
Roberto Pippo	North Vancouver
Rory Mackillop	North Vancouver
Arti Chhabra	Vancouver
James McNaughton	Vancouver
Tim McMorran	Vancouver
Adi Sharma	North Vancouver
Divya Bakshi arya	North Vancouver
Omar Lopez	Vancouver
Priyanka Anaand	Vancouver
Anshu Mathur	North Vancouver
Puja Suri	Vancouver
Andrew Brine	Vancouver
Debasish Pattnayak	North Vancouver
Saeed Malekpour	Vancouver



Christine Wells	North Vancouver
Sarita Verma	North Vancouver
Devika Ahuja	Vancouver
Harish Verma	North Vancouver
Julie Hachey	North Vancouver
Bhakti K	North Vancouver
Rippanjeet Kingra	North Vancouver
Anjum Rehman	North Vancouver
Kavneet Sra	North Vancouver
Evgeniya K	Vancouver
Megan E	North Vancouver
Jaya Sugathan	North Vancouver
G Green	North Vancouver
William Dwelly	Vancouver
Tammy Shaw	Vancouver
Leanne Dennis	North Vancouver
Shobhit Chaturvedi	North Vancouver
Melike Erozlu	North Vancouver
Catherine Prystupa–Maule	Ottawa
Paran Tavakoli	North Vancouver
Elaine Stewart	North Vancouver
Connie Green	North Vancouver
Fedilu Abubakar	Toronto
Kieko McGill	North Vancouver
Nan Watson	North Vancouver
Azi Honarvar	North Vancouver
Samantha Sheerin	North Vancouver
Rod Danesh	North Vancouver
Ramya Sunil	North Vancouver
Sunil Jagadish	North Vancouver
Sepideh Ansari	North Vancouver
Niyi Olaloku	Brooks
Dave Clauson	Vancouver
Robyn Lynch	North Vancouver
Lizelle van Heerden	Victoria
Lena Al-saidi	Mississauga
Alison Roe	North Vancouver
Michelle Hunter	North Vancouver
Maria Dolores Galinato	North Vancouver
Stephanie Maxwell	Burnaby
Elissa Dabiri	North vancouver
Jason Maxwell	North Vancouver
David Stefishen	North Vancouver
Kelly Gordon	North Vancouver
Ian Whitehorn	North Vancouver
Michael Potts	Vancouver
Greg Johnson	North Vancouver

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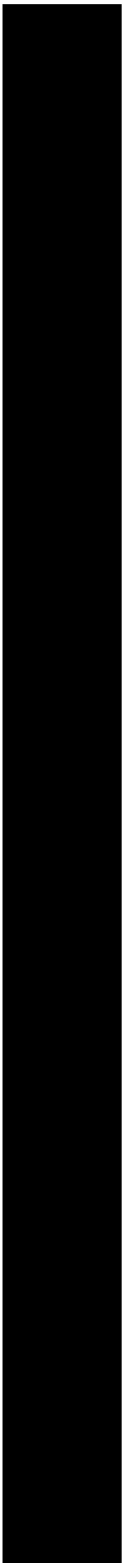
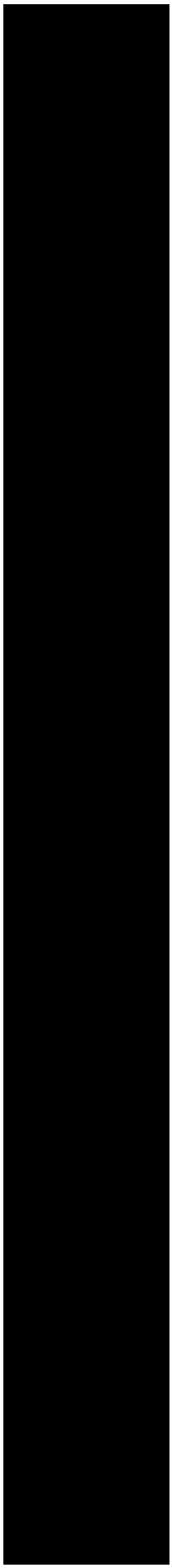
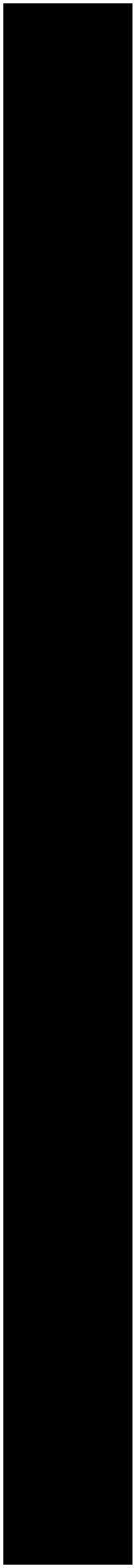
Gurjot Kingra	North Vancouver
Wallace Scott	Vancouver
rob cronk	North Vancouver
Craig Shiells	North Vancouver
Azeema Fatema	Calgary
Ken Wong	North Vancouver
Irene Wood	Vancouver
Joan Turnbull	North Vancouver
Zevan Feen	North Vancouver
Kristina Davies	North Vancouver
Adam Kroft	North Vancouver
Maggie Jarner	North Vancouver
Avi Sheik	West Vancouver
Aly Spampinato	North Vancouver
Daniel Frano	North Vancouver
Farbod Diba	North Vancouver
Sara Jalili	North vancouver
Martin Novak	North Vancouver
Nora Wright	North Vancouver
Corinna Bork	North Vancouver
Behzad Tabatabaee	North Vancouver
Hannah Soltani	North vancouver
Andrew Wood	North Vancouver
Emily Morton	Vancouver
Katie Quinlan	Vancouver
Sarah Van de Kamp	North Vancouver
Mark Quinlan	Vancouver
Chad Travis	North Vancouver
Hannah Locke	North Vancouver
Sandhya Prabhu	North Vancouver
Katherine Tichauer	Langley
Ananth P	Vancouver
Pin Bains	North Vancouver
Andrew Baker	North Vancouver
Ed Powell	Vancouver
Louie Dapavo	North Vancouver
Elaine Dow	Toronto
Shannon de Roos	Vancouver
Wendy McCracken	North Vancouver
Rob de Roos	North Vancouver
Garth Prouse	Vancouver
Mariel Palomeque	North Vancouver
Sam Lanigan	Vancouver
Zachary Nash	North Vancouver
Nicolás Cañibano	NORTH VANCOUVER
Leigh Quinlan	Burnaby
Kelly Heesterman	North Vancouver



Anastasia Bogdanova	North Vancouver
Patrick St-Pierre	Vancouver
Maciej Sitkowski	North Vancouver
Davie Harvie	Port Moody
Daryl Faulkner	North Vancouver
Claire Hamill	Tultitlan de Mariano Escobedo
Rachel Lee	Calgary
Laura Buckley	North Vancouver
Christian F V Laub	Vancouver
Lisette Peterson	Surrey
Ursula Neuscheler	Langley
Ross Woodhouse	North Vancouver
sbsusb dneurb	Langley
Martha Holtz	North Vancouver
Erik Toman	North Vancouver
Mokbel Sayed	Ottawa
Geoff Nickle	London
Mahin Nanavi	North Vancouver
Christopher Stuart	North Vancouver
Nancy Phong	North Vancouver
Max Levesque	North Vancouver
Rae Milberg	Toronto
Shaina Moore	Langley
Whitney Kroll	Vancouver
Tom Cundiff	North Vancouver
Nasim Hajjarian	North Vancouver
M .	
Allice Wiebe	North Vancouver
Amir Selahvarzi	North Vancouver
Bahar Hajjarian	Burnaby
Yue Lin	North Vancouver
Rayhaneh Shariatmadari	North Vancouver
Vahid Hoghooghi	North Vancouver
Nicola Poskitr	North Vancouver
Jesaida Duran	North Vancouver
Raida Duran	North Vancouver
Sylvia Mittelstaedt	North Vancouver
Kathleen Tichauer	North Vancouver
Salma Hejazi	North Vancouver
Amanda Crickmay	North Vancouver
Michelle Dignon	North Vancouver
Simona Chutnakova	North Vancouver
Ian Bell	North Vancouver
Lauren Novak	North Vancouver
Edwina Eckersley	North Vancouver
Gontran Paget	Vancouver
Jennifer Paget	North Vancouver



Robin CRICKMAY	North Vancouver
Alborz Rahmani	Vancouver
Andrew Soo	Vancouver
Robin White	North Vancouver
Tucker Zawyrucha	North Vancouver
Yj Z	North Vancouver
Sarah Higgerty	North Vancouver
Julie Woolf	Vancouver
Grady Park	North Vancouver
Steve Filzwieser	North Vancouver
Sean Rowland	North Vancouver
Andrea Deneumoustier	North Vancouver
Alex T	North Vancouver
Jocelyn Benjamin	North Vancouver
Gareth McDonnell	North Vancouver
Katie Andreychuk	North Vancouver
M Andreychuk	North Vancouver
Leonard Trigg	North Vancouver
Travis Read	North Vancouver
Chris C	North Vancouver
Jerry Leung	North Vancouver
marisol bahena	North Vancouver
May delas Alas	North Vancouver
Noonies Khu	Vancouver
Christine Grann	North Vancouver
Jen Yeung	Vancouver
Jordan Cue	North Vancouver
Carolina Wong	Burnaby
Rae Johnson	North Vancouver
Andrew Loverock	North Vancouver
Christopher Riccio	North Vancouver
Tony Huggins	North Vancouver
Rhonda Pratlman	Toronto
Kristian Matic	Calgary
Noah Cara	North Vancouver
SJ Sin	North Vancouver
Jamie Shin	North Vancouver
Hannah D	North Vancouver
Joel Mclean	North Vancouver
Hans Potter	North Vancouver
Avril Gibson	North Vancouver
Briony Buchanan	Edmonton
Jamie Rowlands	North Vancouver
John Sommers	Squamish
Barry McCabe	North Vancouver
Devin Buchanan	North Vancouver
Yy Yy	North Vancouver



Aaron Rosenberger	North Vancouver
Dylan Runkel	North Vancouver
Cristian Nica	North Vancouver
Shay Hilliard	North Vancouver
Philip Wallace	North Vancouver
Sarah Smith	North Vancouver
Natalie Parsonage	North Vancouver
Teri Taylor	North Vancouver
Tatiana Lecompte	Vancouver
Pamela Prosperi	
Vanina Torres	North Vancouver
Marcela Corradini	North Vancouver
Shaun Mayhew	Vancouver
Kizzy English	North Vancouver
Michael D	North Vancouver
Natali Chizik	Vancouver
Daniela Malimovca	Buenos Aires
Georgi Tsigov	North Vancouver
Pooya Torabi	North Vancouver
Nicola Morgan	North Vancouver
Alejandro Schenzle	Vancouver
Omid Ramez	North Vancouver
Brittany Neadow	Calgary
Adele Karla	Toronto
Conor Whyte	North Vancouver
Meghan Pitt	North Vancouver
Gabriel Michaan	North Vancouver
Virginia Vázquez	
Bea Salzborn	North Vancouver
Cailyn Michaan	North Vancouver
Steve SALZBORN	North Vancouver
Mahshid Rafiei	North Vancouver
Colin Clark	North Vancouver
Caitlynn Schell	North Vancouver
Kris Hehl	Waterloo
Steve Lloyd	North Vancouver
Doug Turnbull	North Vancouver
Alex Greig	North Vancouver
Martyna Bocian	North Vancouver
Anna Nagel	Toronto
Thi Thu Trang Tran	North Vancouver
Amirardalan Heidari	Vancouver
Lyndon Talbourdet	Vancouver
Jenny Marineau	North Vancouver
Samira Goodarzi	North Vancouver
Toofan Ostovar	Vancouver
pani pas	Burnaby



Saeed Kazemi	North Vancouver		[redacted]
afsaneh kalali	North Vancouver		
Iris Michaan	Vancouver		
Paula Bishop	Vancouver		
J S	North Vancouver		
Anabella Clapier	Buenos Aires		
Ari Sadetsky	São Paulo		
Hamid Najeeb	Burnaby		
Valeriia Kolisnyk	Burnaby		
Ali Ostovar	North Vancouver		
Kayvan Pishghadam	North Vancouver		
Brad Kuepfer	North Vancouver		
James Klatt	Vancouver		
Nicholas Scott	North Vancouver		
Jaipapin Suttipong	North Vancouver		
Pawanrat Poirier	Vancouver		
Gina T	Sechelt		
James Eydt	Honolulu	Hawaii	
Pantea Biria	North Vancouver		
Miranda Morton	North Vancouver		
Jennifer Narayan	North Vancouver		
Nikzad Ghalkhani	Vancouver		
Kurt McLaws	Burnaby		
Radostina Hristova	Burnaby		
Krishna R	North Vancouver		
Lisa Elliott	North Vancouver		
Nazanin Karami	North Vancouver		
Lynn Khng	North Vancouver		
ryan wiebe	North vamcouver		
Chantalle Jack	North Vancouver		
John Andreychuk	North Vancouver		
Christopher Knowles	North Vancouver		
Elise Messner	North Vancouver		
Jerelle Sayle	North Vancouver		
Louisa Tao	North Vancouver		
Kristian Hogg	North Vancouver		
Saber Tabatabaei	North Vancouver		
Paul Zirk	North Vancouver		
Azade Asadi	North Vancouver		
Babak Amiri	North Vancouver		
Reza Afshani	North Vancouver		
Azi Asa	North Vancouver		
Ivana Mlada	North Vancouver		
Alicia Hutchinson	North Vancouver		
Naz Afsh	North Vancouver		
Joe Campbell	North Vancouver		
Arash Sajian	North Vancouver		

Saeid Rabiei	North Vancouver	
Ali Kazemkhani	North Vancouver	
Mohammad Golzarmoshki	Vancouver	
Dean Guest	Honolulu	22
Parastoo Biglari	North Vancouver	
Maria Chaves	North Vancouver	
Fred Gharagoz	North Vancouver	
Daniela Fidanza	Vancouver	
Taylor Potts	North Vancouver	
Daniel Beer	North Vancouver	
Suvidha Saluja	Oakville	
Lucie Davidova	North Vancouver	
Priscila Padilla	North Vancouver	
Kelly Wilkinson	North Vancouver	
Douglas Cottrell	North Vancouver	
Marharyta Andrushkevych	North Vancouver	
khordoyan larysa	North Vancouver	
Paula Proulx	Winnipeg	
Victoria Negus	Vancouver	
Joe O'Carroll	North Vancouver	
Marie Costello	North Vancouver	
Sophie Gustave	North Vancouver	
Al Dub	North Vancouver	
ZAHRA Khani	North Vancouver	
Dagne Fortin	North Vancouver	
Eduardo Torres	North Vancouver	
Silvia Cardoso	North Vancouver	
Neda Dadmand	Vancouver	
Shahrokh Vahid	North Vancouver	
Afrar Amali	North Vancouver	
Sara Hedayati	North Vancouver	
Zoe Abasi	North Vancouver	
Taraneh Razaghi	Richmond Hill	
Arash Naderikia	Edmonton	
Farzad Gharibi	Burnaby	
Clement Proulx	Winnipeg	
Ryan D	North Vancouver	
Areeba Umer	Woodbridge	
Steve Harris	North Vancouver	
Alex Whiteman	North Vancouver	
Farnoosh Sam	North Vancouver	
Elaine Burak	North Vancouver	
Sarbjot Chahal	Surrey	
Dan Sochan	North Vancouver	
Aimee Bamford	North Vancouver	
Andrew Gilday	Vancouver	
Simon Bodlack	Vancouver	

John Foy	North Vancouver
Hoori Shirzadnia	North Vancouver
Eli Shiri	Vancouver
Nahid Nesari	North Vancouver
Alison Lively	north vancouver
Henry Chan	north vancouver
Austen Whitehead	North Vancouver
Emma Smith	North Vancouver
Kaila Perri	Vancouver
Jennifer Strukoff	North Vancouver
Graham Huelscher	North Vancouver
Delaney Chute	North Vancouver
Tristan May	North Vancouver
Michael boswarva	North Vancouver
Brittney Shen	North Vancouver
Taryn O'Keeffe	North Vancouver
Chase Bowen	Maple Ridge
Katrina Putnam	North Vancouver
Joanne Smith	North Vancouver
Armita Ghasemi-Dehnavi	North Vancouver
Ali Zadehrayat	North Vancouver
Hassan Ghasemi	North Vancouver
Philip Morris	North Vancouver
Geurin Kim	Vancouver
Kalli Smith	Vancouver
Andrea Huszar	North Vancouver
sherry Bodlack	North Vancouver
Erica Webber	Edmonton
Adam Bodlack	North Vancouver
Esther C	North Vancouver
Amanda Bell	North Vancouver
Bita Rabiei	North Vancouver
Jaimee Roote	North Vancouver
Jana S	Vancouver
Paul Roote	North Vancouver
Danielle Aguilera	North Vancouver
Robyn Jones	north vancouver
Ed Bamford	North Vancouver
Susette Halter	North Vancouver
Melina Humphries	North Vancouver
Brandon Lee	North Vancouver
Nathaniel L	North Vancouver
Kari Matusiak	North Vancouver
Lucie Kucerova	North Vancouver
Katie Appleby	North Vancouver
Colleen Foy	North Vancouver
Wendy Schoenmaker	North vancouver



Tony Montecalvo	Burnaby
Ruby Hobbs	North Vancouver
Serhii Nechyporchuk	North Vancouver
Kendal Beckett	Barrie
thomas federuik	Surrey
Evan Ryn	North Vancouver
Mikaela Bodlack	Squamish
Krisha Darmaraj	North Vancouver
Shaun Pidcock	North Vancouver
Linda Tseu	North Vancouver
Aju Choi	Vancouver
Sarah Cassidy	North Vancouver
Jessica Carabetta	North Vancouver Vancouver
Katherine Chapman	Vancouver
Tony Smith	North Vancouver
Ken Cassidy	North Vancouver
Oscar Corona	Vancouver
Ali AHMADI	North Vancouver
francisco alfeiran	North Vancouver
Jorge Morales	Vancouver
Hannah Bamford	North Vancouver
Callum Bamford	North Vancouver
Luis Fernando Nuno Mendoza	Vancouver
Laura Guthrie	North Vancouver
Will Rogers	Surrey
Luis Loubet	Vancouver
Krista S	North Vancouver
Roberto Mireles	VANCOUVER
Savannah Falk	North Vancouver
Ludmila Vitoulova	North Vancouver
Christine Mcpherson	North Vancouver
Alexander Kay	North Vancouver
Christopher Herdsman	North Vancouver
Abi Co	North Vancouver
Cheryl Evis	North Vancouver
Karen Derry	North Vancouver
Charles Feval	North Vancouver
Aaron Gillrie	North Vancouver
Chelsea Ward	North Vancouver
Abou Khairzada	Surrey
Cristina Higgins	North Vancouver
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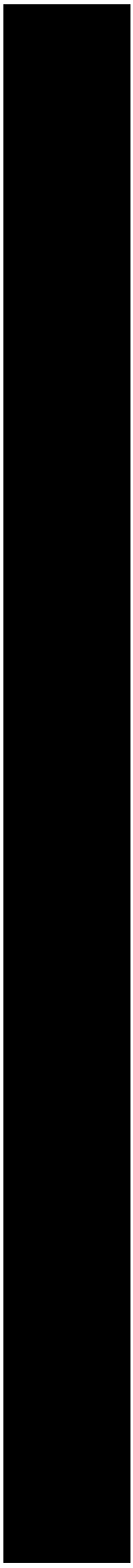
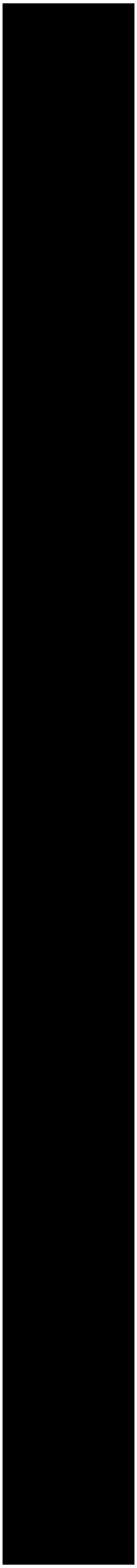
Tony Carabetta	North Vancouver
Anezka Jakesova	Vancouver
shamim Teja	North Vancouver
Ishan Gupta	North Vancouver
Iraj Babaei	North Vancouver



Matthew DeAbreu	North Vancouver		[redacted]
Rei Tamori	North Vancouver		
ROB BODLACK	North Vancouver		
Theresa Grandel	Vancouver		
simin mashkoor	North Vancouver		
Massey Sheikhan	North Vancouver		
Pam Mitchell	Bethany		
Colin Tapping	Vancouver		
Azita Miraliakbari	North Vancouver		
Chris Hannan	San Jose	California	
Portia Mark	Kowloon		
Moha Bateni	West Vancouver		
Anna Kirkos	Cannington		
Joan Lepage	Ottawa		
Samantha Kovacik	North Vancouver		
Vahaken Bedrossian	North Vancouver		
Jill Hird	North Vancouver		
Sona Bedrossian	North Vancouver		
Laura Turner	North Vancouver		
Brandon Parminter	North Vancouver		
Larry Wilson	North Vancouver, BC		
Linda Knight	Langley		
Beth Nesbit	North Vancouver		
Corlyn Dicerni	North Vancouver		
Andrew Wooding	Vancouver		
lisa wild	North Vancouver		
Reza Haji	North Vancouver		
Jannik Hansen	Vancouver		
Bill Jaeggle	North Vancouver		
Shant Bedrossian	Port Moody		
Ali Mirjavadi	North Vancouver		
Artin Mirjavadi	North Vancouver		
PATRICK MCGILL	North Vancouver		
Jamie Fowlstone	North Vancouver		
Shirin Saleh	Vancouver		
Mehran Matin	North Vancouver		
Raya Hj	Vancouver		
Morgan Harrop	North Vancouver		
Alex Pross	North Vancouver		
Soheil farahmand	North Vancouver		
Samin Sobhi	North Vancouver		
Luda Banchuk	Vancouver		
Neda Timachi	Vancouver		
Amelia Wong	North Vancouver		
Reza Ghazanfari	North Vancouver		
Mary Hosseini	Burnaby		
Hossein Rezaei	North Vancouver		

Seyed Ali Taheri	North Vancouver
Jamil Jutha	North Vancouver
bahar molazem	Vancouver
Ria Ria	Calgary
C W	North Vancouver
Shahrzad Ghanbari	Maple Ridge
John Beresford	North Vancouver
Ali Sajian	Vancouver
Laura Pollock	North Vancouver
Gellie Telan	North Vancouver
Tanweer Dossa	North Vancouver
Jesse Symons	North Vancouver
Casey Symons	North Vancouver
Raan Cheema	North Vancouver
Paper Armani	North Vancouver
Robert Heidbreder	North Vancouver
Sue Whittred	North Vancouver
Khabab Hassan Bashir	Hamilton
Mark Jackson	North Vancouver
Tia Motamedi	Coquitlam
Fara Ghafari	Vancouver
Wali Hedayat	Coquitlam
Melanie Lessard	Magog
Jody Green	North Vancouver
Lucas Christensen	North Vancouver
Allison Cameron	North Vancouver
Cathy Doucet	North Vancouver
Egon Varju	North Vancouver
Jillian Takel	North Vancouver
Natalia Trotman	North Vancouver
Andrew Powell	Vancouver
Mary Sumaruk	Chatham
Randal Kung	Vancouver
Jalal Farahmand	Vancouver
aron smali	Vaughan
Nima Farahmand	Vancouver
Sonia Serrambana	Vancouver
Helena Juhasz	North Vancouver
ALICE PICKARD	North Vancouver
Katie richardson	Vancouver
Lisa Bournel	North Van
Nancy Lee	North Vancouver
Bron Smith	Burlington
Ario Nahanee	North Vancouver
Claire Camerom	Vernon
Janice Roscoe	Lawrencetown
GEDEON GALY	Calgary



Marjan Valikhani	North Vancouver
Sadaf Jamoly	North Vancouver
jane paddon	North Vancouver
Malihe Kalantari	North Vancouver
Akbar Nimji	CALGARY
Fatemeh Izadpanah	North Vancouver
Seth May	Kelowna
Nick Legge	Vancouver
Bradley Cornwell	North Vancouver
Ryan Stafford	Vancouver
Diane Webster	North Vancouver
Stephen Matthews	North Vancouver
James Goudros	Toronto
Oleksandr Lysyuk	Vancouver
Frank Zhang	Mississauga
Melanie Marche	Cape Saint George
Martin Williamson	North Vancouver
Wade Winsor	Corner Brook
Donna Stewart	Langley
Mary Pasacreta	North Vancouver
Ahmad Khazaie	North Vancouver
Narges Kazemi	North Vancouver
Hossein Khazaie	Surrey
Joni Daigle	North Vancouver
Kimberly Cameron	Ottawa
Frank Acrand sasakamoose	Saskatchew
Paul Wettlaufer	North Vancouver
Eiman Zargaran	North Vancouver
Julia Thiele	North Vancouver
Megan Stefishen	Surrey
Frederick Thiele	North Vancouver
Lauren Kerr	North Vancouver
Trey Kerr	North Vancouver
Kristina Thiele	North Vancouver
Natasha Hoffman	Vancouver
Richard Fowlstone	Surrey
Arash Khazaie	North Vancouver
Robyn Alice Melanson	Yarmouth
John Lavallee	Vancouver BC
Roland Jensen	Victoria
Feri Dehdar	West Vancouver
Catalina Ambara	Montreal
Scott Link	North Vancouver
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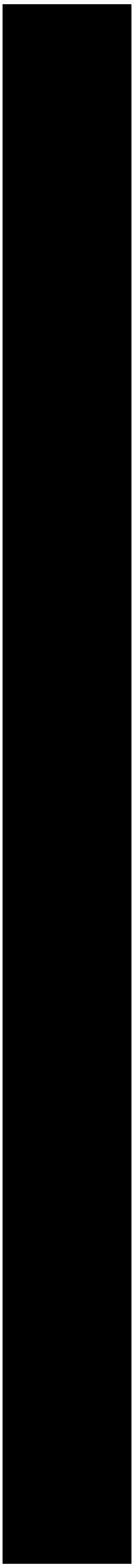
Michael Wasserman	Montréal
Afsha Taj	Markham



Gonzalo Anido	
Josephine D'Odorico	North Vancouver
Maryam Soroushnasab	North Vancouver
Wei Li	North Vancouver
Sina Jamoly	North Vancouver
Adam Windsor	North Vancouver
Katrina Windsor	North Vancouver
Jen S	North Vancouver
Allan Cameron	north vancouver
Fereydoon Abdollahi	North Vancouver
Amir Eslami	Vancouver
Mario Iacoviello	North Vancouver
Estela Liu	North Vancouver
Jasmine Pang	Burnaby
William Payne	North Vancouver
Linda Ly	Burnaby
Nolan Mullins	Fredericton
Grace Tham	Vancouver
Brodie Williams	Vancouver
Arlene Winterstein	Vancouver
Amber Hong	Richmond Hill
Oscar B	North Vancouver
Arley McIntosh	North Vancouver
Sharon Gershony	Surrey
Amarjit Boyal	Richmond
Emilio Martinez Lara	North Vancouver
Laura Ferguson	North Vancouver
Zoe Guillemette	North Vancouver
Cora Clark	North VancouverVancouver , Ca
Farnaz Behzadian	North Vancouver
Sylvia Mbattudde	Brampton
Stephen Brown	Belleville
Shakirah Nakiryawa	North York
Maria Perez	Burnaby
Thomas Williams	Vancouver
Maria Popkovacheva	North Vancouver
Hossain Shenasi	North Vancouver
Dylan Bliss	Vancouver
OONAGH TOURNIER	North Vancouver
Brigham Jagger	Vancouver
Tim Shrigley	North Vancouver
Stacey Henderson	North Vancouver BC
Robert Tournier	Burnaby
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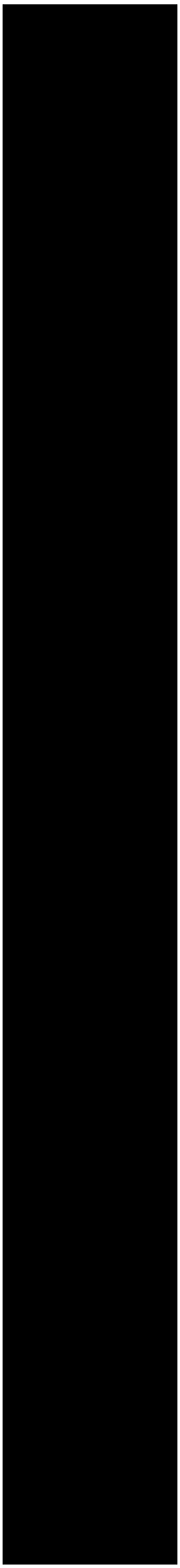
Suzanne Goeson	Vancouver
Miriam Krasniak	North Vancouver
Tatiana Mamychshvili	North Vancouver



Eva Ingel	North Vancouver
Scott Edgeworth	North Vancouver
Roy KRASNIAK	Vancouver
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Brooklyn Lee	North Vancouver
Mary-Lou Foley	North Vancouver
Jaimee Kay	Vancouver
joyce shackleton	Errington
David Steverding	Surrey
Barbara Zeller	Burnaby
Kate Biggar	Charlottetown
Kylie Dickson	North Vancouver
Noah Morantz	North Vancouver
Rob Paterson	Vancouver
Vanessa Hallaway	North Vancouver
Mark Hallaway	North Vancouver
Laine Nelsom	North Vancouver
Melissa MacIntosh	North Vancouver
Christoph Strubin	North Vancouver
Ross Parker	North Vancouver
Michelle Derer	North Vancouver
Nancie Parker	West Vancouver
Dave MacIntosh	North Vancouver
Ramathan Kamyuka	Toronto
Varun Darmaraj	North Vancouver
Karla Guiel	North Vancouver
Dana Gunn	Cambridge
arash akhgar	west vancouver
Renée E	North Vancouver
Sally Soo	Surrey
Oxilma Dorisca	Brampton
tara wilson	North Vancouver
Kelsie Struch	North Vancouver
Sukh Sanghera	North Vancouver
Parisa Merikh	Vancouver
DEBORAH W	PENTICTON
Jonathan Golland	Ottawa
Kerri Chetner	Vancouver
Ekow Aidoo	Lacombe
Sarah Martin	Campbell River
Oyuki Bodlack	North Vancouver
Chloe Head	Powell River
Ashton Oakes	Blackfoot
Tricia Hood	Hamilton
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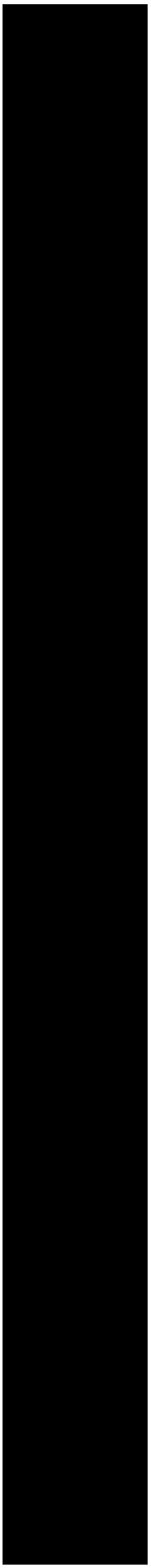
Elham Saadatian	North Vancouver
Mercedes Bewtito	Cote St-Luc



graham alexander	North Vancouver		[redacted]
Trevor Beselt	North Vancouver		
Adam Moldenhauer	North Vancouver		
Krista Bradley	North Vancouver		
Robert Cabral	North Vancouver		
Amir Tangestani	Vancouver		
Jutta Vertegaal	North Vancouver		
Corey Lightheart	North Vancouver		
Aaron Brown	North Vancouver		
Vanessa Miller	North Vancouver		
Trish Moldenhauer	North Vancouver		
Khashayar Abbasabadi	Toronto		
Candace Lange	North Vancouver		
David Spry	North Vancouver		
Glen Williams	North Vancouver		
Art Whelan	Toronto		
Elijah Steeves Evraire	Nepean		
Ali Shankaie	Seattle	Washington	
Karen Brown	Kitchener		
Liam Williams	North Vancouver		
Tiernan Williams	Kelowna		
Andrea McHugh	North Vancouver		
Ron Clow	Cobourg		
Abby Sutton	Calgary		
Mandy Gill	North Vancouver		
Tristan Hannah	St. Catharines		
Lili Bagheri	Vancouver		
Arlene Crickard	Thunder Bay		
ugo uwalak	Hamilton		
Trudi ann Collind	Montego Bay		
Paroles et Actions Admin			
Gurjit Kang	Airdrie		
Sophia PS	Vancouver		
Dmytro Ternavskyi	Concord		
Sathiya Kabilan	Penticton		
Andrei Diaconu	Vancouver		
Kelly Swan	North Vancouver		
Dave Karr	North Vancouver		
Bahaa Elhassani	Edmonton		
James Ross	Richmond		
Kierr Marci	Vancouver		
Amanda Millson	Pontypool		
Nasrin Botan	Winnipeg		
Ellen Amisano	North Vancouver		
Sam Hashemi	Vancouver		
Marlene Barraclough	North Vancouver		
Mike Macgregor	Notth Vancouver		

Kate Walker	North Vancouver	
Kerry Sanderson	North Vancouver	
Jakub Stachurski	North Vancouver	
Tracy Quinn	Calgary	
R T	Edmonton	
Romy Ignacio	North Vancouver	
Holly Samson	North Vancouver	
ANDREI TCHERNYCHOV	North Vancouver	
Aleks Li	Maple Ridge	
Vadim Azanov	North Vancouver	
Josephine Lam	Markham	
Benjamin Boogaerts	Vancouver	
Nicole Schulz	North Vancouver	
Daniel Sheerin	The Dalles	Oregon
Brendan Gojevic	North Vancouver	
Simon Russell	North Vancouver	
Arif Syed	Milton	
Jill O'Carroll	North Vancouver	
Carrie Storjeoff	North Vancouver	
Istelah Alali	Ottawa	
Saja Alkhwaja	Ottawa	
Stephen Fisher	Burnaby	
Darryl Stepney	North Vancouver	
Carrie S	North Vancouver	
Kyle Kidder	North Vancouver	
Matthew Bowles	North Vancouver	
Yamamah Altmany	Ottawa	
Julia Benson	North Vancouver	
Christian Hanson	Burnaby	
Ajay Grover	North Vancouver	
Dylan Martin	North Vancouver	
Jacqueline Martin	North Vancouver	
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Davoud Amin	North Vancouver	
Reza Entezarion	North Vancouver	
Fay Jahani	North Vancouver	
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Soroush Liaghat		
Saman Amin	Northvan	
Reza Bozorgzad	North Vancouver	
Steve Mcleod	North Vancouver	
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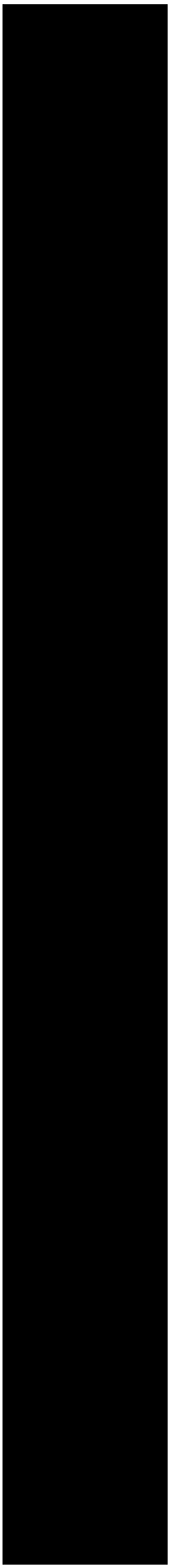

Ryan Edwards	North Vancouver
Donna Edwards	Nanaimo
Alicia C.	North Vancouver
Heather CHERNESKI	North Vancouver
Jordan Wu	North Vancouver
Lloyd Edwards	Parksville
Stephanie Lee	Vancouver
Philippe Pannier	North Vancouver
Caitlyn Walker Bullock	North Vancouver
Sean Peniuk	North Vancouver
Oliver Gerber	North Vancouver
Earle Cherneski	North Vancouver
Linda Edwards	Parksville
Alyssa Wiens	Vancouver
Tracey Pedersen	North Vancouver
Spencer Maxwell	North Vancouver
Kelly Nguyen	Vancouver
Nyrica Trikannad	North Vancouver
Laura Gerber	Vancouver
Janet Cooke	Maple Ridge
John Dignon	North Vancouver
William Ruptash	North Vancouver
John Roach	North Vancouver
Brad Whitlock	North Vancouver
Lori Staehling	North Vancouver
Philip Tarrant	North Vancouver
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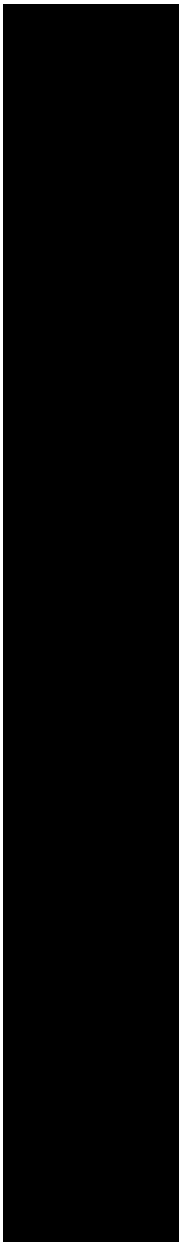
Nelly Callow	North Vancouver
Thea Mendoza	North Vancouver
Tom Markby	Kelowna
Rohina Arif	North Vancouver



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From: Aimee Bamford [redacted]
Sent: December 07, 2023 9:30 PM
To: DNV Input
Subject: Keith Rd Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and council,

Our concern about the facility in question is about the chosen location, not the value of housing those in need. No one is arguing that, but we need to be smart about this. We need to do what's best for everyone in this community. Not just what's best for the residents of the facility. You can't just stick a facility like this in the middle of a residential area and just cross your fingers and hope for the best.

This facility will bring with it an increase in crime, violence, drug abuse. Drug deals by the daycare, discarded needles in the playground, and theft. It will. There is no question about that, you cannot argue with us on that point. It is going to happen.

Yaletown just went through this and it has been horrifying. In regard to the similar facility that was put there, the Vancouver police have been quoted directly as attributing the significant increase in violence, theft, open drug use and street disorder directly to the supportive housing, they said the residents of these facilities are "prone to violence, crime and carrying weapons". In July 2022, a young professional was stabbed and killed walking to the bus stop to go to work at 8 am. And now as of this past July, the lease on this facility is not being renewed. This is quoted as being a result of the concerns from the community, about the negative impacts of the facility on the surrounding neighbourhood. They forced it through in Yaletown, it didn't work. Crime increased, someone was killed, and now it's being shut down. We need to look at this as evidence, this is real, this is what happened. This isn't hypothetical. This is reality.

Our local North Van RCMP can't have an opinion - but they have told us that a facility like this in that location, in their words, would be a shit show, disastrous, when this happens the addicts and criminals will move in and the young families who volunteer and positively contribute are forced to move out.

Council, what are you doing? If you make this decision, knowing you are putting us in danger, who will be responsible, knowing what you know, who will be held liable when something goes wrong? Please, please do not ask us to send our children to places frequented by mentally ill drug addicts prone to violence and known to carry weapons.

We have to make conclusions based on facts, to evaluate and make decisions based on the evidence. There is no real sociological data to support that these facilities work as intended or positively contribute to the community in any way. But they do bring danger and crime.

The staff of the facility may have the best intentions, but the residents are free to leave. They will be purchasing and using drugs in the areas around the facility. They will need to find a way to support the purchase of these drugs. This will result in burglaries of the neighbouring homes. The BC housing representative said in the last meeting "I'm not going to lie. Crime has increased in other communities." They have also said that the "priority of the Keith Road site will be for residents of the north shore", which means all other beds will go to overflow from downtown.

We're not saying not to build this facility, if you feel you have to, if you need that government money so badly - we're asking you to find a better spot. These people will still receive the same degree of care if this facility is placed on the other side of the commercial area, away from our homes, schools and playgrounds. You are intelligent people, you can figure this out.

As humans we all have varying levels of comfort with a perceived danger, some of us have a lower threshold than others, a handful who have spoken at these meetings seem to have little concern about the safety risks, and that's great for them, but as a community we should we working with the majority on this, the over 1 405 of us who have signed this petition against this. because the stress that this facility is going to cause the majority of us, is not OK, what you are doing to us is not ok. Hundreds of us are already losing sleep over this, we are scared, we feel sick, it's excruciating the thought that we are going to have to leave our homes, our families, our friends and move away in order to keep our children safe.

When you have a child, your amygdala enlarges. A physical change to the stress centre of your brain. Your primary concern on the planet is keeping your children safe. In any situation of perceived danger, your cortisol and epinephrine levels serge and create physical manifestations of stress, an evolutionary response to trigger parents to remove danger from their surroundings, to keep our children alive so that we could survive as a species. This is ingrained in us. You cannot turn this off.

If you put this facility there, you are condemning us, your taxpayer voting constituents, to living like that all of the time. You will remove our comfort and feeling of safety - we will be in a constant state of fight or flight in our own homes and community. This will impact our quality of life and our health in negative ways. It will. It's basic biology. We are all young families and seniors in this area. Our safety, comfort and stress levels have to be important too. This may be your job, and we are all aware that there is a financial incentive for the city and bc housing to push this through, but these are our homes. This is where we sleep at night. Government funding should not supersede our safety. We live over here for a reason. None of us live in the downtown eastside for a reason.

We are asking you to take a step back and really think about this, there are other options that would be safer for everyone. This is not a 'not in my backyard' thing, this is a don't put my children and home in danger to fulfil your political housing quotas.

Let's work together on this and figure it out. This shouldn't be us versus you. We're a community, we're supposed to be a team. You are our neighbours, and this is a democracy. We need to find a location that works for everyone. This isn't it.

From: Dejonge, Briana [redacted]
Sent: December 07, 2023 9:45 PM
To: Mayor and Council - DNV
Cc: DNV Input; DNV Input; Eirikka Brandson
Subject: December 7 Public Hearing Letter of Support

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Hello,

My name is Briana and I live in Lower Lonsdale. I am writing to express support for the 1200 block Keith Road development. Supportive housing is necessary for community members to prevent people from experiencing crisis that can impact anyone. Living expenses are very high in the North Shore, and I spend my days [redacted] speaking to people about the stress and trauma poverty causes. The hardest thing about my job is feeling hopeless when clients come to me for help with resources that don't exist.

I would love to see more transitional housing being built, and investing in people the primary place I would like to see my tax dollars spent. The current housing situation is dire and this is a positive step to change.

Thank you very much for your consideration.

Briana DeJonge [redacted]

From: Cameron [redacted]
Sent: December 07, 2023 10:35 PM
To: DNV Input
Subject: Tri-Cities call on province to share healing centre policing costs - for Input
Attachments: screencapture-globalnews-ca-news-10114308-mental-health-addiction-port-coquitlam-policing-costs-2023-12-07-22_31_01.pdf

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Hi,

The council should consider if the province will commit additional funds to the district if this project goes ahead for the increased costs put on the municipality. It is important for the district to secure these funds ahead of time given the City of Port Coquitlam has faced significant draws on its resources and the province has not refunded these costs and will result in increased property taxes or neglected services for the residents.

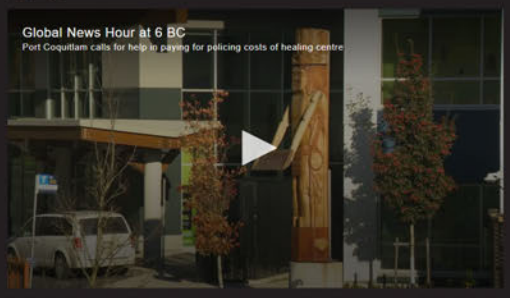
Best,

Cameron

HEALTH

Tri-Cities call on province to share healing centre policing costs

By Amy Judd & Aaron McArthur • Global News
Posted November 24, 2023 7:36 pm · Updated November 24, 2023 8:54 pm



The City of Port Coquitlam is calling on the provincial government to help pay the policing costs for the Red Fish Healing Centre, which they say is costing them an amount the equivalent of four full-time police officers salaries. – Nov 24, 2023

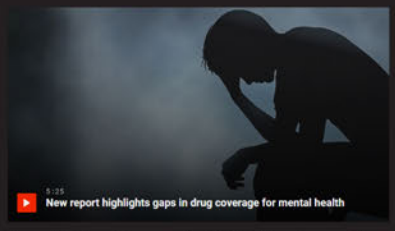
A treatment centre in the Tri-Cities needs more provincial support in order to operate safely, the mayor of Port Coquitlam, B.C., says.

Red Fish Healing Centre is located in Coquitlam, which shares a police detachment with the City of Port Coquitlam.

"It provides treatment to individuals who are suffering from mental health," Port Coquitlam Mayor Brad West said. "And often addiction issues."

West said it is an incredibly important facility.

"We were all very pleased when the province announced that it would be opening," he said. "But unfortunately, not enough thought was put into making sure that all the support was going to be in place so that it can operate successfully."



West explained that right now a number of RCMP officers, who serve both Coquitlam and Port Coquitlam, are being drawn to Red Fish to mostly locate people who have walked away from the facility.

"It's happening to such a degree and with such frequency that it's taking about four police officers equivalent (full-time equivalent) a year away from policing the City of Port Coquitlam and having to locate people who have walked away from a provincial facility. Now, that's important work, but it's another example of the province setting something up and handing a bill to local property taxpayers and saying, 'Here you deal with the fallout'."

West said as it is a provincial facility, it welcomes people from across B.C.

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- Texas abortion permission case highlights 'new normal' women face amid ban
- 40M women will likely experience problems after childbirth each year, study finds
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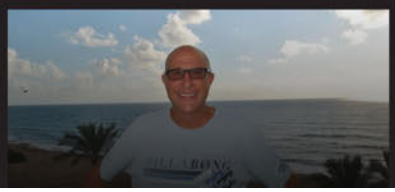
"The fact that it's Port Coquitlam and Coquitlam taxpayers who are having to pay for all the policing costs related to the facility is just simply unfair. And so the province needs to step in and they need to finish the job they started, which is ensuring the facility has the support it needs to be successful. And that means funding the policing costs."

No one from the provincial government was available to speak on Friday but Jennifer Whiteside's office, who is the minister of mental health and addictions, said in a statement that the government is expanding the Red Fish model of care to other regions of B.C., so more people can receive complex mental health and addictions care.

"This model of care is working," the statement said. "Preliminary evaluation shows that 95 per cent of Red Fish patients are seeing improved mental health between admission and discharge.

"The Red Fish model of care is part of government's work to build a comprehensive, integrated system of care for mental health and addiction in B.C."



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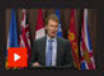
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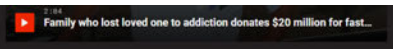

Coquitlam Mayor Richard Stewart has always been a passionate believer in mental health and treatment facilities.

"We need them," he said. "But when they cause this much need for local policing, they become a barrier to the next community that might be willing to accept them. "

Stewart said when someone is reported missing and they are likely at risk due to their situation or history with the police, then there is a protocol that has to be followed and perhaps does err on the side of caution.

He said the Red Fish Healing Centre is the newest provincial facility in their community but prior to that, the province built and completed a homeless shelter.

"That has proven to be quite a drain on emergency services due to some of their protocols that have just been examined by an expert and found wanting," Stewart added.

"But long before that, the forensic psychiatric hospital which has been Coquitlam for most of my life, let's face it, we have a 100-year history of some of the province's largest mental health facilities. And we're proud of that.

"But if the way we operate them today is causing an impact of several police officers on local police departments, it's something that we need to address because we want these built elsewhere. We want other communities to embrace the need for mental health services in their community."

Stewart said he has spoken with Public Safety Minister Mike Farnworth and he acknowledged the challenges those kinds of facilities create but he did not express any interest in trying to make the community whole with regards to policing and costs.

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From: Aimee Bamford [redacted]
Sent: December 08, 2023 6:44 AM
To: DNV Input
Subject: Keith road supportive housing

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Mayor and Council,

The medical "expert" speaking last night said crime won't increase in our neighbourhood as a result of this facility. This statement is directly contradicting available data on the subject, as well as the information being presented by BC Housing themselves. She was misrepresenting the public. Either on purpose or unknowingly. She should not have been speaking on these topics if she does not have all of the accurate information.

She said that this facility will not cause any problems because this location is not a low income area. Does she know you are sticking all of the low income social housing a couple hundred meters away from this site? This is and will become even more the low income area. By her own comments you should be putting this facility somewhere in a more affluent area near the hospital and RCMP station.

You need to be smart about this, you are not setting this facility up for success with the current plan.

They just did this in Yaletown. They forced a facility like this through. Violent crime, burglaries and open drug use sky rocketed. A young professional was stabbed and killed walking to the bus stop to go to work. This facility is now being shut down. They did this, someone died as a result and now it's being shut down. This is reality.

Don't do this to us. You are asking us to move away from our homes to keep our children safe. This isn't a small thing that we will just get over. This will change our lives forever in a negative way.

Please be more considerate of our community.

From: Kaitlin Hebron
Sent: December 08, 2023 8:52 AM
To: DNV Input
Subject: FW: Documents useful for council on Supportive Housing and BC Housing
Attachments: supportive_housing_definition.pdf; Are BC Housing issues confined to Atira - or does the system need a rethink.pdf; Public_Hearings-SM.pdf; Public-Hearings-A-New-Era.pdf

-----Original Message-----
From: Corrie Kost [redacted]
Sent: Thursday, December 7, 2023 9:25 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Documents useful for council on Supportive Housing and BC Housing

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Your Worship & Members of Council,

The attachments may assist council with deliberations on the Public Hearing of 1200 East Keith Road.

Yours truly,
[redacted]

Ministry Responsible for Housing
and
Ministry of Community, Sport and Cultural Development

Policy Statement on Class 3 Supportive Housing

Title of Policy: Definition of "Supportive Housing," Funding Requirements, and Designated Property in the *Assessment Act*

Issuance: Deputy Ministers, Ministry Responsible for Housing and Ministry of Community, Sport and Cultural Development

Relationship to Previous Class 3 Policy Statement: This policy replaces the previous policy of August 2010

Effective Date: April 15, 2013

PURPOSE

The purpose of the policy statement is to administratively define "supportive housing," funding requirements and designated property for the purposes of the *Assessment Act* (the *Act*).

BACKGROUND

In furtherance of a 2007 Throne Speech commitment, section 19 of the *Act* was amended in 2008 to provide the Lieutenant Governor in Council with the authority to create a new supportive housing property class by designating eligible supportive housing property to this class for a taxation year. This amendment also provided that if the Lieutenant Governor in Council designated property to a new supportive housing property class, the designation would only apply to that portion of the property that is used for the provision of supportive housing or for purposes ancillary to the provision of supportive housing.

While section 19 of the *Act* defines "eligible supportive housing property" in relation to a taxation year, as "property that is used by or on behalf of a person who received funding from the government or a regional health board in the preceding calendar year for the provision of supportive housing on that property," it does not define the term "supportive housing."

Due to the fluid nature of housing policy, government decided not to define "supportive housing" in the *Act* but rather to define this term by policy.

DEFINITION OF "SUPPORTIVE HOUSING"

"Supportive Housing" means:

housing that integrates long-term housing units for persons who were previously homeless or persons who are at risk of homelessness, who may also

- have mental illness,
- have or be recovering from drug or alcohol addictions,
- or experience other barriers to housing,

with on-site support services that are available to residents of the housing project.

In the definition of "supportive housing:"

"long-term" means residents are not restricted by policy to occupancies of less than 90 days;

"on-site support services" are physically offered in the building's offices or common areas, and include but are not limited to:

a. health and mental health services;
b. health and community support referrals;
c. addiction services;
d. employment and education services;
e. job and life-skills training;
f. assistance with meal preparation and housekeeping; or
g. counselling and outreach services.

"housing unit" means residential sleeping accommodation where the resident:

a. controls access to the room or rooms the resident or resident's family sleeps in;
b. has access to private or shared bathroom facilities; and
c. has access to private or shared cooking facilities.

ADDITIONAL CRITERIA FOR ELIGIBILITY

Supportive housing does not include licensed facilities under the *Community Care and Assisted Living Act* (*CCALA*).

Supportive housing does not include "group homes." For the purposes of this policy statement, "group homes" are defined as staffed residential housing for those with a level

of disability that requires continual assistance to complete daily tasks of living (such as taking medication, dressing or bathing).

To be eligible for Class 3 designation, the owner of the property must be one of the following:

a. a public body (including local governments and regional districts);
b. a non-profit organization; or
c. a registered charity.

FUNDING REQUIREMENTS

As noted, section 19 of the *Act* defines "eligible supportive housing property" as "property that is used by or on behalf of a person who received funding from the government or regional health board in the preceding calendar year for the provision of supportive housing on that property." The phrase "received funding from the government…for the provision of supportive housing" means that the project must receive ongoing operational funding from government or a regional health board for the provision of supportive housing, and not have been in receipt of capital funding only.

The phrase "funding from the government or a regional health board," means funding received from the provincial government in accordance with the meaning of "government" in the *Interpretation Act*, or one of the province's five regional health boards (health authorities).

To be eligible for a taxation year, properties must be in receipt of government or health authority funding on or before October 31 of the preceding year.

Properties (designated in the previous tax year) under renovation on the October 31 deadline, remain eligible if they intend to reopen as supportive housing and meet all other criteria.

Properties under construction (i.e., new buildings) on the October 31 deadline are eligible for designation if they are expected to open as supportive housing that meets these criteria and an occupancy permit is in place by the deadline.

DESIGNATED PROPERTY

A property will not be identified for designation unless it meets the definition of "supportive housing" (i.e., it must contain housing units and must offer on-site support services). However, it is acknowledged that a property that meets the definition of "supportive housing" may also include property used for purposes which may or may not constitute on-site support services (i.e., a retail space where residents may or may not receive job training).

Accordingly, the portion of the property that qualifies to be designated for the purposes of inclusion in Class 3 – Supportive Housing is:

a. the property actually comprised of the housing units;
b. the property used for purposes ancillary to the housing units (e.g., shared or private bathroom or kitchen facilities, hallways, etc.); and
c. the property used for the provision of on-site support services.

ANNUAL TIMELINE

The steps involved in applying this policy and the Class 3 assessment process proceed according to the following annual timeline, to ensure the Order in Council is approved by the October 31 deadline for the following tax year.

By submitting a list of eligible properties, BC Housing and the Health Authorities confirm the properties meet the eligibility criteria for funding and use. BC Assessment confirms the ownership of the properties.

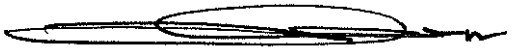
Action	Timeline	Primary Responsibility
Provide initial list of eligible properties	May to June	BC Housing and the Health Authorities
Inspection of eligible properties, and compilation of final list	July to August	BC Assessment
Sign-off of final lists	Late August to Early September	BC Housing and the Health Authorities
Compile final list for Order in Council	Early September	Ministry of Community, Sport and Cultural Development
Submit Order in Council	Mid-September to early October	Ministry of Community, Sport and Cultural Development
Approval of Order in Council	By October 31	Lieutenant Governor

POLICY REVISION

This policy is a joint policy of the Ministry Responsible for Housing and the Ministry of Community, Sport and Cultural Development.

This policy applies to the 2014 assessment roll and subsequent assessment rolls, unless amended at the discretion of the two undersigned Ministries. It is understood that direction and advice may be required and/or desired from BC Housing, Ministry of Health Services, the Health Authorities, and BC Assessment during the course of the implementation of the policy.

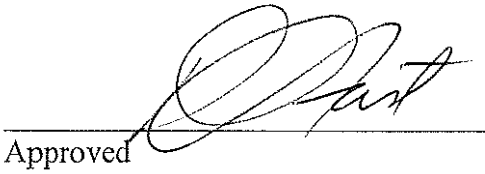
APPROVALS



MAR 2 8 2013

Approved
Steve Carr, Deputy Minister
Ministry of Energy, Mines and Natural Gas
(Ministry Responsible for Housing)

Date



April 5, 2013

Approved
Don Fast, Deputy Minister
Ministry of Community, Sport and Cultural Development

Date

PUBLIC HEARINGS

November 27, 2009

Sukhbir Manhas

PUBLIC HEARINGS

I. INTRODUCTION

We are all very familiar with the requirement of section 890 of the *Local Government Act* that local governments hold a public hearing prior to adopting an official community plan bylaw or a zoning bylaw.

The purpose of that public hearing as stated in the section is to allow the public to make representations to the local government respecting matters contained in the proposed bylaw. To achieve this stated purpose, the Legislature has directed that, at a public hearing, "all persons who believe their interest in property is affected by the proposed bylaw must be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw that is the subject of the hearing".

The courts have grasped onto the stated purpose of public hearings, and the direction from the Legislature as to how to achieve that purpose, in their consideration of the provisions of the *Local Government Act* found in Part 26: Division 4 – Public Hearings on Bylaws, and in particular in their consideration of whether a local government has satisfied its obligation to hold a public hearing prior to the adoption of an official community plan bylaw or a zoning bylaw.

In doing so, and with the stated purpose in mind, the courts have developed common law requirements to address circumstances where there is a void in the statutorily mandated procedures for public hearings in Part 26: Division 4 of the *Local Government Act*. In addition, the courts have developed common law requirements to supplement the statutorily mandated procedures for public hearings in Part 26: Division 4 of the *Local Government Act*.

In this paper, we will discuss the requirement to hold a public hearing prior to the adoption of an official community plan bylaw or a zoning bylaw, with a view to the requirements of the *Local Government Act* and the common law (as it clarifies and, at times, supplements those requirements).

II. THE REQUIRMENT TO HOLD A PUBLIC HEARING

While the *Local Government Act* requires a local government to hold a public hearing prior to the adoption of an official community plan bylaw or a zoning bylaw, the decision as to whether a proposed bylaw should be advanced to a public hearing is discretionary.

In *Smith v. Surrey*, our Supreme Court considered the discretion of local governments in respect of the consideration of development applications and, in particular, in respect of the holding of a public hearing. In that case, the Court stated:

> … nothing in the *Municipal Act* requires the respondent to proceed to first and second reading, to proceed to a Public Hearing once first and second reading has been given, to set a date for a Public Hearing once first and second reading has been given, to proceed with a Public Hearing even after the date for it has been set, to conclude a Public Hearing once it has commenced, to re-set a specific date if a Public Hearing is not concluded on the date originally set for it, or to set another date for a Public Hearing if no specific date is set when a Public Hearing which has commenced is adjourned. The "Code of Procedure" set out in the *Municipal Act* only requires a Public Hearing prior to the third reading of a zoning bylaw. Nothing which was done by the respondent failed to comply with the "Code of Procedure" set out under the *Municipal Act* relating to the passing of bylaws.

The discretion as to whether a proposed bylaw should be advanced to a public hearing was recently again considered by our Supreme Court; this time in the context of the doctrine of legitimate expectations. In *Vancouver Island Entertainment Inc. v. Victoria*, Vancouver Island Entertainment had applied to the City to rezone land for a casino. The City passed a resolution directing the application to proceed to public hearing, subject to receiving input from the British Columbia Lottery Corporation before the public hearing. The City's solicitor advised Vancouver Island Entertainment that the receipt of input from the Lottery Corporation was not a condition precedent to the public hearing, but that the input was important for land use considerations in zoning applications. After receiving input from the Lottery Corporation that it did not support another casino in the southern Vancouver Island region, the City passed a resolution rescinding its first resolution directing the application to proceed to public hearing. Vancouver Island Entertainment thereafter sought an order from the Court compelling the City to proceed to public hearing on the basis of the doctrine of legitimate expectations.

The Court held that there are four requirements that must be satisfied in order for the doctrine of legitimate expectations to apply. First, the representation or undertaking must be clear, unambiguous and unqualified. Second, the representation or undertaking must not relate to the exercise of legislative powers. Third, the representation or undertaking must not conflict with a statutory duty. Finally, the representation or undertaking must relate to procedural rather than substantive rights.

The Court held that none of the requirements for the application of the doctrine of legitimate expectations were or could be present and that, as a result, Vancouver Island Entertainment was not entitled to have the proposed bylaw forwarded to public hearing.

As can be seen from these cases, the only obligation on a local government to hold a public hearing is where the local government proposes to consider giving third reading to the proposed official community plan bylaw or the proposed zoning bylaw that is the subject of the public hearing.

III. PROCEEDING TO PUBLIC HEARING

A. Scheduling the Public Hearing

Section 890 (2) of the *Local Government Act* provides that, where a local government has decided to proceed with a public hearing for a proposed official community plan bylaw or rezoning bylaw, the public hearing must be held after first reading and before third reading of the proposed bylaw.

A local government wishing to proceed with a public hearing should pass a resolution referring the proposed bylaw to a public hearing, and directing staff to schedule the public hearing and to give the required notice under section 892 of the *Local Government Act*. It is not necessary for the resolution to set the date, time and place of the public hearing, or to establish the form of notice, as those matters are generally of an administrative nature. Indeed, addressing those issues in the resolution may cause difficulty for the local government; a change in a particular detail addressed in the resolution requiring the local government to amend the resolution before the public hearing may take place.

As for the scheduling of the public hearing, it is important that the public hearing be scheduled sufficiently in the future that members of the public have adequate time to inform themselves as to the issues, and to form a reasoned view as to the effect of the proposed bylaw on their property interest. This is necessary to ensure that the members of the public have been afforded a reasonable opportunity to be heard.

The length of time required for this purpose will depend on the particular circumstances relating to the proposed bylaw to be considered at the public hearing. Proposed bylaws that do not engage technical issues will require less time before the public hearing is held than will proposed bylaws that engage technical issues. In the latter circumstance, it is likely that the public will not be able to assess those technical issues without the assistance of those with expertise in the area, and the public should be afforded the opportunity to seek such assistance.

In *Pitt Polder Preservation Society v. Pitt Meadows (District)*, our Court of Appeal held that the delivery at the beginning of a multi-day public hearing of a number of technical reports requested by Pitt Meadows did not meet the requirements of procedural fairness. The Court observed that the reports were technical in nature and that their contents and conclusions could not readily be assessed without the assistance of those with expertise in the area. For this reason, the Court held that the reports ought to have been made available to the public in advance of the public hearing, and rejected Pitt Meadows argument that the public had an adequate opportunity during the course of the lengthy public hearing to obtain that assistance.

In *Botterill v. Cranbrook (City)*, our Supreme Court elaborated on the right of the public to obtain the assistance of an expert in reviewing technical reports. In that case, the Petitioner argued that members of the public ought to be afforded an equal amount of time to obtain a review of technical reports as the time that was necessary to prepare the reports in the first place. The Court held that all that is necessary is that there be sufficient time to prepare a comment in respect of the reports; it not being necessary to carry out a detailed examination of the reports or to prepare independent reports.

B. Delegating the Public Hearing

A local government may delegate the holding of a public hearing. The delegation may be made by either resolution or bylaw, but may only be made to one or more of the members of the local government's Council or Regional Board.

Where a local government delegates the holding of a public hearing, the delegation is not effective unless the notice of public hearing under section 892 of the *Local Government Act* includes notice that the hearing is to be held by a delegate, and the resolution or bylaw effecting the delegation is available for public inspection along with the proposed bylaw (as required by section 892 (2) (e) of the Act).

If the holding of a public hearing is delegated, the local government must not adopt the proposed bylaw that is the subject of the hearing until the delegate reports, either orally or in writing, the views expressed at the hearing. This report may take the simple form of a representation from the delegate that the public hearing was held, and that the minutes of the public hearing accurately set out the views expressed at the hearing.

C. Giving Notice of the Public Hearing

Section 892 (1) of the *Local Government Act* requires that notice of a public hearing must be given in accordance with that section. Sections 892 (2), (4), and (5) of the *Local Government Act* provide that a public hearing notice must contain the following information:

- The time and date of the public hearing;
- The place of the public hearing;
- In general terms, the purpose of the proposed bylaw;
- The land or lands that are the subject of the proposed bylaw;
- The place where and the times and dates when copies of the proposed bylaw may be inspected; and
- Where the proposed bylaw alters the permitted use or density of any area, either a sketch that identifies the area that is the subject of the proposed bylaw alteration or, if the area can be identified in a manner other than a sketch, identification of the area in that matter.

While ensuring that a public hearing notice complies with requirements 1, 2, 4, 5, and 6 above is generally straightforward, ensuring that a public hearing notice complies with requirement 3 above (i.e., ensuring that a notice, in general terms, sets out the purpose of the proposed bylaw) can prove to be difficult. There is no fixed content in a public hearing notice as to a general statement of the purpose of a proposed bylaw under section 892 (2) (c) of the *Local Government Act*. Each notice must be considered in its particular context. As stated most recently in the cases considering whether public hearing notices set out, in general terms, the purpose of the proposed bylaw, the test is simply whether the notice contains adequate information to allow members of the public to become aware of the purpose of the proposed bylaw in general terms, to decide whether to seek further information, and to decide whether to attend the public hearing. In other words, does the notice provide sufficient information to allow members of the public to fairly consider whether to exercise their right to be heard; a fundamental requirement of procedural fairness.

D. Making The Required Disclosure

1. What Must be Disclosed

Prior to *Pitt Polder*, the common law requirement of pre public hearing disclosure of information relating to a proposed bylaw to be considered at a public hearing was limited to documents in the possession of the local government at the time of the public hearing that either had been or would be considered by the local government in determining whether to adopt the bylaw.

In *Pitt Polder*, our Court of Appeal broadened the scope of that disclosure requirement and quashed official community plan and zoning amendment bylaws because of the manner in which the District had dealt with two categories of documents.

The first category of documents was reports that the District had required the developer to prepare in respect of the development's impact on traffic, the environment, agricultural land, and municipal taxation. The developer made the reports available to the District and to the public for the first time at the commencement of the public hearing that stretched over five days. The Court held that the reports should have been disclosed to the public in advance of the public hearing on the basis that members of the public, in order to be afforded a "reasonable opportunity to be heard" in respect of such reports, had to be afforded an opportunity to have the reports assessed by independent experts prior to the public hearing. The Court made no distinction between brief reports updating earlier impact reports that had been disclosed prior to the public hearing and new reports examining impacts that had not previously been assessed.

The second category of documents included an archaeological assessment provided in relation to the earlier development of adjacent land and correspondence that critiqued that assessment. The assessment had been provided to a predecessor local government several years earlier but was never provided to the District considering the official community plan and zoning amendment bylaws until the developer submitted it to the local government and to the public on the first day of the public hearing. Again, the Court found such disclosure insufficient in view of the scale of development proposed and the nature of the information in the report.

In *Canadian Pacific Railway Co. v. Vancouver (City)*, our Court of Appeal characterized the *Pitt Polder* decision as being regarded as one of the leading decisions in this province dealing with the pre public hearing duty to make disclosure to members of the public who oppose the enactment of a proposed bylaw. The Court in *CPR* also recognized that the decision in *Pitt Polder* is also regarded in the province as "having gone further than any prior decision in imposing a duty on a [local government] to make broad and effective disclosure to members of the public who may wish to oppose the enactment of a bylaw." The Court in *CPR* did not appear question the correctness of the *Pitt Polder* decision.

There have been numerous cases since *Pitt Polder* that have considered the import of that case.

In *Hastings Park Conservancy v. Vancouver (City)*, our Court of Appeal described the duty of disclosure prior to a public hearing as requiring that the public be "given a reasonable amount of information so that reasonably informed representations could be made at the hearing" in respect of the effect of the proposed bylaw.

In *Eaton v. Vancouver (City)*, our Supreme Court reviewed the *Pitt Polder* decision in the context of an allegation by the Petitioner that the City had breached the duty of disclosure by failing to make available to the public information utilized by staff in preparing financial information for the consideration of Council in respect of the proposed development. The Petitioner argued that the disclosure of this information was necessary in order for him to properly review and respond to the financial information provided by staff to the Council. In determining that the City had met its duty of disclosure, the Court held that *Pitt Polder* only imposes a duty on local governments to disclose documents or materials that are provided to and considered by the local government. In that case, it was held not to be necessary to disclose to the public the information relied on by staff in preparing the financial information that was made available to the Council as the information that the Petitioner sought had not been made available to the Council.

In *Eadie v. Vinje Development Properties Ltd. and District of Sicamous*, the Petitioner sought to set aside official community plan and zoning amendment bylaws on a number of grounds, including on the ground that there was an inadequate time frame between the date on which the District had made the proposed bylaws and related information available to the public for inspection (being the dated the District gave the bylaws first and second reading) and the date set for the public hearing; that time frame being 21 days. The Petitioner argued that the time frame was inadequate to allow for him to assess and review environmental and other reports submitted by the developer and, as a result, he was not afforded a reasonable opportunity to be heard at the public hearing. In addition, the Petitioner argued that, in any event, the delivery by the Petitioner of two additional reports to the District on the day of the public hearing precluded him from having a reasonable opportunity to be heard in respect of those reports. The Court held that members of the public were only entitled to disclosure of what was being placed before the Council, and that the District had satisfied its disclosure obligations in all of the circumstances on the basis that "the disclosure process adopted by the District permitted members of the public to have the same documentation that the District had as soon as the Council decided that it would proceed with the amendment process" and as soon as the documentation was made available to

the District. It is important to note that the District did not request the two technical reports that were received by it on the day of the public hearing. Those reports addressed matters within the jurisdiction of other governmental bodies. In this regard, the Court held that it was open to the District to leave consideration of those issues to those other governmental bodies or to later District processes (e.g., the building and development permit processes).

2. When Must Disclosure First Be Made

In *Eadie*, the Petitioner had been requesting information from the District in respect of the proposed development for several months prior to the development application having been made. The District did not provide the information until it had given the official community plan and zoning amendment bylaws first and second reading and had directed that the proposed bylaws be forwarded to public hearing. The Petitioner argued that this was inadequate disclosure. The Court accepted the proposition that the duty to disclose the proposed bylaws and relevant information did not arise until such time as the District had given first and second reading to the bylaws and had directed that they be forwarded to public hearing; the duty of disclosure only arising at such time as the decision had been made that the development application would not be denied, but would proceed through the bylaw consideration process.

3. How May Disclosure Be Made

It is common practice for local governments to prepare disclosure binders in respect of proposed bylaws that are to be considered at a public hearing. These binders are updated as new information is received by the local government in respect of the bylaws, and are made available to members of the public for review both prior to and at the public hearing itself.

In *Eadie*, the Court considered the Petitioner's argument that the District had an obligation to satisfy his request that copies of all relevant documentation be provided to him personally at his residence in Alberta. The Petitioner argued that, where much of the public affected by the proposed official community plan and zoning amendment bylaws resided outside of the District, it was insufficient for the District to solely make the disclosure binders in respect of the proposed bylaws available at the District's offices and the local library. The Court held that the District's process for disclosure was adequate and that the Petitioner had no right to personal delivery of the documents and that to impose such a requirement on a local government would be far too onerous.

While the preparation and maintenance of disclosure binders in respect of proposed bylaws that are to be considered at a public hearing is common practice, our Court of Appeal has held that it is not necessary for a local government to do so in order to meet its disclosure requirements. In *Wilde v. Metchosin (District)*, our Court of Appeal upheld the decision of the lower Court where the lower Court stated:

> In this municipality a Counter Book is made available to the public before a public hearing. It is not specific to any particular bylaw and contains documents that give the reader information

concerning the public hearing process, a paper on public hearing procedures and a paper on post-public hearing procedures. No binder is put together containing all of the information that is available to members of Council. In this case, counsel for the petitioner seeks to have the court impose a burden on the respondent to prepare such a document and have it available for inspection by any elector.

I accept the evidence of the respondent's staff member whose affidavit said the following:

> 7. Prior to the public hearing, it was not uncommon for the residents of Metchosin to attend at the Municipal Hall to obtain copies of Bylaw 444 and other information in the District's files with respect to Bylaw 444. We are a small rural community of approximately 5,000, and our practice is an informal one in which I, and other staff members, assist residents and visitors with obtaining, reviewing and copying the information they seek. I do not recall any complaints or concerns from residents requesting, reviewing or obtaining information on Bylaw 444 prior to the public hearing, with respect to this process.

In my view, when an elector comes to the respondent seeking information concerning a bylaw, the respondent has no obligation to determine the issues that concern that elector and direct him or her to the appropriate documents. Electors have the obligation to make specific requests. For example, in this case an elector might ask for the opportunity to review all correspondence between the developer and the respondent. He or she might seek the opportunity to consider all environmental studies or traffic studies made for the purposes of the development. The list of subjects that concern electors could be quite varied. There is a burden on the person seeking information to outline, even in general terms, the nature of the information he or she seeks.

In this case, after the bylaw received 3rd reading for the second time, the petitioner, with the assistance of her solicitor, obtained information which she says should have been given to her before the hearing. As a result of that request through counsel, the petitioner was given all she asked for at that time, with the exception of some documents where the respondent claimed solicitor-client privilege.

…

> I conclude the process engaged in by the respondent was open and designed to address the concerns of its electors. Members of the public were able to attend and, where requests were made, they were given access to relevant documents. There is no evidence upon which I can conclude that any elector, at any time, was denied access to relevant documents. In particular, there is no evidence the petitioner was denied access to relevant documents that would have allowed her to prepare a reasoned presentation.

E. Conducting the Public Hearing

1. The Role of the Local Government

The role of the members of a local government's Council or Regional Board at a public hearing is to maintain an open mind (i.e., a mind that is amenable to persuasion) and to listen to the representations being made. It is important that the members be attentive.

It is open to the members of a local government's Council or Regional Board at a public hearing to seek clarification from staff, the applicant or any speaker at the public hearing on issues of relevance to the public hearing. However, there is no obligation on the members to debate the issues or state their position in respect of the proposed bylaw at the public hearing.

2. Who May Make Representations

Section 890 (3) of the *Local Government Act* confers the right to speak on "all persons who believe that their interest in property is affected by the proposed bylaw" being considered at the public hearing.

While the section suggests that only persons with an interest in property have a right to speak at a public hearing, it would be very dangerous for a local government to limit speakers at a public hearing to those individuals. There is little doubt that the courts will interpret section 890 (3) of the Act broadly to permit members of the local public that do not have an interest in property to speak as well.

In addition, it is important to note that there is no territorial limitation in respect of the right to speak at a public hearing. The fact that an individual does not reside or own property within the local government's territorial jurisdiction does not remove the right to speak at the public hearing from that individual. There are many circumstances where the property of an individual located in an adjacent municipality or electoral area may be affected by a proposed bylaw. Under section 890 (3) of the Act, the individual has a right to speak at the public hearing. The fundamental question to be asked is, "Does the individual reasonably believe the his/her interest in property is affected by the proposed bylaw?" If the answer is "Yes", then the individual is entitled to speak at the public hearing.

It is permissible for those who are entitled to speak at a public hearing, to do so through a lawyer or other representative (See: *Bay Village Shopping Centre v. Victoria*).

3. The Manner In Which Representations May Be Made

Section 890 (3) of the *Local Government Act* requires that, the public be afforded a reasonable opportunity to be heard or to present written submissions at the public hearing.

The wording of the section affords the choice as to the manner in which the representations are to be made at the public hearing (i.e., orally or in writing) to the individual making them. Thus, local governments should be prepared to accept written submissions at the public hearing itself.

In order to ensure that all persons in attendance at the public hearing have an opportunity to review and respond to the written submissions, the written submissions should either be read into the record by a staff member or should be made available for inspection by members of the public for the duration of the public hearing. Where the written submissions are not read into the record, and are only made available for inspection at the public hearing, the chairperson of the public hearing should periodically announce that all written submissions are available for review if anyone wishes to comment on the content of those submissions. In addition, where the written submissions are not read into the record, and are only made available for inspection at the public hearing, members of the local government's Council or Regional Board should ensure that they review the written submissions before participating in any steps in furtherance of the adoption of the proposed bylaws.

4. The Content of Representations

(a) Irrelevant Representations

Section 890 (3) of the *Local Government Act* provides that representations may be made respecting matters contained in the proposed bylaw that is the subject of the hearing.

The language of the section incorporates the concept of relevance, as it relates to the representations being made, into the conduct of a public hearing. The courts have considered the concept of relevance in numerous areas of the law and have generally considered relevance to be an elastic concept and one that is over-inclusive rather than under-inclusive.

It is not recommended that local governments seek to restrict representations at a public hearing on the basis of relevance unless it is abundantly clear that the representations do not and cannot be seen to go to matters contained in the proposed bylaw. Before restricting representations o the basis of relevance, the chairperson of the public hearing should, without discouraging or suppressing the speaker from continuing his/her representations, first make enquiries of the speaker as to the relevance of the representations.

(b) Repetitive Representations

It is common for there to be a significant amount of repetition at a public hearing. This repetition occurs in the context of a single speaker's representations being repetitive, as well as in the context of a number of speakers making the same or similar representations.

In the former case, it is appropriate for the chairperson of the public hearing to ask that speakers not repeat themselves (as opposed to making the same point of another speaker) and to advise a speaker when he/she is being repetitive. However, the chairperson should be very cautious in doing so; encouraging the speaker to move on to representations that he/she has not already made. Where the speaker insists that he/she is not repeating himself/herself, the speaker should be permitted to continue.

In the latter case, the chairperson should not attempt to limit speakers from repeating the representations of other speakers. The courts have held that the repetition of one speaker's representations by other speakers is a form of advocacy, and can carry significant weight in and of itself.

5. Appropriate Procedural Rules

(a) Speakers Lists

It is open to the chairperson of a public hearing to make appropriate procedural rules for the orderly conduct of the public hearing.

One acceptable procedural rule for such purposes is the establishment of a speakers list. The speakers list should be maintained by a staff member, who should be readily accessible by the public. Members of the public should be permitted to have their name added to the speakers list at any time, regardless of whether they have already spoken or not. However, where a member of the public has already spoken, it is permissible for that person to be required to wait until all members of the public wishing to speak have had a first opportunity to do so.

(b) Time Limits

It is open to a local government to require a speaker to limit his/her representations to a specified time period initially, then to stand aside until all others present have had an opportunity to speak. Such a rule would be justified in order to protect the rights of others to be heard. However, there should not be an overall speaking time limit for any one speaker or for the hearing generally. Such a rule could have the effect, especially in the case of complex bylaws, of denying a speaker of his/her right to a reasonable opportunity to be heard at the public hearing.

6. The Duration of the Public Hearing

Local governments should not attempt to shorten a public hearing by holding it open continuously into the late hours of the night or the early hours of the morning until there is no one left to speak. It is likely that a person who attended the hearing has been denied a reasonable opportunity to be heard if he/she has been unable to speak and must return to his/her job or other commitments as a result of the hearing extending to the late hours of the night or the early hours of the morning. It is recommended that a public hearing be adjourned at a reasonable hour to another day to avoid such an issue. Where a public hearing is adjourned, it is not necessary for the local government to give further notice of the public hearing so long as the date, time and place for the resumption of the public hearing is announced to those present at the time that the hearing is adjourned.

IV. AFTER THE PUBLIC HEARING

A. Receipt of New Information

Our Court of Appeal has, on several occasions, considered the procedural fairness obligations of local governments relating to disclosure following a public hearing. The Court has clearly established that it is not proper for local governments to receive new information from either the proponents or opponents of a proposed bylaw after the public hearing. Where local governments have received new information after the public hearing, the local government must hold a new public hearing.

However, the Court has been mindful of the need for local governments to receive clarification and opinion in respect of issues raised at a public hearing from their staff after the close of the public hearing.

In *McMartin and Gage v. City of Vancouver*, the Court of Appeal considered circumstances where, after a public hearing, the local government received a letter from an officer of a trust company in favour of the proposed bylaw and heard further representations from the local government's Director of Planning and a member of its Engineering Department without giving a further opportunity to members of the public to make representations in respect of those representations. The Court held that, while representations from proponents or opponents of the proposed bylaw should be made at the public hearing, no similar constraint existed in relation to advice from staff or experts retained by the local government following the public hearing. Indeed, the Court stated that "the [local government] may obtain such advice as it sees fit, at least from its staff, or experts whom it may retain, on questions raised at the public hearing; even from those officials who have initiated the rezoning scheme."

In *Bourque v. Richmond*, in quashing the bylaw in question as a result of the local government having received a report from a committee that had heard from the developer after the close of the public hearing, the Court of Appeal specifically noted that "in reaching that conclusion [the Court wishes] to make it clear that [the Court does] not question the right of a municipal council,

following the conclusion of public hearings, to receive advice concerning a by-law, such as the one now under consideration, from its municipal staff or from experts retained by council to advise it."

Finally, in *Jones v. Delta*, the Court of Appeal considered a challenge to the receipt of a staff report after the public hearing on the basis that the report was merely a vehicle for putting forward explicit and express representations from proponents of the proposed bylaw. The staff report in *Jones v. Delta* had physically attached to it a letter of support from a proponent. The Court held that the various public petition representations and letters attached to the staff report raised no new issues that would warrant the reopening of the public hearing and upheld the bylaw.

Most recently, in *Hubbard v. West Vancouver*, the Court of Appeal considered whether it was a breach of the duty of procedural fairness applicable to the conduct of public hearings under the *Local Government Act* for a local government to receive, after the close of a public hearing, a staff report that contained opinions, conclusions, and recommendations in respect of issues raised at the public hearing without giving members of the public an opportunity to make submissions to the local government on those opinions, conclusions, and recommendations. The Court of Appeal determined that procedural fairness requirements for public hearings do not extend to providing the public with an opportunity to review and comment on any staff report prepared after a public hearing, thus triggering a further public hearing. The Court struck a balance in endorsing the longstanding practice of local government's receiving staff reports after a public hearing but with the caution that, if the staff report raises new issues, a new public hearing will be required.

B. Consideration and Amendment of the Proposed Bylaws

Section 894 of the *Local Government Act* provides that, after a public hearing, the local government may, without further notice or hearing, adopt or defeat the proposed bylaw, or alter and then adopt the bylaw (provided that the alteration does not alter the use, increase the density or, without the consent of the owner, decrease the density of any area of the lands that are the subject of the bylaw).

Are B.C. Housing's issues confined to Atira, or does the system need a rethink?

https://www.cbc.ca/news/canada/british-columbia/bc-housing-audit-mismanagement-structure-1.6840500

Political players express confidence, but one non-profit says fundamental questions need to be asked



Justin McElroy, Rhianna Schmunk · CBC News · Posted: May 13, 2023 5:00 AM PDT | Last Updated: May 13



The B.C. Housing offices are pictured in Vancouver in January 2023. (Ben Nelms/CBC)

Social Sharing

Fifty-five years ago, when the first iteration of B.C. Housing had existed for all of two days, a man's premonition appeared in the pages of *The Province* newspaper.

"Municipal Affairs Minister Campbell's new B.C. Housing Management Authority is like a shotgun — it can be a highly effective weapon, depending on what it's loaded with, what it's aimed at, and whether you pull the trigger," read a letter to the editor published on Dec. 13, 1967.

"So far there is no indication whether the provincial government even intends to take this new weapon off the wall. But if it does, it faces the problem involved in using any firearm — it can do a lot of harm if mishandled."

Instances of harmful mismanagement have come to pass at the agency more than once in the decades since, as the fledgling commission grew into a $2-billion Crown corporation responsible for social and supportive housing in the province.

One of the most corrosive examples came this week, when a damning B.C. Housing audit found mismanagement and conflict of interest violations at the organization's highest level. The report has sparked a conversation about whether the corporation's structure has become too splintered and too political to be effective.

> Analysis
>
> B.C. Housing's CEO retired the same way its board was overhauled — quickly, without anyone answering questions

- B.C. Housing has been undergoing a forensic audit for months, premier says

Experts and stakeholders say the framework isn't fundamentally flawed, but proper oversight is critical if it's going be effective as non-profits continue to grow.

"On the whole, that system works very, very effectively — we've not had a lot of instances where things have gone off the rails ... given what we're delivering on and the significant new investments," said Jill Atkey, CEO of the B.C. Non-Profit Housing Association.

"Overall, it's actually quite a strong success story despite the conversation this week."

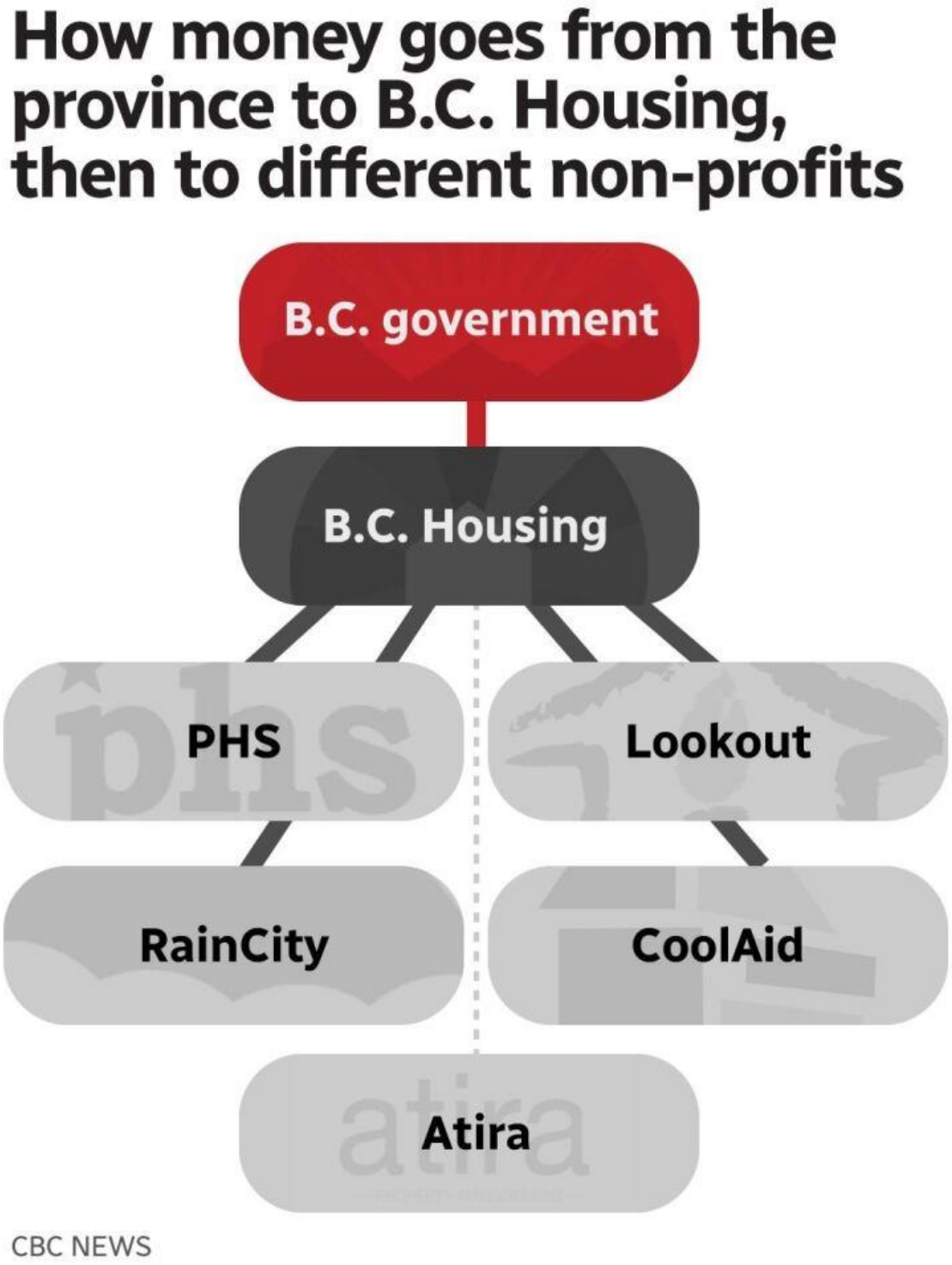
Non-profits scaling up exponentially

B.C. Housing was first formed to solve what is still the province's perpetual problem: a desperate shortage of affordable housing.

The new agency was given power "to plan, acquire, build, operate or lease" public housing that would make the most of provincial and federal funding in concert with local governments, the latter of which were seen to be failing when left to get those projects off the ground themselves.

Back then, there was little talk around non-profits being involved.

Over time, the number of non-profits involved with supportive housing in B.C. has grown exponentially. So has the amount of funding they receive — and the complexity of where they get that money.



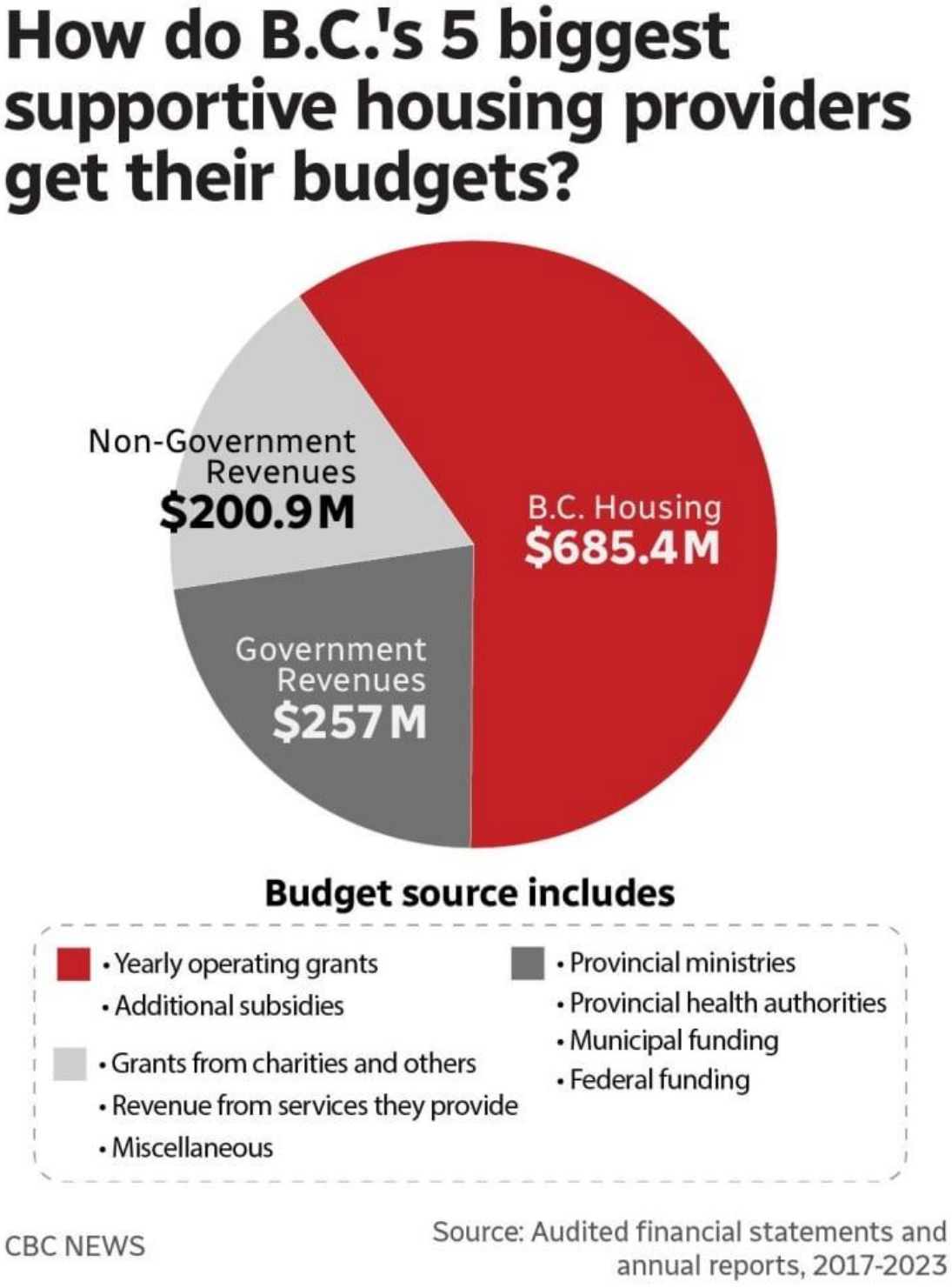
Non-profits supplying housing in B.C. get their funding from B.C. Housing, which doles out taxpayer dollars. (CBC News)

CBC News measured the financial statements of the five biggest organizations providing supportive housing in the province: Atira, RainCity Housing, PHS Community Services, Lookout Housing + Health Society, and Victoria Cool Aid.

Combined, those five groups operate more than 6,500 housing units across Vancouver Island and Southwest B.C. From 2017 to 2022, they received more than $942.4 million from various levels of government — or roughly 82.4 per cent of their funding.*

Most of that money came directly from B.C. Housing in the form of annual grants or one-time subsidies, but $257 million came from other government sources — different provincial ministries, different provincial health authorities, municipal governments and the federal government.

In five years, B.C. Housing increased its direct funding for Atira by 307 per cent. By comparison, the other top four organizations saw increases between 79 and 101 per cent.



The five largest housing providers in B.C. get the lion's share of their funding from B.C. Housing, the Crown corporation responsible for social and supportive housing in the province. (CBC News)

But the challenges of ramping up the scale of their organizations to meet the scale of the challenge, the complicated model of funding and the inherent competition between each group for funding and resources, leaves it vulnerable with fewer straightforward avenues for accountability.

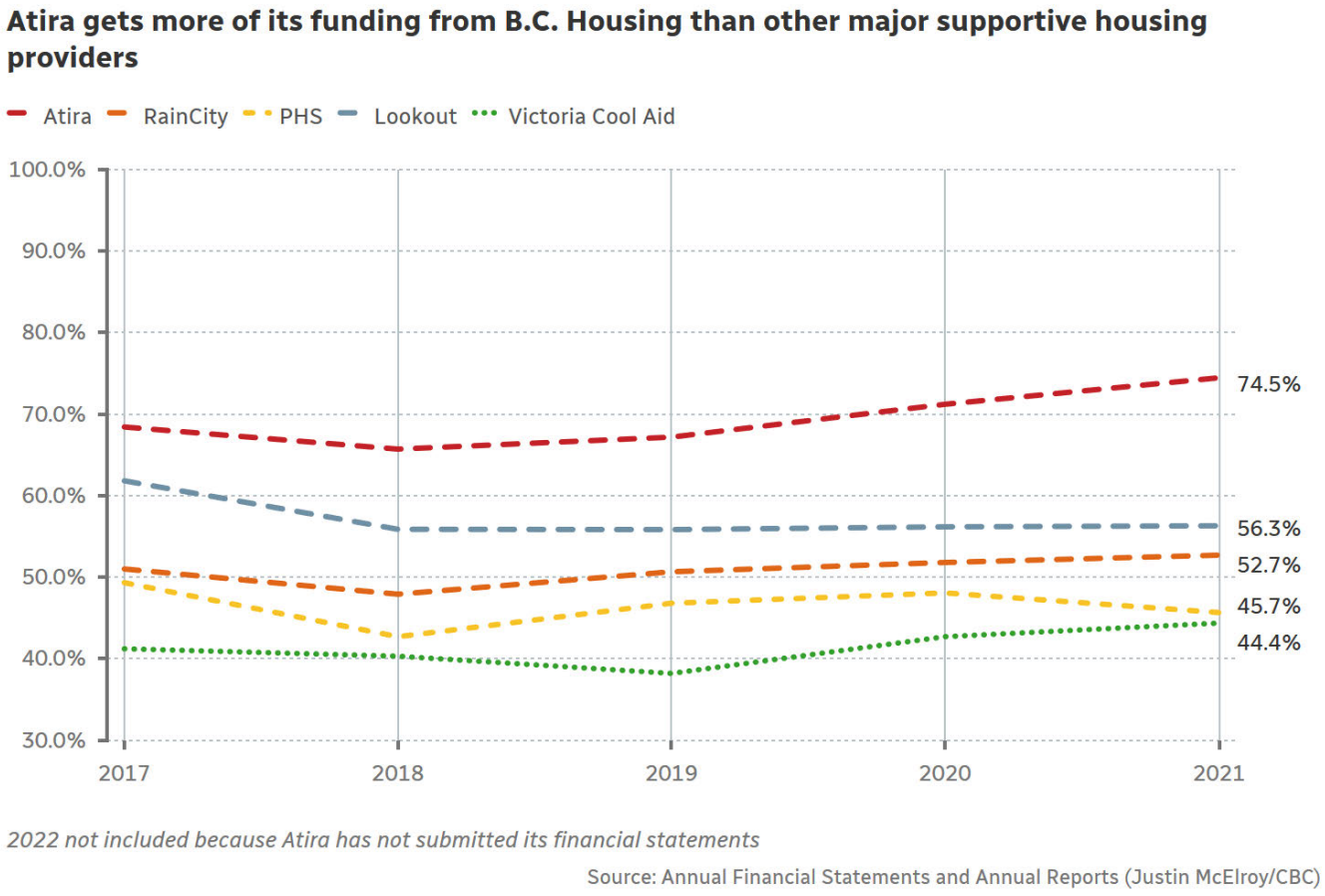
"There also should be some really fundamental questions about what's happened over the last 20 years, really, with B.C. Housing," said Doug King, executive director of Victoria's Together Against Poverty Society.

"We've seen more and more of this downloading of responsibility to the non-profit sector. B.C. Housing themselves is operating less and less buildings and we're moving away from those individual subsidies. It's become less, I guess nimble, it's become less focused and more and more, we're pushing low-income people into these kind of larger style apartment buildings, which doesn't work best for everybody."

Allan Seckel, board chair with B.C. Housing, said King's point is familiar.

"It's [a] perspective that government will consider keeping in mind," he said.

"Historically in British Columbia, we've benefited from a strong not-for-profit sector that has brought a lot of other resources and expertise to the table and we've relied and benefited from that sector."



RainCity Housing said the framework has been and can be successful.

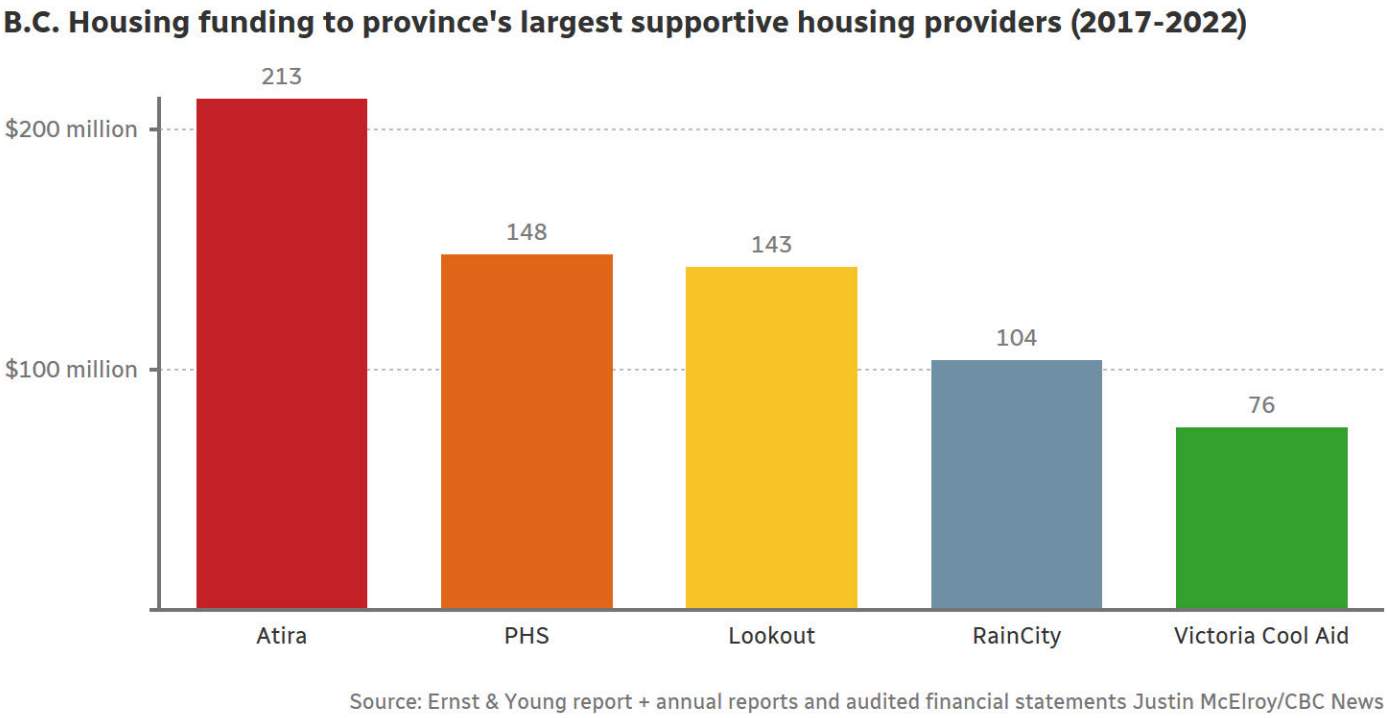
"I can say confidently by and large the non-profit housing sector is working extremely diligently with limited resources to try to expand to better meet those needs and community," said Catharine Hume, the society's co-executive director.

"B.C. Housing is a significant funder for us, as well as health authorities. And I guess my first response, my first reaction was that it's going to be really important to quickly figure out how to build up or rebuild public confidence and support in ongoing investments around both affordable housing generally and supportive housing specifically," she continued.

"Because the issues of lack of affordable housing, the growing housing crisis — that's not going away."

B.C. Housing Minister Ravi Kahlon echoed that sentiment.

"The model is working. The reports have highlighted no other concerns with any other not-for-profit group, but of course it highlighted serious conflict of interest breaches when it came to the former CEO of B.C. Housing and the CEO of Atira," he said.



One ethical expert says all Crown corporations need adequate oversight to serve their function, but especially one like B.C. Housing.

"With the urgency and threat of the housing crisis in B.C., it really opens up opportunities for exploitation and corporate misconduct — and because of the importance of both of these organizations' mandates and the vulnerability of the demographic they serve, I think that places a heightened responsibility on both parties to act ethically," said Carol Liao, an associate professor at the University of British Columbia's Allard School of Law, who described the audited violations as "egregious."

"It also exacerbates the erosion of trust from a breach like this one."

**The information is incomplete because Atira has not yet submitted its 2022 financial statements.*

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YOUNG ANDERSON
BARRISTERS & SOLICITORS

PUBLIC HEARINGS: A NEW ERA

NOVEMBER 27, 2020

Alyssa Bradley and Guy Patterson

PUBLIC HEARINGS: A NEW ERA

I. INTRODUCTION

When it comes to public hearings, it's easy to miss the fairness forest for the procedural trees. What do we mean by that? Public hearings are just one among a range of possible procedures available to make sure the people who might be affected by certain local government decisions are treated fairly by the municipal council or regional board making the decision. It's notoriously difficult to challenge these kinds of administrative decisions on their merits, that is, on the basis that the decision itself was somehow wrong, or incorrect. This is because judges are instructed to defer to administrative decision-makers, on the basis that the whole point of establishing a delegated decision-making body is that kind of body is better-equipped to make the kinds of decisions the legislature has entrusted to it. This is a bedrock principle of administrative law. To take one obvious example, local elected officials are thought to be best-placed to make decisions about local land use management. On the other hand, and perhaps as a result of the requirement to defer on the merits of a decision, courts are much more willing to second-guess a procedural choice, or misstep, sometimes regardless of any possible impact on the actual outcome of the decision. This context leaves lawyers constantly reminding local governments of the procedural traps awaiting the unwary, making it easy for both staff and elected officials to get bogged down in minutiae, while losing sight of the big picture: getting to good decisions, but only after a fair process.

In court proceedings, fairness means things like an unbiased and impartial judge; the right to representation by a lawyer; full disclosure of all relevant evidence; a chance to cross-examine witnesses and sometimes experts; and at least until recently, an in-person hearing with oral testimony. Before other tribunals, such as the newly-formed Civil Resolution Tribunal (CRT), the involvement of lawyers is deliberately circumscribed and the process takes place almost entirely on-line. So, in a CRT proceeding you might never see or hear from your opponent, or the person deciding your case. The overarching idea in all of this is that what's considered fair by way of procedures depends on factors like the nature of the decision, the type of decision-maker, the impact or significance of the decision, and the context in which the decision is made.

Local governments in BC make a range of decisions, with varying impacts on individual citizens, and communities. Accordingly, a range of procedures is typically available, or mandated. The baseline is that the decisions of most local government bodies must generally be made at a meeting that is open to the public, with notice of the meeting, and its agenda, having been published in advance. Sometimes public notice is required, but nothing more. In other cases, the decision-maker must hear from an individual affected, but not a broader public audience. The gold standard for local government procedures, of course, is the statutory public hearing, which is only required in advance of any of the following decisions:

- Adoption or amendment of an official community plan;

- Adoption or amendment of a zoning bylaw (unless waived where consistent with OCP);
- Discharge or amendment of land use contract affecting use or density or early termination of land use contract;
- Adoption or amendment (if not a minor amendment) of a phased development agreement bylaw;
- Designation of an area for possible temporary use permits (in zoning bylaw or OCP) or issuance of a temporary use permit in an area where no OCP;
- Adoption or amendment of a heritage revitalization agreement bylaw, if it would change use or density or alter zoning bylaw in relation to residential rental tenure;
- Adoption or amendment of a heritage designation bylaw; and,
- Designation of a heritage conservation area.

Whether dealing with open meetings or public hearings, or something in between, the lodestar remains the same: fairness to all those who might have an interest in the outcome of the decision, because even if they don't like the decision, they will very likely have to learn to live with it. On this view, it's easy to see why courts regard fairness as a duty owed by local governments to all those impacted by local government decisions, and why, at least in some cases, they have been so quick to overturn decisions on procedural fairness grounds.

In this paper we review the law of procedural fairness as it applies to public hearings in the context of local government land use management decisions, and provide a reminder of some of the key lessons from the case law on public hearings. In particular, we discuss the before, during and after of public hearings. None of this is groundbreaking, but it's still important, because disgruntled applicants, members of public, and of course their litigation counsel will be happy to scour the record for any hint of a procedural flaw. Finally, we turn to something new: public hearings during the COVID-19 pandemic. Since March of this year, local governments have been struggling to reconcile their duties, and desire, to hear from the public and invite participation at open, typically in-person, meetings and hearings, with the exigencies of a public health emergency involving a highly infectious and easily-transmitted virus for which there is (as of late 2020) no known cure or vaccine. This new world presents new opportunities, and of course new challenges, for public hearings. But the underlying principles remain the same: be fair.

II. PROCEDURAL FAIRNESS: STATUTE AND COMMON LAW

The common law of procedural fairness is rooted in the idea that people affected by decisions are entitled to be treated fairly by decision makers. What meets the standard for fairness depends on the circumstances, but as the Supreme Court of Canada held in a 1965 case called *Wiswell v Winnipeg*, there are cases in which a failure to follow self-imposed procedures may,

despite compliance with whatever steps are spelled out in any applicable statute, render a decision invalid. *Wiswell* arose on a very typical set of facts: landowners of an approximately 3.4-acre tract of urban land had applied to amend the relevant zoning from a low-density single-family designation to a much higher density zone, to make way for the construction of a multi-storey "luxury apartment".

Much like our own *Local Government Act* the governing statute in the *Wiswell* case required that public notice of the application be given in a local newspaper, and also required a public hearing. The municipal council also resolved, in accordance with its usual practice but not actually necessary under the statute, that a sign be posted on the subject property for 14 days in advance of the public hearing that was to be held in respect of the application. Unfortunately, the sign was never posted and no explanation for the failure to post the sign was provided.

Apparently as a result of the absence of any sign on the property, and despite the newspaper notices, an unincorporated local home owners' association did not learn about the rezoning decision until after the decision was made. The association's raison d'etre was to oppose densification and "to maintain the area in question as single-family dwelling area", and it had previously objected to the application. Not surprisingly, the association was upset about the final decision and claimed the failure to post the sign on the property in accordance with the resolution rendered the rezoning invalid. The association succeeded at trial but lost at the Court of Appeal, so the dispute ended up at the Supreme Court of Canada. In a 4-1 decision the Court agreed that the failure to post the sign was fatal. In its reasons the Court adopted a passage from the dissenting Court of Appeal judge, who had said:

> Then counsel argues as well that the governing statute does not call for notice. Hence, he says, notice was not required. I am unable to accept this contention. A long line of authorities, both old and recent, establish that in judicial or quasi-judicial proceedings notice is required unless the statute expressly dispenses with it. The mere silence of the statute is not enough to do away with notice. In such cases, as has been said, <u>the justice of the common law will supply the omission of the legislature</u> (emphasis added).

It's not clear that the result in this case would be the same today, and in fact the reasons of Judson J., the dissenting Supreme Court of Canada, might now be more persuasive. Here's what he said:

> I prefer to say that the municipality could not act without notice to those affected. But I think that they gave clear, reasonable and adequate notice and that failure to direct the posting of notices pursuant to their own internal regulations, which were subject to their own control, does not affect the validity

> of their by-law. This by-law was within the municipal function. The failure to post notices does not go to the question of jurisdiction nor is posting a condition precedent to the exercise of the statutory power. I think that this by-law was validly enacted and was not open to any successful attack.

Despite disagreeing in the result, both passages make it clear that notice is a common law procedural fairness requirement. The difference was about how much notice is required, and what the effect of failing to follow a self-imposed procedural step should be.

The key lesson from the case, which makes procedural fairness such a fruitful avenue for litigation against local governments, is the notion that the common law, also known as judge-made law, will "supply the omission of the legislature". Any common law right to procedural fairness will only be ousted by express statutory language. That is what makes it so difficult to be confident in the event of a challenge on procedural grounds, and so important to focus on what's fair in all the circumstances, not just what the statute says. The next section looks at just a handful of the BC cases in which judges have relied on both the statute and the common law to decide cases that, taken together, provide some guidance as to what should (and should not) be done before, during and after a public hearing.

III. PUBLIC HEARING PROCEDURES: BEFORE, DURING AND AFTER

A. Before the Hearing: Notice and Disclosure

The *Wiswell* case makes clear the importance of "notice" in the common law of procedural fairness: the majority and the dissenting judge agreed the municipality could not proceed without first giving "notice to those affected". The notice requirements in advance of a statutory public hearing in British Columbia are spelled out in section 466 of the *Local Government Act*, and there is no shortage of cases in which seemingly innocuous breaches of these provisions have been fatal to the validity of decisions. Most local government staff are well-aware of the importance of strict compliance with the notice provisions in the *Local Government Act*, but it never hurts to meticulously review section 466. The most recent example of a problematic notice comes from *Kelowna v Khurana*, where the Court found that a notice referring to a bylaw as a "housekeeping bylaw" did not meet the statutory requirement to inform members of the public of the "purpose of the bylaw". The Court in that case relied on a 1982 decision (*Peterson v Whistler (Resort Municipality)*) in which a notice was held to be deficient for using overly technical language and failing to mention, "even in the most general terms", what the bylaw in question actually intended to permit in the proposed new zones:

> Granted that one must not be unduly critical and should approach the notice in an attempt, within reason, to give validity to it. But it nevertheless appears to me

> that considering this notice as a whole it is fair to say that much of it is a collection of verbiage calculated, in general, rather to obscure and confuse than to reveal and inform. The reason for language is to communicate and to the extent that it fails to do so it fails in its essential purpose.

Assuming the notice is sufficient, the next step, and perhaps the most notoriously difficult, is another case of the wisdom of the common law supplementing the bare requirements of the statute.

Section 466 requires that copies of the proposed bylaw be made available for public inspection in advance of the public hearing. In the well-known case of *Pitt Polder Preservation Society v Pitt Meadows (District)*, the BC Court of Appeal confirmed that local governments must also make available for public inspection, in advance of the hearing, "not only the proposed bylaws but also reports and other documents that are material to the approval, amendment or rejection of the bylaws by local government." Once again, the Court's apparent willingness to go beyond the words of statute is rooted in concerns for fairness to those affected:

> The right to be heard before Council makes a decision on proposed land use or zoning bylaws must encompass more than an opportunity to express approval or disapproval of the proposed bylaws. If the participatory process that is mandated by the statute is intended to provide Council with a meaningful examination and discussion of the issues material to Council's decision, it appears to me to have been essential for members of the public to have been given access to impact reports and other relevant documents in sufficient time to prepare reasoned presentations.

The lesson from *Pitt Polder*, and its predecessor cases, is that the local government must disclose, in advance of the hearing, any material that the council or board has or will consider in making its decision.

That lesson became "even more nuanced" in *Fisher Road Holdings v. Cowichan Valley Regional District*, where the Cowichan Valley Regional District was considering a board-initiated zoning amendment that would cause an existing composting facility to become lawfully non-conforming, thereby preventing expansion. The facility operator had already submitted for consideration an application to amend its waste management licence, to allow for expansion and additional waste management activities. In response to the licence amendment application (not the rezoning) a technical report had been prepared, and of course that report was familiar to the licence applicant. The report was not, however, included in the materials made available for public inspection in advance of the public hearing for the board-initiated proposed zoning amendment bylaw. The Court of Appeal, overturning the BC Supreme Court, held that the failure to include the report in the public hearing package was unfair, even though the operator had received the report well in advance of the hearing. The problem for the Court of Appeal was not that the report hadn't been disclosed (it had), but that the fact the report was not

specifically included in the public hearing package made it unclear that the board would consider the report in connection with its zoning amendment decision, as distinct from the licencing decision.

Mercifully, there are two cases, including one from the Court of Appeal, that seem to temper the enthusiasm of the Court for quashing bylaws on the basis of incomplete pre-hearing disclosure, of materials that may be relevant to the decision.

In *Community Association of New Yaletown v Vancouver*, the facts were arguably similar to *Pitt Polder* and *Fisher Road*, but the outcome was the opposite. In the two previous cases the BC Supreme Court had refused to quash the bylaws for alleged procedural defects, but the appeals were allowed (recall that in *Pitt Polder*, like *Wiswell*, the challenge had been initiated by a community group opposed to an up-zoning; in *Fisher Road* the challenge came from an owner aggrieved by a downzoning). In the *Yaletown* case a community group successfully argued in BC Supreme Court that the pre-hearing disclosure on a downtown high-rise development was deficient for failing to adequately explain the complicated relationship between the zoning amendment, a land exchange agreement the City had entered into with the applicant as part of the applicant's community amenity contribution, and the construction of another building on a nearby site that was also part of the land exchange and community amenity agreement. The unanimous Court of Appeal was not similarly persuaded. Importantly, the Court found that the City was not required to disclose the land exchange agreement itself as the public didn't have a right at the public hearing to comment on the agreement, and further, that the staff report which Council had received was all that the public was entitled to as a part of the public hearing relating to the zoning amendment. There was no obligation on the City to provide some kind of further summary or explanation for public disclosure purposes, beyond what was provided to Council to consider the zoning amendment: the staff report.

In *Vancouver Island Community Forest Action Network v. Langford (City)*, a community group argued that the City failed to disclose documents that would materially add to the public's understanding of a proposed rezoning, including documents not put before council in making its decision regarding the rezoning (such as an archaeological report). The Court held in general the public is entitled to receive in advance of the public hearing all documents put before council in making its decision. The Court commented, however, that the public may be entitled to more expansive or restricted access to documents depending on the circumstances. One factor the Court considered relevant in determining the level of disclosure required was the fact that Langford could have waived the hearing on the basis of OCP consistency.

B. During the Hearing: The Right to "Be Heard", by an Impartial Decision-maker

If a local government can make it as far as the public hearing itself, without a gaffe on the notice and disclosure requirements imposed by both common law and the statute, the *Langford* case also provides guidance on how to conduct a fair hearing. Section 465(2) of the LGA says all persons who believe their interest is affect by the proposed bylaw must be given a reasonable opportunity to be heard, or to present written submissions respecting the proposed

bylaw. A local government should therefore attempt to create a respectful, non-intimidating atmosphere at the public hearing. In *Langford* the Court confirmed, however, that a local government can limit individual submissions to a reasonable time, and prevent people from speaking other than on matters pertinent to the bylaw.

The common law also gives people whose rights, interests and privileges are affected by administrative tribunals the right to an unbiased decision maker. In the case of a locally elected council or board member, this means remaining amenable to persuasion, but does not preclude local government decision-makers from approaching a decision with strongly-held views, especially on questions of public policy. The Supreme Court of Canada in *Old St. Boniface Residents Assn. Inc. v. Winnipeg (City)*, [1990] 3 SCR 1170, explained the "amenable to persuasion" test as follows:

> The Legislature could not have intended to have a hearing before a body who has already made a decision which is irreversible. The party alleging disqualifying bias must establish that there is a prejudgment of the matter, in fact, to the extent that any representations at variance with the view, which has been adopted, would be futile. Statements by individual members of Council while they may very well give rise to an appearance of bias will not satisfy the test unless the court concludes that they are the expression of a final opinion on the matter, which cannot be dislodged. In this regard it is important to keep in mind that support in favour of a measure before a committee and a vote in favour will not constitute disqualifying bias in the absence of some indication that the position taken is incapable of change. The contrary conclusion would result in the disqualification of a majority of Council in respect of all matters that are decided at public meetings at which objectors are entitled to be heard.

C. After the Hearing: Limits on Bylaw Changes, "New" Information, and Further Submissions

Once the public hearing is over there are, of course, more common law and statutory rules to be cognizant of. In fact, an entire paper prepared for the 2002 edition of this seminar was devoted to the question of what can and cannot happen "after the hearing"[1]. First of all, the bylaw can be adopted or defeated. It's important to keep in mind that the council or board always retains the discretion to say "yes" or "no", and short of things like targeted malice, bad faith, or corruption, that discretion can be exercised for any reason, or no reason at all. (Even after a bylaw is adopted or defeated, the local government can still change its mind, by reconsidering the adoption or defeat.)

[1] Anderson, Grant (2002) *After the Hearing*. (Paper presented at Young Anderson firm seminar, 2002)

Another option specifically authorized by section 470 of the *Local Government Act* is for the bylaw to be altered and then adopted, provided the alteration does not alter the use, increase the density, without the owner's consent, or decrease the density of any area from that originally specified in the bylaw; or alter the bylaw in relation to residential rental tenure in any area. These provisions are a refinement of earlier *Municipal Act* provisions, which authorized bylaw changes after a public hearing so long as the changes did not alter the "substance" of the bylaw. The restriction on making bylaw alterations that alter use or density prompts two classic planning law questions: what is use? And what is density? Neither term is helpfully defined in the *Local Government Act*, and recent authority leaves it up to the local government itself to decide, provided it doesn't do so unreasonably.

Probably the most common post-hearing conundrum arises from the rule against receiving "new information" after a public hearing. This rule is another case of the common law supplementing the statute, which authorizes certain post-hearing bylaw alterations but says nothing about the receipt of post-hearing information or submissions. It is also an extension of the pre-hearing disclosure principle from *Pitt Polder*, where the Court said anyone entitled to attend a hearing and make submissions to the decision maker must be entitled to disclosure, in advance, of material (such as planning staff reports and applicant's consultants' reports) to be considered by the decision maker. Without equal access to that information, the fairness of the hearing is compromised. On this view, it must also be unfair for the council or board, after the hearing, to receive new information that might be relevant to their decision. Equally, it is generally offside the common law for a council or board to hear further submissions from interested parties, after the hearing, on the substance of the bylaw, again because the point of the hearing is for the decision maker to hear from interested parties, and for the parties to be there to hear one another.

Despite the general rule against receiving truly new information after a hearing, and the dangers of receiving submissions from an applicant other than at a further public hearing, there are cases that temper the strictness of the manner in which these rules were first applied. It is generally permissible to receive further advice or clarification from staff, particularly in response to issues or questions raised at the hearing. However, staff should be careful not to serve as a mouthpiece for proponents or opponents looking to have another kick at the can, and should avoid introducing significant new reports, studies or other materials going to the substance of the bylaw. Similarly, while courts have strongly discouraged the receipt of post-hearing submissions from interested parties, they have acknowledged that it would be artificial and unrealistic to cut off all communication entirely. Slavish adherence to the "no further submissions" rule would seem to leave the whole process open to sabotage by any opponents who, by making themselves heard after hearing, would then have a basis for challenging a subsequently-adopted bylaw.

IV. PUBLIC HEARINGS IN THE PANDEMIC

A. The New Era of Electronic Public Hearings

The COVID-19 pandemic has presented new challenges for conducting public hearings. Ministerial Order No. M192 has provided some relief by enabling local governments to conduct public hearings using electronic or other communication facilities (such as by telephone), either in whole or in combination with some in-person attendance, in order to comply with public health orders and recommendations regarding gatherings and social distancing.

Local governments are still required to generally comply with procedural fairness requirements for public hearings noted above including notice, document disclosure and the opportunity to be heard - now just in the context of the electronic era.

The notice provisions in section 466 of the *Local Government Act* still apply with minor variations for public hearings held electronically. Order M192 now requires the notice of the public hearing to include instructions for how to participate in the public hearing electronically (or by other means such as by telephone).

The disclosure requirements before a public hearing also apply. Order M192 simply provides that material that is to be made available for public inspection for the public hearing may now be made available on-line or otherwise electronically rather than at a physical location. For many local governments, this should not be onerous. Even before the pandemic, public hearing packages were frequently available for inspection on-line in addition to inspection at local government offices. This practice can continue, but it's important to ensure consistency between physical and electronic versions of any material.

Local governments must also ensure that the public is still afforded a reasonable opportunity to provide oral or written submissions respecting the proposed bylaw at any electronic public hearing under section 465(2) of the *Local Government Act*. Order M192 makes clear that the "place" of a public hearing does not need to be a physical location for persons to make oral submissions and may include a public hearing that is conducted electronically.

There is no requirement for local governments to use "best efforts" to allow in-person attendance at a public hearing. However, if a local government wishes to conduct a public hearing with all or some in-person attendance, it will need to adhere to any applicable public health orders including the public health order regarding gatherings which currently limits the number of people in-person at the public hearing (at the time of writing this paper to no more than 50) and requires the collection of the contact information of any people in attendance.

Similar to pre-pandemic procedures, local governments must ensure that any written submissions received regarding the proposed bylaw are included in the material available for public inspection for the public hearing. Local governments should also ensure that persons who believe their interests are affected and wish to make oral submissions on the proposed

bylaw can be heard by the local government as well as the public. Technical difficulties may present a particular challenge in electronic public hearings requiring consideration of back up plans including potentially adjourning a hearing.

Order M192 applies to public hearings delegated to some council or board members in accordance with s. 469 of the *Local Government Act*. Order M192 also applies despite any applicable requirements in a local government's procedure bylaw.

B. Waiving Public Hearings

One option available to local governments to address the challenges with conducting public hearings in the pandemic era (and beyond), is waiving the holding of a public hearing altogether in certain circumstances. This is nothing new. Section 464(2) of the *Local Government Act* permits a local government to waive the holding of a public hearing where a proposed zoning bylaw is consistent with the official community plan in effect for the area. There is no requirement to provide the public an opportunity to be heard with respect the proposed bylaw in such circumstances. Presumably this is because the public's opportunity to be heard has already been addressed at the public hearing relating to the official community plan. If a local government waives a public hearing, it must simply give notice in accordance with section 467 of the *Local Government Act*.

NOTES

NOTES

From: Kaitlin Hebron
Sent: December 08, 2023 3:01 PM
To: DNV Input
Subject: FW: 1200 Block on East Keith Road

From: Cailyn Farquhar [redacted]
Sent: Friday, December 8, 2023 2:22 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: 1200 Block on East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear DNV Council Members,

I trust this letter finds you well. I am writing to express my concerns regarding the rezoning and development plans for the 1200 Block on East Keith Road.

While I am a proponent of housing development for our homeless population and strongly believe in providing opportunities for a better life for those in need, I am compelled to convey my reservations about the current proposal. Despite appreciating the initiative to integrate individuals into a welcoming and supportive society, I firmly believe that thorough due diligence is indispensable for the success of such endeavours.

My primary concern revolves around the perceived inadequacy of the city's proposed facility, the evaluation process for the selected location, and the assurance of proper safety measures for the community. The recent addition of multiple hearings and circulating petitions underscores the polarizing nature of this issue within our community.

Reflecting on the previous initiative at the Travelodge, which resulted in numerous concerns from neighbours and families alarmed by open and unsupervised drug use and escalating vandalism, the safety of my children is paramount. The proposed building is near several daycares, trail systems, and family homes. [redacted]
During one of the Zoom calls I attended, when asked how BC Housing and L'Uma would address this issue, their response was simply, "You would need to call the police." This response is unacceptable.

I urge you to consider the potential impact of the proposed development on the safety and well-being of our community members, especially the younger population. A more comprehensive and transparent evaluation process, coupled with stringent safety measures, is essential to address the reservations shared by many in our community.

Thank you for your attention to this matter, and I trust that you will take into account the concerns of the residents as decisions are made regarding the future of the 1200 Block on East Keith Road.

Sincerely,

Cailyn

From: Sarah [redacted]
Sent: December 08, 2023 8:00 PM
To: DNV Input
Subject: Concernes Regarding 1200 E Keith Rd Proposed Rezoning

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whome it may concern,

I am writing to express my deep concern regarding the proposed rezoning [redacted]. As a member of this community, I have learned about the plans for rezoning to accommodate facilities catering to individuals who use substances.

While I understand the need for support and services for individuals with various needs within our community, I am concerned about the potential impact of such a rezoning on the safety, security, and overall well-being of the neighborhood.

Furthermore, I believe it's crucial for the district to consider alternative locations or thoroughly evaluate the potential consequences of rezoning in this area.

Thank you for your attention to this matter. I sincerely hope for an open dialogue and consideration of the concerns raised by the community.

Sincerely,

Sarah

From: Nina J
To: DNV Input
Subject: Stop the 1200 East Keith Road Rezoning and Development
Date: December 08, 2023 9:18:48 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom this may concern,

The proposed supportive housing development at 1200 East Keith Road poses a direct threat to our well-being and security. As residents, we are concretely impacted by the potential introduction of individuals with complex needs into our immediate vicinity, including children and nearby daycares that would be adversely affected. Moreover, our existing safety concerns within the building, coupled with the prospect of increased crime rates and open drug use—issues seen in similar sites like the Travelodge with the same operator in North Vancouver—warrant our collective opposition to this development.

The safety of our community, the well-being of our children, and the concerns about the safety of current residents and children in nearby daycares, as well as the new Cloverley elementary school being built in the area, are at risk with the fast-tracking of a supportive housing project that seemingly deviates from the District of North Vancouver's Rental and Affordable Housing Strategy. The proposed project lacks a variety of unit types suitable for families, potentially increasing crime in our residential area. We express concern about a decline in property values, emphasizing the importance of preserving the family-oriented nature of our community.

Moreover, concerns about Lu'ma not adequately supporting and addressing the mental health and addiction issues of their residents in the other properties they manage add to our apprehensions. The potential increase in policing required on an already stretched budget and resources, coupled with inadequate transit for the residents of the facility, raises further alarms.

Immediate action is crucial as the proposed project threatens the safety and property values of our community. We urge the Mayor and Council to reconsider the project's alignment with the Rental and Affordable Housing Strategy,

conduct thorough consultations with the RCMP to address safety concerns, and review the suitability of the housing mix for District residents. The urgency lies in protecting our families and ensuring the optimal well-being of our community. Given the multitude of concerns raised, we strongly urge the Council to reject the zoning for the proposed development and explore alternative, more suitable sites that align with the well-being and safety of our community. This action would demonstrate a commitment to safeguarding the interests of all stakeholders involved.

Sincerely

Nina jafari

From: Farzad Behzadi [redacted]
Sent: December 09, 2023 2:55 PM
To: DNV Input
Subject: Regarding 1200 East Keith Road North Vancouver

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir or Madam

For the gods' sake, please refrain from constructing at 1200 East Keith Rd, North Vancouver.

Regards
Farzad Behzadi

Get Outlook for iOS

From: DNV Input
Sent: December 11, 2023 4:22 PM
To: DNV Input
Subject: FW: Form submission from: Share your thoughts with Mayor and Council

-----Original Message-----
From: infoweb@dnv.org <infoweb@dnv.org>
Sent: Monday, December 11, 2023 4:19 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Form submission from: Share your thoughts with Mayor and Council

Submitted on Monday, December 11, 2023 - 16:19 Submitted by user: Anonymous Submitted values are:

Your name: Pauline Deane
[redacted]
What would you like to tell Mayor and Council?
Hello, my name is Pauline Deane [redacted]
I am very much in favour of the rezoning at the corner of Mountain Highway and Keith Rd. for the proposed supportive housing building.

I would like to address the human aspect of this proposal.

We have been given the opportunity to drastically change people's lives.
Most of us can't begin to imagine what it's like to sleep outside in the rain and cold wearing the same wet clothes until they dry the next day. Most days being hungry and tired full of shame at the stigma that is sometimes attached to mental illness or just plain misfortune.

Unfortunately, I have not been able to attend in person, but I did watch the three public hearings online and was saddened to hear the opposition to the housing of homeless people in our community.
Listening to the majority of people who spoke against the proposal I was astonished at the lack of focus on or empathy for our homeless population.

They talked about the perceived negative impact on THEIR lives and THEIR property value.

Regarding children that was mentioned also. I wonder what we are teaching our children by saying the residents of this building must be feared, don't deserve to live in our community and are less valued than we are. This is so wrong. Children listen, watch and mimic adults. How very harmful to display an example to them of being more entitled and deserving than others less fortunate than themselves. We should be teaching unity and compassion.

I feel this is all fear based and magnified by an anonymous, obnoxious, misinformed flyer that was widely circulated to the residents of this area.
We did receive one thru our mailbox. I'm sure you have seen it by now. My concern is that this flyer has wrongly influenced people by speculation rather than facts about the reality of the situation and the potential residents of this building, consequently spreading fear and swaying many people to put forth a negative vote for the proposal.

I'll close with this hoping to give some people a closer look at what we are saying here.

When you have been lost, lonely, forgotten and rejected it’s the most important thing in the world to have somebody shake your hand.

Let us look upon this as a wonderful opportunity to help our fellow humans.





From: Rohit Bhagat [redacted]
Sent: December 11, 2023 8:40 PM
To: DNV Input
Subject: Opposing - 1200 Block East Keith Rd Social Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

We are concerned with this housing project and these are the reasons.

Daycare across the street:
[redacted] it is scary to think you can build such a project at this location so close to little ones. We expect city planners to know there is a daycare and playground right across the street.

Safety outside of the building:
Politicians and council members are not going to take responsibility. Kids get exposed to all the problems - especially drug use and an increase in burglary - that come with such projects? Is the RCMP going to vet each and every resident who will be living in these units? RCMP do not take action unless someone is literally hurt by the addicts. Their abuse and misbehaving is not considered a threat to community.
Even 5 of these individuals will create a mess in and around the building and DNV, politicians, and RCMP may not have any action plan to take care of things.

Mismanagement and wrong precedence at Travelodge:
I hope council members and Mr. Little visit this site for few days before making any decision. This is such a bad management, open drug use, unsanitary conditions outside building, syringes everywhere, and risk to kids and students who take transit nearby.

Focus seems misrepresented and creating studios for unvetted individuals and complex need individuals and drug addicts instead of families:

Why not keep the building for hardworking single moms or parents, aging individuals or working tax paying families who are struggling to live in North Shore.

Why doesn't the council look at alternatives like building a senior citizen home or a new school or a community centre or a new day care facility at this location? These are the things that we actually need, in our family-oriented growing community.

We oppose this project, it has not been thought out. This is not a good location for housing people who have complex needs.

What we need is more daycares and family oriented buildings instead of this.

https://www.dnv.org/events/public-hearing-1200-block-east-keith-road

Thanks & Regards,
Rohit Bhagat
[redacted]

From: Byron Wood [redacted]
Sent: December 12, 2023 2:26 AM
To: DNV Input
Subject: Public Hearing for 1200 block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Byron Wood
[redacted]

To: Municipal Clerk, District of North Vancouver

Re: Public Hearing for 1200 block East Keith Road

I am writing to express my support for Bylaw 8643, the proposed amendments to the District's Zoning Bylaw, to permit the creation of a 65 unit supportive housing project in the 1200 block of East Keith Road. Adequate housing was recognized as part of the right to an adequate standard of living in article 25 of the 1948 Universal Declaration of Human Rights and in article 11.1 of the 1966 International Covenant on Economic, Social and Cultural Rights.

In 2019, the Canadian Parliament passed the National Housing Strategy Act. The Act recognizes housing as a human right, and commits organizations and governments to reform housing laws, policies and programs from a human rights perspective. The Act states that those in greatest need of housing must be prioritized. The number of people experiencing homelessness on the North Shore increased by 39% between 2020 and 2023.

These are people living and sleeping outside, in the rain and cold, struggling just to stay alive. These are our community members and neighbours. We must prioritize their need for housing.

The need for more housing far outweighs what is currently being built and the BC Housing Minister has instructed the District of North Vancouver to build more supportive housing.

Having a safe and secure place to live is central to human dignity, well-being and community. Housing is the basis of stability and security for people. Housing is the centre of our social, emotional and economic lives.

The proposed housing project would provide 65 studio apartments for our community members. Supportive housing not only provides people with protection from the elements, it also connects people with services, keeps people healthy and allows people to thrive and succeed.

I am urging you to put aside any stereotypical beliefs that you may hold about people who are living in poverty and people living without homes. I am urging you to prioritize your neighbors' human right to housing over your desire to avoid change in the community.

We need to come together as a community and support each other. This supportive housing project must be built.

Sincerely,

Byron Wood
District of North Vancouver

From: Matt Hunter [redacted]
Sent: December 12, 2023 6:30 AM
To: DNV Input
Subject: Fwd: Proposed Supportive Housing Project at Keith Road & Mountain Highway
Attachments: Petition-1.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see below.

---------- Forwarded message ---------
From: **Matt Hunter** [redacted]
Date: Mon, Dec 11, 2023 at 20:05
Subject: **Proposed Supportive Housing Project at Keith Road & Mountain Highway**
To: <mayor@dnv.org>, <council@dnv.org>
CC: <guppyt@dnv.org>, <mayor@cnv.org>

December 11, 2023

Dear Mayor Little & Council,

Thank you for taking the time to read this e-mail.

[redacted] e are writing to express our concerns with the proposed Supportive Housing project that is planned for the area.

First of all, we were disappointed that we learned of the project through word of mouth rather than directly from the District of North Vancouver. No flyers or mail were delivered to our house notifying us of this project. [redacted] The District should have taken greater effort to notify residents in the area.

[redacted] A close family member who suffered from long term addiction issues recently passed from a drug overdose. I share this to demonstrate that we are well versed in the needs of those who may benefit from the Supportive Housing project and do not take those needs lightly. With that said, we strongly oppose the proposed Supportive Housing project. We do not support allowing drug users to continue to use drugs in the housing complex as it will be detrimental to others living in the housing complex and the community.

In 2016, when the Opioid Crisis was first declared, the number of overdose deaths in BC was 994 people. In 2022, the number of overdose deaths was 2,293, more than double what it was in 2016. As of October 30th, 2023, following the decriminalization of illicit drugs, there have been 2,039 toxic drug deaths across BC in 2023, putting the province on pace for 2,447 deaths - the highest number ever. The Province's approach to the Opioid Crisis is failing because those making the decisions do not understand the nuances of living with addiction.

Someone who is addicted to drugs and suffering from homelessness has already lost everything; their home, their family, their friends, their partner, but they still continue to use drugs. Vancouver Coastal Health, BC Housing, and the District of North Vancouver are all extremely naive to think that they can provide a home, food, drug paraphernalia, and maybe even drugs to those suffering from addiction and think that they'll be able to rehabilitate them. How do we expect those suffering from addiction, who generally struggle with impulse control, to use less when they are surrounded by temptation?

Those suffering from addiction are not of sound mind; they do not think straight, and their judgment is severely impacted by their addiction. They are living from high to high, often going days without sleeping, and their sole focus between highs is to secure drugs for the next high. Most often by any means necessary: shoplifting, stealing bikes, breaking into cars, breaking into houses, working in the sex trade, and other illegal and dangerous means. The vast majority of those addicted to drugs will continue to use drugs if given the choice, especially when there are no consequences.

The Province has also created a strong sense of community among those suffering from drug addiction. By housing drug addicted people in the same buildings, or in the same area, such as the Downtown Eastside, the addicted will continue to use drugs and commit crimes to support their habits, because that behavior is normalized in that environment. As human beings, one of our primary needs is a sense of community. The Province and other organizations have unwittingly capitalized on that need and allowed such communities to flourish - communities where drug usage and crime is deemed acceptable behavior.

The Province's approach of trying to fight the Opioid Crisis by "reducing the stigma" has failed. This year, 2023, will have the highest number of overdose deaths since the Opioid Crisis started. Allowing, supporting, and enabling people to continue to use drugs is not compassion; it's delaying the inevitable, which is death. We need to promote abstinence and have mandated treatment for those suffering from addiction with the goal of rehabilitating them into society. We need to set strong boundaries and let them know they are accountable for their actions, and that we, as a society, expect and want better of them.

Allowing drug use in this proposed supportive housing complex will inevitably bring the violence that's associated with the illicit drug trade to the neighborhood - cars and houses will get broken into and there will be drug paraphernalia littered in the parks and public spaces. [redacted] our house has already been broken into once. We were lucky that we were not home when it happened. We are deeply concerned for our safety, our home, and the families in our neighborhood.

For the reasons set out above, we strongly oppose the Supportive Housing development based on the current proposal which will support and further drug addiction and lead to an increase in crime in the neighborhood. If the proposed project was truly supportive, and had a zero tolerance drug policy, we would be amenable to considering the potential benefits to the community. However, as the proposal currently stands, we see no benefit to our community.

Attached you'll find a petition with 14 of our neighbours' signatures, all opposing the project as it's being presented. Unfortunately, we had very little time to collect signatures between the time we found out about the project, and the December 13th public forum. We believe that we could gather many more signatures, if given the time.

Regards,

Matt Hunter & Radha Jain

[redacted]

PETITION AGAINST EAST KEITH RD SUPPORTIVE HOUSING

We, the undersigned, oppose the supportive housing project planned at Keith Road and Mountain Highway. We believe that by allowing the tenants of this facility to use illicit drugs will be detrimental to both the neighbourhood and the other tenants of the facility. We do not support the project as it's being presented.

NAME	ADDRESS	SIGNATURE	DATE
Matt Hunter	[redacted]		
Radha Jain			
Shannon Rae			
Christina & Lee Fulshes			
DANIEL KURYGA			
Russell Veentra			
Marina Kong			
Jeanne Harper			
Ana Woodward			
Ashlea Earl			
Jonel Earl			
Dave MacPherson			
E MacPherson			
[illegible] MCLAREN			
DAVE LIDDER			
Gurshinder SOHOTA			

From: Graham [redacted]
Sent: December 12, 2023 7:23 AM
To: DNV Input
Subject: East Keith Road Supportive Housing Input

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor and Councillors,

I am writing to give my comments on why you should **vote no** to rezoning land for the East Keith Road Supportive Housing.

2023_Homeless_Count_for_Greater_Vancouver.pdf (hsa-bc.ca)
p.19 shows the tally as **"The North Shore"** it isn't broken down by the City or District

- the DNV should not give away are land to the Province
- if they want a center built they should use their own land
- the DNV does not have a duty to take care of "The North Shore" rather its own tax payers, residents and inhabitants
- the number of homeless could be far less in the DNV [redacted] despite what some may think not every person who lives on the street wants to reside inside. Some are there by choice and do not want to go inside due to having to abide by rules, no pets and other factors
- therefore if the facility is approved it may not be able to be filled by people from the DNV. BC housing then gets people from outside the jurisdiction which could include people with a violent past and/or been kicked out of another housing unit due to infractions and the DNV ends up with that person in our community
- anyone can cross the bridge too and say they're homeless in the DNV and ask for housing at Keith Road. Due to this alone it is impossible to know if you're truly helping a person "from" the DNV

- according to BC housing there are no criminal record checks done of anyone who would reside at the facility if it is approved

- I challenge you to contact Superintendent Jayson Lucash of the North Vancouver RCMP. Ask him how many calls for service/what type of calls (arrest, warrants, drugs, disturbances etct) RCMP attended to at The Lookout Shelter at 705 2nd St W, North Vancouver, BC V7M 1E6
Ask him if the location had the highest calls for service in the entire North Shore that they cover. I am guessing it was.

The decision you make will bring that level of RCMP to our Westlynn community due to the inhabitants of East Keith Road building if you approve it.

Please consider the greater DNV population, families, daycares and businesses in the area that you serve over BC housing and the provincial government. As stated above you may not even be housing a DNV person.

The vast majority of tax paying residents in the area of this support housing proposal do not want it. Your minds should go to supporting them.

Regards,

Graham Edmunds
[redacted]

From: DNV Input
Sent: December 12, 2023 8:31 AM
To: DNV Input
Subject: FW: Proposed Supportive Housing Project at Keith Road & Mountain Highway
Attachments: Petition-1.pdf

From: Matt Hunter [redacted]
Sent: Monday, December 11, 2023 8:05 PM
To: Mayor's Office DNV <mayor@dnv.org>; Mayor and Council - DNV <council@dnv.org>
Cc: Tamsin Guppy <guppyt@dnv.org>; mayor@cnv.org
Subject: Proposed Supportive Housing Project at Keith Road & Mountain Highway

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

December 11, 2023

Dear Mayor Little & Council,

Thank you for taking the time to read this e-mail.

[redacted] We are writing to express our concerns with the proposed Supportive Housing project that is planned for the area.

First of all, we were disappointed that we learned of the project through word of mouth rather than directly from the District of North Vancouver. No flyers or mail were delivered to our house notifying us of this project. [redacted] The District should have taken greater effort to notify residents in the area.

[redacted] A close family member who suffered from long term addiction issues recently passed from a drug overdose. I share this to demonstrate that we are well versed in the needs of those who may benefit from the Supportive Housing project and do not take those needs lightly. With that said, we strongly oppose the proposed Supportive Housing project. We do not support allowing drug users to continue to use drugs in the housing complex as it will be detrimental to others living in the housing complex and the community.

In 2016, when the Opioid Crisis was first declared, the number of overdose deaths in BC was 994 people. In 2022, the number of overdose deaths was 2,293, more than double what it was in 2016. As of October 30th, 2023, following the decriminalization of illicit drugs, there have been 2,039 toxic drug deaths across BC in 2023, putting the province on pace for 2,447 deaths - the highest number ever. The Province's approach to the Opioid Crisis is failing because those making the decisions do not understand the nuances of living with addiction.

Someone who is addicted to drugs and suffering from homelessness has already lost everything; their home, their family, their friends, their partner, but they still continue to use drugs. Vancouver Coastal Health, BC Housing, and the District of North Vancouver are all extremely naive to think that they can provide a home, food, drug paraphernalia, and maybe even drugs to those suffering from addiction and think that they'll be able

to rehabilitate them. How do we expect those suffering from addiction, who generally struggle with impulse control, to use less when they are surrounded by temptation?

Those suffering from addiction are not of sound mind; they do not think straight, and their judgment is severely impacted by their addiction. They are living from high to high, often going days without sleeping, and their sole focus between highs is to secure drugs for the next high. Most often by any means necessary: shoplifting, stealing bikes, breaking into cars, breaking into houses, working in the sex trade, and other illegal and dangerous means. The vast majority of those addicted to drugs will continue to use drugs if given the choice, especially when there are no consequences.

The Province has also created a strong sense of community among those suffering from drug addiction. By housing drug addicted people in the same buildings, or in the same area, such as the Downtown Eastside, the addicted will continue to use drugs and commit crimes to support their habits, because that behavior is normalized in that environment. As human beings, one of our primary needs is a sense of community. The Province and other organizations have unwittingly capitalized on that need and allowed such communities to flourish - communities where drug usage and crime is deemed acceptable behavior.

The Province's approach of trying to fight the Opioid Crisis by "reducing the stigma" has failed. This year, 2023, will have the highest number of overdose deaths since the Opioid Crisis started. Allowing, supporting, and enabling people to continue to use drugs is not compassion; it's delaying the inevitable, which is death. We need to promote abstinence and have mandated treatment for those suffering from addiction with the goal of rehabilitating them into society. We need to set strong boundaries and let them know they are accountable for their actions, and that we, as a society, expect and want better of them.

Allowing drug use in this proposed supportive housing complex will inevitably bring the violence that's associated with the illicit drug trade to the neighborhood - cars and houses will get broken into and there will be drug paraphernalia littered in the parks and public spaces. [redacted] our house has already been broken into once. We were lucky that we were not home when it happened. We are deeply concerned for our safety, our home, and the families in our neighborhood.

For the reasons set out above, we strongly oppose the Supportive Housing development based on the current proposal which will support and further drug addiction and lead to an increase in crime in the neighborhood. If the proposed project was truly supportive, and had a zero tolerance drug policy, we would be amenable to considering the potential benefits to the community. However, as the proposal currently stands, we see no benefit to our community.

Attached you'll find a petition with 14 of our neighbours' signatures, all opposing the project as it's being presented. Unfortunately, we had very little time to collect signatures between the time we found out about the project, and the December 13th public forum. We believe that we could gather many more signatures, if given the time.

Regards,

Matt Hunter & Radha Jain

[redacted]

PETITION AGAINST EAST KEITH RD SUPPORTIVE HOUSING

We, the undersigned, oppose the supportive housing project planned at Keith Road and Mountain Highway. We believe that by allowing the tenants of this facility to use illicit drugs will be detrimental to both the neighbourhood and the other tenants of the facility. We do not support the project as it's being presented.

NAME	ADDRESS	SIGNATURE	DATE
Matt Hunter	[redacted]		
Radha Jain			
Shannon Rae			
Christina & Lee Fulshes			
DANIEL KURYGA			
Russell Veentra			
Marina Kong			
Jeanne Harper			
Ana Woodward			
Ashlea Earl			
Jonel Earl			
Dave MacPherson			
E MacPherson			
[illegible] MCLAREN			
DAVE LIDDER			
Gurshinder SOHOTA			

From: Byron Wood [redacted]
Sent: December 12, 2023 8:41 AM
To: DNV Input
Subject: Public Hearing for 1200 block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Attention: updated submission:

Basement Suite
[redacted]

Dec. 12th, 2023

By Email

To: Municipal Clerk, District of North Vancouver
Re: Public Hearing for 1200 block East Keith Road

I am writing to express my support for Bylaw 8643, the proposed amendments to the District's Zoning Bylaw, to permit the creation of a 65 unit supportive housing project in the 1200 block of East Keith Road.
Adequate housing was recognized as part of the right to an adequate standard of living in article 25 of the 1948 Universal Declaration of Human Rights and in article 11.1 of the 1966 International Covenant on Economic, Social and Cultural Rights.
In 2019, the Canadian Parliament passed the National Housing Strategy Act. The Act recognizes housing as a human right, and commits organizations and

governments to reform housing laws, policies and programs from a human rights perspective. The Act states that those in greatest need of housing must be prioritized.

The number of people experiencing homelessness on the North Shore increased by 39% between 2020 and 2023. These are people living and sleeping outside, in the rain and cold, struggling just to stay alive. These are our community members and neighbours. We must prioritize their need for housing.

The need for more housing far outweighs what is currently being built and the BC Housing Minister has instructed the District of North Vancouver to build more supportive housing.

Having a safe and secure place to live is central to human dignity, well-being and community. Housing is the basis of stability and security for people. Housing is the centre of our social, emotional and economic lives.

The proposed housing project would provide 65 studio apartments for our community members.

Supportive housing not only provides people with protection from the elements, it also connects people with services, keeps people healthy and allows people to thrive and succeed.

[redacted]

I am urging everyone to put aside any stereotypical beliefs that they may hold about our community members who do not currently have homes and our community members who are experiencing poverty. I am urging Council and

community members to prioritize their neighbors' human right to housing over their own desire to avoid change in the community.

We need to come together as a community and support each other. This supportive housing project must be built.

Sincerely,

Byron Wood

District of North Vancouver

From: DNV Input
To: DNV Input
Subject: FW: [REDIRECTED]Public Input - 1200 East Keith Rd Lu"Ma
Date: December 12, 2023 10:38:09 AM

From: Hazen Colbert [redacted]
Sent: Monday, December 11, 2023 1:43 PM
To: Mayor and Council - DNV <dnvcouncil@dnv.org>; Dan Milburn <milburnd@dnv.org>; Tamsin Guppy <guppyt@dnv.org>; Municipal Clerk <MunicipalClerk@dnv.org>
[redacted]
Subject: [REDIRECTED]Public Input - 1200 East Keith Rd Lu'Ma

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PUBLIC INPUT 1200 Keith Rd

Mayor Little and Council,

Originally I supported the supportive housing project at 1200 Keith Road.

Having done more research, I stay/pause my support today until I receive answers from staff.

1. The City of Vancouver is entertaining a Lu'ma application for 1710-1730 E Pender St. The Public Hearing is Thursday at 1PM. The application was preceded by 85 community meetings.

Why did the DNV host only one meeting which had a limited to the number of attendees?

2.The City of Vancouver application includes a number of shadow studies as a result of public input.

Why does the DNV not have a shadow study?

3.The City of Vancouver application includes a transportation study.

Why is there no transportation study with the DNV application despite the roads and intersections being far, far more important to traffic than E Pender which is one lane east and west at block 1700?

4.The Lu'ma Housing Society (Lu'ma) is governed by the BC Societies Act.

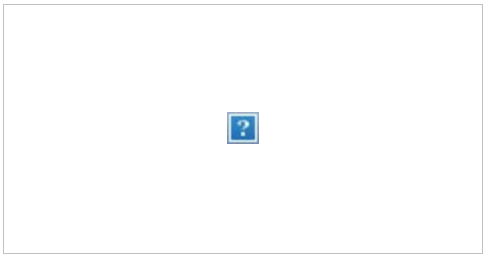
As such Lu'ma is NOT required to respond to complaints from the community, provide any disclosure to the DNV and is responsible solely to its members.

Who are the members of Lu'ma for this project including full names and FULL co-ordinates.

Did anyone at municipal hall review this issue? What were the conclusions of having Lu'ma be accountable solely to its members who are unemployed, violent drug addicts and dealers? Why would such a governance structure be labeled as anything other than absurd?

5.Please add a requirement that all residents wear an ankle monitor restraint with a link to dnv.org through GeoServve so that all residents of the facility can be monitored at all times including by the public

https://www.scramsystems.com/monitoring/scram-gps/



SCRAM GPS® GPS Ankle Monitor Bracelet - SCRAM Systems

The SCRAM GPS ankle monitor combines superior location monitoring accuracy for clients that require round-the-clock electronic monitoring supervision.

www.scramsystems.com

In addition please provide an APP that would allow DNV and CNV residents INCLUDING commercial businesses and their employees to opt in to be advised on the their phones with a caution that a resident is within 50 metres of them including on public transit, with a blocker for 100 metres around 1200 Keith to prevent inadvertant cautions when a DNV resident is simply driving to Park & Tilford etc. I see this requirement as a "deal breaker."

Sincerely,

Hazen S. Colbert

From: Chris Sterry [redacted]
Sent: December 12, 2023 9:51 PM
To: DNV Input
Subject: Public Hearing for Supportive Housing Development 1200 Block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to provide input to the Municipal Clerk for the upcoming Public Hearing on Dec 13th.

I am writing to express my support for the proposed development. On a day-to-day basis we hear about the crises of the homeless and drug addicted and the disproportionate impact of these problems on First Nations peoples.

So often all levels of government are criticized for not taking positive steps to address the situation.

The proposed supportive housing project is a concrete proposal to address these crises supported by BC Housing, First Nations and the District of North Vancouver.

Ordinarily I may not have provided input on a development proposal. In this case I received a flier from a local individual or group claiming that "Our Community is At Risk" as a result of this project. The flier attempts to scare local residents into opposing the development.

I am appalled that any individual or group would attempt to stand in the way of a project aimed to serve the most needy in our community simply to protect their own selfish interests. Worse, the flier seeks to prey on people's emotions and fears.

Do the flier's authors not realize that people with mental challenges and drug addiction could be their family members or of their friends, neighbours and colleagues? Are they opposed to supporting the needy in general or just not on their back yard.

I agree, the development should be properly sited, planned and designed. There should be proper management and coordination with all related social welfare and emergency services.

I am a senior and I live in a house [redacted] from the development site. The project has my support and I hope Council will vote in favour of its completion.

Yours,

Chris Sterry
Lynn Valley resident

Sent from my iPhone

From: Kelly Wilkinson [redacted]
Sent: December 13, 2023 9:37 AM
To: DNV Input; Mayor and Council - DNV; Mayor's Office DNV; Jordan Back; Betty Forbes; Herman Mah; Lisa Muri; James Hanson
Subject: Proposed Supportive Housing Project at 1200 East Keith Road
Attachments: IMG_5655.jpg

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning.

Please see the attached photo of Lynnmouth this morning at 8:30am. This is the third time this month it has looked like this. However, usually this happens in the middle of the night. **It is due to (3) housed individuals with substance abuse and mental health challenges.** They live in the house (on Lynnmouth) that has come up numerous times throughout this process. The house is a theft and 'chop-shop' that currently accepts drug deliveries from the dealers and acts as a drug distribution centre for street users.

The photo is taken from the exact spot of the proposed entrance to the new facility. EMS and Fire are here because of an overdose. The RVs are here because they latch on to that house and the 'services' it provides. (BTW, the RVs dump their grey water on the street but no one seems to care about that). I didn't take a photo of all the stolen items scattered amongst the property as I feared for my safety.

This situation has been deteriorating for years with little to no attention from RCMP or DNV. If this is the footprint from (3) housed individuals with substance abuse and mental health challenges, what is the expected footprint of 65?

This concern cannot be simply written off as racism or a lack of compassion (for the record it's white people causing the problems). It is a real life issue that is actively playing out, in real time, on the street [redacted] many others, live on.

On a personal note the gaslighting has been disgusting. I realize it's impossible to defend a bad idea; but to just dismiss every legitimate concern as racism or far right agenda is pathetic and a prime example of how this is nothing else but another jurisdiction's political agenda.

Please vote no.

--
Regards,

Kelly Wilkinson
[redacted]


AMBULANCE
KEEP BACK
KEEP BACK
STOP
AMBULANCE
Coachmen

From: allixe galloway [redacted]
Sent: December 13, 2023 9:52 AM
To: DNV Input
Subject: Support for 1200 East Keith Road Supportive Housing Apartment Complex

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I support building this supportive housing apartment complex.

The apartment complex is within walking distance to essential shops and services (Save On grocery store, recycling centre for example). Residents who live in the apartment complex can walk to these shops and services easily.

There are also good transit links along Keith Road (210 bus for example). Residents can take the bus easily to Phibbs exchange and transfer to other destinations.

My assumption is that residents living in this apartment complex will be lower income, and therefore they cannot afford a car. Being very close to shops, services, parks and transit links
allows people to easily access destinations and services they would have a hard time getting to otherwise if they did not live close to these amenities or have a car.

The residents of this apartment complex may get jobs in retail if they are able to get housing and can get their lives together. Retail is one of the easiest sectors to find employment in if a person is trying to get a job with no qualifications or few qualifications. The residents in this apartment complex would then be living and working on North Vancouver instead of commuting long distances across a crowded bridge. Retail businesses in North Vancouver would have a slightly easier time hiring people.

We have almost no affordable housing in North Vancouver at this time. Historically there was a lot of cheap housing for people with low incomes to live in the form of apartments or boarding houses. Very little affordable housing now exists because there is almost no housing stock left in the housing market for low income people. Building this apartment complex is one step to bringing affordable housing supply for low income people back to North Vancouver.

The listed reasons above are some of the reasons why I support this apartment complex development.

Please approve the building of this supportive housing apartment complex.

Kindly,

Allixe Galloway

From: William Dwelly [redacted]
Sent: December 13, 2023 10:34 AM
To: DNV Input
Subject: Questions for tonight's hearing for 1200 Block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear DNV City Council,

Please read these questions during tonight's public hearing for 1200 Block East Keith Road.

1) If the housing project at 1200 East Keith Road has been proposed (in part) by the District Of North Van City Council, how can the City Council be trusted to vote on this project without undue bias? Isn't voting on something that you have proposed automatically a conflict of interest?

2) What recourse do the people of Lynn Valley have if the District of North Van City Council votes against the clearly expressed wishes of the majority of the people? Can a vote of "No Confidence" be held for the City Council?

Thank you,

William Dwelly

From: Rosanne - David Queen [redacted]
Sent: December 13, 2023 10:38 AM
To: DNV Input
Cc: [redacted]
Subject: Public Hearing for 1200 Block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi
We listened to the last meeting and we can not attend tonight's meeting.

We find that there is still not enough info as to who will be occupying this building. We agree with many of our neighbors that we need to house the homeless.

What we have a concern is with the mixed use. People who are trying to become drug free and want help living with those who will continue to use drugs. That does not make sense to us. The people who want help need to be in a positive environment with no temptations. If the drug users have no or little income and need their drugs, it's pretty clear that the crime in our area will increase. Our block watch crime status for this area confirm we do not have a "crime" issue. We're concerned that will change pretty quickly.

Why would people already housed move from the Travel Lodge to this new facility? Who will decide who will occupy these units and what parameters will be used for selection. Why not house single parent families and more seniors?

There doesn't appear to be any info on the model for support staff for those suffering with mental health. We know there is a shortage of staff everywhere in BC but just housing them without support is not being productive.

It also doesn't appear that the RCMP or first responders have been consulted.

Therefore, in conclusion, we hope this project is not just pushed through because of the housing shortage without more thought, more details and information to the public so we can see that this will be a positive project for both our neighborhood and BC.

As they say, "the devil is in the details"!

Rosanne & David Queen
[redacted]

Sent from Mail for Windows

From: Genevieve Lanz
To: DNV Input
Subject: FW: [REDIRECTED]Public Input 1200 Keith Rd
Date: December 13, 2023 11:00:11 AM

The below is provided for the public record.

From: Hazen Colbert [redacted]
Sent: Wednesday, December 13, 2023 10:13 AM
To: Municipal Clerk <MunicipalClerk@dnv.org>; Tamsin Guppy <guppyt@dnv.org>
Subject: [REDIRECTED]Public Input 1200 Keith Rd

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Guppy and Mr. Gordon,

I have previously cautioned municipal hall re the manipulation of public input to the proposed 1200 Keith Road facility and been universally ignored. So have thousands of others. Shame, shame.

I am on the record of supporting the facility but today I withdraw the support entirely as a result of the shenanigans at municipal hall re the hearing.

The most recent chicanery was burying Mr. Steven Sugrim's December 6, 2023 outstanding written public input into page 1344 of the now 1498 pages of public input instead of placing it near the end as recent input. I have reviewed the public input database 8 times including this morning. A few days back I reviewed it as 1366 pages. At that time, Mr. Sugrim's written input was not listed.

Why bury Mr. Sugrim's input?

Because of the specific and detailed accounts of crime including murders linked to drug dealing in the DNV.

I have additional information which I cannot disclose should I inadvertently obstruct a years long police operation [redacted] and the two gang related murders in recent years associated with the address, which is the nexus of gangs and drug dealing on the North Shore.

Even worse was that Mr. Sugrim was insulted after speaking in person at the Public Hearing. While Councillor Pope advocates during a Public Hearing taking photos of people and placing them on Twitter to support

the project, others have been delegated to shout down and insult people speaking against the proposal. Shameful. I am a veteran of the courts. A public hearing is a *pseudo-judicial* proceeding. Rules and decorum apply. Insulting and threatening people opposed to the project is not appropriate. Imagine a trial in which the jurors take photos of the defendant, then place them on twitter stating, Find Him Not Guilty. That occasion is exactly what Pope did.

I also question why Darren Guild's full identity was redacted from the Public Hearing process. Mr. Guild provided unequivocal support for the facility. He is NOT a resident of the community. I understand but stand corrected that he is *sus domesticus* at the public trough making a living by making the existing drug crisis an annuity payment to government types.

Another example of shuffling the deck of public input is the continual movement of the letter of support from the alleged Squamish Nation to the end of the written public. Pray tell how did a letter dated October 20, 2023 fall to the end of the deck on page 1498 after a letter dated December 9, 2023.

There is a need for this facility on the North Shore. Best the Squamish put it on their land since they support it. It might even work out at 1200 Keith Road. But if it is managed by municipal hall the way the Public Hearing is being managed, the possibility of it working out is slim to none, and slim just left the building.

According to authority [redacted] the rate payers of the DNV pay a premium of 28% in compensation to attract the best and brightest. With all due respect, given the way this Public Hearing is being run, we would like our money back, twice.

Delay the decision until credible and objective information is provided, including the metrics used to define success. I do not know what type of unit municipal hall is running with this Public Hearing but I give it a 5C audit rating which means ***unacceptable and getting worse***.

Sincerely,

Hazen S. Colbert

From: Susette Halter [redacted]
Sent: December 13, 2023 11:16 AM
To: DNV Input
Subject: Question for Council re: 1200 East Keith Road Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

A petition opposing the 1200 East Keith Road project was recently submitted. It has been stated that the petition is invalid because it does not include the addresses of the signees, but it will still be "entered into the public record". Could you please explain what this means? Will this petition count as a petition, or will it be disregarded because it does not include addresses?

Thank you,
Susette Halter

From: Suja Srikameswaran [redacted]
Sent: December 13, 2023 12:34 PM
To: DNV Input
Subject: I200 block E.Keith - support for proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it may concern:

I understand that there will be a community meeting this evening regarding the Supportive housing project on 1200 E. Keith Rd.
[redacted]
I think it is an excellent idea to use this block for supportive housing and contribute to the housing and psychosocial needs of individuals in our community. This location will give individuals who require this service access to shopping, schools and bus routes.

I am aware of opposition within the NVD community due to negative beliefs about those who need support, including but not limited to: these individuals are more likely to steal, more likely to harm women and children, or likely to abuse substances and alcohol and create public disturbances. I believe the facts demonstrate that sadly, these events already happen in N.Van, and can be perpetrated by anyone, irrespective of where they are housed. I also don't think it's reasonable to always have N.Van City shoulder their responsibilities to provide adequate housing options for its' citizens (e.g., supported housing, laneway homes, apartments/condos) while N.Van district blithely ignores its' own responsibilities, using NIMBY as it's calling cry. It's shameful.

I hope this proposal passes. Knowing the NVD community and many of the NVD councillors, I'm not confident it will, and we will yet again fail to provide for ALL citizens of North Van/ Lower Mainland.

Thank you.

Suja Tarrant

From: Genevieve Lanz
To: DNV Input
Subject: FW: [REDIRECTED]Public Input 1200 Keith Rd
Date: December 13, 2023 1:14:57 PM

The below is provided for public input.

From: Hazen Colbert <[redacted]
Sent: Wednesday, December 13, 2023 1:10 PM
To: Mayor and Council - DNV <dnvcouncil@dnv.org>; District of NV Council <districtofnvcouncil@groups.outlook.com>; District of NV Council <districtofnvcouncil@groups.outlook.com>; catherinepope100@gmail.com; [redacted] Municipal Clerk <MunicipalClerk@dnv.org>; [redacted] Dan Milburn <milburnd@dnv.org>; Tamsin Guppy <guppyt@dnv.org>
Subject: [REDIRECTED]Public Input 1200 Keith Rd

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council,

In the context of my correspondence earlier today re 1200 Keith Rd., below, and upon learning of the new Ridgeway school and with confirmation that the 1200 Keith Rd facility **will house solely unemployable First Nations drug addicts with no limit on the duration of tenancy**, I withdraw all support for the Application.

Alternatively I will support:

(1) The same project but moved to LOT 14 OF LOTS I, J, K AND L BLOCK 20 DISTRICT LOT 850 PLAN 19713, an unaddressed parcel of land owned by the DNV tangent to Marykirk Place off Hill Drive. The facility will not be close to schools and daycares.

(2) The same project moved to any First Nations location on the North Shore, and

(3) 1200 Keith be repurposed for social housing as follows;

60 units over 6 floors for North Shore 2SLBGTQ+ seniors housing for those over the age of 60, or over 55 with a disability including First Nations.

Eligible tenants will include 2SLBGTQ single parents under 55, with a child under the age of 18 who be allowed to remain if their child ages past 18 until the child is 25, if the child

is full time enrolled in post secondary education and has limited income.

Rental prices will be rent geared to income (RGI) with a ceiling of 30% of line 23600 on the General Tax Return annually.

Line 23600 must be below $40,000 annually per residential unit, excluding OAS payments, T5007 amounts and the first $5,000 in employment income found in box 14 of the T4.

The facility will be smoke free and pet friendly.

Approval will be accelerated along with the build so that occupancy is available in early 2026.

Everyone, including the 2SLGBT+ community has the right to quality, affordable housing.

Sincerely,

Hazen S. Colbert

From: Hazen Colbert [redacted]
Sent: December 13, 2023 10:12 AM
To: Municipal Clerk <MunicipalClerk@dnv.org>; guppyt@dnv.org <guppyt@dnv.org>
Subject: Public Input 1200 Keith Rd

Ms. Guppy and Mr. Gordon,

I have previously cautioned municipal hall re the manipulation of public input to the proposed 1200 Keith Road facility and been universally ignored. So have thousands of others. Shame, shame.

I am on the record of supporting the facility but today I withdraw the support entirely as a result of the shenanigans at municipal hall re the hearing.

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I have additional information which I cannot disclose should I inadvertently obstruct a years long police operation [redacted], and the two gang related murders in recent years associated with the address, which is the nexus of gangs and drug dealing on the North Shore.

Even worse was that Mr. Sugrim was insulted after speaking in person at the Public Hearing. While Councillor Pope advocates during a Public Hearing taking photos of people and placing them on Twitter to support the project, others have been delegated to shout down and insult people speaking against the proposal. Shameful. I am a veteran of the courts. A public hearing is a *pseudo-judicial* proceeding. Rules and decorum apply. Insulting and threatening people opposed to the project is not appropriate. Imagine a trial in which the jurors take photos of the defendant, then place them on twitter stating, Find Him Not Guilty. That occasion is exactly what Pope did.

I also question why Darren Guild's full identity was redacted from the Public Hearing process. Mr. Guild provided unequivocal support for the facility. He is NOT a resident of the community. I understand but stand corrected that he is *sus domesticus* at the public trough making a living by making the existing drug crisis an annuity payment to government types.

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There is a need for this facility on the North Shore. Best the Squamish put it on their land since they support it. It might even work out at 1200 Keith Road. But if it is managed by municipal hall the way the Public Hearing is being managed, the possibility of it working out is slim to none, and slim just left the building.

According to authority [redacted] the rate payers of the DNV pay a

premium of 28% in compensation to attract the best and brightest. With all due respect, given the way this Public Hearing is being run, we would like our money back, twice.

Delay the decision until credible and objective information is provided, including the metrics used to define success. I do not know what type of unit municipal hall is running with this Public Hearing but I give it a 5C audit rating which means ***unacceptable and getting worse***.

Sincerely,

Hazen S. Colbert

From: Kaitlin Hebron
Sent: December 13, 2023 1:23 PM
To: DNV Input
Subject: FW: Form submission from: Share your thoughts with Mayor and Council

-----Original Message-----
From: infoweb@dnv.org <infoweb@dnv.org>
Sent: Wednesday, December 13, 2023 10:11 AM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Form submission from: Share your thoughts with Mayor and Council

Submitted on Wednesday, December 13, 2023 - 10:11 Submitted by user: Anonymous Submitted values are:

Your name: Michelle Lackie
Your email address: [redacted] Your phone number: [redacted] What would you like to tell Mayor and Council?
Dear Mayor and Council,
I am writing in SUPPORT of the affordable housing development on East Keith Rd. I am a DNV resident [redacted].

Housing is a human right, which means regardless of one's income, personal situation, health, etc, each person deserves a safe, clean and affordable place to live. Without housing, it is more difficult to access income generating opportunities, to take care of one's health, to support family, etc.

I am very disappointed to see the rhetoric that affordable housing equates to crime, drugs and the like. People requiring housing, especially those that are homeless or precariously housed, need access to housing, supports and consistency. Many of us do not understand or cannot even fathom the challenges that lead a person to live on the street - whether trauma, abuse, losing one's job, addiction, or how one of those things may lead to another.

I strongly urge you to stand strong and support ALL of our DNV residents, not just those that seem easy to support. Housing is a human right.

Thank you,
Michelle Lackie

From: Serge Bo [redacted]
Sent: December 13, 2023 1:24 PM
To: DNV Input
Subject: E Keith rd rezoning project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, DNV council

I am writing to express deep concern regarding the proposed rezoning of 1200 East Keith Road. As a [redacted] residents in the area, our primary focus is the safety and well-being of our children.

Allow me to emphasize that we cannot tolerate the daily worry about our children encountering potential safety risks in the vicinity. Whether our kids are going to school or playing outside, the prospect of them coming into contact with homeless individuals, who may be struggling with mental health issues, raises significant apprehension.

It is widely acknowledged that a considerable number of homeless individuals are grappling with abuse of various substances or various health conditions. Introducing an environment that could potentially compromise the mental and physical well-being of our children is not a rational decision and may lead to unforeseen challenges in the future.

In the Metro Vancouver area, there are numerous vacant buildings and sites that could be considered for alternative projects without resorting to rezoning 1200 East Keith Road. Cutting down a forest for this particular initiative poses security concerns that have been witnessed in similar residential areas.

I urge you to reconsider the rezoning proposal, taking into account the safety and peace of mind of the families residing in this neighborhood. Our community should not have to bear the burden of potential security issues that may arise from such a project.

Thank you for your attention to this matter. We sincerely hope that you prioritize the safety and well-being of our children and the community as a whole.

As long as any alcohol or drugs are allowed for consumption at the proposed site [redacted] do strongly oppose this kind of "social housing", it will turn into junkie den in no time, ive seen how it all happens.

Sincerely, Serhii Bohdan, [redacted]

From: Fullerton, Donna [redacted]
Sent: December 13, 2023 1:27 PM
To: DNV Input
Subject: Feedback on Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,
I am providing written input in support of the proposed supportive housing project for the 1200 block of Keith road.

[redacted] I am also a property owner in the district of North Vancouver.

The need for affordable, supportive and adequate housing is in my opinion, one of the biggest current issues impacting everything from healthcare to the economy. Without housing, it is almost impossible to make any progress in mental or physical health as day to day just becomes about survival. It is almost impossible to obtain employment without a permanent address and also to maintain a job. From the Housing First research, housing has been named the single most important intervention in the socio-economic and health & wellbeing of adults. It also decreases crime and other social consequences of homelessness.

The other point I want to bring up, is in recent years I have seen a huge change in the people who are at risk of homelessness. In my early [redacted] years, it may have been more what most people consider to be the 'stereotypical' homeless person but in recent years with the current increase in cost of living and rent, working on the North Shore – it is everyday, hard working and honest people who may be at risk of homelessness. For example, people whom are on Persons With Disability, are no longer able to afford market level rent as they were in the past. These are already residents of the North Shore who pose no more threat to our community than any of our other current neighbours. [redacted] near this supportive housing project and in fact, hope that more will be created to address this huge societal issue.

I think most of the opposition to this project is based on anticipation anxiety of fears that are not accurate ideas of what the reality is. A number of years ago, there was similar opposition to a Mens addiction recovery house being built [redacted] Those against it had the same fears. I can tell you since it has opened and there has been no issues at all from this house, the opposition has died down and perhaps has helped educate some of my neighbours.

I really hope Mayor and Council do not base the decision on these false ideas from those that are not educated on the issue or these populations, stigma or fears from stereotypes. Our community needs more supportive housing – it impacts all of us when members of our community are struggling and at risk of homelessness. The district of North Van is an amazing community – let's show how much we care about the well being of all of our community members who may not have the platform that those in opposition do.

Thank you,
Donna Fullerton
[redacted]

From: Amy Juschka [redacted]
Sent: December 13, 2023 2:54 PM
To: DNV Input
Subject: Support for East Keith Road supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I would like to register my strong support for the development at East Keith Road. We are in the midst of a severe housing crisis and solving it will require building the full spectrum of housing options, including supportive housing for people in need. The effectiveness of supportive housing in reducing homelessness is backed up by research, but there is evidence to show supportive housing can have positive benefits on the wider community as well.

- Studies show that property values immediately surrounding supportive housing sites typically keep pace with the trends of the surrounding municipality.
- Studies show the cost of providing supportive housing is less than the cost of providing the health and safety services needed to address homelessness.
- Many supportive housing residents have an existing connection with the neighbourhood and report experiencing positive interactions with neighbours after they moved in. Often the initial concerns from neighbourhoods about supportive housing decrease over time
- Supportive housing residents are no longer homeless after they are housed. Once in a supportive housing unit, people who previously experienced homelessness report improvements in access to employment, income, education, mental health supports and life-skills.
- Many supportive housing sites across the province have been operating in their communities and near schools for 10+ years with few issues and support from the community.
- Residents of supportive housing contribute to the economy of the neighborhoods they live in by spending money at local businesses. The construction and operation of supportive housing also creates local jobs.

We have a responsibility to support the community's most vulnerable people - we all have to do our part to address this crisis and ensure everyone's human right to safe, adequate housing is realized.

I sincerely hope the residents who oppose the project will review the research and end their discriminatory campaign.

Thank you for your consideration,

Amy Juschka (She/Her)
[redacted]

I am an uninvited guest on the ancestral and unceded territory of the Coast Salish peoples, including the xʷməθkʷəy̓əm, Sḵwx̱wú7mesh and səl̓ílwətaʔɬ/Selilwitulh Nations.

From: Chan, Aimee [redacted]
Sent: December 13, 2023 3:15 PM
To: DNV Input
Subject: Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

I am providing written input in support of the proposed supportive housing project for the 1200 block of Keith road.

[redacted] I am a property owner in the Vancouver district and reside in close proximity to subsidized housing and low-income residences.

Affordable, supportive, and adequate housing is a critical issue affecting various aspects of society, from healthcare to the economy. Without stable housing, making progress in mental and physical health becomes challenging, as daily life centers around survival. A permanent address is essential for securing employment and sustaining a job. Housing First research highlights housing as the foremost intervention in improving socio-economic conditions and the health and well-being of adults. Additionally, it plays a key role in reducing crime and mitigating other social consequences associated with homelessness.

The other point I want to bring up, is in recent years I have seen a huge change in the people who are at risk of homelessness. In my early [redacted] years, it may have been more what most people consider to be the 'stereotypical' homeless person but in recent years with the current increase in cost of living and rent, working on the North Shore – it is everyday, hard working and honest people who may be at risk of homelessness. For example, people whom are on Persons With Disability, are no longer able to afford market level rent as they were in the past. These are already residents of the North Shore who pose no more threat to our community than any of our other current neighbours. [redacted] this supportive housing project and in fact, hope that more will be created to address this huge societal issue.

The resistance to this project appears to stem from anticipatory anxiety and unfounded fears rather than an accurate understanding of the reality. A few years ago, a Men's addiction recovery house faced similar opposition in close proximity to residential homes. Those against it shared similar concerns. However, since its establishment, there have been no issues stemming from the house. Consequently, the opposition has waned, and it may have even contributed to educating some of my neighbors about the positive impact of such initiatives.

As a resident living in close proximity to marginalized communities, I sincerely hope that the Mayor and Council make decisions based on accurate information rather than false ideas perpetuated by those uninformed about the issue or these populations, fueled by stigma and stereotypes. The North Shore community requires additional supportive housing, as the struggles and risk of homelessness affect us all. The district of North Vancouver is an exceptional community, and this is an opportunity to demonstrate our commitment to the well-being of all community members, especially those who may not have the same platform as those in opposition.

Aimee Chan (she/her)
[redacted]

[redacted]

From: Tamsin Guppy
Sent: December 13, 2023 4:24 PM
To: Rosanne - David Queen; DNV Input
Cc: [redacted]
Subject: Supportive Housing - Safe Homes for Local Residents

A couple of extra details for your information:

a) Yes, the RCMP have been consulted. They also attended the first night of the public hearing.
b) The Travelodge is a temporary facility that is a motel not a purpose built supportive housing complex and as such it is far from ideal. Motel units have doors directly outside making it very hard to monitor and work with residents. The Motel has no communal kitchen or dining area, no healthcare offices, no laundry facilities and the rooms themselves are simply hotel rooms not apartments. The motel is a temporary solution for emergency housing only. Also, the Travelodge is slated to be demolished so all the residents will need to find somewhere else to live in the coming months.
c) For the proposed building there will be a careful and considered approach to resident selection and while the breakdown of tenants will loosely mimic the demographic mix found in the homeless population ie by age (adults of whom some will be seniors) and by gender (all gender facility), each resident will be assessed to ensure they meet the criteria (local, adult, at risk of being homeless, and in need of support services), will benefit from this type of supportive housing, and is a good fit for the services that are available and also a good fit with the tenant mix. This assessment includes a health assessment and a face to face interview.
d) VCH and Lu'ma Native Housing Society will provide staff to this facility. Night shift will be a minimum of 2 staff and often 4 or more staff. Day shift will be up to 12 staff. Both Lu'ma and VCH have had success hiring for these types of facilities and services and have a larger network of employees to draw on. VCH have flagged they already have a doctor who is interested in working at this site if this project goes forward.
e) VCH and BC Housing are the local experts on supportive housing, but this is not a new housing model and studies both in BC and around the world show that a Housing First model helps save lives and reduce dependence on drugs.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Rosanne - David Queen [redacted]
Sent: Wednesday, December 13, 2023 10:38 AM
To: DNV Input <input@dnv.org>
Cc: [redacted]
Subject: Public Hearing for 1200 Block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi
We listened to the last meeting and we can not attend tonight's meeting.

We find that there is still not enough info as to who will be occupying this building. We agree with many of our neighbors that we need to house the homeless.

What we have a concern is with the mixed use. People who are trying to become drug free and want help living with those who will continue to use drugs. That does not make sense to us. The people who want help need to be in a positive environment with no temptations. If the drug users have no or little income and need their drugs, it's pretty clear that the crime in our area will increase. Our block watch crime status for this area confirm we do not have a "crime" issue. We're concerned that will change pretty quickly.

Why would people already housed move from the Travel Lodge to this new facility? Who will decide who will occupy these units and what parameters will be used for selection. Why not house single parent families and more seniors?

There doesn't appear to be any info on the model for support staff for those suffering with mental health. We know there is a shortage of staff everywhere in BC but just housing them without support is not being productive.

It also doesn't appear that the RCMP or first responders have been consulted.

Therefore, in conclusion, we hope this project is not just pushed through because of the housing shortage without more thought, more details and information to the public so we can see that this will be a positive project for both our neighborhood and BC.

As they say, "the devil is in the details"!

Rosanne & David Queen
[redacted]

Sent from Mail for Windows

From: Kaitlin Hebron
Sent: December 13, 2023 4:58 PM
To: DNV Input
Subject: FW: Today's Public Hearing on 1200 block East Keith Rd.
Attachments: Supportive Housing is no solution to Homelessness - The Tyee.pdf

-----Original Message-----
From: Corrie Kost [redacted]
Sent: Wednesday, December 13, 2023 4:53 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Today's Public Hearing on 1200 block East Keith Rd.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Worship and Members of Council,

As I am unable to attend this evening's subject meeting I thought you might want to read the attachment "'Supportive Housing' Is No Solution to Homelessness".

The two issues I want to emphasize about the subject proposal are:

- Location - I just drove by the site again this afternoon, and frankly it is a poor choice for any housing facility.

- Management - the oversight lacks transparency.

I wish council the best of luck in addressing a difficult issue.

Yours truly,
Corrie Kost
[redacted]

‘Supportive Housing’ Is No Solution to Homelessness

https://thetyee.ca/Analysis/2022/05/16/Supportive-Housing-No-Solution-Homelessness/

Five myths that put people at deadly risk, offered by an organizer of the unhoused in Maple Ridge.



Listen Chen **16 May 2022TheTyee.ca**
Listen Chen is a communist writer living on occupied Musqueam, Tsleil-Waututh and Squamish territories.

- **29 Comments**



A now-defunct group of organizers and street community members set up a memorial outside of Royal Crescent, a modular housing unit in Maple Ridge, in October 2020. That month, four members of the local street community had died. Photo by Red Braid Alliance.

In March, a list of people who have died in supportive housing buildings in Maple Ridge started circulating on Facebook, catching the attention of media and B.C.'s Attorney General David Eby.
The list was posted by Diedra Lucas, who was formerly homeless and remains a part of the local street community. It features the names of 21 people who have died across three supportive housing buildings in Maple Ridge: Alouette Heights, Garibaldi Ridge and Royal Crescent. Coast Mental Health, a Vancouver-based non-profit, operates all of them.

In response to the list, Eby announced an independent review focusing solely on the Royal Crescent building. Lucas's action and the independent review may offer a chance to critically examine supportive housing, which is widely viewed as a solution to homelessness.

BC Housing describes supportive housing as "support services to people experiencing homelessness to help them maintain their housing," including 24-7 staffing, meal programs and referrals to other resources. Supportive housing buildings are managed by contractors to the province, whose staff are always on the premises and can exert greater control over tenants' lives than independent settings.
As an organizer of Maple Ridge's street community, I've witnessed the deadly shortcomings of this approach and seen people resist supportive housing both by refusing to move in and as tenants fighting their landlords. Eby's review should invite the criticisms of those who have suffered the most from supportive housing and recommend sweeping changes to this failed system.

Here are some widely perceived myths about supportive housing in British Columbia.

1. No, supportive housing is not a solution to homelessness.

BC Housing's own numbers show only about 80 per cent of homeless people housed by BC Housing are still housed after six months. The target set for 2021-22 is 83 per cent.
That means roughly one out of five homeless people placed in supportive housing remain in it for less than six months. Where do they go next?

BC Housing's public data does not say where people move to, but given the severe lack of affordable market housing and the type-casting of people who have been homeless as "hard to house" and therefore not suitable for independent social housing, I would guess that most people get evicted back to the street.

I spoke with five residents of Royal Crescent who all moved in when the building first opened in October 2018. We made a list of the people who are still living in the building from that initial cohort, and could only come up with 14 names. All five agreed that of the other 39 people, most died or were evicted.

If true, only 25 per cent of the people who first moved in are still living at Royal Crescent four years later.

BC Housing told me that there have only been 18 evictions at Royal Crescent between October 2018 and March 2022. They declined to share numbers of deaths at the site.

Coast Mental Health said they don't provide public information about fatalities because "the official cause of death is the responsibility of the BC Coroner."

Far from being a solution to homelessness, supportive housing lends itself to producing evictions. Round-the-clock, 24-7 surveillance and a mandate to regulate tenants' lives empower supportive housing providers to evict tenants over conflicts and violence that the street community has its own ways of managing — when it's provided the autonomy to do so.

For example, in May 2020, Coast Mental Health evicted three Royal Crescent tenants in one day. The group included Eva Bardonnex, who was a member of Red Braid Alliance, a group that I was also a part of. We

helped organize Anita Place Tent City in Maple Ridge and continued work against evictions, supportive housing and police violence after the tent city was shut down.

Bardonnex was evicted because her boyfriend, who was not a resident, kicked in the door of a neighbour's suite and discharged a fire extinguisher inside it. The conflict was prompted by an incident of bike theft. Bardonnex's boyfriend and the neighbour resolved their conflict later. Although the neighbor did not think Bardonnex should be evicted, Bardonnex lost her arbitration hearing.

Wendy Ross, a Royal Crescent tenant who has lived there since 2018, is currently facing an eviction for a similar reason: her boyfriend, who was evicted from Royal Crescent in July 2020 and subsequently barred, has repeatedly visited the building.

As in many tight-knit communities subject to police harassment, the street community in Maple Ridge has internal ways of resolving conflict. They are not perfect, but when conflict resolution becomes the purview of staff hired by a landlord, the consequences are dire.

In both of the above cases, evictions for cause in the name of tenant safety threaten to put already vulnerable women in even more unsafe conditions.

2. Despite the name, many residents don't feel supported.

Residents have often pointed out to me the disconnect between being told that they live in housing intended to support people with mental illness and substance use, and finding instead that staff appear to have little mental health knowledge.

Linda Howard, who lived at Anita Place Tent City until she moved into Royal Crescent, told me, "I get no support." So did Gerald William Sharpe, who, like Howard, was part of the first cohort to move into Maple Ridge supportive housing from the tent city.

Importantly, both Howard and Sharpe do not feel like they need any support, aside from locating affordable, permanent housing they can live in independently.

Most people rely on friends and relatives for their day-to-day support, not professionals. But in Maple Ridge and elsewhere, supportive housing managers have instituted strict restrictions on guests. In a Supreme Court case from 2017, Portland Hotel Society argued that guest restrictions were about protecting residents' safety. Tenants argued that such restrictions invaded their privacy, restricted their ability to see friends and family and discriminates against poor tenants.

These rules have the perverse effect of leaving people isolated and more prone to using drugs alone, which puts them at higher risk of dying by drug poisoning.

3. It's called housing, but it can feel like incarceration.

Linda Whitford, known as "Mama Bear" to her friends, was a member of Red Braid Alliance along with myself and Bardonnex. She died in Alouette Heights, alone, in May 2020.

At a meeting with the street community that took place a few weeks before Whitford died, residents of Coast Mental Health's buildings warned the building-wide guest ban that Coast had instituted would isolate residents and put them at risk.

Whitford, who was Indigenous, said at the meeting, "Supportive housing is colonialism. They pay for your housing and that makes them think they can control your life.... They know that if we are together and strong then it's harder to control us. So they are trying to keep us apart. No other [non-supportive] buildings are banning guests!

“It’s discriminatory.”

James Anderson lived in a cabin he built in Anita Place and was one of the last residents to move out. He was evicted from Garibaldi Ridge in 2020, after living there for about a year. He describes living there as “just like doing time.”

Ted Hadju moved into Garibaldi Ridge when it first opened in 2019. He is an outspoken tenant rights advocate and helped plan a press conference that spoke out against Coast’s building-wide guest bans. He estimates that about a dozen residents have been evicted since he moved in, most of them women.

Like Anderson, Hadju described living in Garibaldi Ridge as “light incarceration.”

4. It’s regulated by the government, but tenants often are deprived of rights.

B.C.’s Residential Tenancy Act includes supportive housing, while excluding transitional housing.

But in practice, I’ve observed that supportive housing providers regularly behave as if they are exempt from the act.

In B.C., a landlord can legally end a tenancy by providing one months’ notice to the tenant if the situation meets a specific set of criteria detailed in the Residential Tenancy Act.
But a 2019 study in the *International Journal of Drug Policy* involving drug users who experienced evictions living in the Downtown Eastside notes that “Most participants were evicted unlawfully, unfairly and into homelessness.”
The report’s authors found that residents of non-profit-run housing “found their housing security further undermined through the denial of rights extended to privately-housed tenants.” Most evictions by non-profit providers were issued verbally and enacted within one week.

Just like in the Downtown Eastside, residents of supportive housing in Maple Ridge are regularly evicted on short notice and without any protection of their tenant rights.

I asked BC Housing if, through its operating agreements with non-profits, it mandates that they follow the Residential Tenancy Act. I also asked whether high-profile attention, like two Supreme Court cases that ruled in favour of tenants, plus a 2020 open letter against guest bans in supportive housing, have impacted its operating agreements.
A spokesperson said that BC Housing “requires non-profit housing operators to enter into a residency agreement in compliance with governing legislation. This can take the form of a tenancy agreement or program participant agreement, and may be tested against the requirements of the Residential Tenancy Act.”

But the act makes clear under Section 5 that landlords and tenants cannot contract themselves out of the act. According to the relevant Residential Tenancy Policy guideline, “any policies put in place by supportive housing providers must be consistent with the act and regulations.”
I asked Coast Mental Health why a program agreement, obtained in 2021 by housing advocate Chris Bossley and signed by the evicted tenant for whom she was advocating, contains points that seem to contradict the Residential Tenancy Act.
Susan Hancock, a Coast senior manager, gave a conflicting answer. On the one hand, she said that Coast knows program agreements must comply with the act and that they would therefore make a change to the agreement. But she also said that Coast’s goal is to “clarify” for tenants that “they’re not in a typical Residential Tenancy Agreement relationship between landlord and tenant.”

Jenice, who is one of the 14 original residents at Royal Crescent who still live in the building, feels that “half the reason I haven’t been kicked out is because I know my rights.”

5. It's called a safe alternative to tent cities, but can be a gateway to death.

Joe Baumann was a former Anita Place council member who resisted moving into the "mods," as the street community calls the Royal Crescent and Garibaldi Ridge. Even after the tent city closed, he preferred to keep his freedom and autonomy and lived in other, short-term camps. But after suffering an attack, like many homeless people who camp alone and face harsh and often violent anti-homeless opposition by many Maple Ridge citizens, he moved into Royal Crescent. In October 2020, less than a year later, he died of drug poisoning.

The same month Baumann died, three other former Anita Place residents died as well. Nicole, whom I once interviewed for the camp's newsletter, died of drug poisoning shortly after being evicted from Royal Crescent. Eddie, who had been a member of the tent city council along with Baumann, died of drug poisoning as well. A former resident told me that Tim, also a resident of Royal Crescent at the time, died in the hallway.

The independent review could help shed light on how common practices in supportive housing, like guest restrictions and high rates of evictions (assuming the high attrition rate in supportive housing is not due to residents moving into better housing) seem to contribute to the early deaths of homeless people.

A better alternative: independent social housing

Supportive housing as a means to end homelessness was pioneered by the BC Liberals through their 2006 Housing Matters BC plan.

Between 2001 and 2011, the number of supportive housing units in B.C. quadrupled from 1,300 to 5,400. Supportive housing has only grown under the NDP's helm: today there are well over 12,000 units of supportive and transitional housing throughout the province.

Supportive housing as currently practiced in this province sounds like a reasonable and caring approach. Who doesn't want both support and housing?

But as many residents have said, the problem is in the integration of support with housing.

For many, the difference between having housing and mental health care, and receiving mental health care from your landlord, is the difference between living in a home and living in an institution.

That is why, in Maple Ridge, residents of Anita Place Tent City collectively opposed supportive housing as a response to homelessness before Royal Crescent and Garibaldi Ridge opened in 2018 and 2019, respectively.

Informed by experiences at existing Alouette Heights, residents presented a list of housing demands to BC Housing at a meeting in September 2017 that included "Resident-run not 'supportive' institutional housing." There are key differences between supportive housing and independent social housing.

Supportive housing facilities such as Royal Crescent and Garibaldi Ridge provide two daily meals to residents, a 24-hour staff presence, and a psychiatrist who visits each building weekly.

Independent social housing, on the other hand, is government-subsidized housing in which housing providers are not expected to be supporting tenants through the delivery of services and 24-7 staff.

In defense of autonomy, a case for alternatives

Royal Crescent resident Jenice believes that non-profit landlords should not be tasked with providing people with support, and that a total separation of these functions "would work a lot better. It's a conflict of interest."

Every former and current supportive housing resident I spoke with would rather live in staff-free housing. Some expressed that one reform that could make supportive housing work and feel better is for it to be managed by residents themselves.



Review Found Poor Budgeting and Oversight at Major BC Housing Operator

READ MORE

These views should be taken seriously by the review of the Royal Crescent building. Rather than buying in to the myths I've listed here, the panel should investigate alternatives to supportive housing that defend the autonomy of poor people by keeping the provision of supports separate from the provision of housing. Omitting the exploration of alternatives to supportive housing that support autonomy risks paving the way for even greater institutionalization, in line with the province's new strategy of "complex care housing" for people who are poor.

Supportive housing plays an essential role in the neoliberal story that individual shortcomings and behaviour are the primary causes of homelessness. Within this narrative, high rates of evictions from supportive housing providers prove that homeless people are indeed "hard to house." But if we reject the fundamental assumption that mass poverty is the result of individual traits, those high rates of evictions become proof that supportive housing fails to end homelessness while mystifying its economic causes.

It is time to pivot attention away from the imagined pathologies of the poor toward the unaddressed, economic determiners of the housing crisis: stagnant wages and welfare rates, gentrification, financialization and market housing.

From: Anjali Tarrant [redacted]
Sent: December 13, 2023 5:00 PM
To: DNV Input
Subject: East Keith Road supportive housing public opinion

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I am writing today as someone [redacted] in the neighborhood of the proposed site and who is fortunate to continue to be [redacted] in the area. [redacted] I am in favour of the proposal and will outline some of my reasoning.

The housing and cost of living crisis are impacting every community in Canada and the district of North Vancouver is no exception. Communities have been put in the unfortunate position of needing to address larger systemic failures. This is not ideal but is the situation that we are in. Just because residents don't see poverty, deteriorating mental health, and homelessness in their day to day lives does not mean that it's not there.

While some valid concerns have been raised about the project (I cannot speak to the environmental impact or traffic concerns) most arguments conflate poverty with a threat to public safety when these fears and beliefs - perpetuated by those whose voices are the loudest and who likely have other agendas - are rooted in stigma, stereotypes, and discrimination against those who live in poverty and may also have mental illness. [redacted]

Petty crime has always happened in North Vancouver. Theft is often a product of desperation which will have worsened from the cost-of-living crisis we're in. Supportive housing does not invite crime or criminals into the community. I have interacted with those living in poverty on the North Shore on their worst days [redacted] and most of them have been much kinder to me [redacted] than many of the wealthy residents in the area. There are already halfway houses/group homes in the neighborhood and yet residents don't seem to consider their children unsafe now. There will be less violence and crime when people have stable housing as well as the mental health and substance use support that they so desperately need.

No solution will be perfect but I appreciate that the District is finally trying to do what is right for the wellness of those who are underserved in this community. I want to [redacted] in a place that is welcoming and caring; not one which takes its immense privilege for granted. I implore other residents to open their hearts and minds to this project and the people it will help.

Sincerely,
Anjali Tarrant [redacted]

I gratefully and humbly acknowledge that I live and work on the traditional unceded homelands of the xʷməθkwəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and Səl̓ilwətaʔ/Selilwitulh (Tsleil-Waututh) Nations

From: Lucie David [redacted]
Sent: December 13, 2023 5:10 PM
To: DNV Input
Subject: December 13 Continuation of the East Keith Rd Public Hearing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Lucie David, and I have been living in North Vancouver [redacted]

I strongly disagree with this project. I am not going to repeat all the obvious arguments, such as location, traffic, or emergency services too far from the location.

If you want to help people with mental health issues, drug users, and people with criminal pasts, you need to find a different solution. You cannot simply mix residents of any neighbourhood with people with this kind of issues. [redacted] the Canadian Government doesn't allow people to enter Canada with mental health issues and drug users as they are dangerous to the public. And now the BC Housing and Coastal Health is saying that it's totally fine and safe to mix these people with other residents. I don't understand that. During the last hearing, the Coastal Health representative was unable to answer the simple question if the kids that will be walking on the street will face any danger. She didn't want to answer the question because the answer was obvious "YES THEY, WILL". My feeling is that BC Housing and Coastal Health are not trying to find a real solution, and they only want to make a checkmark on their agenda for 2023. Do you want to be a part of it? It takes much more effort to find a proper solution. [redacted] in Europe, and the way it works there is that these people are separated from the public and they are given proper treatment until it's safe to let them live their lives again. If some of these people escape, the public/police is informed immediately because they are dangerous. And here? You want to live them just like that, next to the schools, daycares, public parks, and trails. Seriously?

I've noticed that many of the speakers who agreed with the project are social workers or in similar fields, and they are well prepared. I am wondering if they prepared themselves while they were working so they got paid for this. I am wondering if they are representing their own feelings or if it's only part of their job to support a project like this. Also, during the last hearing, they were speaking in the first hour of the hearing, and the rest of the speakers until 11 pm were mostly against this project. What was the reason that they could speak first? Was it too expensive if they spoke after 8 pm? Do the first speakers get more listeners? I am questioning the credibility of their statements.

Dear Mayor and Council, please, before you make your decision. Ask yourself a few questions. Would I vote “yes” for this project if it’s next to my house, my kids' school, daycare or in my neighbourhood? Would I be okay to let my kids play outside alone in the park close to this facility? Would I be okay to let my parents to walk a dog in the park next to the facility? Is that project so important to me that I am willing to put in danger so many hard-working families that elect me and are great residents and taxpayers? If the answer for some of these questions is “no” you should be honest and vote “no” for this project. If the honest answer is “yes,” you have my respect, and you should find a location for this project in your neighbourhood.

That’s all I wanted to say. Thank you,
Lucie David

From: Terri Connelly [redacted]

Sent: December 13, 2023 5:14 PM
To: DNV Input
Cc: [redacted]
Subject: 1200 Block East Keith Road Proposal
Attachments: DNV meeting Dec 7th.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Little and DNV Council, I believe that you have the opportunity to DO THE RIGHT THING which is about aligning with our values and moral compass in this community rather than doing things right that is following rules, policies, procedures, and norms. I understand that everyone is under pressure but as stated in my message last week that is attached, be a community Leadership Team that truly wants to provide solutions that actually provide sustainable positive outcomes. Please take the time to read my attachment. This location chosen and the model is not what we need on the North Shore. We need to be creative.

I spoke last week at the public meeting via Zoom. I wanted to submit my communication in writing as I did not cover personal experience and references to research and proven models that I think are useful.

Thanks again for all of you putting in this time.

Sincerely,

Terri Connelly

[redacted]

DNV meeting Dec 7th

Thank-you Mayor Little and council members for continuing these discussions.

My name is Terri Connelly, resident owner with my husband [redacted]. We have been residents of the North Shore [redacted]. [redacted] having a connection with the beautiful surroundings, trail systems and fabulous neighbours [redacted]

The reasons for opposing this project are as follows:

1) Location is not supportive of the people that will live there and nor is it considerate of the single-family homes directly located in the blocks surrounding. The opinion that it is close to shops, grocery stores and rec centers is not considering those compromised by mobility or cognition will be challenged navigating to reach such facilities. Tucked away at a very busy dangerous intersection and back lane parking and access that will create the opportunity for undesirable behaviour and activity and not necessarily by the residence but how these projects attract others thinking it is a place to congregate.

2)Developing on land which is a nugget of greenspace remaining in the lower levels that acts as a refuge for our wildlife while, acting as a buffer to the busy traffic

noise heading up over the overpass and on the highway. It is a symbol of the gateway to the greenspace and trail system that the district prides itself on. It seems to me the thought of District of North Van removing green space is counter intuitive to what we believe is a hallmark of this community.

3) Housing as described at this location does not serve the residence, in fact it will put some of the occupants at further risk. There are several examples around the lower mainland and in Vancouver that the council can reference. The Gordon Project in Coquitlam is a living example of what was proposed to the community, the same brochure and communication we have received. I encourage those who may have not reviewed the outcry of not only the neighbourhood but the residence who live in the Gordon project.

Mayor and Council please rethink this location and the model proposed. I

-Review land that does not remove greenspace and is on a trail system.

-Look at land that is truly more connected and not tucked away so occupants are not seen.

-Land that is not imposing on single family homes

-Consider a model that supports all its residence for best outcomes. Do not mix in people with active addiction and or individuals with complex mental health issues. This is not fair to them nor the other residence. Those suffering from these medical conditions need and deserve appropriate care and treatment. Mental Health and Addiction is an issue for North Shore that is District, City of North Van, West Vancouver along with Vancouver Coastal Health Authority to work together on with the Provincial Gov't. Look at Providence Health and the steps they are taking at St. Paul's hospital an approach that is recovery-based continuum of care starting with a bed, detox, on going treatment and therapy focusing on recovery at the hospital and then transitioning into the community with the right supports so that they can succeed. (Although comments made at the Dec 7th meeting from VCHA that Lions Gate has the same system in place as Providence Health Authority, this is not true. It was just announced 2 weeks ago that St. Paul's approach is the first of its kind.)

-We believe this conversation needs to be opened to all the district communities and transparency provided on all parcels of land that have been considered.

[redacted]

[redacted]

[redacted]

[redacted]

In closing-

We are compassionate and caring and look for solutions that provide affordable housing for those who are North Shore residence that have found themselves at risk or already homeless.

And we do believe we need to have appropriate treatment and care for residence of the North Shore that may be suffering from complex Mental Health and Addictions conditions.

We need an action plan that will serve the best interests of the individuals that we are trying to support while also supporting the community members that have already established their home and have helped make this community a great place to live.

I am a possibilists, meaning I neither hope without reason, nor fear without reason, I constantly resist the overdramatic views, but rather seek to have a clear view that is constructive and useful.

I believe that Mayor, Council and the residents of the North Shore want to contribute and help. We need to be strong and rather do ***doing things right***…that is following the rules that BC Housing and VCHA are imposing, following the procedures and norms…the blueprint that has been established and is failing our people and communities, we need to apply ***doing the right thing***…aligning with our values and community. Be brave and challenge the norm. Show us what properties are available. Create housing to serve those at risk or already homeless from our community that are not active in drug and alcohol use but active in a recovery abstinent program. Allow for a recovery facility that has the expertise to support individuals. Reach out and talk to Last Door Recovery on how a model like this on the North Shore can benefit greatly.

Stanford University paper on comparing the Health Crisis in Canada specifically BC and Alberta. This is a very telling summary of thus far what is happening. We need to

be aligned and we are not. The lack of appropriate treatment and care in our health care system is being pushed on to BC Housing and then onto the communities.

Thanks for listening and consideration.

Terri Connelly

From: Peter Thanas [redacted]
Sent: December 13, 2023 5:34 PM
To: DNV Input
Subject: 1200 Keith Block - Supportive Housing Proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I am speaking today in opposition to the 1200 Block Keith Rd Supportive Housing proposal.

This project and location do not mix with the current family environment that consists of two Montessori schools, the winter club which will be a prime target for crime, and Bridgman Park.

In addition, this project will simply frustrate and put the brakes on any future development in the area - the Development community is ready, willing, and able to provide a better path forward for the DNV and they can provide a better outcome for the community, the District City Hall, and even for those considered marginalized.

If Development is frustrated the District of North Vancouver is throwing away millions in additional property taxes and Development levy costs - never mind the employment opportunities for local trades, engineers, and other businesses.

The entire Salen Village, Park Tilford, and the New Fibbs Exchange have the potential to become a world-class masterplan community.

Passing this project will 100% disincentivize development in the area and stall improvements and potential tax revenues from this new thriving community in the adjacent lands.

This Supportive development will put the brakes on literally billions of dollars in development - please think about that!

The DNV should look at alternative paths forward that involve the private sector solutions such as the Tiny Homes offer brought forward by Gram G Alexander - these offers are no-brainers and should be seriously considered as they provide a win, win, win, opportunities for the Community, the DNV, and most of all those we are trying to help those suffering from addiction and mental health.

[redacted] in the Downtown East Side [redacted] we have seen the horrors that progressive policies such as these have caused, which do very little to get people clean and off drugs.

Safe Supply:

This project touting "Safe Supply" is a complete farce and the idea that a better outcome will become a reality is very naive.

The truth is "Safe Supply" does not work and the science proves this, yet, our Provincial Government pushes an agenda that is more politically expedient and even attempts to silence the science that proves them wrong - case in point the silencing of the Dr Julian Somers - please see this link:

https://nationalpost.com/opinion/julian-somers-our-study-found-safe-supply-isnt-safe-we-were-smeared-for-our-work

Crime Increases:

To suggest increased crime is not an issue is counter to the truth and simply requires common sense to understand an increase in crimes comes with projects like these. But since common sense does not seem to be so common anymore here are the crime stats for your review which show a 1700% increase in crime associated with the Olympic Village Supportive Housing complex after occupancy.

" To confirm the statements made by Minister Eby that sites "settle down" in 6 months, we made a request to VPD for calls for service (911 calls) to the 200 block of West 2nd Avenue (where Marguerite Ford Apartments is located).

Our FOI request was made for the following:

- The number of 911 calls for the two years before the residence's opening (2011-2013).
- The number of 911 calls in the first two years after this residence was opened (2013-2015).
- The number of 911 calls in the most recent two years (May 2020 to May 2022) to see how things are going eight years later.

This data showed that the VPD received a whopping 972 calls (a 1700% increase from the previous two years)."

DNV City Council needs to ask themselves the question of the RCMP's capacity to handle such unchecked increases in crime.

https://www.kitsilanocoalition.org/blog/low-barrier-supportive-housing-the-real-story

The Province may threaten to withhold funding for the district but trust me the added cost of crime, vandalism, and arson will more than offset those incoming Provincial funds - look at the situation in Coquitlam.

https://vancouversun.com/news/local-news/red-fish-healing-centre-ties-up-four-mounties-a-day-port-coquitlam-council-told

" “We need to continue to ask the province to come to the table and fund the services that they’re creating,” West said. "

Potential Legislative Changes:

Another potential issue is the BC Nurse's unions judicial challenge of the Legislation making drug use in parks legal.

https://vancouversun.com/news/local-news/drug-users-have-legal-right-to-use-anywhere-says-bc-harm-reduction-nurses-lawsuit

Have any of you thought of the ramifications if this provincial legislation is overturned - can you imagine the unimpeded drug use in parks and how the RCMP will have their hands tied?

The reality is Supportive housing marginalizes the community that pays extraordinary amounts of taxes for the Government to responsibly house those who are considered hard to house.

Reality:

A supportive housing development that warehouses people of mixed addiction, mental health, and other issues does not help people to get better - it's like going to a bar for an alcoholic anonymous and expecting to get clean.

Ultimately the community will bear the SOLE expense of increased crime and the legal system these tax-paying, law-abiding citizens pay for will not provide for their protection or justice - it marginalizes the community.

I ask that you look at a private-sector solution that does not involve Provincial influence.

With [redacted]cere regards,

--
Peter Thanas [redacted]

This communication is confidential and may contain privileged information. If you are not the intended recipient, please notify the sender and delete it immediately. No virus liability is assumed. Thank you.

From: Bernie Walker [redacted]
Sent: December 13, 2023 5:46 PM
To: DNV Input
Subject: Supportive Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,
My husband and I have lived on the North Shore [redacted] We strongly support the supportive housing project at the 1200 block of Keith Road.
The need for affordable, supportive housing should be a top priority for our community.
It is an excellent location, close to transit.
Doreen and Bernie Walker
North Vancouver
Sent from my iPad

From: Erika Sagert [redacted]
Sent: December 13, 2023 6:24 PM
To: DNV Input
Cc: Jill Atkey
Subject: 1200 Block East Keith Road
Attachments: BCNPHA Letter of Support 1200 Block.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

On behalf of BCNPHA CEO, Jill Atkey, please find attached a letter of support for the proposed supportive housing at 1200 Block East Keith Road.

Thank you,

Erika Sagert
Policy Manager

BC Non-Profit Housing Association
BCNPHA's offices are located on the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and Sə́lílwətaʔ (Tsleil-Waututh) peoples. Our work takes place throughout the ancestral lands and the many unceded territories of more than 200 distinct First Nations in British Columbia.
778.945.2167 | erika@bcnpha.ca |www.bcnpha.ca

Stay Connected!
Stay on top of the latest news from BC's affordable housing sector by selecting which emails you would like to receive. Sign up at here.

Are you a Member?
Find out how your organization can become a member of BCNPHA here.

BCNPHA
BC Non-Profit Housing Association

TEL 604.291.2600
FAX 604.291.2636
TOLL-FREE (BC) 1.800.494.8859

220-1651 Commercial Dr.
Vancouver, BC V5L 3Y3
www.bcnpha.ca

Letter of Support: 1200 Block East Keith Road Supportive Housing Proposal

December 13th, 2023

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

Dear Mayor and Council,

I am writing on behalf of BC Non-Profit Housing Association to express our organizational support for the proposed supportive housing project at the 1200 Block East Keith Road. I recognize it has been a long public hearing process and would like to start by thanking each of you for your dedication to working with community members on the vital topic of affordable housing.

BC Non-Profit Housing Association (BCNPHA) is the umbrella organization for the province's non-profit housing sector and is comprised of nearly 500 members, many of whom own and operate housing across the North Shore.

The project you are debating is a critical one. As you are likely well aware, housing affordability remains a significant challenge for renters in the district. As per the latest census, there were 7,665 renter households in the District of North Vancouver, 42% of whom were spending more than the recommended portion of their income on rent and utilities. Even more concerningly, 20% of renter households were spending more than 50% of their income on rent and utilities meaning they were foregoing other necessities and were at real risk of homelessness.

Furthermore, the 2023 Homeless Count found that 168 community members were actively experiencing homelessness on the North Shore, a 39% increase from the previous count. Given the nature of the count, we know these numbers represent only the minimum number of people without a safe and affordable home. There is no debating the need for these homes.

This project also offers the district a chance to support community members who cannot advocate for themselves as they are simply unaware their future homes are being debated. This building will be home to 65 unknown residents initially and hundreds more over the lifetime of the building. These voices are typically outweighed and left unheard through our current planning processes in BC. Homelessness is the direct result of colonialism, racism, and other forms of oppression; addressing homelessness is thus a matter of reconciliation.

The unfortunate reality is those experiencing homelessness are often viewed and understood solely through lenses of stigma and discrimination. Too often these views dictate the course of development. Those without housing and those facing health and wellness challenges are members of our communities

BCNPHA
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and no one benefits from public debates arguing whether marginalized community members should be housed in our neighbourhoods.

In terms of the concerns that have been raised by opposition around community safety and impacts to local properties, it is important to note that the majority of these arguments are not grounded in evidence. For example, studies from BC have shown that supportive housing sites do not negatively impact surrounding property values and instead keep pace with the trends of the municipality. Similarly, a handful of studies across Canada have demonstrated that there is no statistically significant evidence that supportive housing leads to increases in community violence, property destruction, or crime. The truth is that well-funded and adequately staffed housing for people experiencing homelessness has been successfully operating across the province for decades. A compilation of the most up-to-date research speaking to the realities of supportive housing can be found here.

Ultimately, this is a prime opportunity for the district to provide homes for community members who desperately need them and, in doing so, get a substantial step closer to meeting the provincial target of 78 new supportive housing units. The proposed project will serve as an important option for those who require supports to maintain their housing as they transition out of homelessness and Lu'ma is a trusted housing provider, with years of experience, making them well-suited to steward this community asset.

Finally, I would like to note that the district has an opportunity to set an example for neighbouring communities, especially for those who may be perceived as not providing their share of housing in the region. For BCNPHA it is not a matter of here *or* there, but here *and* there.

Thank you for your time and consideration for this proposal and I urge you to move forward with this project as soon as possible.

Sincerely,



Jill Atkey
Chief Executive Officer
BC Non-Profit Housing Association
Phone: 778-945-2155
www.bcnpha.ca

From: Tamsin Guppy
Sent: December 13, 2023 6:51 PM
To: DNV Input; [redacted]
Subject: FW: Objection to Supportive Housing Development on 1200 Block Keith Road

Hi Jaimee, thank you for your input – I'm copying DNV Input so your comments can be added to the public hearing record.

A few extra points for clarification:

A) This is a housing project it is not a safe injection site. S
B) This is safe housing for people who are homeless or are at risk of becoming homeless. They are local adults including seniors, of all genders, and in need of supportive housing. Not all people who are homeless have addictions or mental health issues, but some do, and for some people housing that comes with support services on site 24-7 can make a huge difference and can save lives.
C) For residents who do want treatment of any type, they will be linked to the appropriate services. For those who are part of the complex care program more healthcare services will be provided on site.
D) The public hearing is to consider the proposed Rezoning Bylaw and Public Hearing's often see people writing in and their comments are typically added to the public hearing materials.
E) This type of housing is best located in a residential area on land that is designated in the Official Community Plan for multi-family residential use.
F) Studies have shown that calls to first responders decrease in communities with supportive housing.
G) The studies that are referenced are all tabbed separately so you only have to open the items of interest to you – you don't need to page through a long document that includes the public input.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Jaimee Roote [redacted]
Sent: Wednesday, December 13, 2023 5:56 PM
To: Tamsin Guppy <guppyt@dnv.org>; Infoweb <infoweb@dnv.org>
Subject: Objection to Supportive Housing Development on 1200 Block Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing this email to express my concerns and objection to the supportive housing proposal on Keith Road for the below reasons;

1) I have attended the previous public hearings to get a better understanding of the nature of the project and from what I have read online and what is being shared at the meetings is very different. Under the highlights section of the proposal on the DNV website, there is no mention of a safe injection site. This seems a big item to omit. Why? This is being sold as recovery and detox centre and this is quite the opposite.
Please explain how free drug use in the facility provides a safe environment for any one trying to get clean and sober. Not to mention, visitors of residents will be allowed to use drugs at the facility. I can only imagine this will increase the number of 911 calls to the facility to assist with overdoses, crime etc.

2) Per BC housing, complex care is for people mentally ill and those with drug addiction who's are at risk of being homeless. These people will be provided with overdose prevention. So how is this different to the remaining units? Will the rest just be treated as a homeless shelter?
Residents will still need to source their own drugs. If these people cannot work, explain how they will find the means to pay for their drugs? Please provide data that theft and crime has not increased in areas these type of facilities have been in other areas.

3) [redacted] I find the lack of clarity of information appalling. With the lack of research and continual added information this project would never pass in other companies.

4) How can anyone think it is ok and responsible to put this across the street from a daycare and near Bridgman park? Please provide data, not from BC Housing that will prove there is no risk to public safety.

5) What are the credentials of the staff running these places? What I've heard in the meetings is that if/when issues arise, first responders will be called. What is the plan to increase resources in the north shore so those of us that may need those services are not going to be impacted when they are tied up dealing with the never ending overdoses and crime at this facility?

6) What accountability will Lu'ma have when they don't meet their contractual obligations to run and safe and clean facility? On that note, I tried to find the tender that went out for this proposal on BC Bid but couldn't find it. Was it a direct award to Luma?

7) [redacted] I use the Inter River and Bridgman park daily. [redacted] it won't be safe for me to use with this facility beside it. If you do not agree, provide the data to prove me wrong. I have spoken with a few police officers and they have validated my concerns of the crime, danger that will be introduced to the community if this proposal is to proceed.

8) Why can't other locations be considered? Council, mayor and all parties need to seriously ask themselves, would they want this facility across from where they are raising their families? I think I can confidently say that not one of you would want this. It is not fair that those of in Lynnmour have to bare the burden of yet another development in our area.

I respectfully ask you to please provide the backup to the questions I have asked and not refer me to a 1000 page document.

Thank you,

Jaimee Roote

From: Environmental Justice Group <ejgroup@nsac.bc.ca>
Sent: December 13, 2023 6:54 PM
To: Mayor and Council - DNV; DNV Input
Subject: Re: public hearing for 1200 east Keith supportive housing development

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council and Mayor,

As volunteers from the North Shore Alliance Church Environmental Justice Committee, we would like to share our wholehearted support for this project. Most of our members live in the district.

Our volunteers meet to clean up trash from various parts of North Vancouver District and seek to advocate for environmental justice locally and globally. We believe that this development is a productive use of green space since it will help support people in need and multi-unit housing is far more sustainable than single-unit homes. We also encounter many folks at our church and greater community who need housing and would benefit greatly from this project.

Thank you for this important project and we hope to see more like it soon.

Kind regards,

North Shore Alliance Church Environmental Justice Committee

We are grateful to meet on the ancestral, traditional, and unceded territory of the Squamish and Tseil-Waututh Nations.

- STATS ON ZOOM ATTENDANCE?

RECEIVED
DEC 13 2023
Public Hearing
Clerks Dept.
District of North Vancouver

Subject: Opposition to Keith Supportive Housing Zoning Application Input 1

Dear Mayor and council

Id like to express my concerns and opposition to the proposed Keith Supportive Housing zoning application. While I acknowledge the need for supportive housing and appreciate the complexities involved in addressing the issue, I find it challenging to support the current proposal based on the LACK of transparency and assurance provided to the community especially outside of these meetings.

Throughout the various community meetings and discussions on this matter, I have encountered several issues that remain unresolved, and I believe it is essential to address them before moving forward with the project. My concerns are shared by most in the community, and I feel compelled to voice them.

One of the primary concerns is the lack of transparency surrounding the proposal. Despite attending all the meetings and engaging with the community, there is a prevailing sense that critical issues raised by residents have not been adequately addressed. Without sufficient assurances, I am unable to support the construction of the supportive housing facility in our community.

Additionally, there are questions that have not been adequately addressed or brought up in discussions thus far. For instance,

the assertion that every $1 spent on the $35 million dollar build will result in $5 back to the economy requires further scrutiny. While the initial boost in construction-related employment is acknowledged, doubts linger regarding the supposed savings in emergency services and 2.5 million annual cost to staff and run this.

Furthermore, concerns about the screening process for residents pose a significant worry. The lack of clarity on whether individuals with criminal records, including sex offenders, will be admitted into the facility raises serious safety concerns for families in the proximity of schools, daycares, and parks. It is essential to prioritize the safety of our community FIRST.

Lastly, the potential stigmatization of community members who oppose this proposal is disheartening. Standing up for our community should not label us as elitist, entitled, racist, or a NIMBY. We are merely advocating for the safety and well-being of our community, which is a valid and essential concern. We have worked hard to be here.

I urge you to reconsider the current location or, alternatively, consider offering the space to low-income working individuals, families, or seniors in need. This approach would address the housing needs while minimizing potential risks to the community.

While it seems that the project may proceed despite our concerns, please be assured that myself and fellow neighbors will be holding this government and council to account. We expect the assurances made in your research, such as the rehabilitation of at-risk individuals, safety, and positive impact on property values, to be upheld. We also request the fulfillment of promises, such as the provision of a direct front desk phone line to the facility, as mentioned by Kevin at Luma in a previous meeting.

Thank you for your attention to these matters. I hope that further dialogue and consideration will lead to a resolution that balances the needs of the community with the goals of supportive housing initiatives.

FURTHER MORE:

- TRAFFIC AREA!
- NO STRUCTURE / CHOURS / OR OTHER COMMUNITY SUPPORT
- ATTRACTANT TO OTHER USERS + DEALERS!!
- HWY ACCESS FOR EASY ILLEGAL DRUG DELIVERIES
- I LIVE BETWEEN 2 "HALF WAY HOUSES" ALREADY.. WE ARE ALREADY SHARING THE LOAD IN OUR COMMUNITY
- PUTTING 65 AT RISK PEOPLE TOGETHER IS A BAD IDEA.
- IF THIS GOES AHEAD I WILL BE ACTIVELY LOOKING TO DEFER MY PROPERTY TAXES AND ENCOURAGE OTHERS TO DO SO AS WELL
- WE WORKED SO HARD TO AFFORD TO STAY ON THE SHORE. WE BOUGHT THE MOST AFFORDABLE HOUSE WE COULD AND STILL DID NOT QUALIFY FOR 1ST TIME BUYERS GRANT

[redacted]

Input 2

RECEIVED
DEC 13 2023
Public Hearing
Clerks Dept.
District of North Vancouver

Ladies and gentlemen, esteemed members of the council, and fellow residents of the District of North Vancouver, thank you for allowing me the opportunity to speak before you today. I stand here as a concerned citizen, expressing my opposition to the proposed zoning by-law change that would allow the construction of a supportive housing facility in Lynn Valley. While I acknowledge the need for affordable housing in our community, I believe there are significant flaws in this particular proposal that warrant careful consideration.

Firstly, let's address the issue of housing for Lynn Valley locals who are working and clean. It is crucial to focus on providing shelter for those who contribute positively to our community. However, my concern lies in the lack of clarity regarding the definition of a "local resident" in the proposal. As it stands, the wording leaves room for ambiguity, potentially allowing anyone to claim residency and set up camp. This poses a serious risk to the safety and security of our community.

Moreover, the proposal seems to disproportionately cater to hard drug users, raising the question of why we are prioritizing this demographic over other vulnerable groups, such as the working poor and seniors. We should concentrate our efforts on addressing the housing needs of those who are contributing members of society and our valued senior population.

One of the key concerns voiced by residents is the potential influx of hard drugs into our neighborhood. While the proposed facility is labeled "dry," we cannot ignore the fact that the residents may still be struggling with addiction. The question arises: where will they obtain their drugs, and how will this impact the safety of our community? The fear of increased crime, including break-ins and thefts, is a legitimate concern that must be addressed.

Furthermore, the proposed building's distance from essential services such as hospitals and police raises safety concerns. Placing vulnerable individuals beside a highway presents risks, including the possibility of residents endangering themselves by walking onto the highway or crossing streets without caution.

The presence of seven daycares within a close distance to the proposed site is another cause for concern. What data supports the claim that the visibility of open drug use will not negatively impact children? We must have clear and comprehensive mitigation strategies in place to ensure the safety and well-being of our youngest community members.

Bridgman Park, a haven for children, is now under the threat of being littered with needles. This is a real and imminent danger that we cannot overlook. Previous speakers have suggested that those opposing this housing project are merely pointing fingers without cause. However, it is essential to differentiate between recreational drug use and the severe consequences of hard drug addiction.

The proposal lacks data supporting the idea that consolidating everyone into one building is helpful. Instead of rushing this process, let us park this decision until we have more information and a better understanding of the potential success and safety concerns associated with this housing project.

Moreover, the absence of criminal record checks for prospective residents raises a serious question about accountability. Without proper vetting, how can we ensure that individuals with a history of criminal activity won't move in, causing potential harm to our community? The safety of our residents should be a top priority.

I also question the rationale behind fast-tracking this process. Are there documented criteria for determining when a proposal should be fast-tracked, and have all necessary assessments been completed? Environmental, BCEHS, RCMP, traffic, and community safety assessments should not be overlooked or rushed through, as they are crucial in making informed decisions.

Additionally, the statistics and data presented in the proposal appear outdated and irrelevant to the current project site. We need up-to-date and relevant information to make accurate comparisons and assessments.

In conclusion, I urge the council to reconsider this proposal and prioritize the safety and well-being of our community. Let us take the time to gather comprehensive data, conduct thorough assessments, and ensure that any housing project meets the needs of Lynn Valley residents while safeguarding our community values. Thank you.

Input 3

RECEIVED
DEC 13 2023
Public Hearing
Clerks Dept.
District of North Vancouver

Ladies and gentlemen, distinguished members of the council, thank you for allowing me the opportunity to address you today on a matter of great concern to the residents of Lynn Valley. We gather here to discuss a proposed zoning by-law change that has far-reaching implications for our community, and I stand before you to voice my strong opposition to this proposal.

First and foremost, I want to emphasize that Lynn Valley is facing a critical shortage of housing for local residents who are working hard to maintain a clean and thriving community. It is essential that we address the housing needs of our working-class residents first and foremost. However, the current proposal seems to divert our attention away from the working poor, as it raises questions about the definition of a "local resident." The ambiguous wording leaves room for exploitation, allowing anyone to claim residency by merely crossing the Second Narrows Bridge and setting up camp under a tarp.

Moreover, I am deeply concerned about the impact of supportive housing on our neighborhood. While we recognize the importance of providing help to those struggling with addiction, it's equally crucial to consider the potential negative consequences for our community. The proposed facility claims to be "dry," but we must ask ourselves where residents with addiction issues will obtain their substances. The risk of criminal activity, such as break-ins and thefts, is a real concern that could jeopardize the safety and well-being of our residents.

One alarming aspect is the proposed location's distance from essential services such as hospitals and police stations. Placing vulnerable individuals beside a highway raises safety concerns, as there is a real risk of residents wandering onto the highway or crossing streets without proper caution.

The presence of seven daycares within close proximity to the proposed site adds another layer of concern. We must demand a thorough examination of the potential impacts on children in our community. What data supports the claim that open drug use visibility will have no negative impact on our children? And what mitigation strategies does the district plan to implement to safeguard our youth?

Bridgman Park, a cherished space for our community's children, may become a place marred by discarded needles if this proposal moves forward. We cannot ignore the potential risks to the safety and well-being of our children.

Furthermore, the previous insinuations that all local residents opposing this housing project are dismissive of the issue are unfair. We acknowledge the existence of substance use within our community, but it's crucial to distinguish between responsible use and destructive addiction. Equating enjoying a glass of wine or consuming legal edibles with drug addiction is a misleading oversimplification of the issue at hand.

We must also question the wisdom of concentrating all individuals with addiction issues into one building. Is there concrete evidence that this approach is effective? Can we afford to take such risks with our community's safety and well-being?

Additionally, the rush to push this proposal through without comprehensive data on success and safety is deeply troubling. Our community deserves a well-informed decision that considers the long-term impacts on property values and overall safety.

I implore the council to consider the potential consequences of this zoning by-law change on the voting public who live in this area. Their property values, safety, and quality of life are directly at stake. Without proper criminal record checks, how can we ensure the type of individuals moving in? Who will be held accountable for the problems that may arise from this housing initiative?

Lastly, I urge the council to provide transparency regarding the rationale for fast-tracking this process. Are there documented criteria for expediting proposals, and have essential assessments been completed? The lack of information on Environmental, BCEHS, RCMP, Traffic, and Community Safety assessments raises serious doubts about the thoroughness of the decision-making process.

In conclusion, let us not make hasty decisions that may have irreversible consequences for Lynn Valley. I urge the council to listen to the concerns of the community, address the

uncertainties surrounding this proposal, and make an informed decision that prioritizes the safety and well-being of our residents. Thank you.

Input 4

RECEIVED
DEC 13 2023
Public Hearing
Clerks Dept.
District of North Vancouver

Ladies and gentlemen, esteemed members of the District of North Vancouver council, and fellow concerned citizens,

I stand before you today to express my firm opposition to the proposed zoning by-law change that would allow for the establishment of a housing facility catering to hard drug users in Lynn Valley. While the intention to address housing needs in our community is commendable, I believe that this particular proposal raises significant concerns that must be thoroughly addressed before any decisions are made.

First and foremost, let us acknowledge the pressing issue of housing scarcity for Lynn Valley locals, including hardworking individuals and retired seniors living on pensions. It is undeniable that our community needs affordable and accessible housing options. However, we must question the prioritization of a facility that caters specifically to hard drug users over addressing the housing needs of the working poor and seniors.

The proposal lacks clarity on the definition of a "local resident." The vague wording leaves room for ambiguity, potentially allowing anyone to migrate to Lynn Valley, pushing a shopping cart across the Second Narrows Bridge, and setting up camp under a tarp with the hope of approval. We must ensure that any housing initiatives are designed to benefit and support our existing community members, not inadvertently invite individuals with no genuine connection to our district.

Speaking of the working poor and seniors, where is the plan to concentrate on their housing needs? Let us direct our efforts toward providing safe, affordable, and sustainable housing for these vulnerable groups rather than focusing on a facility that raises legitimate concerns about safety and community well-being.

One major concern is the potential impact of supportive housing on our neighborhood. There is a fear that such a facility will attract hard drugs to our community, posing a threat to the safety of residents. Despite assurances that the proposed facility will be "dry," questions arise about how residents, who are addicts, will access drugs and how their financial struggles might lead to an increase in property crimes such as thefts from sheds, cars, and houses.

Additionally, the proposed building's location is troubling. It is situated too far from essential services like hospitals and police stations, raising serious questions about the safety and well-being of both the residents and the community at large. Placing vulnerable individuals beside a highway poses additional risks, such as the potential for accidents if they were to walk onto the highway or cross streets without caution.

Consider the impact on families and children, particularly in the vicinity of seven daycares within 50-900 meters of the proposed site. What data supports the claim that the visibility of open drug use will have no negative impact on children, and what mitigation strategies does the district have in place?

Bridgman Park, known for being full of kids, may now face the threat of becoming littered with needles, jeopardizing the safety of our children. It is essential to prioritize the well-being of our community's youth and ensure that public spaces remain safe and free from potential hazards.

Moreover, the argument that some housed residents in Lynn Valley use drugs does not equate to supporting a facility catering specifically to hard drug users. Enjoying a glass of wine or consuming a legally purchased edible from the BC Cannabis store is not comparable to the severe issues associated with addiction to fentanyl-laced drugs.

We must also question the effectiveness of concentrating individuals with addiction issues in one building. Is there data that proves this approach is beneficial, or are there alternative strategies that may be more effective in promoting rehabilitation and community integration?

Before making a decision that will have far-reaching consequences, I implore the council to consider the lack of data supporting the success and safety of this project. It appears rushed, with incomplete assessments in critical areas such as environmental impact, emergency health services, police reports, traffic implications, and overall community safety. We should not rush into a decision without comprehensive information on potential risks and benefits.

Let us not forget the impact on the voting public—the residents of this area—whose property values and safety will be directly affected by this decision. How can we ensure accountability and transparency when there are no criminal record checks for potential residents?

Moreover, I urge the council to provide clarity on the rationale for fast-tracking this process. What documented criteria constitute a proposal being fast-tracked, especially when several crucial assessments, including environmental, emergency health services, police reports, traffic, and community safety, remain incomplete? If these assessments exist, the public deserves access to this information.

Finally, the statistics and data presented in the proposal are outdated and irrelevant to the specific project site. Drawing comparisons to far-off locations from a long time ago does not provide an accurate representation of the potential impacts on our community. We must base our decisions on current, relevant information that reflects the unique challenges and opportunities presented by this project.

In conclusion, while I understand the need for compassionate and effective solutions to address housing challenges in our community, this particular proposal raises too many unanswered questions and concerns. Let us not compromise the safety and well-being of our community members in the pursuit of a solution that lacks a solid foundation of data and careful consideration of potential risks. I implore the council to reconsider and explore alternative solutions that prioritize the diverse needs of our community while ensuring the safety and prosperity of Lynn Valley.

Thank you.

Input 5

RECEIVED
DEC 13 2023
Public Hearing
Clerks Dept.
District of North Vancouver

Ladies and gentlemen, esteemed members of the District of North Vancouver council, and fellow concerned citizens,

I stand before you today to express my firm opposition to the proposed zoning by-law change that would allow for the establishment of a housing facility catering to hard drug users in Lynn Valley. While the intention to address housing needs in our community is commendable, I believe that this particular proposal raises significant concerns that must be thoroughly addressed before any decisions are made.

First and foremost, let us acknowledge the pressing issue of housing scarcity for Lynn Valley locals, including hardworking individuals and retired seniors living on pensions. It is undeniable that our community needs affordable and accessible housing options. However, we must question the prioritization of a facility that caters specifically to hard drug users over addressing the housing needs of the working poor and seniors.

The proposal lacks clarity on the definition of a "local resident." The vague wording leaves room for ambiguity, potentially allowing anyone to migrate to Lynn Valley, pushing a shopping cart across the Second Narrows Bridge, and setting up camp under a tarp with the hope of approval. We must ensure that any housing initiatives are designed to benefit and support our existing community members, not inadvertently invite individuals with no genuine connection to our district.

Speaking of the working poor and seniors, where is the plan to concentrate on their housing needs? Let us direct our efforts toward providing safe, affordable, and sustainable housing for these vulnerable groups rather than focusing on a facility that raises legitimate concerns about safety and community well-being.

One major concern is the potential impact of supportive housing on our neighborhood. There is a fear that such a facility will attract hard drugs to our community, posing a threat to the safety of residents. Despite assurances that the proposed facility will be "dry," questions arise about how residents, who are addicts, will access drugs and how their financial struggles might lead to an increase in property crimes such as thefts from sheds, cars, and houses.

Additionally, the proposed building's location is troubling. It is situated too far from essential services like hospitals and police stations, raising serious questions about the safety and well-being of both the residents and the community at large. Placing vulnerable individuals beside a highway poses additional risks, such as the potential for accidents if they were to walk onto the highway or cross streets without caution.

Consider the impact on families and children, particularly in the vicinity of seven daycares within 50-900 meters of the proposed site. What data supports the claim that the visibility of open drug use will have no negative impact on children, and what mitigation strategies does the district have in place?

Bridgman Park, known for being full of kids, may now face the threat of becoming littered with needles, jeopardizing the safety of our children. It is essential to prioritize the well-being of our community's youth and ensure that public spaces remain safe and free from potential hazards.

Moreover, the argument that some housed residents in Lynn Valley use drugs does not equate to supporting a facility catering specifically to hard drug users. Enjoying a glass of wine or consuming a legally purchased edible from the BC Cannabis store is not comparable to the severe issues associated with addiction to fentanyl-laced drugs.

We must also question the effectiveness of concentrating individuals with addiction issues in one building. Is there data that proves this approach is beneficial, or are there alternative strategies that may be more effective in promoting rehabilitation and community integration?

Before making a decision that will have far-reaching consequences, I implore the council to consider the lack of data supporting the success and safety of this project. It appears rushed, with incomplete assessments in critical areas such as environmental impact, emergency health services, police reports, traffic implications, and overall community safety. We should not rush into a decision without comprehensive information on potential risks and benefits.

Let us not forget the impact on the voting public—the residents of this area—whose property values and safety will be directly affected by this decision. How can we ensure accountability and transparency when there are no criminal record checks for potential residents?

Moreover, I urge the council to provide clarity on the rationale for fast-tracking this process. What documented criteria constitute a proposal being fast-tracked, especially when several crucial assessments, including environmental, emergency health services, police reports, traffic, and community safety, remain incomplete? If these assessments exist, the public deserves access to this information.

Finally, the statistics and data presented in the proposal are outdated and irrelevant to the specific project site. Drawing comparisons to far-off locations from a long time ago does not provide an accurate representation of the potential impacts on our community. We must base our decisions on current, relevant information that reflects the unique challenges and opportunities presented by this project.

In conclusion, while I understand the need for compassionate and effective solutions to address housing challenges in our community, this particular proposal raises too many unanswered questions and concerns. Let us not compromise the safety and well-being of our community members in the pursuit of a solution that lacks a solid foundation of data and careful consideration of potential risks. I implore the council to reconsider and explore alternative solutions that prioritize the diverse needs of our community while ensuring the safety and prosperity of Lynn Valley.

Thank you.

Input 6

RECEIVED
DEC 13 2023
Public Hearing
Clerks Dept.
District of North Vancouver

Ladies and gentlemen, esteemed members of the District of North Vancouver, thank you for providing me with the opportunity to voice my concerns regarding the proposed zoning by-law change in Lynn Valley. While the intention behind this initiative may be commendable, there are several significant issues that need to be addressed before we can embrace this change wholeheartedly.

First and foremost, the primary concern is the insufficient housing for Lynn Valley locals who are actively working and contributing positively to our community. It is crucial to concentrate on the working poor and develop a plan that caters to their needs rather than diverting resources towards a facility that may not serve their interests adequately.

Moreover, the proposal lacks clarity on the definition of a "local resident." The current wording raises concerns about the potential influx of individuals who may exploit the system. We must ensure that the criteria for residency are stringent enough to prevent individuals from pushing shopping carts across the Second Narrows Bridge and setting up camp indiscriminately. The proposal's ambiguity raises the specter of a vulnerable population being taken advantage of.

Another significant apprehension is the potential impact on public safety, especially regarding the proximity of the proposed facility to a highway. Residents may be at risk of harm, either by walking onto the highway or crossing streets without due caution, as evidenced by similar issues at the Travelodge.

Additionally, the proposed location is close to seven daycares, with distances ranging from 50 to 900 meters. The lack of data to support the claim that open drug use visibility will not negatively impact children is worrisome. What mitigation strategies does the district have in place to safeguard our children's well-being?

We must also address the assertion that the proposed building will remain drug-free when its residents are known addicts. The question arises: where will they obtain their drugs? The concern isn't just about the residents' well-being; it's about the potential fallout affecting our community, with the fear that these individuals may resort to illegal activities like breaking into sheds, cars, and houses to fund their habits.

Furthermore, the proposed facility's distance from essential services such as hospitals and police stations raises doubts about the residents' safety in emergencies. The lack of access to immediate medical and law enforcement assistance could pose serious risks.

The issue of accountability is paramount. Without proper criminal record checks, how can we be certain about the types of individuals moving into our community? Who will bear the responsibility for the potential problems and disturbances this housing project may bring?

Additionally, the rushed nature of this proposal is concerning. With incomplete assessments in areas such as the environment, emergency services, and community safety, it seems premature to fast-track this process. We urge the District to provide documented criteria for fast-tracking proposals and share relevant assessments with the public to foster transparency.

Finally, the statistics and data presented in the proposal are outdated and irrelevant to this specific project site. Drawing comparisons with far-off locations from a long time ago is like comparing apples to oranges. We need current, local data that accurately reflects the potential impact on our community.

In conclusion, I implore the District of North Vancouver to reconsider this proposed zoning by-law change. Let us prioritize the working poor, the safety of our residents, and the well-being of our children. Before proceeding, we must ensure that all necessary assessments are completed, and the community is provided with accurate and relevant information to make an informed decision that aligns with the best interests of Lynn Valley. Thank you.

Input 7

RECEIVED
DEC 13 2023
Public Hearing
Clerks Dept.
District of North Vancouver

I would like to express my deep dissatisfaction about this proposal ~~due~~ to many conspicuous reasons, not only from my side but on be half of many neighbors who have not been able to show up today. Please stop rezoning this ~~area~~ neighbourhood.
First of all, we all know the first priority of all of us is to keep the area safe and secure for everyone including families and children who consist of the majority of residents here. How can it be justified to put the children health, mentally and physically at risk? There are many parks, trails and playgrounds in this area that practically would become useless because no one can let their kids encounter homeless people the majority of whom are addicted and suffer from different diseases. Do ~~you~~ they really seek to ruin family's life here with permanent worries of parents about their children when they are out to school or play?

Secondly, through this proposal we will face the high crime rate in the area. Theft, drug dealing, shouting at midnight are what we are going to witness. Is it rational to destroy the nice ambience of our neighborhood with this fragile proposal?!

Thirdly, I am talking to those few people who try to make others emotional by their tears and interestingly usually they hold some positions in ~~council, government and so on~~ related organizations which benefit from this proposal Unfortunately, you don't care at all about what you are trying to do with simple and ordinary lives of others by this ineffective decision. This is definitely going to ruin the peace and tranquility of many safe and healthy people to pretend you care about the minority part of society! That's not acceptable at all and for sure this is not an act of humanity!
I don't say we shouldn't help homeless people but why you choose a family-oriented area?! Do you like this situation for your own kids as well?! Certainly not!
You put our kids at risk of addiction and other problematic issues. Because we all know that is the consequence.

Moreover, what is obvious is your attempt to announce the few advocators' votes of this proposal so bold; whereas the opponents of this proposal are too many and each of us are representative of many others. But you don't announce this huge opponent votes. This is also completely clear in your reports which try to misguide readers.

At last, I would like to say something about myself. [redacted] I am really sad and strongly ask for stopping this proposal. Let's don't sacrifice happy lives of many people just for the minority [redacted] this is not logical and there would be no rosy future for our neighborhood with this choice.

From: Dana Carlson [redacted]
Sent: December 13, 2023 7:10 PM
To: DNV Input
Subject: East Keith Road Housing Proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the opportunity to provide input about the East Keith Road supportive housing proposed development. [redacted] I have concerns about this project.

Unfortunately, I was not aware of the project until recently and would have liked to attend the Neighbourhood Information Sessions. It wasn't until I read a North Shore News article https://www.nsnews.com/local-news/north-vancouver-to-host-supportive-homeless-housing-7610098 that I understood the project will be complex-care, low-barrier housing with real potential for related "spill-over effects" in the neighbourhood.

The information available at the project web sites https://letstalkhousingbc.ca/north-vancouver-east-keith-road and https://www.dnv.org/business-development/east-keith-road-supportive-housing is very high-level and does not provide any in-depth information about how Lu'Ma Native Housing Society intends to operate the facility, manage their residents, and collaboratively work with the wider community to address concerns and potential impacts.

Will the operation of the East Keith Road project negatively affect the residents of a local 6 or 7 bed group home in the community? The Canadian Mental Health Association's Arborlynn House is part of CMHA's supportive Housing Program for individuals recovering from mental illness. The residence is staffed 24/7, safety checks are conducted, and residents are monitored while under recovery, treatment and care. There are protocols if a resident is deemed under the influence of drugs or alcohol.

The operation of Arborlynn House is in contrast to a low-barrier housing approach intended for complex-care clients at the proposed East Keith Road development. Proximity and access related to a spill-over effect could impact the care plans in place for the residents at Arborlynn House.

At this point I'm afraid there is not enough information available to alleviate my concerns to support the East Keith Road housing project. Thank you again for the opportunity to provide input.

Best,
Dana Carlson

From: Debbie Sesula [redacted]
Sent: December 13, 2023 7:53 PM
To: DNV Input
Subject: Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
I am writing in support of the Supportive Housing project for 1200 Keith Road. I am writing as a person with the lived experience of a mental health condition [redacted] and a tenant of supportive housing in the past [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted] In a country like Canada, no one should have to live with the fear of being homeless let alone to be homeless. Living with a mental health condition adds its own set of challenges and suffering without having to worry about where to live or where ones next meal is going to come from.

We need to open our eyes to helping not shunning those less fortunate than we are.

Sincerely,
Debbie Sesula
[redacted]

From: Verunka Pronkova [redacted]
Sent: December 13, 2023 8:17 PM
To: DNV Input
Subject: December 13 Continuation of the East Keith Rd Public Hearing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to express my deep concern and opposition to the proposed supportive project at Keith St and Mountain Hwy. As a resident in the neighborhood, along with the majority of my neighbors, I strongly oppose this project. [redacted] Hard drugs are known to induce psychosis, and individuals in such states can pose a threat to the community. The simple truth is that these individuals pose a genuine threat to public safety. Influenced by a twisted sense of reality while under the influence of drugs or in a state of drug-induced psychosis, their actions have the potential to cause harm to both themselves and unsuspecting others.

I am genuinely worried about the potential risks and fear that approving this project may expose our neighborhood to unforeseen dangers. The prospect of living in constant fear for the safety of my family, with the possibility of psychotic incidents occurring in close proximity, is unsettling.

I strongly urge you to reconsider this proposal, as it seems to prioritize housing for hard drug users over the safety and well-being of hardworking families in our community. I fear that approving this project could lead to irreversible consequences and jeopardize the safety and well-being of local residents.

Thank you for your attention to this matter.

Sincerely,

Veronika Pronek

From: Elaine Burak [redacted]
Sent: December 13, 2023 9:55 PM
To: DNV Input
Subject: 1200 East Keith supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I wrote a letter to Mayor and Council, to Bowinn Ma, MLA for North Vancouver-Lonsdale and to Susie Chant *MLA* for North Vancouver – Seymour. I only received a reply from Susie Chant's office but given the large number of letters that have been submitted on the proposal the lack of response is understandable. However, I will quote from the responses I received from Susie Chant's office but given that she is not the representative for this area I do not expect their knowledge of the area to be complete.

Response 1.

"This area already has a significant population of unhoused people living there, according to homeless counts and support services based in the area."

Most of the opposition from the residents in this area is not to supportive housing, it is to a facility which allows open drug use and has a low barrier policy of admission being inserted into a residential neighbourhood. According to the Federal Government's 'Report on Addiction, Substance Use and Homelessness' only 19% - 28% of the homeless have an addiction or substance abuse problem. In fact, many unhoused people would refuse shelter in a facility that allowed active drug use. I have talked to a couple of the people living rough in the area and they have said that they would not go into a "wet" facility, I have also heard of families that have been applying for support for 4 years but will not enter a wet facility because of concerns for their children. In addition, the Lu'ma website states that "to apply for housing with Lu'ma, at least fifty percent (50%) of the applicant's family must be of Aboriginal ancestry." If this is, in fact, true then coupled with the reluctance of the non-addicted to go into a wet facility, I definitely do not think that this project is supporting the needs of the local population. The property on East Keith is a piece of taxpayer land that is better suited for much needed supportive housing of the high barrier, dry facility type which would accommodate families, the disabled, seniors, single mothers, and others who find themselves unhoused. A high barrier, dry facility would better meet the needs of those in the area and also be more welcome into the community and therefore have a more successful outcome.

Response 2.

"We have, just over the last year, delivered hundreds of millions of dollars to hiring more public safety units and police officers, and we have expanded the joint-mental health response Car87 project. We have also expanded operations of the Peer-Assisted-Care-Team which responds to mental health calls across North Vancouver."

This is very encouraging and welcome news. What causes me concern is that the mayors of both Coquitlam and Port Coquitlam have complained that the province has essentially downloaded the additional costs of the Red Fish Healing Centre onto their municipalities. The Red Fish Healing Centre houses patients with complex substance abuse and mental health issues similar to the facility being proposed for the East Keith site. So, will additional funds be given to the District of North Vancouver to adequately meet the additional needs that will be created by this facility?

Response 3.

"Lu'ma is a strong partner in accomplishing this and we feel confident of their ability to make this project work."
I hope this is true. Some of the comments I have seen and heard from people who have had experience with the organization have not been positive. I have no way of knowing if these comments are true but it does cause concern. Lu'ma has confirmed they will not screen for criminals or drug users, and will not remove them from the housing if they commit crimes in the area. Concerns over this being a low barrier, wet facility where tenants can freely use drugs near schools, daycares, playgrounds and residential homes, are why many residents are opposed to the project.

Response 4.

"It (the proposed facility) is in a location that is relatively removed from areas where children and families frequent. From our understanding, there is one Montessori daycare across the street, we do not know of another 6 in the neighbourhood. There are no schools in the area, and the residential population is very limited."

In fact, there are, or will be, two elementary schools in close proximity to this site. The new Cloverley Elementary to be finished in 2026, and North Star Montessori Elementary [redacted]. As stated, there is Park Place Montessori daycare located directly across the street, as for the others I have no first-hand knowledge but numerous parents of preschool children living in the area testified to this fact. There is a large and growing residential population in this area as evidenced by the need to build a new elementary school and a new recreation centre being constructed at 1401 Hunter Street to meet the needs of the new families. There is a trail network (Salop Trail) directly behind the site which is included in the North Vancouver safe routes to school map. Families in the neighbourhoods of Cloverley, Calverhall, Lynnmour and Seylynn have all expressed concerns about this project. There are almost 1700 signatures on an online petition (and growing) and 400 signatures on two hard copy petitions and also over 800 pages of public input which does not attest to a "limited unconcerned population". Many residents would not agree with you that they are "not consequential for this project". The neighbourhoods of Cloverley, Calverhall, Lynnmour as well as Seylynn also do not consider themselves "inconsequential".

Response 5.

The Senior Planner and BC Housing have stated that this proposal will have no impact on property values. They state that property values immediately surrounding supportive housing sites kept pace or surpassed municipal trends.

The study used to support this statement was very old 1974-2005 and in New York City. There are other studies that would refute this claim and have found that depending on the type of supportive housing property values can drop from 7% - 18%. There seems to be a wide range of debate on this subject.

Just a quick comment on this whole public procedure:
The presentations by the senior planner, BC Housing, Vancouver Coastal Health and various government bodies seemed to gave the whole project a whitewashing and ignored key problems that will be faced by the project as has been faced by similar projects in other areas. We have repeatedly seen people planted by these agencies and given the coveted opening slots on the meetings roster of speakers. If, as stated by the senior planner that 85% of submissions have been against the proposal and 15% supportive then why, meeting after meeting has the speakers been approximately 50%/50% for and against at the beginning of the meeting and more towards the 85%-15% ratio towards the end when many people including the press have left.

I've seen councillors show a clear bias on the subject and not a representative who is going into the proceedings willing to hear all views on the matter. Posting pictures on social media which clearly favours one side of the issue and posing in pictures with the Premier and MLAs makes me believe that there is clear bias here and shows someone who will be swayed by pressure from the provincial government and other government bodies.

And a quick kudos to Councillor Muir – there is a reason she has been re-elected for so many terms. She seems to approach controversies or debates with an open mind and weighs them according to their own merits and comes to an unbiased decision based on the arguments she has heard and not on any pre-existing agenda. Hopefully we can expect the same from other council members.

Regards,

Elaine Burak

Virus-free.www.avg.com

From: Kaitlin Hebron
Sent: December 13, 2023 10:54 PM
To: DNV Input
Subject: FW: Copy of slide presented at Dec 13th public hearing...
Attachments: Low income housing etc.pdf

-----Original Message-----
From: Corrie Kost [redacted]
Sent: Wednesday, December 13, 2023 10:51 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Copy of slide presented at Dec 13th public hearing...

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Worship and Members of Council,

Attached for your convenience..

Yours truly,
Corrie Kost

Confusion in housing terms….

- Low income housing
- Public housing
- Social housing
- Subsidized housing
- Supportive housing
- Mental health housing
- Community housing
- Non-profit housing
- Market housing
- Transitional housing
- HIV-specific housing

Note that some of these terms may no longer be in use.

From: Simon Bodlack [redacted]
Sent: December 14, 2023 12:42 AM
To: DNV Input
Subject: RE: 1200 Block of East Keith Road
Attachments: Letter_to_Council_re_1200_block_E_Keith_Rd.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

Thank you for continuing to listen to the feedback of your constituents in respect of the proposed project at the 1200 block of East Keith Road. Attached please find a letter in opposition to the proposal. I'm concerned about the anecdotal increase in crime surrounding the Travelodge facility, and request that the District provide data & statistics re: the number of police calls and the nature and number of crimes related to the Travelodge and the immediately surrounding area from 2018 to present.

Thank you,
Simon Bodlack
[redacted]

December 7, 2023
North Vancouver District Hall
355 West Queens Road
North Vancouver, BC V7N 4N5

Attention: Mayor Mike Little and District of North Vancouver Council

RE: Proposed Supportive Housing Project at 1200 East Keith Road

Dear Mayor Little and Members of Council:

The proposal to grant people with known mental health issues and drug addictions residential tenancy leases, steps from where elderly singles, couples and families with young children live, without even taking the precaution of performing a criminal record check is a hard 'no.' It's not doing enough to ensure the safety of your constituents - it would be irresponsible to approve.

I tried to find the most comparable project to this one, and what I found was a recently approved project in Surrey, BC at 9810 Foxglove Drive which also has a mix of studios and complex care units. Where did the City of Surrey locate this project? Immediately beside the RCMP headquarters and steps from Surrey Memorial Hospital. Not beside a secluded single family home community and one of the DNV's busiest playgrounds for young children with no RCMP detachment or hospital in sight. The distance to RCMP and the hospital, combined with the gridlock traffic jams that occur in this area when there are issues affecting either of the North Vancouver bridges, does not allow for timely police or ambulance response and presents an unacceptable risk that they would not arrive at the scene of an emergency when needed. This proposal does not 'tick the boxes,' and should not proceed as proposed.

It is well known anecdotally that crime has become rampant around the Travelodge facility. I've spoken with someone that works in the area that has experienced aggressive behaviour and have heard from police that it is a nightmare and that they are called there continually. I requested the crime statistics from the District's Community Policing Department and was told they are not authorized to provide that information to me. I've submitted a freedom of information request to obtain this information, but have not yet received it. You, Mayor and Council, however, are authorized to obtain this information and I understand from speaking with some of you that you have already been briefed on the crime statistics in that area. The staff presentation claimed that there is no evidence of increased crime from supportive housing. BC Housing, however, did affirm that there is a notable increase in police calls at the outset of operations. I want to know what the crime statistics are around the Travelodge and I don't think this public hearing should be concluded and this project advanced to second and third reading, by way of motion or otherwise, until this information is made public. It has been noted that it is possible that a good number of the Travelodge residents will end up in this facility next to my home, and if it is already known that they are committing crimes this is doubly irresponsible.

I find it disturbing that people opposing this project feel they need to first prove that they are a compassionate person because of the virtue signalling of DNV staff, elected officials and conflicted individuals employed in the field that don't live in the neighbourhood who implied that opposition to this project equates to being an uncompassionate person. I oppose this project on the merits of the project. I don't think this wet facility is going to be a helpful space for people to come out of addiction. I think the model of granting residential tenancy leases is a non-starter, as it makes it next to impossible to evict people, even if they are abusive or committing crimes. I disagree with the notion that someone who doesn't want to work and just wants to continue using drugs has a right to a brand new tax-payer funded $550,000 home, meals, etc. whereas many hardworking taxpayers aren't able to attain as much. I strongly disagree with the careless approach to crime – [redacted] I need to take criminal record checks all the time, and yet this project proposes to bring people with mental health and

addictions into this community without even checking if they are dangerous or repeat offenders. I disagree with the location, if it were to proceed, it should be next to the RCMP and Lions Gate Hospital.

I want to express my gratefulness to this Mayor and Council that you have been forthright with your constituents in disclosing the use and operation of the proposed facility and have been open to hearing the concerns of your constituents and I hope and trust this feedback will spur you to reconsider this proposal.

Thank you,



Simon Bodlack
[redacted]

From: Infoweb
Sent: December 14, 2023 7:51 AM
To: DNV Input
Subject: FW: Objection to Supportive Housing Development on 1200 Block Keith Road

From: Jaimee Roote [redacted]
Sent: Wednesday, December 13, 2023 5:56 PM
To: Tamsin Guppy <guppyt@dnv.org>; Infoweb <infoweb@dnv.org>
Subject: Objection to Supportive Housing Development on 1200 Block Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing this email to express my concerns and objection to the supportive housing proposal on Keith Road for the below reasons;

1) I have attended the previous public hearings to get a better understanding of the nature of the project and from what I have read online and what is being shared at the meetings is very different. Under the highlights section of the proposal on the DNV website, there is no mention of a safe injection site. This seems a big item to omit. Why? This is being sold as recovery and detox centre and this is quite the opposite.
Please explain how free drug use in the facility provides a safe environment for any one trying to get clean and sober. Not to mention, visitors of residents will be allowed to use drugs at the facility. I can only imagine this will increase the number of 911 calls to the facility to assist with overdoses, crime etc.

2) Per BC housing, complex care is for people mentally ill and those with drug addiction who's are at risk of being homeless. These people will be provided with overdose prevention. So how is this different to the remaining units? Will the rest just be treated as a homeless shelter?
Residents will still need to source their own drugs. If these people cannot work, explain how they will find the means to pay for their drugs? Please provide data that theft and crime has not increased in areas these type of facilities have been in other areas.

3) [redacted], I find the lack of clarity of information appalling. With the lack of research and continual added information this project would never pass in other companies.

4) How can anyone think it is ok and responsible to put this across the street from a daycare and near Bridgman park? Please provide data, not from BC Housing that will prove there is no risk to public safety.

5) What are the credentials of the staff running these places? What I've heard in the meetings is that if/when issues arise, first responders will be called. What is the plan to increase resources in the north shore so those of us that may need those services are not going to be impacted when they are tied up dealing with the never ending overdoses and crime at this facility?

6) What accountability will Lu'ma have when they don't meet their contractual obligations to run and safe and clean facility? On that note, I tried to find the tender that went out for this proposal on BC Bid but couldn't find it. Was it a direct award to Luma?

7) [redacted]
it won't be safe [redacted] to use with this facility beside it. If you do not agree, provide the data to prove me wrong. I have spoken with a few police officers and they have validated my concerns of the crime, danger that will be introduced to the community if this proposal is to proceed.

8) Why can't other locations be considered? Council, mayor and all parties need to seriously ask themselves, would they want this facility across from where they are raising their families? I think I can confidently say that not one of you would want this. It is not fair that those of in Lynnmour have to bare the burden of yet another development in our area.

I respectfully ask you to please provide the backup to the questions I have asked and not refer me to a 1000 page document.

Thank you,

Jaimee Roote

From: Signup
Sent: December 14, 2023 11:42 AM
To: DNV Input
Cc: Genevieve Lanz; James Gordon
Subject: FW: Speech from public hearing Dec 13th 7pm
Attachments: J Foster Speech to the District re Keith Road Supportive Housing .docx

Input from Jennifer Foster who spoke December 13.

From: Jennifer Foster [redacted]
Sent: Wednesday, December 13, 2023 9:37 PM
To: Signup <signup@dnv.org>
Subject: Speech from public hearing Dec 13th 7pm

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Gordon,

Thank you in advance for circulating the notes from my speech to the City Council as per the Mayor's advice during the hearing that people could submit their speech notes by email.

Sincerely,
Jennifer Foster

Hello my name is Jennifer Foster. I am a resident in the district and and I am here to oppose this supportive housing rezoning and instead advocate for a better model for delivering housing for people who are homeless or at risk of it.

[redacted] I have known several individuals who were homeless, one of whom I call a friend. [redacted] I worked with a neighbour [redacted] to help house a man on our street who was homeless. The only housing available was a [redacted] SRO. He took the room because it offered his dog a warmer place to sleep than the street, but he spent his waking hours outside to escape the chaos and danger that the building put him in. In fact for several years he became worse off as he got sucked back into the drug culture he had escaped on the street.

After 6 years he was given independent housing in a mixed-use social housing building, which is where he is today. He is doing well because he has community in the building - the neighbours kids, who love to pet and give treats to his dog, give him joy, checking on his elderly neighbour gives him a feeling of responsibility and pride, and he has the example and neighbourly companionship of other single individuals who are working and living healthy, normal lives. None of this would be the case if he lived in a supportive housing building like this one proposed. While he may have some support with life goals from staff and some companionship among neighbours I am sure that he would be mainly living outside again by day to avoid the temptation and chaos of drug consumption, and that he would still be striving for normal living. Supportive housing which congregates individuals for long term, in large numbers, is abnormal and I oppose it on that basis.

Normalcy in housing requires a diversity of tenants. Both my experience and the scientific research show that what individuals who need supportive housing both want and need is scattered site housing with robust supports. This is what is meant by independent recovery oriented housing and it is the current best practice for people who experience homelessness alongside mental illness and addiction.

Independent housing means the allocation of a small number of suites in regular rental buildings and offering options to someone who is homeless about which building they would want to live in. Giving people choices also gives them dignity. The recovery aspect means an interdisciplinary team which is available 24/7 to provide the care and help the individuals need.

I would like to go back to my friend: [redacted]

[redacted] Furthermore single-occupancy suites which are too small for more than a single bed, enforce separation from children rather than fostering family reunification.

Most countries around the world and most other provinces in Canada don't seek to solve the issue of homelessness by congregating people with similar life circumstances ~~or needs~~. Portugal made their internationally renowned turnaround, virtually eradicating street homelessness, because their solution was dedicated to the vision of social reintegration.

Please consider for a moment, if you were homeless or at risk of it and in need of support, would you want to live in the building you are voting on or in a building with mixed tenants? I hazard the answer is you would choose the latter. You aught to apply the same standards to all residents of North Vancouver as you do to yourself. Please do what is right and not what is politically expedient.

The current provincial approach is being pushed across the province so I can appreciate there is political pressure on you to approve this rezoning. Communities around this province are experiencing that the current approach doesn't work for either the residents or community members and changes in City Councils, such as at the last municipal election in Vancouver, and legal activities around the approval process are due to lack of collaboration with communities, as well as municipal Councils.

Push back on BC Housing to do better. Say no to this rezoning and force BC Housing to collaborate with you to develop a housing and treatment model which will move people away from suffering and back with families, friends and into community.

From: Tamsin Guppy
Sent: December 14, 2023 4:59 PM
To: [redacted]
Cc: DNV Input
Subject: RE: Proposal for 1200 E Keith Rd Supportive Housing - Request for Clarification

Thank you for your question:

a) As the public hearing progresses, you may have heard reference to the *public hearing materials* – these are materials including general information on this topic, questions asked and answered, and public input that are included for ease of reference in a tabbed binder in the Clerks Department, but which is also available on line. To view this compilation of materials visit: https://app.dnv.org/councilsearchnew/ and scroll down to the date the Public Hearing started – November 21st, 2023. The relevant studies and Council Q and A are included under "Additional Information" and that document is tabbed so each reference is easy to find without scrolling through the entire package.

b) This project is about providing safe, permanent rental homes to 65 local residents who are at risk of becoming homeless. As such the rezoning under discussion is about rezoning the site from Single Family Residential to a multi-family zone – Comprehensive Development Zone 146 which will permit a low rise apartment building of up to 6 stories and a up to a 1.75 Floor Space Ratio.

c) The proposed project does not include services for the public. This is an important distinction as this building will not be a lure or hub for people who are homeless but will be an apartment building providing homes and services for the people who live there.

d) A safe injection site is a public facility. This project does not include any public services and does not include a safe injection site.

e) The services that will be provided to residents include:
    a. Food services – a kitchen and dining area with food available for residents
    b. Training opportunities
    c. Health care services
    d. Cultural services
    e. Links and referrals to the appropriate services which may be varied and include education, training, health care, mental health care, substance use and addiction services.
    f. Laundry facilities

f) As part of a harm reduction practice that is proven to help save lives, there will be a space available to residents only that has staff oversight where residents can use drugs more safely. This space is called an overdose prevention site (OPS). The purpose of the OPS is to support the safety of residents who have a relationship with substances – this is a critical as it is saves lives given the current opioid crisis.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Dan Sochan [redacted]
Sent: Wednesday, December 13, 2023 10:36 PM
To: Tamsin Guppy <guppyt@dnv.org>; Dan Sochan [redacted]
Subject: Proposal for 1200 E Keith Rd Supportive Housing - Request for Clarification

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Tamsin,

I spoke at tonight's public hearing and I mentioned that I haven't been able to find any information about the Onsite Services that are part of this proposal - outside of the 60 studio homes + 5 units with Complex Care Housing.
From the DNV website: https://www.dnv.org/business-development/east-keith-road-supportive-housing

> *"60 studio homes, and five units with Complex Care Housing services for members of North Shore communities who are experiencing or at risk of homelessness. It includes on-site parking spaces for staff and visitors*."

Is there going to be a service provided akin to a safe injection site? This has been mentioned by numerous people, but I'm trying to understand what is actually fact and what is rumour or confusion.

Can you please provide me with a link to documents that provide more information about this?

Thank you very much!
-Dan Sochan

From: DNV Input
Sent: December 18, 2023 8:34 AM
To: DNV Input
Subject: FW: 1200 Block East Keith Road housing Public Hearing
Attachments: Let us empower municipalities - too often the little siblings of federalism.pdf; Public-Hearings-A-New-Era.pdf; Links to Policy Options about housing.pdf

From: Corrie Kost [redacted]
Sent: Saturday, December 16, 2023 7:06 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Re: 1200 Block East Keith Road housing Public Hearing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Worship and Members of Council,

Since I cannot speak again to the subject matter, I thought it useful to submit some material relating to the apparent reduced powers of municipalities as a result of recent Provincial Acts.

Attached is an article which makes a good (even if a bit flawed) case of **increasing** the powers (and available monies) of municipalities [Let us empower...].

Also attached is a document of subject titles along with their links I gathered [Links to Policy Options about housing.pdf] which relate to the subject matter.

Also I attach a document for your consideration titled "PUBLIC HEARINGS: A NEW ERA" which discusses aspects of Public Hearings which need further review and consideration. Some examples in the document align very closely with the manor in which the subject public hearing was conducted. I urge council to carefully read this document.

Finally, I wish all of council a Merry Christmas and a Happy New Year - along with a sincere thanks for efforts to improve the quality of life in the DNV.

Yours truly,
Corrie Kost
[redacted]

Let’s empower municipalities, too often the little siblings of federalism

https://policyoptions.irpp.org/magazines/june-2021/lets-empower-municipalities-too-often-the-little-siblings-of-federalism/

Municipalities deserve to be put on firmer footing with more control over revenue sources and more fiscal flexibility, treated as full partners.





by Enid Slack, Tomas Hachard June 9, 2021

Municipalities have played a central role in Canada’s response to the COVID-19 pandemic. They have provided economic relief to residents and businesses, instituted public health measures, delivered vaccines and begun planning for a post-pandemic future.

The increased cost of this work, combined with decreased revenues – particularly from user fees such as transit fares – have resulted in significant, unanticipated operating deficits. Large cities with transit systems have been especially hard hit. Because municipalities are required by law to pass balanced operating budgets every year, they have not been able to resort to more borrowing. Instead, federal and provincial governments have stepped in to help them cover the shortfalls.

Alongside fiscal deficits, municipalities have also faced a governance deficit. While they have been on the front lines responding to the pandemic, they nevertheless have been excluded in many cases from key decisions made at the federal and provincial level. Instead, municipalities have relied on advocacy to get heard, although public health units have in some cases made use of their authority to enact certain restrictions.

All of this points to an underlying reality about Canadian federalism. Despite the important role that cities play in the federation, local governments are equipped with limited sources of revenue – largely property taxes, user fees, and transfers from the federal and provincial governments. They also do not have any real role or voice in Canada's federal structure and are generally not included in federal-provincial discussions or negotiations.

Both of these problems need to be addressed. Municipalities should have access to the revenue necessary to fund the services they must provide. There should also be regular trilateral meetings among Ottawa, the provinces and senior municipal leaders to address issues of common concern, while recognizing the different needs of large and small municipalities.

Municipalities have too often been the forgotten partners or little siblings of Canadian federalism. Recent research has highlighted the challenges Canadian municipalities face in this respect. Municipalities have a semblance of authority in several policy areas, but often little actual power to make changes unilaterally, partly because provinces have shown little interest in ceding control. They have inadequate revenue sources and insufficient fiscal flexibility to meet their responsibilities. There is often unclear and overlapping jurisdiction between municipalities, provinces and the federal government. Finally, much of Canada lacks appropriate regional governance structures to encourage inter-municipal co-operation.

Coming out of the pandemic, there is an opportunity to put municipalities and Canada on firmer footing by addressing fiscal capacity and flexibility, embracing municipalities as partners and taking municipal differences into consideration.

Address fiscal capacity and flexibility

Provincial governments determine the revenue sources available to municipalities. They also hold municipalities to balanced budgets for operating purposes, and restrict how much they can borrow for capital expenditures.

This high degree of provincial control ensures that municipalities maintain good fiscal health, but it can obfuscate real fiscal problems. Balanced budgets, for instance, can hide the fact that a municipality is unable to pay the cost of maintaining and building new infrastructure, including public transit and affordable housing, using revenue sources at their disposal.

The limited number of revenue sources available to municipalities also means they lack fiscal flexibility. If transfers from government are adjusted downward, or property tax revenues decrease, they have few other places to turn for revenue. Without a mix of taxes, they are less able to respond to shifts in the economy, evolving demographics and changing expenditure needs. In this respect, big cities in Canada compare unfavourably to the rest of the world. In a study of eight international cities, only London was found to have access to fewer taxation options than Toronto.

In response, a reconsideration of "who does what" in Canada – particularly with respect to provincial-municipal relations – is needed. Such a process should ensure two things.



Saint John, N.B. Shutterstock.com

First, municipalities should have revenues that allow them to deliver effectively on their responsibilities. This may entail giving municipalities access to new revenue sources, or uploading responsibilities to the provincial level.

Second, municipalities should have appropriate revenue sources for the services they deliver. For instance, both in response to provincial "downloading" of responsibilities and to resident demands for action on issues like the opioid crisis and mental health, municipalities are increasingly being tasked with redistributive services such as social housing, public health and social assistance. These are best funded by progressive taxes, such as an income tax or a sales tax with mitigation for low-income individuals.

Embrace municipalities as partners

A new vision for municipalities in Canada should also address intergovernmental relations.

In Canada, there is no formal mechanism for ongoing, formal federal-provincial-municipal relations. This is despite the fact that decisions taken by provincial and federal governments on immigration, infrastructure and public health, to name a few examples, have significant effects on municipalities. In cases where there is insufficient funding for programs, municipalities often bear the cost of filling gaps in services. Even in cases where municipalities have a semblance of authority – for instance, land-use planning and elections – provinces can often second-guess and/or overrule their decisions.

Many of Canada's policy challenges require increased co-ordination and co-operation among all three orders of government. As Gabriel Eidelman has noted, "Urban governance is not simply municipal governance. Urban policy-making necessarily involves *all* levels of government."

Municipalities should not need to wait to see what arrangements are made by the provinces and Ottawa in areas with municipal impact. Just as the provinces and the federal government meet regularly, without regard to

whether there are particular issues that need to be discussed, so should cities, provinces and the federal government have formal avenues for regular meetings and collaborative governance.

Instituting more formal trilateral relations, however, runs up against the issue of fragmentation. Canada has approximately 3,750 local governments. It is unfeasible to involve them all in intergovernmental discussions. Ensuring that Canada's major economic regions have robust metropolitan governance structures through which municipalities can co-ordinate on shared policy challenges and, when possible, speak as one voice, can help address this issue.

Take municipal differences into consideration

Canada is a largely urban and suburban country. Nevertheless, around a quarter of Canadians live in a municipality with a population of less than 20,000.

Small and large municipalities are distinct in many ways. Larger municipalities generally can draw more revenue from their tax base and also have a larger and more sophisticated public service.

As a result, policies and decisions tailored to large cities may not work for smaller municipalities. Instead, asymmetrical arrangements may be preferable. This might mean large cities and metropolitan regions take on more responsibility and gain access to new revenue sources, while smaller municipalities stay as they are and rely more on transfers.

In such a scenario, greater disparities may emerge among municipalities, so new or enhanced provincial-municipal equalization transfers may also be required to ensure that all municipalities can provide at least an average level of local public services by levying an average standard tax rate.

COVID-19 has shown us once more that municipalities play a fundamental role in the country's policy-making. It is equally apparent that municipalities will be critical to address climate change and tackle the affordable housing crisis, among other challenges. Reforming our fiscal and governance structures would be the next step in reflecting the key role of municipalities in the federation.

This article is part of the Reshaping Canada's Cities After the Pandemic Shockwave special feature.

Do you have something to say about the article you just read? Be part of the Policy Options discussion, and send in your own submission, or a letter to the editor.



Enid Slack

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View all by this author



Tomas Hachard

Tomas Hachard is manager of programs and research at the Institute on Municipal Finance and Governance.

View all by this author

YOUNG ANDERSON
BARRISTERS & SOLICITORS

PUBLIC HEARINGS: A NEW ERA

NOVEMBER 27, 2020

Alyssa Bradley and Guy Patterson

PUBLIC HEARINGS: A NEW ERA

I. INTRODUCTION

When it comes to public hearings, it's easy to miss the fairness forest for the procedural trees. What do we mean by that? Public hearings are just one among a range of possible procedures available to make sure the people who might be affected by certain local government decisions are treated fairly by the municipal council or regional board making the decision. It's notoriously difficult to challenge these kinds of administrative decisions on their merits, that is, on the basis that the decision itself was somehow wrong, or incorrect. This is because judges are instructed to defer to administrative decision-makers, on the basis that the whole point of establishing a delegated decision-making body is that kind of body is better-equipped to make the kinds of decisions the legislature has entrusted to it. This is a bedrock principle of administrative law. To take one obvious example, local elected officials are thought to be best-placed to make decisions about local land use management. On the other hand, and perhaps as a result of the requirement to defer on the merits of a decision, courts are much more willing to second-guess a procedural choice, or misstep, sometimes regardless of any possible impact on the actual outcome of the decision. This context leaves lawyers constantly reminding local governments of the procedural traps awaiting the unwary, making it easy for both staff and elected officials to get bogged down in minutiae, while losing sight of the big picture: getting to good decisions, but only after a fair process.

In court proceedings, fairness means things like an unbiased and impartial judge; the right to representation by a lawyer; full disclosure of all relevant evidence; a chance to cross-examine witnesses and sometimes experts; and at least until recently, an in-person hearing with oral testimony. Before other tribunals, such as the newly-formed Civil Resolution Tribunal (CRT), the involvement of lawyers is deliberately circumscribed and the process takes place almost entirely on-line. So, in a CRT proceeding you might never see or hear from your opponent, or the person deciding your case. The overarching idea in all of this is that what's considered fair by way of procedures depends on factors like the nature of the decision, the type of decision-maker, the impact or significance of the decision, and the context in which the decision is made.

Local governments in BC make a range of decisions, with varying impacts on individual citizens, and communities. Accordingly, a range of procedures is typically available, or mandated. The baseline is that the decisions of most local government bodies must generally be made at a meeting that is open to the public, with notice of the meeting, and its agenda, having been published in advance. Sometimes public notice is required, but nothing more. In other cases, the decision-maker must hear from an individual affected, but not a broader public audience. The gold standard for local government procedures, of course, is the statutory public hearing, which is only required in advance of any of the following decisions:

- Adoption or amendment of an official community plan;

- Adoption or amendment of a zoning bylaw (unless waived where consistent with OCP);
- Discharge or amendment of land use contract affecting use or density or early termination of land use contract;
- Adoption or amendment (if not a minor amendment) of a phased development agreement bylaw;
- Designation of an area for possible temporary use permits (in zoning bylaw or OCP) or issuance of a temporary use permit in an area where no OCP;
- Adoption or amendment of a heritage revitalization agreement bylaw, if it would change use or density or alter zoning bylaw in relation to residential rental tenure;
- Adoption or amendment of a heritage designation bylaw; and,
- Designation of a heritage conservation area.

Whether dealing with open meetings or public hearings, or something in between, the lodestar remains the same: fairness to all those who might have an interest in the outcome of the decision, because even if they don't like the decision, they will very likely have to learn to live with it. On this view, it's easy to see why courts regard fairness as a duty owed by local governments to all those impacted by local government decisions, and why, at least in some cases, they have been so quick to overturn decisions on procedural fairness grounds.

In this paper we review the law of procedural fairness as it applies to public hearings in the context of local government land use management decisions, and provide a reminder of some of the key lessons from the case law on public hearings. In particular, we discuss the before, during and after of public hearings. None of this is groundbreaking, but it's still important, because disgruntled applicants, members of public, and of course their litigation counsel will be happy to scour the record for any hint of a procedural flaw. Finally, we turn to something new: public hearings during the COVID-19 pandemic. Since March of this year, local governments have been struggling to reconcile their duties, and desire, to hear from the public and invite participation at open, typically in-person, meetings and hearings, with the exigencies of a public health emergency involving a highly infectious and easily-transmitted virus for which there is (as of late 2020) no known cure or vaccine. This new world presents new opportunities, and of course new challenges, for public hearings. But the underlying principles remain the same: be fair.

II. PROCEDURAL FAIRNESS: STATUTE AND COMMON LAW

The common law of procedural fairness is rooted in the idea that people affected by decisions are entitled to be treated fairly by decision makers. What meets the standard for fairness depends on the circumstances, but as the Supreme Court of Canada held in a 1965 case called *Wiswell v Winnipeg*, there are cases in which a failure to follow self-imposed procedures may,

despite compliance with whatever steps are spelled out in any applicable statute, render a decision invalid. *Wiswell* arose on a very typical set of facts: landowners of an approximately 3.4-acre tract of urban land had applied to amend the relevant zoning from a low-density single-family designation to a much higher density zone, to make way for the construction of a multi-storey "luxury apartment".

Much like our own *Local Government Act* the governing statute in the *Wiswell* case required that public notice of the application be given in a local newspaper, and also required a public hearing. The municipal council also resolved, in accordance with its usual practice but not actually necessary under the statute, that a sign be posted on the subject property for 14 days in advance of the public hearing that was to be held in respect of the application. Unfortunately, the sign was never posted and no explanation for the failure to post the sign was provided.

Apparently as a result of the absence of any sign on the property, and despite the newspaper notices, an unincorporated local home owners' association did not learn about the rezoning decision until after the decision was made. The association's raison d'etre was to oppose densification and "to maintain the area in question as single-family dwelling area", and it had previously objected to the application. Not surprisingly, the association was upset about the final decision and claimed the failure to post the sign on the property in accordance with the resolution rendered the rezoning invalid. The association succeeded at trial but lost at the Court of Appeal, so the dispute ended up at the Supreme Court of Canada. In a 4-1 decision the Court agreed that the failure to post the sign was fatal. In its reasons the Court adopted a passage from the dissenting Court of Appeal judge, who had said:

> Then counsel argues as well that the governing statute does not call for notice. Hence, he says, notice was not required. I am unable to accept this contention. A long line of authorities, both old and recent, establish that in judicial or quasi-judicial proceedings notice is required unless the statute expressly dispenses with it. The mere silence of the statute is not enough to do away with notice. In such cases, as has been said, <u>the justice of the common law will supply the omission of the legislature</u> (emphasis added).

It's not clear that the result in this case would be the same today, and in fact the reasons of Judson J., the dissenting Supreme Court of Canada, might now be more persuasive. Here's what he said:

> I prefer to say that the municipality could not act without notice to those affected. But I think that they gave clear, reasonable and adequate notice and that failure to direct the posting of notices pursuant to their own internal regulations, which were subject to their own control, does not affect the validity

> of their by-law. This by-law was within the municipal function. The failure to post notices does not go to the question of jurisdiction nor is posting a condition precedent to the exercise of the statutory power. I think that this by-law was validly enacted and was not open to any successful attack.

Despite disagreeing in the result, both passages make it clear that notice is a common law procedural fairness requirement. The difference was about how much notice is required, and what the effect of failing to follow a self-imposed procedural step should be.

The key lesson from the case, which makes procedural fairness such a fruitful avenue for litigation against local governments, is the notion that the common law, also known as judge-made law, will "supply the omission of the legislature". Any common law right to procedural fairness will only be ousted by express statutory language. That is what makes it so difficult to be confident in the event of a challenge on procedural grounds, and so important to focus on what's fair in all the circumstances, not just what the statute says. The next section looks at just a handful of the BC cases in which judges have relied on both the statute and the common law to decide cases that, taken together, provide some guidance as to what should (and should not) be done before, during and after a public hearing.

III. PUBLIC HEARING PROCEDURES: BEFORE, DURING AND AFTER

A. Before the Hearing: Notice and Disclosure

The *Wiswell* case makes clear the importance of "notice" in the common law of procedural fairness: the majority and the dissenting judge agreed the municipality could not proceed without first giving "notice to those affected". The notice requirements in advance of a statutory public hearing in British Columbia are spelled out in section 466 of the *Local Government Act*, and there is no shortage of cases in which seemingly innocuous breaches of these provisions have been fatal to the validity of decisions. Most local government staff are well-aware of the importance of strict compliance with the notice provisions in the *Local Government Act*, but it never hurts to meticulously review section 466. The most recent example of a problematic notice comes from *Kelowna v Khurana*, where the Court found that a notice referring to a bylaw as a "housekeeping bylaw" did not meet the statutory requirement to inform members of the public of the "purpose of the bylaw". The Court in that case relied on a 1982 decision (*Peterson v Whistler (Resort Municipality)*) in which a notice was held to be deficient for using overly technical language and failing to mention, "even in the most general terms", what the bylaw in question actually intended to permit in the proposed new zones:

> Granted that one must not be unduly critical and should approach the notice in an attempt, within reason, to give validity to it. But it nevertheless appears to me

> that considering this notice as a whole it is fair to say that much of it is a collection of verbiage calculated, in general, rather to obscure and confuse than to reveal and inform. The reason for language is to communicate and to the extent that it fails to do so it fails in its essential purpose.

Assuming the notice is sufficient, the next step, and perhaps the most notoriously difficult, is another case of the wisdom of the common law supplementing the bare requirements of the statute.

Section 466 requires that copies of the proposed bylaw be made available for public inspection in advance of the public hearing. In the well-known case of *Pitt Polder Preservation Society v Pitt Meadows (District)*, the BC Court of Appeal confirmed that local governments must also make available for public inspection, in advance of the hearing, "not only the proposed bylaws but also reports and other documents that are material to the approval, amendment or rejection of the bylaws by local government." Once again, the Court's apparent willingness to go beyond the words of statute is rooted in concerns for fairness to those affected:

> The right to be heard before Council makes a decision on proposed land use or zoning bylaws must encompass more than an opportunity to express approval or disapproval of the proposed bylaws. If the participatory process that is mandated by the statute is intended to provide Council with a meaningful examination and discussion of the issues material to Council's decision, it appears to me to have been essential for members of the public to have been given access to impact reports and other relevant documents in sufficient time to prepare reasoned presentations.

The lesson from *Pitt Polder*, and its predecessor cases, is that the local government must disclose, in advance of the hearing, any material that the council or board has or will consider in making its decision.

That lesson became "even more nuanced" in *Fisher Road Holdings v. Cowichan Valley Regional District*, where the Cowichan Valley Regional District was considering a board-initiated zoning amendment that would cause an existing composting facility to become lawfully non-conforming, thereby preventing expansion. The facility operator had already submitted for consideration an application to amend its waste management licence, to allow for expansion and additional waste management activities. In response to the licence amendment application (not the rezoning) a technical report had been prepared, and of course that report was familiar to the licence applicant. The report was not, however, included in the materials made available for public inspection in advance of the public hearing for the board-initiated proposed zoning amendment bylaw. The Court of Appeal, overturning the BC Supreme Court, held that the failure to include the report in the public hearing package was unfair, even though the operator had received the report well in advance of the hearing. The problem for the Court of Appeal was not that the report hadn't been disclosed (it had), but that the fact the report was not

specifically included in the public hearing package made it unclear that the board would consider the report in connection with its zoning amendment decision, as distinct from the licencing decision.

Mercifully, there are two cases, including one from the Court of Appeal, that seem to temper the enthusiasm of the Court for quashing bylaws on the basis of incomplete pre-hearing disclosure, of materials that may be relevant to the decision.

In *Community Association of New Yaletown v Vancouver*, the facts were arguably similar to *Pitt Polder* and *Fisher Road*, but the outcome was the opposite. In the two previous cases the BC Supreme Court had refused to quash the bylaws for alleged procedural defects, but the appeals were allowed (recall that in *Pitt Polder*, like *Wiswell*, the challenge had been initiated by a community group opposed to an up-zoning; in *Fisher Road* the challenge came from an owner aggrieved by a downzoning). In the *Yaletown* case a community group successfully argued in BC Supreme Court that the pre-hearing disclosure on a downtown high-rise development was deficient for failing to adequately explain the complicated relationship between the zoning amendment, a land exchange agreement the City had entered into with the applicant as part of the applicant's community amenity contribution, and the construction of another building on a nearby site that was also part of the land exchange and community amenity agreement. The unanimous Court of Appeal was not similarly persuaded. Importantly, the Court found that the City was not required to disclose the land exchange agreement itself as the public didn't have a right at the public hearing to comment on the agreement, and further, that the staff report which Council had received was all that the public was entitled to as a part of the public hearing relating to the zoning amendment. There was no obligation on the City to provide some kind of further summary or explanation for public disclosure purposes, beyond what was provided to Council to consider the zoning amendment: the staff report.

In *Vancouver Island Community Forest Action Network v. Langford (City)*, a community group argued that the City failed to disclose documents that would materially add to the public's understanding of a proposed rezoning, including documents not put before council in making its decision regarding the rezoning (such as an archaeological report). The Court held in general the public is entitled to receive in advance of the public hearing all documents put before council in making its decision. The Court commented, however, that the public may be entitled to more expansive or restricted access to documents depending on the circumstances. One factor the Court considered relevant in determining the level of disclosure required was the fact that Langford could have waived the hearing on the basis of OCP consistency.

B. During the Hearing: The Right to "Be Heard", by an Impartial Decision-maker

If a local government can make it as far as the public hearing itself, without a gaffe on the notice and disclosure requirements imposed by both common law and the statute, the *Langford* case also provides guidance on how to conduct a fair hearing. Section 465(2) of the LGA says all persons who believe their interest is affect by the proposed bylaw must be given a reasonable opportunity to be heard, or to present written submissions respecting the proposed

bylaw. A local government should therefore attempt to create a respectful, non-intimidating atmosphere at the public hearing. In *Langford* the Court confirmed, however, that a local government can limit individual submissions to a reasonable time, and prevent people from speaking other than on matters pertinent to the bylaw.

The common law also gives people whose rights, interests and privileges are affected by administrative tribunals the right to an unbiased decision maker. In the case of a locally elected council or board member, this means remaining amenable to persuasion, but does not preclude local government decision-makers from approaching a decision with strongly-held views, especially on questions of public policy. The Supreme Court of Canada in *Old St. Boniface Residents Assn. Inc. v. Winnipeg (City)*, [1990] 3 SCR 1170, explained the "amenable to persuasion" test as follows:

> The Legislature could not have intended to have a hearing before a body who has already made a decision which is irreversible. The party alleging disqualifying bias must establish that there is a prejudgment of the matter, in fact, to the extent that any representations at variance with the view, which has been adopted, would be futile. Statements by individual members of Council while they may very well give rise to an appearance of bias will not satisfy the test unless the court concludes that they are the expression of a final opinion on the matter, which cannot be dislodged. In this regard it is important to keep in mind that support in favour of a measure before a committee and a vote in favour will not constitute disqualifying bias in the absence of some indication that the position taken is incapable of change. The contrary conclusion would result in the disqualification of a majority of Council in respect of all matters that are decided at public meetings at which objectors are entitled to be heard.

C. After the Hearing: Limits on Bylaw Changes, "New" Information, and Further Submissions

Once the public hearing is over there are, of course, more common law and statutory rules to be cognizant of. In fact, an entire paper prepared for the 2002 edition of this seminar was devoted to the question of what can and cannot happen "after the hearing"[1]. First of all, the bylaw can be adopted or defeated. It's important to keep in mind that the council or board always retains the discretion to say "yes" or "no", and short of things like targeted malice, bad faith, or corruption, that discretion can be exercised for any reason, or no reason at all. (Even after a bylaw is adopted or defeated, the local government can still change its mind, by reconsidering the adoption or defeat.)

[1] Anderson, Grant (2002) *After the Hearing*. (Paper presented at Young Anderson firm seminar, 2002)

Another option specifically authorized by section 470 of the *Local Government Act* is for the bylaw to be altered and then adopted, provided the alteration does not alter the use, increase the density, without the owner's consent, or decrease the density of any area from that originally specified in the bylaw; or alter the bylaw in relation to residential rental tenure in any area. These provisions are a refinement of earlier *Municipal Act* provisions, which authorized bylaw changes after a public hearing so long as the changes did not alter the "substance" of the bylaw. The restriction on making bylaw alterations that alter use or density prompts two classic planning law questions: what is use? And what is density? Neither term is helpfully defined in the *Local Government Act*, and recent authority leaves it up to the local government itself to decide, provided it doesn't do so unreasonably.

Probably the most common post-hearing conundrum arises from the rule against receiving "new information" after a public hearing. This rule is another case of the common law supplementing the statute, which authorizes certain post-hearing bylaw alterations but says nothing about the receipt of post-hearing information or submissions. It is also an extension of the pre-hearing disclosure principle from *Pitt Polder*, where the Court said anyone entitled to attend a hearing and make submissions to the decision maker must be entitled to disclosure, in advance, of material (such as planning staff reports and applicant's consultants' reports) to be considered by the decision maker. Without equal access to that information, the fairness of the hearing is compromised. On this view, it must also be unfair for the council or board, after the hearing, to receive new information that might be relevant to their decision. Equally, it is generally offside the common law for a council or board to hear further submissions from interested parties, after the hearing, on the substance of the bylaw, again because the point of the hearing is for the decision maker to hear from interested parties, and for the parties to be there to hear one another.

Despite the general rule against receiving truly new information after a hearing, and the dangers of receiving submissions from an applicant other than at a further public hearing, there are cases that temper the strictness of the manner in which these rules were first applied. It is generally permissible to receive further advice or clarification from staff, particularly in response to issues or questions raised at the hearing. However, staff should be careful not to serve as a mouthpiece for proponents or opponents looking to have another kick at the can, and should avoid introducing significant new reports, studies or other materials going to the substance of the bylaw. Similarly, while courts have strongly discouraged the receipt of post-hearing submissions from interested parties, they have acknowledged that it would be artificial and unrealistic to cut off all communication entirely. Slavish adherence to the "no further submissions" rule would seem to leave the whole process open to sabotage by any opponents who, by making themselves heard after hearing, would then have a basis for challenging a subsequently-adopted bylaw.

IV. PUBLIC HEARINGS IN THE PANDEMIC

A. The New Era of Electronic Public Hearings

The COVID-19 pandemic has presented new challenges for conducting public hearings. Ministerial Order No. M192 has provided some relief by enabling local governments to conduct public hearings using electronic or other communication facilities (such as by telephone), either in whole or in combination with some in-person attendance, in order to comply with public health orders and recommendations regarding gatherings and social distancing.

Local governments are still required to generally comply with procedural fairness requirements for public hearings noted above including notice, document disclosure and the opportunity to be heard - now just in the context of the electronic era.

The notice provisions in section 466 of the *Local Government Act* still apply with minor variations for public hearings held electronically. Order M192 now requires the notice of the public hearing to include instructions for how to participate in the public hearing electronically (or by other means such as by telephone).

The disclosure requirements before a public hearing also apply. Order M192 simply provides that material that is to be made available for public inspection for the public hearing may now be made available on-line or otherwise electronically rather than at a physical location. For many local governments, this should not be onerous. Even before the pandemic, public hearing packages were frequently available for inspection on-line in addition to inspection at local government offices. This practice can continue, but it's important to ensure consistency between physical and electronic versions of any material.

Local governments must also ensure that the public is still afforded a reasonable opportunity to provide oral or written submissions respecting the proposed bylaw at any electronic public hearing under section 465(2) of the *Local Government Act*. Order M192 makes clear that the "place" of a public hearing does not need to be a physical location for persons to make oral submissions and may include a public hearing that is conducted electronically.

There is no requirement for local governments to use "best efforts" to allow in-person attendance at a public hearing. However, if a local government wishes to conduct a public hearing with all or some in-person attendance, it will need to adhere to any applicable public health orders including the public health order regarding gatherings which currently limits the number of people in-person at the public hearing (at the time of writing this paper to no more than 50) and requires the collection of the contact information of any people in attendance.

Similar to pre-pandemic procedures, local governments must ensure that any written submissions received regarding the proposed bylaw are included in the material available for public inspection for the public hearing. Local governments should also ensure that persons who believe their interests are affected and wish to make oral submissions on the proposed

bylaw can be heard by the local government as well as the public. Technical difficulties may present a particular challenge in electronic public hearings requiring consideration of back up plans including potentially adjourning a hearing.

Order M192 applies to public hearings delegated to some council or board members in accordance with s. 469 of the *Local Government Act*. Order M192 also applies despite any applicable requirements in a local government's procedure bylaw.

B. Waiving Public Hearings

One option available to local governments to address the challenges with conducting public hearings in the pandemic era (and beyond), is waiving the holding of a public hearing altogether in certain circumstances. This is nothing new. Section 464(2) of the *Local Government Act* permits a local government to waive the holding of a public hearing where a proposed zoning bylaw is consistent with the official community plan in effect for the area. There is no requirement to provide the public an opportunity to be heard with respect the proposed bylaw in such circumstances. Presumably this is because the public's opportunity to be heard has already been addressed at the public hearing relating to the official community plan. If a local government waives a public hearing, it must simply give notice in accordance with section 467 of the *Local Government Act*.

NOTES

NOTES

Links to “Policy Options” https://policyoptions.irpp.org/

How does Canada fix the housing crisis?
https://policyoptions.irpp.org/magazines/november-2023/fix-housing-crisis/

Why bricks and mortar alone won’t solve the housing crisis
https://policyoptions.irpp.org/magazines/november-2023/we-need-to-redefine-the-social-value-of-housing/

Can building more affordable housing be compatible with local democracy?
https://policyoptions.irpp.org/magazines/november-2023/nimbyism-affordable-housing/

The precedent for a federal leadership role in housing
https://policyoptions.irpp.org/magazines/november-2023/housing-federal-role/

Advancing a Team Canada approach to housing
https://policyoptions.irpp.org/magazines/november-2023/team-canada-housing-approach/

Ottawa picked the dicey road to lower rents; Quebec is right not to follow
https://policyoptions.irpp.org/magazines/november-2023/ottawa-picked-the-dicey-road-to-lower-rents-quebec-is-right-not-to-follow/

Let’s stop calling it a housing crisis
https://policyoptions.irpp.org/magazines/november-2023/housing-crisis-renters/

Ottawa must make sure it’s truly boosting housing supply with its funding surge
https://policyoptions.irpp.org/magazines/november-2023/housing-supply-federal-funds/

A million new non-market homes in 10 years: That should be the goal
https://policyoptions.irpp.org/magazines/november-2023/a-million-non-market-homes/

Adding community housing can help solve the productivity problem
https://policyoptions.irpp.org/magazines/november-2023/community-housing-productivity/

The double housing crisis needs a potluck approach
https://policyoptions.irpp.org/magazines/november-2023/the-potluck-approach-to-the-double-housing-crisis/

The Liberal government's unshakable support for private housing markets
https://policyoptions.irpp.org/magazines/december-2023/liberals-housing-investors/

HOW DOES CANADA FIX THE HOUSING CRISIS? ← multiple articles
https://policyoptions.irpp.org/wp-content/uploads/sites/2/2023/12/How-does-Canada-fix-the-housing-crisis.pdf

Let's empower municipalities, too often the little siblings of federalism
https://policyoptions.irpp.org/magazines/june-2021/lets-empower-municipalities-too-often-the-little-siblings-of-federalism/

From: Infoweb
Sent: December 20, 2023 10:09 AM
To: DNV Input
Cc: Infoweb
Subject: FW: Addendum letter for Councilors and Mayor Mike related to supportive housing.
Attachments: 2023Dec07.docx

From: McCulloch, Jennifer [redacted]
Sent: Wednesday, December 20, 2023 10:07 AM
To: Infoweb <infoweb@dnv.org>
Subject: Addendum letter for Councilors and Mayor Mike related to supportive housing.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear DNV Staff,
Please may I submit this for the public hearing related to Supportive Housing in North Vancouver (Keith Road E.)
I am adding this as a community participant.
Thanks Kindly,
Jennifer McCulloch

Dear Councilors and Mayor Mike, 2023Dec07

Thank you for the opportunity to present a written addendum to my support for supportive housing when I spoke late at night towards the end of the last public hearing (2023Nov23) .

In my opinion a great deal of affordable and available housing is needed everywhere. We need housing on the North Shore for working people and families. We need second stage housing for women and children healing from domestic violence; second stage recovery housing for all people as well as more detox programs. And of course housing is needed for unhoused people.

Accessible Detox and a Second stage housing program for recovery is vital. For some people healing from street drugs recovery can easily take up to two years (or longer) to provide the necessary support in building a foundation of successful recovery.

One immediate fix for unhoused people would be to provide those on a low fixed income, or on income assistance and/or PWD to receive full and secured rent coverage by the Rap Program with BC Housing. This would require much greater leniency and adjustment to their stringent eligibility criteria.

Legislated poverty could readily be ended by providing a decent guaranteed annual income that would properly cover the high cost of daily living for people and prevent the massive cost of ill health caused by chronic stress and strain to individuals.

On top of access to housing, providing gift cards to purchase restaurant food and/or groceries, miscellaneous items, and transportation could be readily available so people and families so they could live well each month. This would remove the enormous barriers, insurmountable red tape and gross indignity that people must endure in general to get by or go to food banks and/or have to beg for food and other supports.

Being unhoused exacts such a high cost to individuals, families, our communities and society. By failing to address these basic human rights we fail as a society and the high price exacted becomes immeasurable for all to pay.

Tackling the homeless issue is complex. Late last Friday night I went by the travel lodge and it seemed very quiet and well managed. Is it possible to retain this option while more housing is created ? It is common knowledge and I believe we all agree that so much more is needed.

I wanted to add my support for supportive house with the qualifier that those struggling with significant cognitive and/adaptive disabilities; and/or those who are experiencing severe mental health difficulties and/or are in the midst of late stage addiction require ongoing intense problem specific complex and secure care.

In my opinion it may be preferable to have people who are severely physically, mentally and cognitively disabled housed in smaller more manageable facilities that are near the local hospital and psychiatric units where there is safety and security and monitoring. This would help to have quick access to the needed medical care while keeping major travel corridors free of Emergency vehicles.

In Britain my understanding is that, as is the case here in Canada, people can be certified under the mental health act, if they are deemed a danger to self and others. Also in the U.K. there are protective orders for people who have significant cognitive impairments or are chronically incapacitated, resulting in their being safely and protectively placed in care homes and looked after in a secure and a dignified manner.

On Sunday I was at a church mission soup kitchen next to Pigeon Park (at the center of the Downtown Eastside). It seemed that some of the people (<u>not all of the people</u>) who are unhoused are in great need of very specific safe and medically supported, properly secured and fully monitored housing - as they appear at high risk to themselves and others.

For these specific individuals it would seem that the best way to offer support service is through comprehensive wrap around complex care support (rather than a revolving door) that is secure, safe and medically supported and fully monitored. The collective wellbeing of individuals and the community at large is paramount.

This is a complex issue that I believe everyone at the DNV, Vancouver Coastal Health, BC Housing and other Agencies in the community are gravely concerned about and wish to see resolved safely, wisely, collaboratively and quickly.

My heartfelt respect and thanks to all of you for your work and allowing me to add to my first presentation.

Sincerely, Jennifer McCulloch

From: DNV Input
Sent: December 20, 2023 2:30 PM
To: DNV Input
Subject: FW: Regarding Bylaw 8643: East Keith Supportive Housing

From: Joyce GRIFFITHS [redacted]
Sent: Wednesday, December 20, 2023 2:21 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Regarding Bylaw 8643: East Keith Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident of North Vancouver [redacted] we want to thank you for your efforts to provide housing for those most vulnerable in our community!

I have been listening to the comments made at the recent council meetings and reading in the news regarding supportive housing in the District of North Vancouver (similarly to the City of North Vancouver).

[redacted] I have seen the toll it takes on so many lives. Not just the addict but families and friends of those struggling. For these individuals to take steps to get their lives and some dignity back, it is imperative for them to have a safe place to call home - not temporary housing like the Lookout Shelter or a hotel room!!!!

No matter where you put this housing, there will always be the "nay" sayers - not in my neighbourhood, not on that street, etc.

To answer some of these issues - the development is not near a school, it is not in the middle of single family neighbourhoods, it is on a bus route, it is close to shopping, pharmacy, medical clinic (Brooksbank Avenue) and a park (Bridgeman Park)!!! A perfect place for any housing! It is also multi-generational housing! It will have staff on site, which is an asset to the people living there who need support, connectivity, guidance, care and compassion!!! I have worked in this kind of housing and have seen this model being successful. Not everyone that will live in this housing complex will be alcohol/drug addicted or suffering from a serious mental health condition. Sadly, that is what the "not in my neighbourhood" community members are saying! There but by the grace of god go I - a saying we grew up hearing from my parents and from our church community.

In closing - I support this housing initiative and hope to see more! [redacted] costs going up, rental homes being demolished, many rentals too expensive!

I look forward to seeing the DNV become that place where all citizens living in this community can have an affordable, safe, and secure roof over there head and not have to move off the North Shore.

Sincerely,

Joyce Griffiths
[redacted]

From: Kaitlin Hebron
Sent: December 21, 2023 8:15 AM
To: DNV Input
Subject: FW: Form submission from: Share your thoughts with Mayor and Council

-----Original Message-----
From: infoweb@dnv.org <infoweb@dnv.org>
Sent: Wednesday, December 20, 2023 5:25 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Form submission from: Share your thoughts with Mayor and Council

Submitted on Wednesday, December 20, 2023 - 17:25 Submitted by user: Anonymous Submitted values are:

Your name: Karen
[redacted] What would you like to tell Mayor and Council? I am against the proposed development on Keith/Mtn Highway. That area is already absolute nightmare of congestion. We simply cannot have more traffic, and plus more people (especially drug addicts) crossing these busy streets. We do not want East Hastings here on the North Shore and definitely not in this crazily busy location. Please do not ruin it.

From: Kaitlin Hebron
Sent: December 21, 2023 8:15 AM
To: DNV Input
Subject: FW: 1200 East Keith Road - support

-----Original Message-----
From: Kate Milliken Binns [redacted]
Sent: Wednesday, December 20, 2023 9:57 PM
To: Mayor and Council - DNV <council@dnv.org>
Subject: 1200 East Keith Road - support

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor, Council and Planning Staff,

Please let this letter express my support for the proposed supportive housing development at 1200 East Keith Road. [redacted]

While I appreciate there may be reservations about this type of housing being located near homes and recreational facilities, there is a demonstrated strong need for this type of housing, and there will never be a "perfect" location. Make no mistake, people acknowledging the community need, but then asking you to look for a different site for this project, are the very definition of NIMBYs.

While North Vancouver has become a very affluent area, I would hope that we have not lost our ability to empathize and be compassionate about creating a complete community within our boundaries.

I agree with many who have already expressed their opinions that the District will need to do everything it can to ensure this facility is well run, and that any issues are addressed in a very timely fashion, should they arise. But assuming that is the intent/case, I would like to lend my support to this proposal.

Best,
Kate Milliken Binns
[redacted]

From: James Gordon
To: Susette
Cc: DNV Input; James Gordon
Subject: FW: Question for Council re: 1200 East Keith Road Housing Project
Date: December 21, 2023 3:49:09 PM
Attachments: image001.png

Good afternoon Ms. Halter.

Thank you for your email. It has been forwarded to me for a response.

Let me start by pointing out what the *Community Charter* says about petitions:

Petitions to council

82 (1) A petition to a council is deemed to be presented to council when it is filed with the corporate officer.

(2) A petition to a council must include the full name and residential address of each petitioner.

Strictly speaking, the petition which was submitted as an attachment to a submission from a member of the public does not meet the requirements of the Charter. However, the petition, as an attachment to a member of the public's written submission to the East Keith Road public hearing, will remain attached to that input and form part of the record.

Council is provided with all written submissions in their entirety and unredacted so they will have seen the petition. Individual Councillors are free to make what they want of the petition, be that a strict interpretation of section 82 and they may discount it, or they may give it some degree of credibility. This, however, is up to their individual assessment. Other than sharing what the Charter says about petitions, staff are not guiding Council one way or the other on the validity of the petition.

I trust this answers your questions.

James Gordon

Manager of Administrative Services | Municipal Clerk | Corporate Officer
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

From: Susette Halter [redacted]
Sent: Wednesday, December 13, 2023 11:16 AM
To: DNV Input <input@dnv.org>
Subject: Question for Council re: 1200 East Keith Road Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

A petition opposing the 1200 East Keith Road project was recently submitted. It has been stated that the petition is invalid because it does not include the addresses of the signees, but it will still be "entered into the public record". Could you please explain what this means? Will this petition count as a petition, or will it be disregarded because it does not include addresses?

Thank you,
Susette Halter

From: James Gordon
To: Walker, Gill [redacted]
Cc: DNV Input; James Gordon
Subject: RE: Question
Date: December 21, 2023 3:53:49 PM
Attachments: image001.png

Good afternoon.

Thank you for your email. It has been forwarded to me for a response.

Let me start by pointing out what the *Community Charter* says about petitions:

Petitions to council

82 (1) A petition to a council is deemed to be presented to council when it is filed with the corporate officer.

(2) A petition to a council must include the full name and residential address of each petitioner.

Strictly speaking, the change.org petition which was submitted as an attachment to a submission from a member of the public does not meet the requirements of the Charter. However, the petition, as an attachment to a member of the public's written submission to the East Keith Road public hearing, will remain attached to that input and form part of the record.

Council is provided with all written submissions in their entirety and unredacted so they will have seen the petition. Individual Councillors are free to make what they want of the petition, be that a strict interpretation of section 82 and they may discount it, or they may give it some degree of credibility. This, however, is up to their individual assessment. Other than sharing what the Charter says about petitions, staff are not guiding Council one way or the other on the validity of the petition.

I trust this answers your questions.

James Gordon

Manager of Administrative Services | Municipal Clerk | Corporate Officer
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

From: Walker, Gill [redacted]
Sent: Tuesday, December 19, 2023 12:39 PM
To: DNV Input <input@dnv.org>
Subject: Question

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear district of North Vancouver,

I am wondering if a petition by Change.org would be taken into consideration for the Seymour Supportive Housing Project?

Thanks so much for letting me know,

HappyHolidays!

Gill

Get Outlook for iOS

From: James Gordon
To: [redacted]
Cc: DNV Input; James Gordon
Subject: FW: Another process type question that might come your way....
Date: December 21, 2023 4:33:55 PM

Good afternoon Mr. Dwelly.

Thank you for your email. It has been forwarded to me for a response.

1. The public hearing is part of a process that sees council acting in its legislative capacity to rezone land as it deems is in the community's best interest as a whole. Rezoning may be initiated through an application by a landowner or at council's initiative. This is permitted by section 479 the *Local Government Act*. The purpose of the public hearing component of the process is for council to receive input from the public which it must do in a fair and open-minded way. The Courts recognize that Councillors may have a stated position on a particular matter but must remain amenable to persuasion throughout the public hearing process. This open-mindedness in the public hearing process then informs their decision in their legislative role when the bylaw is back before council for consideration of subsequent readings.

Beyond the legislative/public hearing issue of land use and distinctly separate from that process, council may use its natural person powers as a landowner to use its land, at its own undertaking, in partnership or by lease arrangement, in any lawful manner permitted. Council has entertained a proposal for use of its land for a certain purpose but this use is dependent on the outcome of the bylaw amendment process, a process noted above that has certain fairness and open-minded requirements.

2. Recourse for challenges to the legislative process is through the Courts while challenges to actions as a property owner are civil matters. Further, there is no form of recall legislation at the local level. Members of council are elected for a four-year term.

I trust this addresses your questions.

James Gordon

Manager of Administrative Services | Municipal Clerk | Corporate Officer
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

From: William Dwelly [redacted]
Sent: Wednesday, December 13, 2023 10:34 AM
To: DNV Input <input@dnv.org>
Subject: Questions for tonight's hearing for 1200 Block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear DNV City Council,

Please read these questions during tonight's public hearing for 1200 Block East Keith Road.

1) If the housing project at 1200 East Keith Road has been proposed (in part) by the District Of North Van City Council, how can the City Council be trusted to vote on this project without undue bias? Isn't voting on something that you have proposed automatically a conflict of interest?

2) What recourse do the people of Lynn Valley have if the District of North Van City Council votes against the clearly expressed wishes of the majority of the people? Can a vote of "No Confidence" be held for the City Council?

Thank you,

William Dwelly

From: [redacted]
Sent: December 22, 2023 9:05 PM
To: DNV Input
Subject: 1200 Block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi There

I am a resident [redacted] and recently became aware of the proposed development via a leaflet left in my mailbox by a group opposed to the development. In my view, none of the purported negatives (traffic, crime, drugs) come close to outweighing the main positive which is to have the first facility of this kind on the North Shore so that North Shore residents can access these services and receive support from family and local community.

Respectfully,
Doug Grimes
[redacted]

From: Oliver Bonham [redacted]
Sent: December 26, 2023 9:02 PM
To: DNV Input
Cc: Tamsin Guppy; A&O Bonham
Subject: Public Input concerning Bylaws 8643 and 8644: Rezoning for East Keith Road Supportive Housing Project
Attachments: Ann and Oliver Bonham - DNV Bylaws 8643 and 8644 proposal - Supportive Housing Keith Rd - Public Input 18 Dec 2023.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

[redacted] We attended the meeting on Wednesday Dec. 13 at the District offices called as part of the Public Hearing on the proposed rezoning at Keith Rd and Mountain Highway for supportive housing (Proposed Bylaws 8643 and 8644).

Neither of us spoke at the meeting. We were informed further input could be provided in writing. In a subsequent phone call to the District to check on details, I was advised to forward our submission to this email address and that no specific deadline had been set.

Attached is our submission on the matter.

Please confirm receipt.

With thanks,

Oliver Bonham
[redacted]

Ann and Oliver Bonham - Public Input concerning proposed DNV Bylaws 8643 and 8644 - Supportive Housing on Keith Rd

We, Ann and Oliver Bonham, [redacted] We attended the meeting on Wednesday Dec. 13 at the District offices called as part of the Public Hearing on the proposed rezoning at Keith Rd and Mountain Highway for supportive housing (Proposed Bylaws 8643 and 8644).

Neither of us spoke at the meeting; we were informed further hearing input could be provided in writing instead.

As nearby residents, we strongly oppose this rezoning. This proposal is rushed, poorly thought through and makes no sense. Rezoning should not proceed.

Our opposition falls in two parts:

1) We oppose **development** of this District-owned land because it now serves as part of the greenspace buffer for the upgraded Highway 1 overpass and the new Keith Rd/Mountain Highway intersection.

2) We oppose the **land use** for supportive housing (particularly as a facility supporting residents with substance abuse and addictions issues) because of the risks its location poses.

Development.

- When the Highway 1 upgrade and Keith Rd/Mountain Highway changes were up for public consultation prior to construction (which we attended), community assurances were given by all parties (District, City and Province) that impact would be offset through green space preservation, tree planting and landscaping for screening, and by installing view, light and noise blocking fencing. This was done with considerable success. These undeveloped greenfield lots owned by the District are integral to this infrastructure screening.

- The draft bylaw indicates that the adjacent residential lots (1290-1298 Keith Road) designated for low-rise apartments are expected to be redeveloped and the District uses this to support its case for the Keith Road/Mountain Highway corner. If the adjacent residences are to be redeveloped, it is imperative the District not develop these greenfield sites to maximize the greenspace buffering they provide.

Land Use.

While we are fully in favour of supportive housing for the homeless, and counselling and detox, we fundamentally disagree with offering assisted housing to individuals when they are not required to enter detox or undergo rehabilitation. We have come to understand that this proposed facility will not be dry, nor free of illicit drug use. Rather, the focus will be tolerance and harm-reduction, not rehabilitation. This is very serious and raises the following issues impacting diverse stakeholders, not just local residents:

- Its **location** on the open corner of possibly one of the busiest traffic intersections in the District, is dangerous. This is a complex, multi-lane, 4-way traffic intersection, involving vehicle, pedestrian, and cyclist interchanges. It is not a safe setting to house individuals who may have challenges, or be in differing states of impairment, or withdrawal. From the perspective of the safety of residents, this location is a very poor choice.
- **Fire Risk**. It is also a poor choice because this locality is high wildfire risk. Lynn Creek is one of the

primary settings on the North Shore where the wildland-urban interface extends down almost to tide water and beside residential properties, commercial businesses, and important infrastructure. The fire risk is accentuated by the steepness of terrain. This is no place to locate a housing facility whose residents can be expected to frequent the nearby wooded areas - to smoke/smoke up, use open flames to prepare injectables, light fires for warmth or for recreation. Increasing the already high fire risk in this hazardous setting is senseless.

- Placing a homeless facility at this location will create **a magnet** attracting more homeless people to gather and camp in the nearby wooded areas hoping for housing placement. This will further elevate the fire risk outlined above.
- **Substance abuse** poses a health and safety risk to the public. Addicts are often in desperate need, which can result in destructive and violent behaviour. The proximity to residences may well result in break-ins, assaults, and increased trash, including discarded needles and other drug paraphernalia.
- **Local parks** will be used for drug trading and drug use. Children will be exposed to drug use and blatantly undesirable antisocial behaviour in public places. Arborlynn Park is increasingly being used by young families from outside the immediate residential community, as it is a quiet, safe, play-focused park.

In Summary

Firstly, this specific parcel of undeveloped land should remain undeveloped. It is now part of the important buffer zone between two recently expanded heavy traffic interchanges and adjacent long-established quiet residential neighbourhoods.

Rather than looking to these greenfield sites it owns for supportive public housing - the District has a responsibility to preserve green space where is needed most. It should look to repurpose brownfield sites elsewhere for such a facility.

What is more, the location is unsuited to the land use proposed for the many reasons outlined above.

In addition, we need to emphasise Arborlynn is a caring community. It has embraced its responsibility to help those in need, with two half-way house rehabilitation facilities on the street. We believe the District should be looking elsewhere in the District to host this additional facility.

In conclusion, this proposal by the North Vancouver District has not been adequately assured and is poorly conceived. It appears rushed simply to meet short term expectations and to leverage senior government funding currently available.

We hope you will address our concern with the seriousness it deserves.

Thank you.

Respectfully submitted,

Oliver and Ann Bonham
[redacted]

[redacted]

From: Fiona Lewis [redacted]
Sent: December 27, 2023 6:48 PM
To: DNV Input
Subject: East Keith Road Supportive Housing Development

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi
I am writing to express my support for the proposed Supportive Housing Development at East Keith Road. I am a long time North Shore resident living in Lynn Valley. [redacted] I know how essential housing is for the health and well-being of all of us. Homelessness is a social condition which shortens lives and causes great misery. In addition, homelessness costs us all as individuals without a home add an extra burden to the healthcare system, emergency services, and other taxpayer funded programs.

I have a friend, a sponsored refugee from Ethiopia, who, despite many years working multiple jobs here, has had to leave the North Shore due the difficulty in accessing affordable housing. She has now moved to [redacted] where she has no support system around her as she struggles with mental health issues and language barriers. The North Shore is in dire need of the type of housing proposed for East Keith Rd. Besides providing shelter, this project will provide some of the social supports and community that we all need to thrive.

I hope our elected councillors will support the rezoning required to make this project a reality.

Fiona Lewis (she/her), [redacted]

From: Kaitlin Hebron
Sent: January 02, 2024 9:06 AM
To: DNV Input
Subject: FW: Mountain Highway Keith road

From: Methven, Lorraine [redacted]
Sent: Friday, December 22, 2023 9:16:17 PM
To: Herman Mah <mahh@dnv.org>; Lisa Muri <muril@dnv.org>; Catherine Pope <popec@dnv.org>
Subject: Mountain Highway Keith road

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Council
Lisa Muri Catherine Pope Herman Mah

How can you guarantee the public that there will be no tent community starting on the side walk or bushes along the trail?.

Is the district going to be proactive in keeping the area clean.
What is the safety plan for the area?
Is this area going to be fenced in ?

Reading the article in the North Shore News it speaks of the tenancy Branch agreement.
Under the tenancy act they can have a room mate, friend ,live with them, for a short time ,which increases the number of residence.
Who will be enforcing this?
For people not in the right state of mind ,they are not capable of signing any type of agreement and understanding the terms.

People who are addicts they will be looking for there fix 24/7, which means they will be out searching for items to sell for drug money.
Which in turn will result in theft from homes ,stores etc.
Violent situations will occur, which will result in the area being locked down
Addicts do not really care where they use, saying that with housing they will go there is an unreal expectation from them.

Will there be mental health workers on site and addiction specialist?

Is there going to be a separate entrance for people who are working and are not dealing with mental health and addiction?
Certain type of mental illness should not be around people with addiction.

Security should be on site when housing complex people.
Lock down facility would be a better option.

This development should be run through Vancouver Health where the care and attention will be given, this is upmost importance.

With stoves in the units it is a great concern for fires, people who are higher than a kite do not use the stove to cook ,it is used for other purposes.
There also needs a place for residence to social ,do crafts, they need to be with people not isolated in there rooms.
What is supplied in there rooms tv,etc.

Why such a long lease ,you are putting the district in a bad situation!
What responsibility is the District going to take when it goes wrong?
Lion Gate hospital does not deal with addiction
I feel we are giving addicts a band aid instead of assisting them in fighting the disease. Which is detox and recovery.

This location has been very poorly thought of, it is not a safe area.
This gives night mares [redacted].

Regards
Lorraine

From: Tamsin Guppy
Sent: January 02, 2024 12:00 PM
To: Oliver Bonham; DNV Input
Cc: [redacted]
Subject: RE: Public Input concerning Bylaws 8643 and 8644: Rezoning for East Keith Road Supportive Housing Project

Thank you for your input. Yes, that was the correct email and yes submissions can still be received up to the closing of the Public Hearing.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Oliver Bonham [redacted]
Sent: Tuesday, December 26, 2023 9:02 PM
To: DNV Input <input@dnv.org>
Cc: Tamsin Guppy <guppyt@dnv.org>; [redacted]
Subject: Public Input concerning Bylaws 8643 and 8644: Rezoning for East Keith Road Supportive Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

[redacted] We attended the meeting on Wednesday Dec. 13 at the District offices called as part of the Public Hearing on the proposed rezoning at Keith Rd and Mountain Highway for supportive housing (Proposed Bylaws 8643 and 8644).

Neither of us spoke at the meeting. We were informed further input could be provided in writing. In a subsequent phone call to the District to check on details, I was advised to forward our submission to this email address and that no specific deadline had been set.

Attached is our submission on the matter.

Please confirm receipt.

With thanks,

Oliver Bonham
[redacted]

From: jenny luan
To: DNV Input
Subject: CD146 Zone @ 1200 Block east keith road North Vancouver
Date: January 04, 2024 9:59:26 AM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear North Vancouver Council,

I am a resident [redacted] I am strongly against the propose of building a homeless facility at CD146 Zone @ 1200 Block east keith road North Vancouver. Because there is a bridge next to it and it's a high volume traffic location. If homeless people wander nearby it's ont only going to affect the traffic nearby but also not safe for homeless people. Please choose another location.

Regards
Jun Luan

From: DNV Input
Sent: January 05, 2024 9:29 AM
To: DNV Input
Subject: Concerns re: 785 Lynnmouth

From: Katrina Cheung <[redacted]>
Sent: Thursday, January 4, 2024 10:38:21 AM
To: Mayor's Office DNV <mayor@dnv.org>; Herman Mah <mahh@dnv.org>; Lisa Muri <MuriL@dnv.org>; James Hanson <hansonj@dnv.org>; Catherine Pope <popec@dnv.org>; Jordan Back <BackJ@dnv.org>; Betty Forbes <forbesb@dnv.org>
Subject: Concerns re: 785 Lynnmouth and the 1200 East Keith Road Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning and Happy New Year,

I wanted to email and bring to light correspondence I've had over the past 24 hours with two different police/RCMP service detachments.

Yesterday, the Surrey Police knocked on our door asking if we had CCTV footage [redacted] on December 28. They are investigating activities [redacted], mainly associated with the a vehicle that is often driven by occupants of the house and/or either RV, as the vehicle has been linked to an incident in Surrey. In our discussion, we talked about types of activities that have occurred next door as well as requests from the North Vancouver detachment to document and call in any suspicious activity. Since the fall, unlawful activities have increased (again) next door. The police have been patrolling our street at least 2-3 times a day, which is an increase from the 1-2 times a day - i have footage if you need proof. Fire and two ambulances visited the house at 12:40 am on December 30th after I could hear a woman screaming at someone outside. We made it just over a two weeks without EMS (one fire, 2 ambulances) visiting the house. The last time was 8:30am on December 13 [redacted]. Again, I have photographic proof.

The Surrey police officers indicated that they are surprised nothing has been done about this house. They said that in Surrey, a house like this would be flagged as a nuisance house and the city would continuously fine the landowner until it is dealt with. We have previously been told by bylaw that the landowner is evicting them on the basis of demolishing the house; however, it has been 4 or 5 months since we were informed of this. When is this happening? At what point will the district flag this house and start taking appropriate actions per Bylaw 7325? What ARE the Districts next steps?

On another note, the 1200 East Keith Road Supportive Housing and Complex Care Project came up in my discussion with the officers. One officer shook his head and said, and I quote "That will be good for six months and then will go downhill quickly". Last night, I had to call the RCMP due to late night activities [redacted]. The supportive housing project came up in this call as well. While this officer indicated he could not comment on the project, he said he does have his own views relating to the project and that I could probably guess what they are.

The Surrey and North Vancouver officers sentiments towards the project did not instil any confidence in how this project will run as it is obvious that the officers were speaking from past experience, which clearly suggests the model is flawed. As a District, if we are not equipped to manage what would be considered a nuisance house with 4 or 5 occupants, how do we plan on setting up this project and the surrounding community for success if it goes forward? I personally am getting quite tired of the RCMP knocking on my door asking for footage to support their investigations associated with all of the activities already present [redacted]

I hope you all had a restful break and here's to a great 2024.

Regards,
Katrina

From: Marian Gibbs [redacted]
Sent: January 05, 2024 10:49 AM
To: DNV Input
Subject: Keith Road and Mountain Highway Supportive Housing Project

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

Initially, I had only 3 concerns regarding this proposed project, mainly to do with the location chosen:

1. There is a daycare right across the street.
2. If there are residents who are dealing with, or recovering from,alcohol or drug addiction, they will have only a short walk to the Park & Tilford Mall where there is not only a liquor store but a cannabis store, as well. That will be unfair temptation!
3. It is an extremely busy intersection.

Then, subsequently, I met and talked with someone from the West end of Norgate. I was told about the problems stemming from the Travel-Lodge conversion to a place for the homeless:

1. Break and Enter with Theft
2. Malicious vandalism of numerous parked cars
3. There is a neighbourhood playground which now must be patrolled daily because of drug paraphernalia left lying around.

So, you can't blame people for saying, "Not in my back yard, please". I believe that most do not want to be NIMBYs--what they do want is for their families, their homes and their neighbourhoods to be safe.

Wouldn't you think that the previously homeless people would be so relieved to be out of the tents, off the streets, into a place that is warm and dry and with bathrooms that they would do their utmost to be good neighbours?
Apparently not. What a huge difference it would make if they proved to be thoughtful, law abiding and responsible citizens! Then, there would not be much opposition to similar housing projects.

Also, legal or not, drugs and alcohol should be forbidden in such a facility. Those with mental health issues and/or addictions need to be treated, not enabled!

Yours sincerely,
Marian Gibbs

From: Niki Schulz
To: DNV Input
Subject: 1200 East Keith rezoning and development
Date: January 05, 2024 1:57:56 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,
Just wanted to offer feedback into this highly contentious suggested re zoning. I am extremely concerned about what this will do to the neighbourhood. It makes no sense to introduce potential mental health and addiction concerns into a school/residential area. The district has access to many locations that are more industrial or remote. I would implore the councillors to ask themselves if they would allow this in their own neighbourhoods.

Sincerely,
Niki Schulz

From: DNV Input
Sent: January 05, 2024 3:00 PM
To: DNV Input
Subject: FW: Re. The 6 storey 65 Unit Wet Housing Shelter and Overdose Prevention Site

From: Nadja G [redacted]
Sent: Friday, January 5, 2024 2:27 PM
To: Mayor and Council - DNV <council@dnv.org>; Mayor's Office DNV <mayor@dnv.org>; Jordan Back <backj@dnv.org>; Betty Forbes <forbesb@dnv.org>; James Hanson <hansonj@dnv.org>; Herman Mah <mahh@dnv.org>; Lisa Muri <muril@dnv.org>; Catherine Pope <popec@dnv.org>; bowinn.Ma.MLA@leg.bc.ca; jonathan.wilkinson@parl.gc.ca
Subject: Re. The 6 storey 65 Unit Wet Housing Shelter and Overdose Prevention Site

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear District of North Vancouver Council, Jonathan Wilkinson and Bowinn Ma,

I am writing to express my deep concerns regarding the proposal to build a six-storey building with an Overuse Prevention site in addition to 65 self-contained studio units for people experiencing homelessness and substance misuse issues at the intersection of Mountain Highway and Keith Road East.

First and foremost, I would like to highlight the impact this project will have on the call volume for emergency services. Currently, the North Shore is facing a significant shortage of ambulance coverage, which is impacting the ability to support residents in emergency and often life threatening situations. On numerous occasions, there is very limited, and at times, no ambulance coverage available for the North Shore. As fire trucks are required to wait on scene for an ambulance to arrive for transport, this additionally leaves residents with limited fire protection and medical support. Adding the proposed facility will undoubtedly increase the demand for emergency response, potentially leaving ambulances and fire trucks out of service to respond to taxpayer calls. This diversion of resources will not only affect the response time for emergencies but also compromise the safety and well-being of community residents.

Furthermore, the placement of this project at a busy intersection and close to the highway raises concerns about pedestrian and motor vehicle safety. The increased presence of pedestrians in the area, particularly individuals who may be under the influence of substances and dealing with impaired judgment, can heighten the risk of accidents. Such incidents can be traumatic for the individuals involved and those who witness it. This is particularly concerning as there are schools and daycares in the neighbourhood. Witnessing accidents can have a serious and traumatic impact on an individual's, including children's well-being. In the worst-case scenario of an accident, the result could lead to a blockage in traffic at a main artery to both leave and come to the North. It is crucial to carefully assess the potential impact on traffic to ensure the safety and accessibility of the area for all residents and commuters.

The irony of this proposal lies in the fact that individuals housed in this wet development are allowed to use substances within the safety of their units. However, in order to purchase these substances, which are often illegal, they need to leave the building. This creates a paradoxical situation where the shelter provides a safe space for substance use but also indirectly contributes to an increase in drug-related activities in the surrounding area. The need for individuals to seek out and purchase these substances can attract people involved in selling drugs to the area, leading to an escalation of drug-related activities in local parks, forests, and residential areas. Drug habits and substance abuse can be expensive and may lead individuals to engage in criminal activities to support their addiction. Substance abuse can impair judgment, increase impulsivity, and contribute to a cycle of criminal behaviour. Therefore, putting this development in a neighbourhood with parks, playgrounds, nearby elementary and high schools (Lynnmour Elementary 450m, Kenneth Gordon 1.4KM, Brooksbank Elementary 1.6KM, proposed Cloverly Elementary 1.6KM, Eastview 1.8KM, Ridgeway 2.2KM, and Sutherland 2.8KM) raises concerns about the impact on this diverse and, in many cases, vulnerable population. Exposure to drugs and drug-related activities at a young age can have long-lasting negative effects on children's physical and mental well-being. The presence of drug paraphernalia, such as needles and other hazardous materials, in the areas in which children play increases the risk of accidental needle sticks and exposure to blood borne pathogens, posing a serious health concern.

Another concern is the potential influx of individuals connected to this lifestyle moving into the local parks and forests who may not meet the mandate of the housing complex but are drawn to the area to access the Overdose Prevention site. The increase in human feces can lead to the spread of diseases and contamination of the environment. The proximity to the high school may create easier access to drugs for students, increasing the risk of substance abuse among this population. It is crucial to consider the potential consequences and to ensure the well-being and safety of the young, neurodiverse, vulnerable, and impressionable population. The district has invested considerable time and money into revitalizing the local Bridgman Park area, which is now accessed by a considerable proportion of the North Shore community, and it would be disheartening to see these efforts undermined by the potential hazards associated with the proposed project. Increased homeless dwellings within parks and forested areas can lead to an increased risk of campfires. This can pose a significant danger, as open fires in areas where they are banned due to the risk of forest fires can put both residents and the surrounding environment at risk. Campfires can easily get out of

control and spread to nearby vegetation, especially in dry and windy conditions. This can lead to the rapid spread of wildfires, which can cause extensive damage to the surrounding ecosystem, homes, and infrastructure.

It is indeed ironic that individuals living in the housing project would have to give up their housing in order to access detox facilities in other communities. This requirement may create a barrier for individuals who are motivated to detox but do not want to risk losing their housing. Exploring the development of a dry or mixed housing facility could offer safe and supportive alternatives for individuals and the community, comprised of local residents, voting constituents, and tax-paying residents. Building a dry facility (where substance use is strictly prohibited) could provide a safe and supportive environment for individuals dealing with substance misuse issues who are committed to their recovery and want to abstain from substance use. A mixed housing model (combining individuals in recovery with individuals who do not have substance misuse issues) would promote integration and inclusion within the community, allowing individuals in recovery to live alongside their peers who may not be dealing with substance misuse. This can create a sense of normalcy and reduce stigma, as individuals in recovery are not isolated or segregated from the rest of the community. By implementing either of these housing options, the community can foster a more inclusive and supportive environment for individuals dealing with substance misuse. This approach recognizes the importance of providing individuals with a safe and supportive place to live while they work towards their recovery goals.

In conclusion, I urge you, as our local MLA/Council member, to carefully consider the concerns raised by myself and other members of the community regarding the proposal for a six-storey, 65-unit housing project for people experiencing homelessness and substance misuse, as well as an Overdose Prevention site. While addressing the issue of homelessness and drug addiction is undoubtedly important, it is crucial to find a location that minimizes the potential negative impacts on our community. I kindly request that you advocate for alternative solutions that prioritize the safety and well-being of our residents, who are ultimately voting and taxpaying constituents. It is essential to provide the necessary support and resources to address homelessness and addiction while also considering the concerns and needs of the community. Thank you for your attention to this matter.

Yours sincerely,

Nadja Graham
[redacted]
North Vancouver, BC
Resident of North Vancouver [redacted]

From: Tamsin Guppy
To: [redacted]
Cc: DNV Input
Subject: FW: East Keith Supportive Housing - Safe Homes for people who are homeless
Date: January 05, 2024 3:59:20 PM

Thank you for your input, it has been shared with Mayor and Council and will form part of the public hearing materials.

A couple of points of clarification:

a. Ambulance Use: This type of housing reduces the number of ambulance calls and time spent on each first responder call in the community at large. It has also been shown to reduce the length of time individuals spend in hospital and reduces overall health care costs.
b. Housing: The proposal is fo an apartment building; it is not for an overdose prevention site. The only "support" services proposed for this site are for the future residents of this building. Supports would include health care, meals, laundry, and counselling
c. Health Care and Substance Use Recovery: Residents will not loose their homes if they need or seek care for any of the health issues they may be facing including opting to address substance use issues.

Thank you once again for taking the time to provide input.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

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From: Nadja G [redacted]
Sent: Friday, January 5, 2024 2:27 PM
To: Mayor and Council - DNV <council@dnv.org>; Mayor's Office DNV <mayor@dnv.org>; Jordan Back <backj@dnv.org>; Betty Forbes <forbesb@dnv.org>; James Hanson <hansonj@dnv.org>;

Herman Mah <mahh@dnv.org>; Lisa Muri <muril@dnv.org>; Catherine Pope <popec@dnv.org>; bowinn.Ma.MLA@leg.bc.ca; jonathan.wilkinson@parl.gc.ca

Subject: Re. The 6 storey 65 Unit Wet Housing Shelter and Overdose Prevention Site

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Dear District of North Vancouver Council, Jonathan Wilkinson and Bowinn Ma,

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First and foremost, I would like to highlight the impact this project will have on the call volume for emergency services. Currently, the North Shore is facing a significant shortage of ambulance coverage, which is impacting the ability to support residents in emergency and often life threatening situations. On numerous occasions, there is very limited, and at times, no ambulance coverage available for the North Shore. As fire trucks are required to wait on scene for an ambulance to arrive for transport, this additionally leaves residents with limited fire protection and medical support. Adding the proposed facility will undoubtedly increase the demand for emergency response, potentially leaving ambulances and fire trucks out of service to respond to taxpayer calls. This diversion of resources will not only affect the response time for emergencies but also compromise the safety and well-being of community residents.

Furthermore, the placement of this project at a busy intersection and close to the highway raises concerns about pedestrian and motor vehicle safety. The increased presence of pedestrians in the area, particularly individuals who may be under the influence of substances and dealing with impaired judgment, can heighten the risk of accidents. Such incidents can be traumatic for the individuals involved and those who witness it. This is particularly concerning as there are schools and daycares in the neighbourhood. Witnessing accidents can have a serious and traumatic impact on an individual's, including children's well-being. In the worst-case scenario of an accident, the result could lead to a blockage in traffic at a main artery to both leave and come to the North. It is crucial to carefully assess the potential impact on traffic to ensure the safety and accessibility of the area for all residents and commuters.

The irony of this proposal lies in the fact that individuals housed in this wet development are allowed to use substances within the safety of their units. However, in order to purchase these substances, which are often illegal, they need to leave the building. This creates a paradoxical situation where the shelter provides a safe space for substance use but also indirectly contributes to an increase in drug-related activities in the surrounding area. The need for individuals to seek out and purchase these substances can attract people involved in selling drugs to the area, leading to an escalation of drug-related activities in local parks, forests, and residential areas. Drug habits and substance abuse can be expensive and may lead individuals to engage in criminal activities to support their addiction. Substance abuse can impair judgment, increase impulsivity, and contribute to a cycle of criminal behaviour. Therefore, putting this development in a neighbourhood with parks, playgrounds, nearby elementary and high schools (Lynnmour Elementary 450m, Kenneth Gordon 1.4KM, Brooksbank Elementary 1.6KM, proposed Cloverly Elementary 1.6KM, Eastview 1.8KM, Ridgeway 2.2KM, and Sutherland 2.8KM) raises concerns about the impact on this diverse and, in many cases, vulnerable population. Exposure to drugs and drug-related activities at a young age can have long-lasting negative effects on children's physical and mental well-being. The presence of drug paraphernalia, such as needles and other hazardous materials, in the areas in which children play increases the risk of accidental needle sticks and exposure to blood borne pathogens, posing a serious health concern.

Another concern is the potential influx of individuals connected to this lifestyle moving into the local parks and forests who may not meet the mandate of the housing complex but are drawn to the area to access the Overdose Prevention site. The increase in human feces can lead to the spread of diseases and contamination of the environment. The proximity to the high school may create easier access to drugs for students, increasing the risk of substance abuse among this population. It is crucial to consider the potential consequences and to ensure the well-being and safety of the young, neurodiverse, vulnerable, and impressionable population. The district has invested considerable time and money into revitalizing the local Bridgman Park area, which is now accessed by a considerable proportion of the North Shore community, and it would be disheartening to see these efforts undermined by the potential hazards associated with the proposed project. Increased homeless dwellings within parks and forested areas can lead to an increased risk of campfires. This can pose a significant danger, as open fires in areas where they are banned due to the risk of forest fires can put both residents and the surrounding environment at risk. Campfires can easily get out of control and spread to nearby vegetation, especially in dry and windy conditions. This can lead to the rapid spread of wildfires, which can cause extensive damage to the surrounding ecosystem, homes, and infrastructure.

It is indeed ironic that individuals living in the housing project would have to give up their housing in order to access detox facilities in other communities. This requirement may create a barrier for individuals who are motivated to detox but do not want to risk losing their housing. Exploring the development of a dry or mixed housing facility could offer safe and supportive alternatives for individuals and the community, comprised of local residents, voting constituents, and tax-paying residents. Building a dry facility (where substance use is strictly prohibited) could provide a safe and supportive environment for individuals dealing with substance misuse issues who are committed to their recovery and want to abstain from substance use. A mixed housing model (combining individuals in recovery with individuals who do not have substance misuse issues) would promote integration and inclusion within the community, allowing

individuals in recovery to live alongside their peers who may not be dealing with substance misuse. This can create a sense of normalcy and reduce stigma, as individuals in recovery are not isolated or segregated from the rest of the community. By implementing either of these housing options, the community can foster a more inclusive and supportive environment for individuals dealing with substance misuse. This approach recognizes the importance of providing individuals with a safe and supportive place to live while they work towards their recovery goals.

In conclusion, I urge you, as our local MLA/Council member, to carefully consider the concerns raised by myself and other members of the community regarding the proposal for a six-storey, 65-unit housing project for people experiencing homelessness and substance misuse, as well as an Overdose Prevention site. While addressing the issue of homelessness and drug addiction is undoubtedly important, it is crucial to find a location that minimizes the potential negative impacts on our community. I kindly request that you advocate for alternative solutions that prioritize the safety and well-being of our residents, who are ultimately voting and taxpaying constituents. It is essential to provide the necessary support and resources to address homelessness and addiction while also considering the concerns and needs of the community. Thank you for your attention to this matter.

Yours sincerely,

Nadja Graham
[redacted]
North Vancouver, BC
Resident of North Vancouver [redacted]

From: Lena Luan [redacted]
Sent: January 07, 2024 6:29 PM
To: DNV Input; Tamsin Guppy
Subject: Parking Considerations Input re Public Hearings for 1200 Block East Keith Road

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

I am writing to address a key consideration regarding the proposed Supportive Housing project of 1200 Block East Keith Road .
While the project's aim to provide homes for North Shore residents facing homelessness is commendable, there is a concern regarding the allocated parking space for both staff and residents, as well as loading access.

The current plan outlines a minimal need for resident parking, and the absence of a specific minimum parking requirement in this zone is noted. However, it's crucial to highlight the potential challenges associated with limited parking, especially in a supportive housing facility that aims to accommodate 65 self-contained units.

Staff and residents require convenient and accessible parking facilities to ensure the smooth operation of the Supportive Housing project. Staff members, who will be on-site 24/7 to provide essential support services, need a reliable and secure parking area to facilitate their seamless involvement in the community. Similarly, residents, some of whom may face mobility challenges, will greatly benefit from a thoughtfully designed parking solution.

Additionally, considering the counseling and dining spaces within the housing project, along with the need for loading access, it becomes imperative to carefully assess and plan for the traffic flow on and around the site. Adequate parking provisions will not only enhance the overall functionality of the facility but also contribute to the well-being and satisfaction of both staff and residents.

Furthermore, the exploration of access options from the rear road allowance is noted. While the detailed access analysis will be available at the Development Permit stage, it is recommended to consider the implications of potential access points on parking availability and traffic circulation.

In conclusion, it is suggested that careful consideration be given to the parking and loading requirements to ensure that the Supportive Housing project meets the needs of both staff and residents. Adequate parking provisions contribute significantly to the success of such projects by fostering a supportive and inclusive environment.

Thank you for your attention to this matter, and look forward to hearing these considerations further to ensure the success of the Supportive Housing project.

Sincerely,
Lena

From: Tamsin Guppy
Sent: January 09, 2024 9:01 AM
To: Lena Luan; DNV Input
Subject: RE: Parking Considerations Input re Public Hearings for 1200 Block East Keith Road

Thank you for your input. Yes, we agree parking is important and are working with the applicants to determine how much parking will be appropriate to address the needs for residents, visitors and staff parking and for loading and emergency access.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

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From: Lena Luan [redacted]
Sent: Sunday, January 7, 2024 6:29 PM
To: DNV Input <input@dnv.org>; Tamsin Guppy <guppyt@dnv.org>
Subject: Parking Considerations Input re Public Hearings for 1200 Block East Keith Road

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Hi there,

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While the project's aim to provide homes for North Shore residents facing homelessness is commendable, there is a concern regarding the allocated parking space for both staff and residents, as well as loading access.

The current plan outlines a minimal need for resident parking, and the absence of a specific minimum parking requirement in this zone is noted. However, it's crucial to highlight the potential challenges associated with limited parking, especially in a supportive housing facility that aims to accommodate 65 self-contained units.

Staff and residents require convenient and accessible parking facilities to ensure the smooth operation of the Supportive Housing project. Staff members, who will be on-site 24/7 to provide essential support services, need a reliable and secure parking area to facilitate their seamless involvement in the community. Similarly, residents, some of whom may face mobility challenges, will greatly benefit from a thoughtfully designed parking solution.

Additionally, considering the counseling and dining spaces within the housing project, along with the need for loading access, it becomes imperative to carefully assess and plan for the traffic flow on and around the site. Adequate parking provisions will not only enhance the overall functionality of the facility but also contribute to the well-being and satisfaction of both staff and residents.

Furthermore, the exploration of access options from the rear road allowance is noted. While the detailed access analysis will be available at the Development Permit stage, it is recommended to consider the implications of potential access points on parking availability and traffic circulation.

In conclusion, it is suggested that careful consideration be given to the parking and loading requirements to ensure that the Supportive Housing project meets the needs of both staff and residents. Adequate parking provisions contribute significantly to the success of such projects by fostering a supportive and inclusive environment.

Thank you for your attention to this matter, and look forward to hearing these considerations further to ensure the success of the Supportive Housing project.

Sincerely,
Lena

From: [redacted]
To: DNV Input
Subject: 1200 Block E Keith Road - Support Bylaw 8643
Date: January 11, 2024 4:58:16 AM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I write to offer support for approval for Bylaw 8643, proposed amendments to the District's Zoning Bylaw, to permit the creation of a 65 unit supportive housing project in the 1200 block of East Keith Road. The 65 studio apartments for people who are homeless or at risk of being homeless are very needed. People experiencing homelessness come from all communities, and the North Shore is no exception. 24-hour support services are in place to support residents so the apartments will be monitored constantly.

Where residential uses such as this one present the 'perception' that there will be operating issues, the District can simply ask for a Good Neighbour Agreement and organize a Neighbourhood Liaison Group. The experience in most of these cases is that people in the neighbourhood begin to volunteer and offer resources and the group meets infrequently because there are simply few if any issues to deal with.

Michael Mortensen
Vancouver BC

From: Clare Lakes [redacted]
Sent: January 11, 2024 10:28 AM
To: DNV Input
Subject: re. the Supportive Housing Project East Keith Road.

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for all the great work that the council is doing on behalf of the citizens of the District of North Vancouver.

I applaud the fact that you are considering building a supportive housing facility within the District. This is much needed by the more vulnerable members of our community and I have no doubt it will save lives and reduce crime. A win win for everyone.

[redacted] I have witnessed first hand the challenges and anguish that a person can suffer through no fault of their own. Add to this a lack of safe and affordable housing and the symptoms and disability simply continue. While we may not be able to take away the illness, we can provide a safe, supportive and compassionate living space. This, as a caring and inclusive community, is our responsibility and I thank you for taking it seriously. You have my full support.

Sincerely,

Clare Lakes
[redacted]

From: Catherine Pope
To: DNV Input
Subject: Re: 1200 Block E Keith Road - Support Bylaw 8643
Date: January 11, 2024 12:21:15 PM

Thank you very much Michael for taking the time to write this and your suggestion of a good neighbour agreement.
Cheers
Catherine

Catherine Pope, *Councillor*

355 West Queens Road
North Vancouver, BC V7N 4N5
604-219-6865

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: DNV Input <input@dnv.org>
Sent: Thursday, January 11, 2024 8:17:36 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: FW: 1200 Block E Keith Road - Support Bylaw 8643

The below is provided for information.

From: [redacted]
Sent: Thursday, January 11, 2024 4:58 AM
To: DNV Input <input@dnv.org>
Subject: 1200 Block E Keith Road - Support Bylaw 8643

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Michael Mortensen
Vancouver BC

From: Tamsin Guppy
To: [redacted]
Cc: DNV Input
Subject: RE: 1200 Block E Keith Road - Support Bylaw 8643
Date: January 11, 2024 4:47:35 PM

Thank you for your input. Yes, this supportive housing project will have an ongoing relationship with the community and the operator of the facility is already discussing different ways of being connected and part of the community as well as being answerable to the community should questions or comments arise after the facility opens.

Tamsin Guppy **(she/ her)**, MCIP, RPP
Planner

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: [redacted]
Sent: Thursday, January 11, 2024 4:58 AM
To: DNV Input <input@dnv.org>
Subject: 1200 Block E Keith Road - Support Bylaw 8643

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I write to offer support for approval for Bylaw 8643, proposed amendments to the District's Zoning Bylaw, to permit the creation of a 65 unit supportive housing project in the 1200 block of East Keith Road. The 65 studio apartments for people who are homeless or at risk of being homeless are very needed. People experiencing homelessness come from all communities, and the North Shore is no exception. 24-hour support services are in place to support residents so the

apartments will be monitored constantly.

Where residential uses such as this one present the ‘perception’ that there will be operating issues, the District can simply ask for a Good Neighbour Agreement and organize a Neighbourhood Liaison Group. The experience in most of these cases is that people in the neighbourhood begin to volunteer and offer resources and the group meets infrequently because there are simply few if any issues to deal with.

Michael Mortensen
Vancouver BC

From: Infoweb
Sent: January 12, 2024 8:23 AM
To: DNV Input
Subject: FW: DNV housing proposal

From: Erin [redacted]
Sent: Thursday, January 11, 2024 2:38 PM
To: Infoweb <infoweb@dnv.org>
Subject: DNV housing proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

This letter is in support of the proposed supportive housing project for the 1200 block of Keith Road. As [redacted] current property owner, and most importantly, a community member in North Vancouver, I advocate for affordable, supportive, and adequate housing for all in our community.

Without housing, it is almost impossible to make any progress in mental or physical health as day-to-day just becomes about survival. And it is almost impossible to obtain or maintain employment without a permanent address. From the Housing First research, housing has been named the single most important intervention in the socio-economic and health and wellbeing of adults. It also decreases crime and other social consequences of homelessness.

Opposition to this project is based primarily on fear of and risk to community safety. I have confidence that the Mayor and Council will not base their decisions on these false ideas from those who are not educated on the issue. Our community needs more supportive housing – it impacts all of us when members of our community are struggling and at risk of homelessness. The district of North Vancouver is an amazing community and we need our elected representatives to show how much we care about the well-being of all of our community members who may not have the platform that those in opposition do.

Thank you,
Erin Bulycz

From: Infoweb
Sent: January 12, 2024 8:24 AM
To: DNV Input
Subject: FW: Support for DNV Housing proposal

From: Kate Watson [redacted]
Sent: Thursday, January 11, 2024 8:00 PM
To: Infoweb <infoweb@dnv.org>
Subject: Support for DNV Housing proposal

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

This email is in support of the proposed supportive housing project for the 1200 block of Keith Road. [redacted] we are property owners and very connected to the community in the DNV. We strongly support accessible housing and providing housing for everybody in society, regardless of economic, or other, status.

I [redacted] push for new ways to introduce diverse housing into a largely homogenous market. The whole housing market needs an overhaul. We need supportive housing projects such as the one proposed at 1200 Keith and we need to be ok with having them "in our backyards", just as much as we need housing for the missing middle.

[redacted] This involved interviewing those experiencing homelessness and documenting their stories and ideas for change. I had the chance to speak with a person who lives on the DTES, they were dealing with mental health issues, but without a safe and regular place to stay, they couldn't even rest properly, let alone start to heal. They told me that their life feels like a "run on sentence", everyday just looking for the next place to sleep, never being able to truly rest or feel at peace. Housing for those facing homelessness is so necessary.

North Van is a wonderful place to include those facing homelessness and help them find rest. We have beautiful forests and beaches, so many different places to find peace. I hope this project moves ahead.

Thank you,
Kate Watson

From: Kaitlin Hebron
Sent: January 12, 2024 10:23 AM
To: DNV Input
Subject: FW: Form submission from: Share your thoughts with Mayor and Council

-----Original Message-----
From: infoweb@dnv.org <infoweb@dnv.org>
Sent: Friday, January 12, 2024 8:23 AM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Form submission from: Share your thoughts with Mayor and Council

Submitted on Friday, January 12, 2024 - 08:23 Submitted by user: Anonymous Submitted values are:

Your name: Michael Klemarewski
[redacted] What would you like to tell Mayor and Council?
I have recently heard about a petition against the proposed supported housing project planned to go in near Keith and Mountain Highway. I believe that the people against that petition are miss informed and behaving out of fear. Fear that the project will bring in more homeless people and increase crime. I believe the opposite: that the housing project will help lower homelessness and decrease crime.

Research shows that in fact, supportive housing can have a mitigating impact on neighbourhood crime (Jadidzadeh et al, 2023; Woo & Jon, 2015; Albright et al, 2013) and is associated with an increase in property values (Center, 2008 & Glaster, 2004). Furthermore, supportive housing has been shown to decrease homelessness, decrease emergency department use, decrease hospitalizations, and decrease mortality (Peng et al, 2020). Housing saves lives.

There is a housing crisis in Vancouver, and many people are either homeless or close to homelessness. Those people need the support of the community to survive. With adequate housing, they will have a better chance to get back on their feet. It's -16 degrees in Vancouver today. Without supportive housing, where will these people go?

Thanks for supporting this crucial project. Below are some research references.

Albright, L., Derickson, E. S., & Massey, D. S. (2013). Do affordable housing projects harm suburban communities? Crime, property values, and taxes in Mount Laurel, NJ. City & community, 12(2), 89-112.

Center, F. (2008). The impact of supportive housing on surrounding
neighborhoods: Evidence from New York City.

Galster, G., Tatian, P., & Pettit, K. (2004). Supportive housing and neighborhood property value externalities. Land economics, 80(1), 33-54.

Jadidzadeh, A., MacLellan, C., Kneebone, R., & Dutton, D. J. (2023). The impact of Housing First participation on police-reported crime and crime severity. Journal of Social Distress and Homelessness, 32(2), 281-290.

Peng, Y., Hahn, R. A., Finnie, R. K., Cobb, J., Williams, S. P., Fielding, J.
E., ... & Community Preventive Services Task Force. (2020). Permanent supportive housing with housing first to reduce homelessness and promote health among homeless populations with disability: a community guide systematic review. Journal of public health management and practice, 26(5), 404-411.

Woo, A., & Joh, K. (2015). Beyond anecdotal evidence: Do subsidized housing developments increase neighborhood crime?. Applied Geography, 64, 87-96.

From: Tamsin Guppy
To: Nadja G
Cc: DNV Input
Subject: RE: East Keith Supportive Housing - Safe Homes for people who are homeless
Date: January 12, 2024 10:29:36 AM

Thank you for the follow up email, and I can see why things sound like they are conflicting – a couple of further points of clarification:

a. Statistics for hospital use and emergency calls are based on the municipality and region not on the neighbourhood as Lions Gate Hospital serves all of the North Shore. If people are living outdoors they are at greater risk and as a result there are more 911 calls and when hospitalized people cannot return home to complete the healing process so hospital stays are longer. Moving people indoors and giving them access to safe housing and regular meals right away reduces the physical stress on a person and in turn reduces both the need to call 911 and the length of hospital stays. This is why the studies show that the costs to the community and the available resources are overall improved by providing access to housing to people who are homeless.
b. As noted supportive housing is housing first. The support part includes access to a variety of services including things like meals, laundry, counselling, health care and so on. As we are living through the opioid crisis it is essential that one of the services that is offered is a harm reduction space that is only for residents. It is not the same as a "safe injection site" or many of the other terms being used and we try to clarify that because this is not a facility that will serve the larger community and draw people from other areas, rather this is a room in the building that residents may opt to use where there is supervision and access to assistance in the event a person needs medical assistance. I hope that help makes sense of what may seem like conflicting information. Yes, there will be drug users on site and yes there is a harm reduction approach to reduce the likelihood of deaths due to the opioid crisis but no, this is not the same as many of the facilities being discussed that are designed to provide services to the broader public.

Tamsin Guppy.

From: Nadja G [redacted]
Sent: Friday, January 5, 2024 6:33 PM
To: Tamsin Guppy <GuppyT@dnv.org>
Subject: Re: East Keith Supportive Housing - Safe Homes for people who are homeless

Thank you for your response.

A. The relocation of the main district of the North Vancouver fire hall has already raised concerns about the potential impact on response times for local residents. With the move to Maplewood, it is expected that response times may increase, further

exacerbating the challenges faced by the community. Additionally, the introduction of a shelter that accommodates individuals actively using drugs is likely to result in an inevitable increase in emergency calls. While the presence of support services within the housing may slightly lower the number of overdose calls, it is anticipated that the overall number of such incidents will still rise compared to the current situation on the North Shore.

B. Joshua from Bowinn Ma's office stated in a Jan. 5th response to me that, "the overdose prevention component of this project is not open to non-residents." This seems to contradict your statement and makes me dubious of these continuous conflicting narratives from the parties wanting to push this initiative forward.

C. Good to know.

Regards,
Nadja

On Friday, January 5, 2024 at 03:59:21 PM PST, Tamsin Guppy <guppyt@dnv.org> wrote:

Thank you for your input, it has been shared with Mayor and Council and will form part of the public hearing materials.

A couple of points of clarification:

a. Ambulance Use: This type of housing reduces the number of ambulance calls and time spent on each first responder call in the community at large. It has also been shown to reduce the length of time individuals spend in hospital and reduces overall health care costs.
b. Housing: The proposal is fo an apartment building; it is not for an overdose prevention site. The only "support" services proposed for this site are for the future residents of this building. Supports would include health care, meals, laundry, and counselling
c. Health Care and Substance Use Recovery: Residents will not loose their homes if they need or seek care for any of the health issues they may be facing including opting to address substance use issues.

Thank you once again for taking the time to provide input.

Tamsin Guppy **(she/ her)**, MCIP, RPP

Planner

355 West Queens Road

North Vancouver, BC V7N 4N5

guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Nadja G [redacted]
Sent: Friday, January 5, 2024 2:27 PM
To: Mayor and Council - DNV <council@dnv.org>; Mayor's Office DNV <mayor@dnv.org>; Jordan Back <backj@dnv.org>; Betty Forbes <forbesb@dnv.org>; James Hanson <hansonj@dnv.org>; Herman Mah <mahh@dnv.org>; Lisa Muri <muril@dnv.org>; Catherine Pope <popec@dnv.org>; bowinn.Ma.MLA@leg.bc.ca; jonathan.wilkinson@parl.gc.ca
Subject: Re. The 6 storey 65 Unit Wet Housing Shelter and Overdose Prevention Site

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear District of North Vancouver Council, Jonathan Wilkinson and Bowinn Ma,

I am writing to express my deep concerns regarding the proposal to build a six-storey building with an Overuse Prevention site in addition to 65 self-contained studio units for people experiencing homelessness and substance misuse issues at the intersection of Mountain Highway and Keith Road East.

First and foremost, I would like to highlight the impact this project will have on the call volume for emergency services. Currently, the North Shore is facing a significant shortage of ambulance coverage, which is impacting the ability to support

residents in emergency and often life threatening situations. On numerous occasions, there is very limited, and at times, no ambulance coverage available for the North Shore. As fire trucks are required to wait on scene for an ambulance to arrive for transport, this additionally leaves residents with limited fire protection and medical support. Adding the proposed facility will undoubtedly increase the demand for emergency response, potentially leaving ambulances and fire trucks out of service to respond to taxpayer calls. This diversion of resources will not only affect the response time for emergencies but also compromise the safety and well-being of community residents.

Furthermore, the placement of this project at a busy intersection and close to the highway raises concerns about pedestrian and motor vehicle safety. The increased presence of pedestrians in the area, particularly individuals who may be under the influence of substances and dealing with impaired judgment, can heighten the risk of accidents. Such incidents can be traumatic for the individuals involved and those who witness it. This is particularly concerning as there are schools and daycares in the neighbourhood. Witnessing accidents can have a serious and traumatic impact on an individual’s, including children's well-being. In the worst-case scenario of an accident, the result could lead to a blockage in traffic at a main artery to both leave and come to the North. It is crucial to carefully assess the potential impact on traffic to ensure the safety and accessibility of the area for all residents and commuters.

The irony of this proposal lies in the fact that individuals housed in this wet development are allowed to use substances within the safety of their units. However, in order to purchase these substances, which are often illegal, they need to leave the building. This creates a paradoxical situation where the shelter provides a safe space for substance use but also indirectly contributes to an increase in drug-related activities in the surrounding area. The need for individuals to seek out and purchase these substances can attract people involved in selling drugs to the area, leading to an escalation of drug-related activities in local parks, forests, and residential areas. Drug habits and substance abuse can be expensive and may lead individuals to engage in criminal activities to support their addiction. Substance abuse can impair judgment, increase impulsivity, and contribute to a cycle of criminal behaviour. Therefore, putting this development in a neighbourhood with parks, playgrounds, nearby elementary and high schools (Lynnmour Elementary 450m, Kenneth Gordon 1.4KM, Brooksbank Elementary 1.6KM, proposed Cloverly Elementary 1.6KM, Eastview 1.8KM, Ridgeway 2.2KM, and Sutherland 2.8KM) raises concerns about the impact on this diverse and, in many cases, vulnerable population. Exposure to drugs and drug-related activities at a young age can have long-lasting negative effects on children's physical and mental well-being. The presence of drug paraphernalia, such as needles and other hazardous materials, in the areas in which children play increases the risk of accidental needle sticks and exposure to blood borne pathogens, posing a serious health concern.

Another concern is the potential influx of individuals connected to this lifestyle moving into the local parks and forests who may not meet the mandate of the housing complex but are drawn to the area to access the Overdose Prevention site. The increase in human feces can lead to the spread of diseases and contamination of the environment. The proximity to the high school may create easier access to drugs for students, increasing the risk of substance abuse among this population. It is crucial to consider the potential consequences and to ensure the well-being and safety of the young, neurodiverse, vulnerable, and impressionable population. The district has invested considerable time and money into revitalizing the local Bridgman Park area, which is now accessed by a considerable proportion of the North Shore community, and it would be disheartening to see these efforts undermined by the potential hazards associated with the proposed project. Increased homeless dwellings within parks and forested areas can lead to an increased risk of campfires. This can pose a significant danger, as open fires in areas where they are banned due to the risk of forest fires can put both residents and the surrounding environment at risk. Campfires can easily get out of control and spread to nearby vegetation, especially in dry and windy conditions. This can lead to the rapid spread of wildfires, which can cause extensive damage to the surrounding ecosystem, homes, and infrastructure.

It is indeed ironic that individuals living in the housing project would have to give up their housing in order to access detox facilities in other communities. This requirement may create a barrier for individuals who are motivated to detox but do not want to risk losing their housing. Exploring the development of a dry or mixed housing facility could offer safe and supportive alternatives for individuals and the community, comprised of local residents, voting constituents, and tax-paying residents. Building a dry facility (where substance use is strictly prohibited) could provide a safe and supportive environment for individuals dealing with substance misuse issues who are committed to their recovery and want to abstain from substance use. A mixed housing model (combining individuals in recovery with individuals who do not have substance misuse issues) would promote integration and inclusion within the community, allowing individuals in recovery to live alongside their peers who may not be dealing with substance misuse. This can create a sense of normalcy and reduce stigma, as individuals in recovery are not isolated or segregated from the rest of the community. By implementing either of these housing options, the community can foster a more inclusive and supportive environment for individuals dealing with substance misuse. This approach recognizes the importance of providing individuals with a safe and supportive place to live while they work towards their recovery goals.

In conclusion, I urge you, as our local MLA/Council member, to carefully consider the concerns raised by myself and other members of the community regarding the proposal for a six-storey, 65-unit housing project for people experiencing homelessness and substance misuse, as well as an Overdose Prevention site. While addressing the issue of homelessness and drug addiction is undoubtedly important, it is crucial to find a location that minimizes the potential negative impacts on our community. I kindly request that you advocate for alternative solutions that prioritize the safety and well-being of our residents, who are ultimately voting and taxpaying constituents. It is essential to provide the necessary support and

resources to address homelessness and addiction while also considering the concerns and needs of the community. Thank you for your attention to this matter.

Yours sincerely,

Nadja Graham


From: DNV Input
To: DNV Input
Subject: FW: Your question on District of North Vancouver – East Keith Road was answered
Date: January 12, 2024 10:45:01 AM

From: Gayle [redacted]
Sent: Friday, January 12, 2024 6:23 AM
To: Tamsin Guppy <guppyt@dnv.org>
Subject: Re: Your question on District of North Vancouver – East Keith Road was answered

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ms Guppy,
Can you please confirm my feedback has been provided to the Mayor & Councillors? I could not find it in the public engagement package on-line.
Regards,
Gayle
[redacted]

On Dec 6, 2023, at 1:52 PM, Gayle [redacted] wrote:

Hi,
I am forwarding my questions & BC Housing's responses for the Mayor and councillors' review. My concern remains that all of this engagement & consultation has no effect on the proposed plan- it is being done as a matter of necessity for appearance's sake, but will not result in adjusting the plan to better suit the neighbourhood, such as perhaps reducing the # of suites, adding couples' units and allocating some of the funding to operate smaller units elsewhere in the district, for example. You are missing an opportunity to truly build support if you don't address the neighbours' concerns and establish an advisory group of interested parties.
Yours truly,
Gail
[redacted]

Begin forwarded message:

From: Let's Talk Housing BC <notifications@engagementhq.com>
Date: December 1, 2023 at 10:51:28 AM PST
To [redacted]
Subject: Your question on District of North Vancouver – East Keith Road was answered
Reply-To: communityrelations@bchousing.org

Hi Gail,

Thank you for your question on District of North Vancouver – East Keith Road. Please read our response below.

Hello, I am writing about the Keith Road proposal [redacted]. I have attended the Nov 8 open house, and the two DNV public input meetings on Nov 21 & 22. What strikes me is that neither the DNV nor BC Housing acknowledge the impact of this proposed development in the neighbourhood. This is an SRO meant to house individuals who have a variety of issues, including mental health, addiction, and introducing 65 such people in the neighbourhood causes a lot of valid concerns. I do not think there is any such size of supported housing development elsewhere in residential neighbourhoods in the city or DNV. Please advise if there is & where it's located. And, as much as possible, people who are unable to care for themselves should be provided adequate housing and supports, however location & concentration of residents does matter. From what I heard at the Nov 8 event & from the responses provided by Ms. Guppy to the written input, there has been very little willingness by any of you to engage honestly with the public and answer their questions. Instead, it has been intimated that residents who do not support this development are not empathetic and are employing NIMBY'ism. I read BC Housing's toolkit for promoting public acceptance of developments and you have missed a very important part- direct engagement with the affected neighbours, care providers , & businesses. Why didn't you seek input from them prior to putting this rezoning application forward? I noticed a proponent on the BC housing webpage did that for a Vancouver proposed supported housing development; they got buy-in and may have even had negotiations with neighbours. What are you willing to negotiate on? # of units, reducing the complex care spaces, allowing some couples' units? Why is this all single units? Why are you concentrating such a large development in a predominantly single family area with schools, daycares, schools nearby? What measures do the DNV and L'yma have in place to ensure safety in the adjacent neighborhoods? If you take the opportunity to engage neighbours, care providers & include

representatives from the DNV, BC Housing, L'uma, & a few of the potential future residents, you may end up with a very high level of acceptance and some better ideas. It might not be what you have now, but the best results come from collaboration and communication. That is missing in this process- you have an opportunity to change your approach from what appears to be a "done deal" to an inclusive, community based engagement. I hope that the politics of the BC government & the DNV to add more needed housing won't override the considerations of the neighbours. Please respect their concerns & appropriately engage them. Given the high level of public concern, you should withdraw your rezoning application & proceed with a consultation process such as described above.

Good morning Gail,

Thank you for taking the time to share your thoughts and concerns regarding the Keith Road proposal. We understand that the introduction of a supportive housing development in a residential neighborhood raises valid considerations, and we appreciate your engagement in the public input meetings and sharing your thoughts here. I hope to provide you with a bit more information around the points you've raised. To speak to engagement, throughout the development and rezoning process, the District of North Vancouver has reached out to local businesses, community groups and support services to inform and engage with them about this important initiative. An Indigenous consultant has been retained to reach out to local Indigenous communities. Engagement opportunities include information letters to local community members and businesses, Neighbourhood Information Sessions, and a continued public hearing at which members of the public will have the opportunity to share their views with Council before a decision is made on December 7th. Information on how you can further participate can be found via: Public Hearing for 1200 Block East Keith Road (continued from Nov 21, 2023) | District of North Vancouver (dnv.org)

To your point, it is crucially important that this purpose-built space includes the appropriate supports to ensure that the potential residents would thrive and find safety and stability in their living situation. Lu'ma Native Housing Society, who was selected through a fair and open process, is an experienced operator with more than 40 years of background working in the housing sector.

The homes would be for adults, seniors and people with disabilities, with a priority for people in the local community

as there is a significant, unmet local need.The people who would apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming. BC Housing will work with local service providers to determine the criteria and to select residents, while recognizing that this housing will specifically be targeted to people from North Shore communities. Other supports could include outreach workers, life skills training, employment assistance, connection and referral to community services and support groups. All supportive housing residents would sign a residential tenancy agreement providing roots to grow and nurture and would pay rent. If the project is approved, BC Housing and Lu'ma will share direct contact information with the surrounding community and commit to keeping open lines of communication. Our goal is to build and maintain positive relationships and ensure the building integrates well into the neighbourhood.

The DNV 2023 Housing Needs Report identifies delivering a range of social and supportive homes as key priorities. A mix of housing is important to the District of North Vancouver, including the need for affordable housing for families. You may be familiar with a social housing project also before Council at this time at Lillooet Road. While this project is in the very early stages, it is an appropriate example of a project aimed to support the District of North Vancouver's community-generated Official Community Plan, which calls to diversify the housing supply to address important issues in the municipality, including both affordable housing and homelessness.

We know that many people are struggling to find stable housing in their communities right now, and that need is even greater for people experiencing homelessness. The District of North Vancouver's Rental and Affordable Housing Strategy identified that homelessness is on the rise in North Vancouver, and District residents are increasingly vulnerable. Providing housing and supports for at-risk communities is a commitment from Council and the District of North Vancouver is taking this important step to provide safe and secure housing in our community for people in need of supportive housing. We appreciate your advocacy for a more inclusive approach and assure you that your concerns and feedback will be shared with our project team.

Sincerely,

Alex

BC Housing Community Relations Team

Please feel free to seek clarifications or ask us another question on **Questions**

Thank you,
BC Housing Management Commission

Let's stay connected.

Register Now

Other projects that might interest you

Prince George – 1550 Victoria Street

BC Housing has purchased the property at 1550 Victoria Street, the current site of the North Star...

View Project

Kelowna – 759 Crowley Ave - Tiny Homes Temporary Housing Site

Site layout subject to change.OverviewBC Housing and the City of Kelowna are working together to...

View Project

Trail – Riverside Ave. Shelter – 2039 Riverside Ave.

Located between the Columbia River Skywalk and Old Bridge. Site layout subject to...

View Project

View all projects

You are receiving this email because you participated on Let's Talk Housing

BC.
Powered by **EngagementHQ**

From: Michelle [redacted]
Sent: January 12, 2024 11:21 AM
To: DNV Input
Subject: Please build supportive housing at 1200 Keith Rd

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello councillors,

During this cold snap I'm so incredibly thankful to have a roof over my head and a warm place to sleep. Unfortunately, so many people don't have a home or may not have a safe and secure home, and in weather like this housing insecurity is extra dangerous and has deadly consequences.

Please have a heart, and support the bylaw changes to allow this development at 1200 block east Keith road. Do not delay it, do not say it would be better somewhere else, just approve it and build it and save lives!

In fact, you should change your bylaws to legalize this type of housing everywhere. By legalizing housing like this (and apartment buildings) everywhere, you could make a meaningful dent in the housing crisis, have more time to spend on other pressing issues, boost the economy (since affordable housing opens up people's wallets to have more discretionary spending), help fight climate change, and so many other positive outcomes.

Thanks for your consideration,

Michelle Scarr

From: Sk T
To: DNV Input
Cc: [redacted]
Subject: Concerns about the Keith Road & Mountain Highway Supportive Housing Project
Date: January 12, 2024 2:54:10 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I'm writing to express my opinions on the Keith Road & Mountain Highway Supportive Housing Project. We are a family [redacted] living [redacted] away from the proposed site of Keith Road & Mountain Highway Supportive housing project. Considering the potential risks that would be brought to the community including **increasing in crime and drug related issues, North Vancouver district has no plan or extra funding to supplement police, fire or ambulance to mitigate the security/safety issues, the supportive housing does not have a plan to deal with these issues it brings to the neighbourhood (The answers from supportive housing representatives for all issues are "Call the police"),** I do **NOT** think the Keith Road & Mountain Highway is the right place to build the supportive housing. Instead, it is a project sacrificing the safety/security of **thousands of** people that are currently living in the neighbourhood to benefit only **65** homeless people.

Please let me know if you need more information. Here is my contact:
Name: Louisa Tao
[redacted]

Best Regards,
Louisa Tao

From: Tamsin Guppy
To: [redacted]
Cc: DNV Input
Subject: East Keith Supportive Housing
Date: January 12, 2024 3:05:40 PM

Thank you for your email. It has been shared with Mayor and Council and will form part of the Public Hearing record. Also, thank you so much for including the references to the different studies you cite, while I have been reading a variety of studies on this subject in recent weeks, it is helpful to see different source material and reassuring to see other academic papers from other jurisdictions reach similar conclusions to those that have been referenced by BC Housing and Vancouver Coastal Health.

Tamsin Guppy (she/ her), MCIP, RPP
Planner

355 West Queens Road
North Vancouver, BC V7N 4N5
guppyt@dnv.org

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

-----Original Message-----
From: infoweb@dnv.org <infoweb@dnv.org>
Sent: Friday, January 12, 2024 8:23 AM
To: Mayor and Council - DNV <council@dnv.org>
Subject: Form submission from: Share your thoughts with Mayor and Council

Submitted on Friday, January 12, 2024 - 08:23 Submitted by user: Anonymous Submitted values are:

Your name: Michael Klemarewski
Your email address [redacted] What would you like to tell Mayor and Council?
I have recently heard about a petition against the proposed supported housing project planned to go in near Keith and Mountain Highway. I believe that the people against that petition are miss informed and behaving out of fear. Fear that the project will bring in more homeless people and increase crime. I believe the opposite: that the housing project will help lower homelessness and decrease crime.

Research shows that in fact, supportive housing can have a mitigating impact on neighbourhood crime (Jadidzadeh et al, 2023; Woo & Jon, 2015; Albright et al, 2013) and is associated with an increase in property values (Center, 2008 & Glaster, 2004). Furthermore, supportive housing has been shown to decrease homelessness, decrease emergency department use, decrease hospitalizations, and decrease mortality (Peng et al, 2020). Housing saves lives.

There is a housing crisis in Vancouver, and many people are either homeless or close to homelessness. Those people need the support of the community to survive. With adequate housing, they will have a better chance to get back on their feet. It's -16 degrees in Vancouver today. Without supportive housing, where will these people go?

Thanks for supporting this crucial project. Below are some research references.

Albright, L., Derickson, E. S., & Massey, D. S. (2013). Do affordable housing projects harm suburban communities? Crime, property values, and taxes in Mount Laurel, NJ. City & community, 12(2), 89-112.

Center, F. (2008). The impact of supportive housing on surrounding neighborhoods: Evidence from New York City.

Galster, G., Tatian, P., & Pettit, K. (2004). Supportive housing and neighborhood property value externalities. Land economics, 80(1), 33-54.

Jadidzadeh, A., MacLellan, C., Kneebone, R., & Dutton, D. J. (2023). The impact of Housing First participation on police-reported crime and crime severity. Journal of Social Distress and Homelessness, 32(2), 281-290.

Peng, Y., Hahn, R. A., Finnie, R. K., Cobb, J., Williams, S. P., Fielding, J. E., ... & Community Preventive Services Task Force. (2020). Permanent supportive housing with housing first to reduce homelessness and promote health among homeless populations with disability: a community guide systematic review. Journal of public health management and practice, 26(5), 404-411.

Woo, A., & Joh, K. (2015). Beyond anecdotal evidence: Do subsidized housing developments increase neighborhood crime?. Applied Geography, 64, 87-96.

From: Saj Karsan
To: DNV Input
Subject: Keith road supportive housing
Date: January 12, 2024 3:57:25 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, there is a massive shortage of homes, thanks in part to cities like North Van making it difficult to build more housing. Please don't stand in the way of this project, which would house people who could really use it.

Thanks!

Saj

From: Ben Pye
To: DNV Input
Subject: In support of the East Keith Rd supportive housing project
Date: January 13, 2024 7:50:53 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear council,

I am a resident in the Lower Lonsdale area and I am writing in support of the East Keith Rd supportive housing project. I believe that we have a duty in society to provide housing to those that are most in need, and today North Vancouver falls short in that regard.

I am sympathetic to the concerns of some other residents however I counter that supporting those facing homelessness is necessary to reduce the impact on the community. Those with homes are in a much better position to find themselves employment or education and to break the cycle of homelessness. I think it is uncontroversial that the rate of homelessness in the Lower Mainland today is unacceptable, and we must be willing to effect change. This is why I believe that the East Keith Rd project must go ahead.

Many thanks,
Ben Pye

From: vanseatosky
To: DNV Input
Subject: supportive housing
Date: January 14, 2024 7:31:59 AM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear District of North Van,

I am writing as the head of the North Shore social work professional association in support of supportive housing on Keith Road.

My great grandfather settled in North Van in 1912 [redacted] I myself grew up in DNV and loved every minute of it. I remain a vocal supporter of DNV.

After working with the North Shore Disability Resource Centre and DNV Parks and Recreation (Ability 89 and Ability 90) I became a professional social worker and spent years working with Lookout Housing Society. I went on to study housing and homelessness [redacted] and to design and develop affordable housing. I continue to work in the field as a consultant.

We at BCASW strongly believe in balancing community safety with the need to provide supportive, affordable housing to those most in need. The human and financial costs of homelessness are massive. We must together, as a society and a community, support assisted living and supportive housing. DNV also needs to step up to the plate - the project on Keith will contribute to DNV doing their part in a province-wide effort to finally, after decades of neglect, tackling the problem of underhoused and homelessness.

Thank you for the opportunity to provide feedback on the Keith Road housing project. I am happy to provide further input and assistance as needed.

Sincerely,

John Richmond, BSW, MSW, RSW (ON, BC)
Clinical Social Worker
Branch Rep Vancouver Sea to Sky North Shore Sunshine Coast BCASW

From: Victor Fernandez
To: DNV Input
Subject: SUPPORT for Keith Road supportive housing project
Date: January 14, 2024 3:13:20 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm writing in support of the Keith Road hosing project. Housing is the proven solution to homelessness. We need more initiatives like this all over the lower mainland, and I hope North Van does it's part to help solve this crisis.

SIncerely,
Victor

From: Kevin Hollett
To: DNV Input
Subject: 1200 block East Keith Road
Date: January 14, 2024 3:14:32 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Kevin Hollett and I am a resident of the District of North Vancouver. I am writing to express my support for the proposal at 1200 block East Keith Road.

The number of people experiencing homelessness on the North Shore increased by 39% between 2020 and 2023.

The realities of living on the street are awful:

- Sleeping outside in the rain and cold
- Losing your possessions through constant displacement
- No connections to community or health care

It's lonely and it's punishing and it's unforgiving.

Unfortunately those many hundreds of people - who are members of our community - are not in a position to attend public hearings, write letters, or organize campaigns on their own behalf because of the harsh realities of their existence.

Communities like ours have been put into the unenviable and unfair position of addressing the larger systemic failures that have led to this dramatic and deeply troubling increase in homelessness and people who are vulnerable to homelessness.

Growing economic inequity, unaffordable housing, and an unregulated toxic drug crisis killing 7 British Columbians everyday - these are not issues that municipalities alone can solve. These are not issues that can be solved by a single project. However, this does not absolve us of the responsibility to protect and care for our neighbours.

Increasing homelessness is not going away and cannot, as some have suggested, be shuffled over to another community to deal with. We cannot wish it away.

I'm grateful for the members of this council and District staff who have identified a response to this issue.

Supportive housing, like that proposed on Keith Road, not only provides people with protection from the elements, it also connects people to life-saving services, keeps them healthy, and allows them to thrive and succeed.

If calling upon one's basic humanity is not convincing enough to support this proposal, we should look to what evidence tells us is most effective.

Years of research has proven that the downstream costs of homelessness are much higher than the upfront costs of housing people.

Furthermore, in evaluations of supportive housing in urban centres around the world, it has been shown that it does not have a negative impact on property values.

In fact, investing in these services creates a healthier, wealthier, and safer community for all of us.

Many of the arguments I've read and heard against this proposal conflate public safety with poverty and related addiction; or express a gross misunderstanding of addiction and the dangers of abstinence-only approaches to addiction.

What is truly behind these objections is fear, based on stigma and discrimination against poor people. I can appreciate that we don't want our children to pick up used syringes in our parks and on our streets, but used syringes are not the greatest safety risk our children face in this community.

For example, data shows that a lack of pedestrian protections is a far greater safety concern in the District of North Vancouver than discarded syringes. I wonder, "where is the organized campaign to build safer streets?"

Furthermore, the problem of discarded syringes can be easily and affordably solved through the provision of sharps containers and hiring low-income people to pick up needles. Solutions are there if we want to see them. Sadly, many of us do not.

Again, it is obvious to me that objections to the Keith Road project are based not on fact but on stigma and discrimination.

Poor people are not dangerous simply because they are poor. Their existence is not a threat.

I urge you to respond to the many challenges our community faces not with fear, or by saying this one thing is not perfect or not enough. We must respond with compassion and by following what evidence has told us is the most effective response: prioritizing the wellness of everyone, not just certain people.

Thank you,
Kevin

--
Kevin Hollett (he/him)
[redacted]

I respectfully acknowledge the land on which I live and work is the unceded traditional territory of the Coast Salish Peoples, including the xʷməθkwəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səl̓ilwətaɬ (Tsleil-Waututh) Nations.

From: Andrea Regimbal
To: DNV Input
Subject: Keith Road supportive housing project
Date: January 14, 2024 4:21:17 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing in support of the Keith Road supportive housing project. It will save lives which, because of how bad things have been allowed to get, should be the main focus right now. I [redacted] can see every day that people are not getting the support they need. That is what our tax dollars are supposed to be going towards, helping those who are struggling. It's disgraceful how society is letting those with the most privilege and the loudest voices say no to much needed support for their less fortunate neighbours. According to Metro Vancouver stats the District of North Vancouver has a lot of land but only has 2.1% social housing. It's clear more is needed. Please don't let the comfortable rich people keep poorer people out.

Sincerely,
Andrea Regimbal
[redacted]

From: Bahram Barry Bakhtiar
To: DNV Input; Mayor and Council - DNV
Subject: Today"s Council Meeting
Date: January 15, 2024 9:34:49 AM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Little and Councillors,

I am writing to express my sincere concerns regarding the proposed project at 1200 Keith Rd. I appreciate the challenging decisions you, as council members, must make in this regard and kindly ask that you represent my voice as our elected officials.

I firmly believe in the duty of all civilized societies to care for their needy members. My objection to this proposal is not based on a "Not In My Backyard" (NIMBY) mentality. I am supportive of initiatives that address homelessness in my community; however, my apprehension stems from specific provisions within the proposed project:

- the absence of stringent measures against drug use troubles me. I propose that a clear and unambiguous policy be established, where individuals found to be using drugs are summarily removed from the premises. This is crucial to maintaining a safe and healthy environment for all residents.
- the proposal's inclusion of individuals with mental health challenges raises further concerns. [redacted] This provided a certain level of assurance. The neighbourhood is very peaceful with many children using the park. I worry about the potential implications of bringing individuals with mental health issues and the influence of drugs on our neighbourhood.

I believe there are more effective and sustainable ways to provide housing for the homeless that align with the needs and values of our community. Namely, I am confident that, by working together, we can find solutions that benefit both the homeless and our neighbourhood.

Yours sincerely,

Bahram Barry Bakhtiar



Bahram (Barry) Bakhtiar
با مهر و سپاس، بهرام بختیار

From: DNV Input
To: DNV Input
Subject: FW: Keith Road supportive housing
Date: January 15, 2024 2:17:56 PM

-----Original Message-----
From: Jennifer Bradshaw [redacted]
Sent: Friday, January 12, 2024 10:25 AM
To: Signup <signup@dnv.org>
Subject: Keith Road supportive housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It's very sad to see so many selfish, wealthy homeowners oppose this desperately needed supportive housing that will save lives. I grew up here, and I see it's gotten worse over time.

Please build it. I strongly support this project.

[redacted]

Sent from my iPhone

From:	Trevor Nuttall
To:	DNV Input
Cc:	Mayor and Council - DNV
Subject:	Regarding Public Hearing on Monday (15th) for Supportive and Complex Care Housing proposal at 1200 Keith Rd, North Vancouver
Date:	January 15, 2024 2:26:50 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To all council,

My name is Trevor Nuttall. [redacted]

Please let me be known on record that I oppose the bylaw amendments on this proposal and would like to suggest a dry site that houses the majority of the homeless population which stipulations regarding drug use. This would exclude the homeless population that have substance use issues (which is only 30% according to the statistics BC Housing has presented as part of this proposal). A dry site would house the majority of applications from the homeless and at-risk of homelessness, and be a better fit for the community.

Please feel free to reach me directly with any questions comments or concerns.

Regards,

Trevor

--

Trevor Nuttall
[redacted]

From:	Kaitlin Hebron
To:	DNV Input
Subject:	FW: Supportive Housing
Date:	January 15, 2024 2:36:32 PM

From: John Beresford [redacted]
Sent: Monday, January 15, 2024 7:01 AM
To: Mayor's Office DNV <mayor@dnv.org>; Herman Mah <mahh@dnv.org>; Jordan Back <backj@dnv.org>; Lisa Muri <lmuri@dnv.org>; bowinn ma <bowinn.ma.mla@leg.bc.ca>; Betty Forbes <forbesb@dnv.org>; Catherine Pope <popec@dnv.org>; James Hanson <hansonj@dnv.org>; [redacted]
Subject: Supportive Housing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council,

It is with regret that I have come to the conclusion that the Supportive Housing model proposed for the Bridgman Park neighborhood is a bad idea. Even if this housing model was proposed for the Oppenheimer Park neighborhood in Vancouver's downtown east side, it's value would be questionable.

There is no 'buy in ' from the proposed residents. There is no incentive. For $500, which is 30% of any individual's social assistance they are to be housed and fed. It is doubtful that one could even eat at Macdonald's for $16.67 per day.

Add to that that this housing model is to provide the residents with the full benefits of the residential tenancy laws. Once in their proposed abodes there is virtually no lever to remove the hopelessly encouragible. This seems to be more of an enablement center than anything else. Each 'tenant' has $1167 remaining monthly for 'discretionary spending'. Where do you imagine that money will go?

I do support some manner of social housing for that location, even one that is so generous as to provide that level of assistance to the residents. However, it makes no sense to provide such an amenity for persons who have absolutely no buy in, no commitment to anything but to continue with the status quo. It just doesn't make sense.

Please do not merely introduce 'inner city' problems to another neighborhood. Please rethink and re-engineer this proposal. It is just wrong as currently suggested. Thanks for your attention.

Sincerely,
John Beresford, [redacted]

From: Radha Jain
To: DNV Input
Subject: Keith Road Housing proposal
Date: January 15, 2024 7:23:34 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear committee,

My name is Dr Radha Jain, I'm a family physician and resident of North Vancouver. [redacted] I am well versed in the health needs and challenges of our community. And I am very concerned and opposed to the proposed low barrier housing with open drug use on Keith road.

Let me begin by acknowledging the critical need for affordable housing in our city. It is a noble cause, one that we all support.

However, there is substantial evidence indicating that single-room occupancy buildings do not effectively help the people living in them. They face the same health risks and criminal justice issues as those who remain unhoused. Even our premier, Dave Ebby, has recognized this failure and stated that BC is phasing out this housing model. Why are we proposing to build an outdated and ineffective housing model?

Furthermore, the presence of an open drug policy poses significant risks. We cannot ignore the mounting evidence that such accommodations exacerbate existing problems rather than provide genuine solutions. By allowing an environment where drug use is normalized, we inadvertently enable destructive behaviors, particularly the recurrent use of opioids without any motivation to stop or rehabilitate. This not only puts the individuals residing in these units at risk but also endangers the safety of our community at large.

Placing a building of this nature across the street from a daycare, public parks, major intersections and far from the hospital is not just ill-advised, it is dangerous.

As a local physician, I interact frequently with un housed people with addictions. This site is suppose to be for residents of North vancouver. At present, there are not 65 people who would be well fitted for this type of housing currently living in north vancouver. The proposed housing will inevitably lead to importing people from the elsewhere in BC, likely the downtown eastside.

Quite frankly, we don't have the resources to support this. placing vulnerable individuals in a location that lacks the necessary resources is a recipe for disaster. More overdoses, increased fire department calls, and heightened police presence are inevitable outcomes. There are no plans to increase EMS, RCMP or fire and the community will be at great risk for harm because of this. The residents of North vancouver deserve better.

Our current approach to opioid use and harm reduction is failing. The number of overdoses has doubled since the opioid epidemic was declared in 2016. It's clear that we need to do better. We cannot continue down a path that history will judge as inadequate. We must acknowledge our failings and embrace change.

We need to create housing that integrates people with addictions into buildings alongside other functioning community members. Integration into society is key to breaking the cycle of addiction. It is time to invest in programs that support recovery, ensuring that those battling addiction have the resources and support they need to rebuild their lives. It is our responsibility to not only provide shelter but to create environments that foster positive growth and well-being.

An article in the globe and mail from Dec 24 highlighted the greatest need for housing is for families and seniors in BC. I propose the facility be designed to accommodate these people. Certainly a facility that is free of open drug

use.

Together, let us strive for solutions that genuinely address the needs of our community without compromising the safety and well-being of our citizens. Let us be a beacon of change in our approach to addiction and housing, ensuring that we build a future that we can be proud of.

BC is phasing out SRO housing so why are you proposing a model that the province has rejected. What we need is a building that can house seniors, families, and individuals who are rehabilitating. That is the model that I, as a physician and resident of North Vancouver, can support.

Thank you.

Radha Jain [redacted]

From: Natasha Simula
To: DNV Input
Subject: Keith Rd Supportive Care and Complex Housing Project
Date: January 15, 2024 8:12:13 PM
Attachments: Letter to district.pdf

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear District of North Vancouver Council,

Please find my attached letter in opposition to this proposed project.

Thank you for your time and consideration,
Natasha Simula

Natasha Simula
[redacted]

January 15, 2024
Subject: Opposition to the Supportive and Complex Care housing project on Keith Rd
Dear District of North Vancouver Council,

Thank you for taking the time to read my letter. I am writing to express my deep concern and opposition to the proposed Supportive and Complex Care housing project on Keith Rd. As a resident and community member, I firmly believe that this project will have detrimental effects on the neighborhood and its residents.

While I acknowledge the importance of harm reduction strategies, the province and our community need to shift from a focus of enabling drug use toward rehabilitation and reintegration into society. It is vital to prioritize comprehensive rehabilitation programs that provide individuals with the necessary tools to overcome their substance dependence. Allocating resources towards rehabilitation not only aids in breaking the cycle of drug use but also addresses the physical, psychological, and social aspects of addiction.

Moreover, while I empathize with the need to provide supportive care for those who require it, it is essential to consider the impact on public safety. Surrounding residents have long enjoyed a safe and peaceful environment, and the introduction of a complex care housing facility will jeopardize this peace. It is crucial to prioritize the well-being and security of the community members who already reside in the area. The influx of individuals with complex care needs will strain the existing law enforcement resources and emergency services in the area. It is crucial to consider the ability of our local authorities to handle the increase in emergency calls, disturbances, or other incidents that will arise due to the operation of this facility. Insufficient resources can lead to delayed response times and compromised public safety.

[redacted] there was minimal criminal activity in the neighborhood. When a safe injection site and homeless shelter opened one block away shortly thereafter, the neighborhood changed significantly. There was garbage on the street, human excrement on my front doorstep. Every day, there were multiple people laying on the ground with needles in their arm across the street. I saw firsthand the 7/11 store one block away get robbed multiple times. I stopped walking and started driving everywhere as I felt extremely unsafe. Ultimately, I moved to North Vancouver to live in a safer environment.

As a taxpayer of the District of North Vancouver, I hope that my concerns are not only listened to, but heard. I firmly oppose the Supportive and Complex Care housing project on Keith Rd. due to the impact it will have on safety of our community. I urge you to take these concerns into consideration before proceeding further.

Thank you for your attention to this matter. I look forward to hearing your response and engaging in further discussion on this issue.

Sincerely,

Natasha Simula

SUBMITTED AT THE
JAN 16 2024
PUBLIC HEARING



HOMELESSNESS

Housing First is a Failure

BY JUDGE GLOCK 01/13/2022

Early in the 2000s, both political parties, and the homeless advocacy community, came to a new consensus. They argued that the problem of homelessness was solvable, and that they knew the solution: "Housing First." Originally created by New York social worker Sam Tsemberis in 1992, the premise of Housing First was so simple as to be startling.[1] If homelessness was caused by lack of a housing, we should simply give homeless people a house. Soon many private and public figures announced that they could provide every chronically homeless person with a "Permanent Supportive Housing" unit or PSH, as they're known, and thus help end homelessness within a decade.[2]

The problem is that now, 20 years on, we've run the Housing First experiment, and it didn't work. We've built over 200,000 new PSH units for the homeless, as they're known, and, since 2013, the federal government has mandated the Housing First strategy nationwide. Yet since that nationwide mandate has gone into effect, we've seen street homelessness increase by almost a fourth. While some advocates cite the overall decline in homelessness since the early 2000s, they ignore that the entire decline was the result of moving people from "transitional" government housing, which was counted as homeless, to "permanent" government housing, which was

counted as not homeless. In effect, if one ignores this statistical smoke show, homelessness has gone up almost one-to-one with the increase in permanent housing. [3]

Why doesn't permanent housing help people exit from homelessness? A simple reason is that it appears to attract more people from outside the homeless system, or keeps them in the homelessness system, because they are drawn to the promise of a permanent and usually rent-free room. A recent economic analysis shows that cities have to build 10 PSH beds to remove a single homeless person from the street, since the vast majority of such units go to people who would not have been permanently homeless. Even the removal of that sole homeless individual from the streets seem to fade over time as more people enter the homelessness system.[4]

Several cities and states show the failure of the Housing First approach. San Francisco has built enough permanent housing to house every single chronically homeless individual in the city back in 2011. Yet instead of "ending homelessness," as then Mayor Gavin Newsom had promised, homelessness increased substantially until the city became an international byword for the homelessness crisis.[5] The state of Arizona has built over 7,000 permanent homes for the homeless since 2010, enough to house every unsheltered person when they began, but the number of Arizonians living on the streets has increased by 50% in recent years.[6]

The emphasis on Housing First has caused many places to de-emphasize short-term shelter as well. San Francisco's focus on permanent homes explains why the number of shelter beds in the city dropped by a third in the decade after 2004.[7] Arizona had over 2,500 more short-term and shelter beds about a decade ago, before cities began emphasizing a Housing First model. Meanwhile, the number of unsheltered in Phoenix have more than doubled just in the last five years.[8]

Another reason Housing First doesn't work is that it ignores that the major problems for the chronically homeless aren't just lack of a home. A recent UCLA study found that more than 75% of this population have a serious mental illness, and 75% have a substance abuse problem, and the majority have both. These individuals are reluctant to accept assistance without mandates and requirements, and a house without such mandates will not encourage use of these services.[9]

There was once some hope that housing alone could help reduce drug use and mental health problems. Yet studies have now shown that simply providing people subsidized housing does not reduce drug use, and often encourages it, which makes sense because there is no mandated treatment in PSH and the free unit provides people with more money to pursue their habits.[10] In one randomized-control trial in Ottawa, the homeless put in PSH had higher rates of substance use, mental illness, and death than people simply left on the streets.[11] We've seen similar results for mental illness. A chilling documentary on PBS showed that for many people with mental illnesses a permanent apartment increased social isolation.[12] More concerning, a survey of all PSH studies from the National Academies of Science found "that there is no substantial published evidence as yet to demonstrate that PSH improves health outcomes."[13] Thus, PSH, on its own, is not an effective or cost-efficient tactic for improving the lives of the chronically homeless.[14]

The costs of this ever-growing increase in homeless housing are staggering and have led to predictable corruption and large profits for many so-called non-profit developers. In San Francisco, each PSH unit can cost up to

$750,000. In Los Angeles, when voters passed a bond issue for more PSH, the city said they would cost $140,000 each. Instead, they cost triple that, and some cost over $700,000.[15] In many cities, landlords receive massive rents or use third-party for-profit maintenance companies to earn millions on properties for the homeless.[16]

Despite some early hopes, the results are in, and we now know that Housing First has failed. It is expensive, ineffective, and, often, counterproductive. While some individuals may benefit from PSH, as a sole strategy for "ending homelessness," it has and will continue to frustrate the cities that pursue it. Luckily, on the federal level, a bill introduced by Representative Andy Barr of Kentucky, and co-sponsored by Congressmen Chip Roy and Roger Williams, among others, aims to end the federal government's sole focus on Housing First, and redirect funding towards more fruitful paths.[17] All levels of government should refocus their homelessness strategies on short-term shelter, moving people off the streets, and more mental health and substance-use treatment. While we can't hope to end homelessness, we can hope to ameliorate it.

Updated August 30, 2022.

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[12] https://www.propublica.org/article/propublica-frontline-supported-housing-documentary-new-york-mentally-ill-right-to-fail

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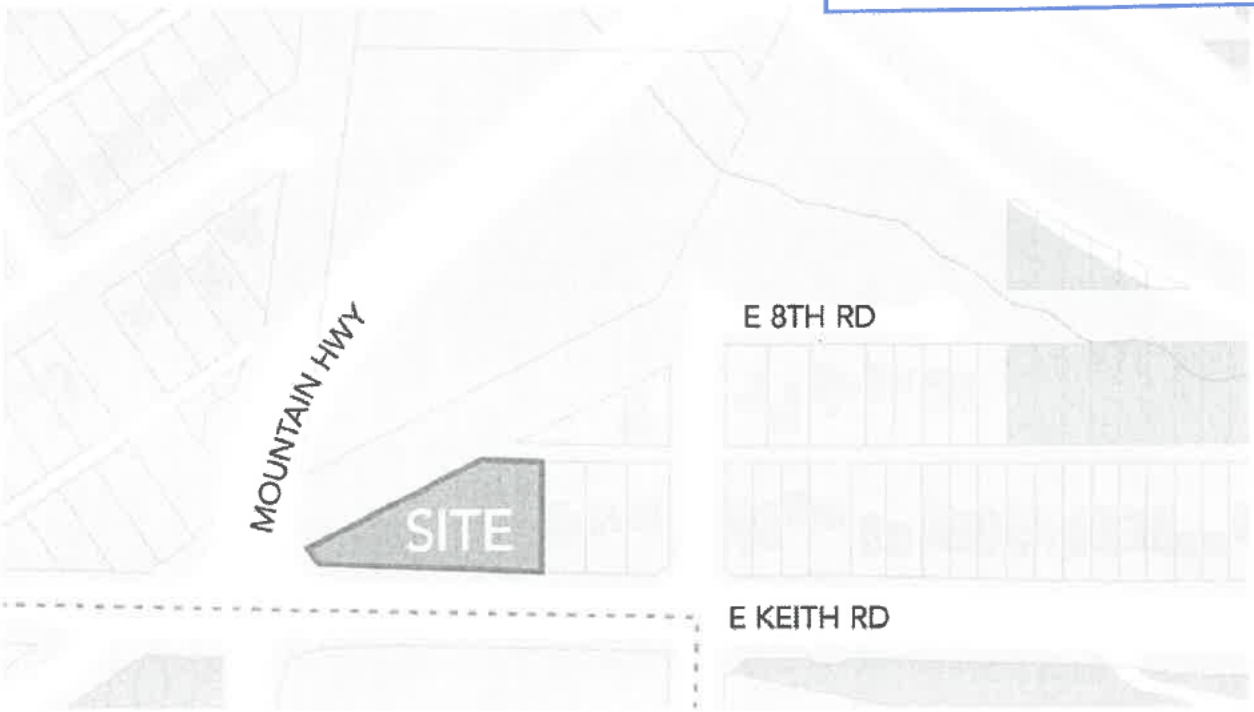
Related Content

SUBMITTED AT THE
PUBLIC HEARING

Support the 1200 Block East Keith Road Supportive Housing Project



Started
December 19, 2023
Petition to
Vancouver Coastal Health and 2 others

Why this petition matters

Started by Gill Walker

The Lower Mainland is in the middle of a housing crisis. People are struggling to find housing and more people are at risk of homelessness. Be part of the solution by signing this petition and supporting more housing being built.

I work in health care and assist young people to find jobs and register for school. I know first hand that housing is an integral part of people getting the support they need and making positive changes in their lives.

There is a change.org petition to stop this project and over 1,800 have signed it. Many are concerned about safety and crime rates increasing and property values decreasing. Research shows that in fact, supportive housing can have a mitigating impact on neighbourhood crime (Jadidzadeh et al, 2023; Woo & Jon, 2015; Albright et al, 2013) and is associated with an increase in property values (Center, 2008 & Glaster, 2004). Furthermore, supportive housing has been shown to decrease homelessness, decrease emergency department use, decrease hospitalizations, and decrease mortality (Peng et al, 2020). Housing saves lives.

The District of North Vancouver is working with partners, BC Housing, Lu'ma Native Housing Society, and Vancouver Coastal Health, to build Supportive Housing at the 1200 block on East Keith Rd.

The application as submitted proposes a six-storey building with 60 studio homes, and five units with Complex Care Housing services for members of North Shore communities who are experiencing, or at risk of homelessness. It includes on-site parking spaces for staff and visitors.
I have contacted the District of North Vancouver and was informed that this petition will be accepted and forwarded to the council members. Please sign and enter your postal code, and any comments you have and I will submit a list of names, postal codes, and comments to the District on **January 15th** at the next scheduled Public Hearing for the 1200 Block East Keith Road Supportive Housing Project. **https://www.dnv.org/events**

Thank-you for your support of this very important project.

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Signatures: 338Next Goal: 500

338

500

Signatures

Next Goal

281 people signed this week

Share this petition



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Name	City	Postal Co	Country	Comment
susan nelson	coldstream	[redacted]	Canada	"We need more housing"
Rodolfo Robles	Lima		Peru	[redacted]
Rose Dudley	Lions Bay		Canada	"I believe that everyone has the right to have a home. Those of my generation whose homes have made them wealthy should be thinking of those less fortunate who have no hope of getting into a home unless Municipalities assist by building more supportive housing."
Tracey Christiansen	Maple Ridge		Canada	"We need this."
Allan Chu	West Vancou		Canada	"Supportive housing is needed to help those who WANT it. Not every homeless person WANT help but at least there is hope for those who do despite our tax paying dollars that would end up subsidizing it. Either that or property and violent crimes will increase."
Liz Russell			Canada	"There is a tremendous need for more supportive housing on the North shore."
Erin Noel	Squamish		Canada	"Housing is important"
Allana McConachy	Victoria		Canada	"I'm from the North shore and would like to see this community be a supportive place for all to live - not just the wealthy."
John Sbragia	Bowen Island		Canada	"I encourage Lower Mainland residents to support this important housing project as it will help to alleviate the current housing crisis. We are all connected and every step we take to help others also helps all of us."
Sarah Laundy	Vancouver		Canada	"I support housing for everyone, everywhere."
Renea Mohammed	Burnaby		Canada	"I am signing this petition because we live in a free country where people have rights and deserve housing - a very basic human need. Many of the people who need supported housing have disabilities. We should not allow the barring or prevention of people with disabilities from living in a particular neighbourhood any more than we would allow the barring or prevention of people based on race; nor should government support others who are attempting to do so."
Byron Wood	North Vancou		Canada	"I live in the District of North Vancouver where the proposed supportive housing is to be built. Both the Universal Declaration of Human Rights and the International Covenant on Economic, Social and Cultural Rights recognize adequate housing as a basic human right. People need housing- build it!"
Jennifer Branston	North Vancou		Canada	"Housing is for everyone, not just the privileged. Inclusive communities are ones that support, uplift and include their most vulnerable members."

Percy Bhagat	[redacted]	[redacted]	Canada	"I am signing this petition as I know it will not be a safe and healthy environment for the community. There is park nearby where children play and we want them to be safe."
Frink McCann	Powell River	[redacted]	Canada	"I am"
Dylan Morrison	Vancouver	[redacted]	Canada	"Supportive housing is desperately needed to offset the housing crisis. I am willing to be everyone who signed the petition opposing the project owns property. They have no idea or simply do not care how unaffordable life has become for renters, and it is shameful. Everyone deserves affordable housing, and it's not going to change if property owners keep blocking these sorts of projects out of fear and lack of basic compassion."
Sonia Marino	Vancouver	[redacted]	Canada	"housing is a human right!"
Katja Ode	north vancou	[redacted]	Canada	"We need housing for all and help keep families together in the north shore. More supported Housing is needed in north van!"
Caroline Liggett	North Vancou	[redacted]	Canada	"Human right!!!"
Esther McLachlin	Toronto	[redacted]	Canada	"We need more affordable housing everywhere! We need to end the manufactured "housing crisis" created by capitalism!"
Julia S	Vancouver	[redacted]	Canada	"Vancouver residents are in dire need of access to housing."
Kym Bohachewski	Vancouver	[redacted]	Canada	"Stable, safe, affordable, and decent quality housing is one of the most important social determinants of health! Housing affects all health outcomes: physical, mental, spiritual, etc. Moreover, research shows that the physical and social characteristics of neighbourhoods can positively impact health as well. Access to transit, green space, shops, and other amenities in the area make 1200 block on East Keith Rd an ideal spot for the Supportive Housing Project. Let's ensure health for everyone in our communities!"

rory higgs	North Vanco	[redacted]	Canada	"North Vancouver needs more social and supportive housing. I think there is a perception that people who are "really from" North Vancouver don't or can't become homeless, and that the visibility of homelessness (or mental health problems, or substance use, or poverty) in North Vancouver is a problem that will somehow be "attracted" by building certain kinds of housing. The truth is that people experience these things everywhere; sometimes we experience them in silence and isolation, because there is nowhere to go for help, and sometimes there comes a point where there are too many people suffering to hide anymore and the problem spills out into public view. People struggling with complex challenges around housing, poverty, physical and mental health, and substance use are often forced to leave communities like North Vancouver and travel to Vancouver to access resources. In Vancouver, the refrain is again "shouldn't this be someone else's problem? Can't you go somewhere else?" But the problem is everywhere, and the problem is a lack of resources and support, and it will remain visible in ways that make some people uncomfortable to see (but which are far more uncomfortable to experience) until we address it."
Trey Helten			Canada	"People need homes."
kat g	Vancouver		Canada	"The people against this project have the privilege of time and resources to fight against the interests of disempowered people and would rather spend time denying access to their community than making substantive and moral change for the betterment of the community. As the housing crisis deepens more people will be left out in the cold because some people would rather not see poverty or lose a percentile of their home equity to help others. As it stands the humanity and compassion to provide urgently needed housing must be prioritized over the stigmatizing, selfish, and frankly unCanadian perspectives of some homeowners who got lucky in their property speculation and have never felt the sharpness of hunger, the snap of cold and the social death of people in poverty and/or experiencing mental illness. As a community we must come together to lift all boats so communities have homes and not simply economic and gated silos for the privileged."
Caroline Kings	Coquitlam		Canada	"Housing first"
shoshannah liberma	Vancouver	[redacted]	Canada	"housing is a human right!"

Name	City	Postal Code	Country
Gill Walker			Canada
Donna Fullerton	North Vancouver		Canada
Oksana Soychuke	Vancouver		Canada
Damien Waugh	Vancouver		Canada
Bernie Walker	North Vancouver		Canada
Karen Anzai	Vancouver		Canada
Maqsood Chaudhary	Saskatoon		Canada
Annie Ciernia	Vancouver		Canada
Olivia Sullivan	Vancouver		Canada
Bella Story-taku19	Toronto		Canada
Charolotte Lenzen	Strathmore		Canada
Lenore Black	Markham		Canada
Brenda Waugh	Coquitlam		Canada
Cal Rosete	Vancouver		Canada
Jessica Slater	Bowen Island		Canada
Diana Girsdansky	Vancouver		Canada
Tim Managh	Bowen Island		Canada
Deborah Esseltine	Pemberton		Canada
Brad Slater	Lions Bay		Canada
Iskra Zamalloa	Vancouver		Canada
Marie-France Boissonneault	Bowen Island		Canada
Allan Chu	West Van		Canada
susan nelson	coldstream		Canada
Rodolfo Robles	Lima		Peru
John Dudley	North Vancouver		Canada
Sheryl Ewart	Toronto		Canada
Tara Wood	Toronto		Canada
Alex McCulloch	Vancouver		Canada
Doug Johnstone	North Vancouver		Canada
Gus Batal	West Vancouver		Canada
Heather Kaart	West Vancouver		Canada
Alison Dudley	Lions Bay		Canada
Sheila Herrmann	North Vancouver		Canada
Beth Hirsh	Vancouver		Canada
GOTTFRIED POLLHAMMER	North Vancouver		Canada
Helen Dudley	North Vancouver		Canada
Nicola Dudley	Vancouver		Canada
Nathan Habot	Calgary		Canada
Lara Boyd	Vancouver		Canada
john mcdonald	Waterloo		Canada
Ed Pruner	North Vancouver		Canada
Kate Jones	Bowen Island		Canada
Ellie Boyd	Vancouver		Canada
Anja Sigloch	Vancouver		Canada
Elisabeth Mueller	Bowen Island		Canada
Grant Turner	Rocky View		Canada

Eleanor Burke	Squamish	[redacted]	Canada
Colleen Griffin	Squamish		Canada
Brenda Wessel	Vancouver		Canada
Tracey Christiansen	Maple Ridge		Canada
Jordan Hamden	Vancouver		Canada
Liz Russell			Canada
Melody Salehzadeh	Vancouver		Canada
Nigel Fullerton	Vancouver		Canada
Andrea Harowitz	Vancouver		Canada
Jen Rowe	North Vancouver		Canada
Erin Noel	Squamish		Canada
Liselotte Carlsen	Mexico City		[redacted] Mexico
John Joe	Markham		Canada
Valerie Boucher	North Vancouver		Canada
carly van kervel	North Vancouver		Canada
Lugene Delorme	North Vancouver		Canada
Jendon Cumigad	Surrey		Canada
bahaa hanane	brantford		Canada
Jessica Couture	Coquitlam		Canada
Diana Garcia	Coquitlam		Canada
Benjamin Flock	Vancouver		Canada
Elsa Ilagan	Fremont		[redacted] US
Cheryl Cresswell	Surrey		Canada
Paul Butler	North Vancouver		Canada
Ian Kerwin	Sarnia		Canada
Debbie Sesula	North Vancouver		Canada
jill angelichio	charlotte		[redacted] US
Allana McConachy	Victoria		Canada
Richard Bartley	Brooklyn		[redacted] US
Targol Salehi	Vancouver		Canada
yasmil Valdez	Irvington		[redacted] US
Kerry Campbell	Vancouver		Canada
Erin Bulycz	North Vancouver		Canada
Derrius McCruter	Plain City		[redacted] US
John Sbragia	Bowen Island		Canada
Meredith Sbragia	Bowen Island		Canada
Laura Sbragia	Bowen Island		Canada
Silvaine e Zimmermann	Bowen Island		Canada
retarded super attendant 69	Columbus		[redacted] US
Varun Aggarwal	Brampton		Canada
Mad as hell	Vancouver		Canada
Katherine MacPhee	Surrey		Canada
Sarah Laundy	Vancouver		Canada
Joanne Schwartz	Vancouver		Canada
Huw Probert	North Vancouver		Canada
Nogol Salehi	Vancouver		Canada
Amy Vozel	Vancouver		Canada

Kevin Connery	Vancouver	[redacted]	Canada
Lynn Busby	Vancouver		Canada
Kathryn Salciccioli	Farmington		US
David Poskitt	North Vancouver		Canada
Anthea Poskitt	North Vancouver		Canada
James Goudros	Toronto		Canada
Maleah Owsley	Indianapolis		US
Paul Stott	West Vancouver		Canada
Liz Ritchie	Vancouver		Canada
Robyn bay	Edmonton		Canada
Mary Juleff	Victoria		Canada
Erika Rikhiram	Clermont		US
Rochelle Navarro	North Vancouver		Canada
Crystal Strutt	Vancouver		Canada
Janna Young	North Vancouver		Canada
Harpal Dhaliwal	BRAMPTON		Canada
Wayne Kaart	WestVancouver		Canada
Lara Wease	North Vancouver		Canada
Diane Bryant	North Vancouver		Canada
James fleming	Vancouver		Canada
Wendy Montgomery	North Vancouver		Canada
Rory Higgs	Vancouver		Canada
Adam Kaluba	Burleson		US
Renea Mohammed	Burnaby		Canada
Sunil Bhardwaj	Brampton		Canada
Jamie Bradley	North Vancouver		Canada
Aimee Cee	Vancouver		Canada
Alana Preziosi	Swedesboro		US
Matt Jolliffe	North Vancouver		Canada
Caitlin Jones	North Vancouver		Canada
Wendy Waters	Vancouver		Canada
Nancy herring	North Vancouver		Canada
Sara Montgomery	Surrey		Canada
alana maharaj	Toronto		Canada
Z Brown	North Vancouver		Canada
Jaralyn Grant	North Vancouver		Canada
Matthew Beaudin	Gibsons		Canada
Byron Wood	North Vancouver		Canada
Alex Dauncey	Victoria		Canada
Eric Biskupski	Vancouver		Canada
Murray meehan	Vancouver		Canada
Sandra Betker	North Vancouver		Canada
Kimberly Borgfjord	North Vancouver		Canada
olive haire	Chilliwack		Canada
Maria McAchren	Raleigh		US
Michael Mortensen	Vancouver		Canada
Kyle Kostiak	Penetanguishene		Canada

Audrey Shulman	Oakville	[redacted]	Canada
Alexis Ducasse	Hebbville		Canada
Donna Fullerton	North Vancouver		Canada
Tina Benoit	North Vancouver		Canada
Jennifer Branston	North Vancouver		Canada
Donna Bromley	North Vancouver		Canada
Sharon Robinson	Vancouver		Canada
Chela Long	Vancouver		Canada
Sarah Collins	Markham		Canada
Stefania Seccia	Vancouver		Canada
Karen Baxter	North Vancouver		Canada
Heather Wallace	Vancouver		Canada
Nousha B.	North Vancouver		Canada
miss baddie	Toronto		Canada
Kevin Hollett	North Vancouver		Canada
Anjali Tarrant	North Vancouver		Canada
Suja Srikameswaran	Vancouver		Canada
taryn phillips	Surrey		Canada
Amy Juschka	North Vancouver		Canada
Grant Mercs	Vancouver		Canada
Trey Helten			Canada
Ali Hakam	New Westminster		Canada
Zoran Vladislović			Croatia
Eden Gauley	Vancouver		Canada
Maryam Abid	Toronto		Canada
kat g	Vancouver		Canada
Brant Campbell	Richmond		Canada
Caroline Kings	Coquitlam		Canada
Barb Jolliffe	Victoria		Canada
Leanne Keen	Coquitlam		Canada
Kyla McDonal	Vancouver		Canada
Sabrina A	Toronto		Canada
Christine Carter	North Vancouver		Canada
Matthieu Theberge	Pickering		Canada
shoshannah liberman	Vancouver		Canada
Sei Godaiin	Vancouver		Canada
Lisa Duncan	Vancouver		Canada
Maile Carpenter	Vancouver		Canada
Chad MacKenzie	Vancouver		Canada
Kody Wemmer	Nicholasville	[redacted]	US
Russell Maynard	Vancouver		Canada
Becky Zelikson	North Vancouver		Canada
Erick Munoz	North Vancouver		Canada
pauline deane	Vancouver		Canada
Nick Argue	North Vancouver		Canada
Katherine Nichol	Vancouver		Canada
Kenneth Jansons	Delta		Canada

Percy Bhagat	[redacted]		Canada
Patterson Gail	Victoria	[redacted]	Canada
Meher Bhagat	North Vancouver		Canada
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Vibodh Karnik	Vancouver		Canada
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Ethan Hart	Thompson		Canada
Stefanie Gazeley	North Vancouver		Canada
Tristan Perry	North Vancouver		Canada
Guy Brewer	North Vancouver		Canada
Matt A	Vancouver		Canada
Karina Czyzewski	Vancouver		Canada
Sharnelle Jenkins-Thompson	Vancouver		Canada
Dylan Morrison	Vancouver		Canada
Sonia Marino	Vancouver		Canada
Caitlin Hall	Burnaby		Canada
Chantelle Spicer	Vancouver		Canada
Marshall Henderson	Surrey		Canada
Lauren Jadot	Vancouver		Canada
Ehren Felser	Vancouver		Canada
Michael Medina	Hamilton		Canada
Nicole Robins	North Vancouver		Canada
Joshua Saville	North Vancouver		Canada
roger moore	Surrey		Canada

Cori Baldwin	Vancouver	[redacted]	Canada
Luke Saville	North Vancouver		Canada
Ari Lee	Vancouver		Canada
Yao Li	Stratford		Canada
Ross Linton	Vancouver		Canada
Jaiden Clark	Prince George		Canada
Gabrielle Gallant	Summerside		Canada
Keren Mitchell	Vancouver		Canada
carmen dodds	Prince George		Canada
Jiyoun Kim	Vancouver		Canada
Matt S	North Vancouver		Canada
Iman Zayed	Toronto		Canada
Bryan Obi	Carrollton		US
Ace Kechi	Staten Island		US
Vivian L	Vancouver		Canada
Emma Owens	Vancouver		Canada
Mike Mott	Perth		Canada
Connie Chang	Vancouver		Canada
Micaela Evans	Vancouver		Canada
Gala Munoz	Vancouver		Canada
Amanda Sanchez	Oakdale		US
Teresa Tsai	Surrey		Canada
Casimir Kuzyk	Grimsby		Canada
DEBORAH W	PENTICTON		Canada
Karen Chrobok	North Vancouver		Canada
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Cooper Giroux	North Vancouver		Canada
Erin B	North Vancouver		Canada
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Deborah Thorne	Calgary		Canada
Jennifer Bradshaw	Vancouver		Canada
Katja Ode	north vancouver		Canada
Sukhmani Purewal	Delta		Canada
Candy Gorse	Vancouver		Canada
Anis Zahedifard	Toronto		Canada
Lesley Tetiker	North Vancouver		Canada
Sheila Mackenzie	North Vancouver		Canada
Nicole Statham	North Vancouver		Canada
Deanna Schilling	North Vancouver		Canada
Bridget McNulty	North Vancouver		Canada
Amanda Thompson	St. Catharines		Canada
Francis Cho	Vancouver		Canada
Caroline Liggett	North Vancouver		Canada
Esther McLachlin	Vancouver		Canada

Charlene Fitzpatrick	Vancouver	[redacted]	Canada
Hamid Dahmani	Calgary		Canada
phillippe morris-parent	North Vancouver		Canada
Lori Durward	Vancouver		Canada
Megan Krnac	Georgetown		Canada
Andrée-Anne Verret	Vancouver		Canada
JJ E	North Vancouver		Canada
Kathleen McTaggat	Vancouver		Canada
Sean Williams	Vancouver		Canada
Tristin Murray	Winnipeg		Canada
Don Durward	North Vancouver		Canada
Julia S	Vancouver		Canada
Carson Loveless	Bay de verde		Canada
Griselda Iglesias	Bronx		US
Debbie Sim	North Vancouver		Canada
solomom sherefa	Calgary		Canada
Heidi Smith	North Vancouver		Canada
Lauri Thompson	Victoria		Canada
Melissa Walker	North Vancouver		Canada
Ian Brett	Vancouver		Canada
Alisa Stern	North Vancouver		Canada
Andrew Harvey	Victoria		Canada
Jasleen Johal	Richmond		Canada
Sajid Tunio	Calgary		Canada
Kolten Brochu	Windsor		Canada
Josh Keefer	North Vancouver		Canada
Julianna Colonna	Mississauga		Canada
AJ Withers	Vancouver		Canada
Anabel Moreau	Verdun		Canada
Andrew Floyd			US
kitty kaito	Port Sydney		Canada
Kristopher Raffle	North Vancouver		Canada
Claire Harvey	Garibaldi Highlands		Canada
Taga Ia	Oakland		US
Kym Bohachewski	Vancouver		Canada
Anish Pongoor Elias	London		Canada
Melissa Daigle	Edmonton		Canada
Janet MacDonald	North Vancouver		Canada
Roxette Bird	Edmonton		Canada
Anica Khorchidian	Vancouver		Canada
Michelle Mackey	Chicago		US
Hayley Hill	Oshawa		Canada
emily sollows	Vancouver		Canada
Annika Landmark	Ottawa		Canada
Brianna Shuman	Dawson Creek		Canada
Jennifer Walker	North Vancouver		Canada
Laurie Radsma	Halifax		Canada

Camie Gv	Beaverton	[redacted]	[redacted] US
Colin Ford	Whitby		Canada
laila gundy	Buhl		[redacted] US
Sharon Scott	Vancouver		Canada
Brittany Graham	Vancouver		Canada
Heavy Weapons	Calgary		Canada
Donna Symons	North Vancouver		Canada
D S			Canada
K M	Victoria		Canada
ef bell	Calgary		Canada
Mary Lopez	Washington		[redacted] US

SUBMITTED AT THE
JAN
PUBLIC HEARING

January 15, 2023

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

Attention: Mayor Mike Little and District of North Vancouver Council

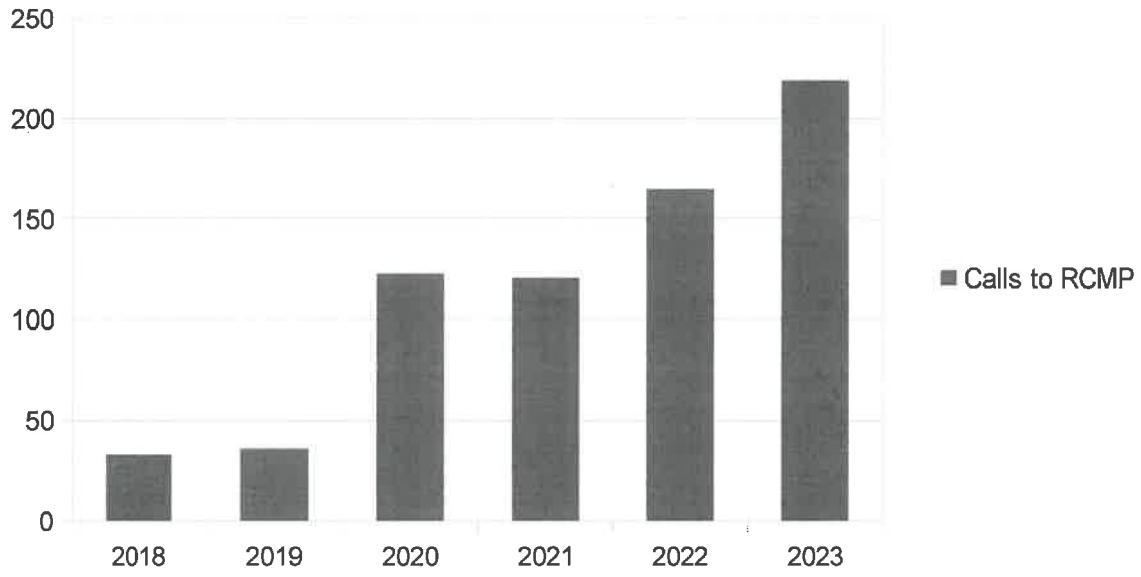
RE: Proposed Supportive Housing Project at 1200 East Keith Road

Dear Mayor Little and Members of Council,

On December 7, 2023 I wrote to you that it is well known anecdotally that crime has become rampant around the Travelodge facility and that I had heard from police that it is a nightmare and that they are called there continually. I had requested the crime statistics from the District's Community Policing Department and was told they were not authorized to provide that information to me, so I submitted a Freedom of Information Request to obtain the statistics. I have now received the information, which I will now share.

For clarity, the statistics I'm presenting are the number of times per year the RCMP has been called to the Travelodge property – they do not include calls to ambulance or fire protection services.

2060 Marine Drive (Travelodge):



In 2018 and 2019, (when the Travelodge was being used as a motel versus supportive housing), RCMP were called to the Travelodge facility 33 times and 36 times, respectively. These are staggeringly high numbers (approximately once every 10 days) and I expect far higher than most multi-family buildings in the District of North Vancouver.

Even with these numbers as the base case, we see that when rooms started being rented for supportive housing purposes in the Spring of 2020, the calls to police increased 342% to 123 that year or approximately once every 3 days. In 2022, when the balance of the hotel was converted to supportive housing, there was a 458% increase in calls to the RCMP from 2019 to 165 or almost once every two days. In 2023, under Luma's management, the calls to the RCMP increased 608% from 2019 to 219 calls. This means the RCMP are getting called to the

Travelodge supportive housing project more than once every second day, and the statistics for 2023 ended some time in mid-December so do not even capture the entire calendar year.

In an article in the North Shore News dated July 7, 2022, Bowen Ma was quoted as saying, "When the province initially began to lease hotels, locations were often not disclosed to avoid perceptions about street crime, for instance, that may have nothing to do with the presence of supportive housing." I've found that whenever there is censorship of information, it is to protect a false premise. The truth stands up to scrutiny – it doesn't need suppression of facts to be able to stand, whereas false premises do. If it were true that supportive housing projects do not increase street crime, there would be no need to hide the locations of supportive housing projects from the public so they don't 'mistakenly' correlate increased street crime with supportive housing projects.

In a similar manner, this project is being advanced under the false premise that there is no evidence of increased crime from supportive housing. We have the most relevant example possible, an active supportive housing project of similar size being managed by the proposed operator, that shows a more than 600% increase in calls to the RCMP since its conversion. I originally spoke on behalf of 38 signatories [redacted] and one of the biggest concerns was safety – we do not want to live next to a taxpayer funded crime hub.

I again want to express gratitude to this Council for diligently hearing our concerns and hope that these statistics will help you decide to defeat this project as and where proposed.

Thank you,



Simon Bodlack
[redacted]

From: Aimee Bamford
To: DNV Input
Subject: Keith rd supportive housing
Date: January 15, 2024 9:03:15 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council,

In earlier correspondence, I sent a suggestion of an alternative location for the supportive housing facility, bordered by the river and highway, still walking distance to the bus lines and grocery store but not near any homes, parks, schools or daycares. This isn't my area of expertise, I just wanted to provide an example to show that these spaces do exist and you could and should be looking into this. I was told that because of how that space currently it zoned, even though it's not being used, it's just a plot of land with trees like the rest of the spaces you are currently rezoning, because it's zoned as a park it'd require a referendum to rezone it to put the facility there. I was left to infer that that wouldn't be happening. I can only assume that'd be more difficult. You'd rather put us all in danger, remove our feeling of safety at our homes, schools trails and parks, open our homes to theft and vandalism, then to do the more difficult thing? And that's OK with you? Really? It's it's lazy and it's careless, our safety should be important to you.

What if the referendum wasn't a yes or no, but a here or there? Give the public the option of the two locations? There has to be ways of going about this to find the safest option for everyone. You may just need to think outside the box a little bit.

And we can't ignore that this isn't just about altruism - there is a huge financial incentive for the city from the federal government to build social housing right now. Where is the extra funding going? Will you be using it to help fund the extra police and ambulance services that will be required to deal with the residents of this facility, as well as the needs of the citizens? Will it go towards keeping our neighbourhood safe, to deal with the crime this facility will bring to this area, will it go toward a cleaning crew to check the parks schools daycares and soccer fields for needles every morning? How are you going to use this funding to deal with the negative impacts this facility will have on our neighbourhood? If you're not using it to help combat the issues this will cause, then morally you are doing the wrong thing.

You should have developed a plan and presented it to us already. We shouldn't have to be asking you this. This isn't a high school book report. How are you planning to deal with the negative impacts this facility will have on our neighbourhood?

Right now it seems like you have no plan and hope the RCMP, who are already spread

too thin, will just deal with it. That's not how this works. You need to put together a comprehensive plan for the shit storm you will be bringing to this area. How are you going to assure our safety and security? Or do you not care and it's just going to end badly. Just like it has in so many other places.

It may be more difficult for you, but you can and should be looking at other sites. You should also be planning on putting funding toward increase police resources in this area, and cleaning crews to deal with the needles and other garbage.

If this does end up being a disaster, as it was in Yaletown, we will hold you accountable and expect you to do something about it. Shut it down or reevaluate how the facility is run. Please do not just set off this bomb and ignore the outcomes.

From:	Graham G Alexander
To:	DNV Input
Cc:	Mike Little, Mayor; Mayor"s Office DNV; Herman Mah; Catherine Pope; Jordan Back; Betty Forbes; James Hanson; Lisa Muri
Subject:	Electronic submission
Date:	January 15, 2024 9:04:57 PM

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Your lordship and council:

Thank you.

Here now with my electronic submission with regards to an alternative solution and as well data from other supportive housing locations.

Thank you kindly.

https://docs.google.com/presentation/d/1HeAV7OUDrAia4t4Eyb0c68xOZWlEdlEFP3EnK_vnTKw/edit?usp=drivesdk

Graham Alexander.

From: Cameron
To: DNV Input; Mayor and Council - DNV
Subject: Petition - Stop the 1200 East Keith Road Rezoning and Development
Date: January 15, 2024 9:18:19 PM
Attachments: Petition Signatures - 2024-01-15.pdf

CAUTION This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

See attached for the list of signatures and below for the link of the petition - 1959 signatures against the 1200 East Keith Road Rezoning and Development

https://www.change.org/p/stop-the-1200-east-keith-road-rezoning-and-development/dashboard?cs_tk=&download=c688d4db-8301-49c0-a4e1-775261e36b81&utm_campaign=c24f65668aeb49a1acd04fe75ab36d88&utm_content=initial_v0_1_0&utm_medium=email&utm_source=signatures_export_finished_success&utm_term=cs

Thank you,

Cameron Strukoff

Name	City	Postal Code
Cameron Strukoff	North Vancouver	[redacted]
Jennifer Yip	North Vancouver	[redacted]
Liam Eales	Vancouver	[redacted]
Niyousha Farah	Vancouver	[redacted]
Omid Partow	Burnaby	[redacted]
katie bishop	Vancouver	[redacted]
Mary C	Vancouver	[redacted]
Mary Dapiton	Vancouver	[redacted]
Lorna Winckers	Vancouver	[redacted]
Kourosh Shahverdiani	North Vancouver	[redacted]
Sadaf Nadali	North Vancouver	[redacted]
Marc Winckers	North Vancouver	[redacted]
Mahsa Alavi	Burnaby	[redacted]
Sam Fowler	North Vancouver	[redacted]
Alicia Gilmour	North Vancouver	[redacted]
Reagan Goulding	North Vancouver	[redacted]
Shayan Farahbakhsh	Vancouver	[redacted]
Nima R	North Vancouver	[redacted]
Gregory Fodor	North Vancouver	[redacted]
Kimberlee Goulding	North Vancouver	[redacted]
Jacqueline Lai	Coquitlam	[redacted]
Leyla Yazdan	Vancouver	[redacted]
Aiden Piercey	North Vancouver	[redacted]
Maryanne Miles	North Vancouver	[redacted]
Dusan Indic	North Vancouver	[redacted]
Ben Jenkins	Vancouver	[redacted]
Lara Bewcyk	Vancouver	[redacted]
Robin Bell	North Vancouver	[redacted]
Rodrigo Lecompte	North Vancouver	[redacted]
Ali Farah	North Vancouver	[redacted]
Dave Van Mulligen	North Vancouver	[redacted]
Josie Harrison	North Vancouver	[redacted]
Chelsea Craig	North Vancouver	[redacted]
Jorden Keller	North Vancouver	[redacted]
Nathan Wong	North Vancouver	[redacted]
Beheshteh Maleki	North Vancouver	[redacted]
Sean Harrison	North Vancouver	[redacted]
Sudipta Ghorai	North Vancouver	[redacted]
Rong Fan	Vancouver	[redacted]
Yasaman Bonyanpour	Vancouver	[redacted]
Nanci Fischer	North Vancouver	[redacted]
Roya Payami	North Vancouver	[redacted]
Madeleine Liceaga	Vancouver	[redacted]
Lindsay Jalava	North Vancouver	[redacted]
Ashkan Etemadzadeh	Vancouver	[redacted]
Setareh Sadeghi	North Vancouver	[redacted]

Nina Samimi	North Vancouver	[redacted]
Elizabeth Brunswick	North Vancouver	
Farnaz Seyedi	Vancouver	
Mohammadreza Yazdanshenas	Edmonton	
Jack Bebbington	North Vancouver	
John Perry	North Vancouver	
Rahana Harjee	Vancouver	
Atousa Sanjari	North Vancouver	
Afsoon Kiani	Vancouver	
Maryam Yazdan	Edmonton	
Laurence Putnam	North Vancouver	
Lee Fulsher	North Vancouver	
Jennifer M	North Vancouver	
Christina Fulsher	North vancouver	
Reeti Soni	North Vancouver	
Hossein Sanjari	North Vancouver	
Janice S	Delta	
Choongeun Lee	Vancouver	
Darren Butler	North Vancouver	
K Reynolds	North Vancouver	
Mason Carr	Fredericton	
Spencer Connelly	North Vancouver	
James Brunswick	North Vancouver	
Sanaz Afjouland	West Vancouver	
Tass Kanakos	Vancouver	
Jason Gerelle	North Vancouver	
Hossein Noorbakhsh	North Vancouver	
Sebastian Gerhard	North Vancouver	
Shawna Kellock	North Vancouver, Vancouver	
Farhad Rahnamoon	North Vancouver	
T J	North Vancouver	
Danial Tabassi	Vancouver	
Hoora Ghiam	Vancouver	
Salma Harjee	Surrey	
Amir Ghiam	Vancouver	
mohammadjafar ghiam	Vancouver	
Armin M	North Vancouver	
Carson Bateman	North Vancouver	
Amirhossein Ghiam	Vancouver	
Nabila Hajee	North Vancouver	
shamil hajee	North Vancouver	
Maysa Tsang	North Vancouver	
Mark Wilson	North Vancouver	
Camila Nakatsui	North Vancouver	
Zahra Golabi	Vancouver	
Mihir Ghael	North Vancouver	
Zahra Partow	North Vancouver	

Marianne MacLean	North Vancouver	[redacted]	
Craig Hall	North Vancouver		
Peter Bohr	North Vancouver		
Sean Poole	North Vancouver		
Veroslava Todic	Burnaby		
Nahid Araban	NORTH VANCOUVER		
Nida Asad	North Vancouver		
Val Wong	North Vancouver		
Tyler Gibb	North Vancouver		
Deborah Godfrey	North Vancouver		
Shyloh Mahy	North Vancouver		
Felix Evans	North Vancouver		
Sarah Shan	North Vancouver		
Kevin K	North Vancouver		
Trent Opaloch	North Vancouver		
Mark Kerr	North Vancouver		
Ruby Rose Ombajin	North Vancouver		
Tom Lebeuf	Langley		
Allan Lau	Vancouver		
CJ Niyati	Vancouver		
Sue Gyenes	Burnaby		
Grace Harradine	North Vancouver		
Mar Der	North Vancouver		
Jared Hughes	North Vancouver		
Shawn Anon	North Vancouver		
Pilar Encinas	North Vancouver		
Rich L	North Vancouver		
Josefina Encinas	North Vancouver		
Mercede Sakiani	North Vancouver		
Jeff Celmainis	North Vancouver		
Helia Haghighat	North Vancouver		
Lorraine Hardie	Vancouver		
Lauren C	Vancouver		
Steven Sugrim	North Vancouver		
Amir Bonyanpour	North Vancouver		
Cameron Godfrey	North Vancouver		
H Chan	North Vancouver		
Marc Jones	North Vancouver		
Sara Gojevic	North Vancouver		
Terence Chan	North Vancouver		
Ivana Gotovac	North Vancouver		
Kin Lau	North Vancouver		
Francis Chan	Vancouver		
Agnes Chan	Vancouver, BC, Canada		
Ian Chan			
Terrence Connelly	North Vancouver		
Ana Woodward	North Vancouver		

Marilu Encinas	North Vancouver	[redacted]
Giovanni De Santis	North Vancouver	
Pablo Ulloa	North Vancouver	
Justin Tapp	North Vancouver	
Tee Bridge	North Vancouver	
Mo Karimi	Burnaby	
Farah Sayani	North Vancouver	
ALLISTER ROOP	North Vancouver	
Hayden Sager	Peterborough	
Forough Malekpour	Vancouver	
Kalen Emsley	North Vancouver	
Susana Muñoz	Madrid	
Shannon Smith	North Vancouver	
Graham Christensen	North Vancouver	
Angela Lagore	Salmon Arm	
Negin Soltani	North Vancouver	
Pedram Hosseini	North Vancouver	
Laura Kviklyte	North Vancouver	
Andrea Ellefson	Regina	
Alan Rogers	Vancouver	
Kim Lundberg	North Vancouver	
Judy Bruce	Wasaga Beach	
Ian Young	North Vancouver	
Byron Parker	North Vancouver	
Kiran Jhutty	North Vancouver	
Jackie Bowen	North Vancouver	
Diane Bowen	North Vancouver	
Filip Ljubichich	North Vancouver	
Jeffrey Bowen	North Vancouver	
Ana Weiss	North Vancouver	
Lynn B.	North Vancouver	
Jingjing Zou	North Vancouver	
Tegan Giustra	North Vancouver	
Jehan Jouhar	Kanata	
Tyler Bowen	Surrey	
Virjeet Basi	North Vancouver	
Frishta Nayeemi	North Vancouver	
Stephen Korchinos	North Vancouver	
Dax Blackett	North Vancouver	
Nick M	North Vancouver	
Farzad Shirali	North Vancouver	
Morgan Delaney	North Vancouver	
Brandon Mather	North Vancouver	
Brenda Garrett	North Vancouver	
Matt Miller-Tait	Chilliwack	
Alex deRosenroll	Burnaby	
Elham Mirzakhani	Edmonton	

Jordan Tostenson	North Vancouver	[redacted]
Armi Grano	Puerto Vallarta	
Jordan Hunt	North Vancouver	
Kavan Singh	Vancouver	
BRAEDEN KLAVER	North Vancouver	
Marcus Houck	North Vancouver	
Michael Eakin	North Vancouver	
Mike Beneke	Vancouver	
Amanda Miller	North Vancouver	
Anna Kenna	Vancouver	
Saba Ahanchi	North Vancouver	
Jocelyn Fitzpatrick	North Vancouver	
Hayley Wemyss	North Vancouver	
Amelia Brown	North Vancouver	
Brian Garrett	Vancouver	
Hannah Chen	Vancouver	
Newsha Farah	North Vancouver	
Hannah Baker	Ottawa	
Valerie Burns	Vancouver	
Darren Lee	North Vancouver	
Danielle Lawson	North Vancouver	
B Taylor	North Vancouver	
Daniel Foxcroft	Vancouver	
Darren Mcgrigor	Surrey	
Wallace Scott	NORTH VANCOUVER	
Guillaume Larouche	Montréal	
Kyle Gomes	North Vancouver	
Sandeep Manhas	Burnaby	
Svetlana Yakubovich	North Vancouver	
Shanie Rechner	North Vancouver	
Brandon Ophus	North Vancouver	
Philip Louie	North Vancouver	
Nicholas C	North Vancouver	
Bruce Oikawa	Vancouver	
Marie Horton	Vancouver	
Aimee Kwok	North Vancouver	
Tanya Goble	North Vancouver	
neda Grant	North Vancouver	
Aimmey Yoshima	North Vancouver	
Veronika Pronek	North Vancouver	
Nicholas Grant	North Vancouver	
Joel Richer	Surrey	
Chris Kerr	North Vancouver	
Mozhgan Taheri	Vancouver	
Telnaz Mazidi	North Vancouver	
Ed Thomas	North Vancouver	
Rach Ceb	North Van	

Nicole Marshall	North Vancouver	[redacted]
Scott Macdonald	North Vancouver	
Ben Barnes	North Vancouver	
Jovani LoCicero	North Vancouver	
Jordan marshall	Vancouver	
Farzad Taheri	Vancouver	
Yas Malek	North vancouver	
Masieh Malek	North Vancouver	
Michelle Townsend	North Vancouver	
Brenda Platts	North Vancouver	
Trevor Townsend	North Vancouver	
Allan Comey	North Vancouver	
Nadia Raposo	North Vancouver	
Robyn Bresler	North Vancouver	
Mehdi Miarsoltani	NORTH VANCOUVER	
Salma Virjee	North Vancouver	
Nicole Comey	North Vancouver	
Michael Iwasaki	Vancouver	
Kateryna Nechyporchuk	North Vancouver	
Ali Nasiroghli	North Vancouver	
Satu Toivakka	Nelson	
Michael Mackenzie	Cranbrook	
James Studer	North Vancouver	
Vannessa Lindgren	North Vancouver	
Tammy Alli	Grand Valley	
Jessica Farr	Magna bay	
Amira Khater	Mississauga	
Haley Adair	North Vancouver	
Mike Adair	Vancouver	
Maggie Applebaum	North Vancouver	
Eli Applebaum	North Vancouver	
Kathy Mather	North Vancouver	
Najmeh Dorafshanian	Vancouver	
Jennifer McDonald	North Vancouver	
Barry Kas	North Vancouver	
Craig Burak	North Vancouver	
Adrian Lauten	North Vancouver	
Kathleen Scott	North Vancouver	
Jennifer Howard	North Vancouver	
Carly Neate	North Vancouver	
Chris Carter	North Vancouver	
Jesse Neate	North Vancouver	
Dan Pultr	North Vancouver	
Chelsea Neate	North Vancouver	
Antonio FILANGIERI	North Vancouver	
Nicolle Filangieri	North Vancouver	
Brian Howard	North Vancouver	

Thomas Howard	North Vancouver	[redacted]
Lenore Black	Markham	
James Neate	North Vancouver	
John Neate	North Vancouver	
Melissa Dhillon	North Vancouver	
Ryan Mruk	North Vancouver	
Jake Ross	North Vancouver	
Valerie Newman	North Vancouver	
Abbie Playford	North Vancouver	
Joshua Croft	Burnaby	
Lori Iacoviello	North Vancouver	
Jenny L	North Vancouver	
Trinh Khuu	North Vancouver	
Fatemeh Safavi	North Vancouver	
Abo Taheri	North Vancouver	
Adrian Lam	North Vancouver	
jin lee		
Shabbir Nanji	Vancouver	
Sierra Valente	Vancouver	
James Lau	North Vancouver	
Maureen Stirlng	North Vancouver	
Ian Dun	North Vancouver	
Kyoko Hayashi	North Vancouver	
Breanna Symonds	North Vancouver	
Alexandra Harper	North Vancouver	
Patrick Markowski	Windsor	
Diana Fajardo	North Vancouver	
Yumna Ahmed	Lloydminster	
Stephanie Antoniazzi	North Vancouver	
Aramesh Atash	Vancouver	
Bill Chung	North Vancouver	
Yasmeen deRosenroll	North Vancouver	
Ghazaleh Keshavarz	North Vancouver	
Gregory McKinley	North Vancouver	
Hamid Parsazadeh	Toronto	
Rebecca Wong	North Vancouver	
erik lydestad	north vancouver	
Mary Robinson	Vancouver	
Lauren Nichols	North Vancouver	
Lori Aylsworth	North Vancouver	
Elaine Burak	North Vancouver	
Sahri Woods Baum	Toronto	
D'Arcy Larmour	North Vancouver	
Jorge Pessegueiro	North Vancouver	
M Ricard	North Vancouver	
Sanjar Jilavi	North Vancouver	
Nirvana Mousavi	Vancouver	

Sheida Poulad	Vancouver	[redacted]
Tom Dean	North Vancouver	
Hedieh Keshtkar	North Vancouver	
Daniel Coutinho	London	
Gayle Logan	Vancouver	
Heidi King	North Vancouver	
Navid Hanachi	North Vancouver	
Lito Vocal	North Vancouver	
Renee Sim		
Ally Raymond	Airdrie	
Strato Malamas	North Vancouver	
Mehrad A	Vancouver	
Geoff Perkins	Vancouver	
Cameron Clark	Port Coquitlam	
George Madi	North Vancouver	
Marie Seymour	North Vancouver	
abdul khan	Toronto	
Tracy Walsh	North Vancouver	
Graydon Jones	North Vancouver	
Luke Balogh	North Vancouver	
Corinne Lee	North Vancouver	
Laura Chapman	Vancouver	
Linda Madi	North Vancouver	
Robert Burak	north vancouver	
Graham Edmunds	North Vancouver	
Christina Edmunds	North Vancouver	
peggy wilson	Campbell River	
Rose Kasper	Coquitlam	
Vicky Perrin	North Vancouver	
Jason Overbye	Pitt Meadows	
Sean Comerford	North Vancouver	
Kyla C	North Vancouver	
Shahin Emami	North Vancouver	
Ryan Huang	North Vancouver	
Troy Monteyne	North Vancouver	
Stevan Agbaba	North Vancouver	
David Price	North Vancouver	
Richard Linnebank	Vancouver	
Sandra Fergusson	North Vancouver	
Sarah Ashley Hannah	North Vancouver	
Jimmy Hsu	North Vancouver	
Nancy W	North Vancouver	
Leila Mobara	North Vancouver	
Melissa Paulger	North Vancouver	
Kim Marcotte	Vancouver	
Ishan Gamage	North Vancouver	
Loghman Moradi	Calgary	

Dixie S	Calgary	[redacted]
Maryam Tabrizi	Vancouver	
Paul Cheng	Scarborough	
Sheldon Horse	Regina	
Corinna Overbye	Burnaby	
M. Hatami	Vancouver	
Peyman zargarzadeh	North Vancouver	
Katie Morin	Vancouver	
Joy Ward	North Vancouver	
Irene Matson	North Vancouver	
Hannah Hewitt	North Vancouver	
Jeong Ju Choo	North Vancouver	
Cena Askari	North Vancouver	
YONG MEI Xu	North Vancouver	
Avinash Jagwani	North Vancouver	
Robyn bay	Edmonton	
Stacey Choi	North Vancouver	
Sanya Ritchie	North Vancouver	
Michael Madi	No vancouver	
Julie Kyle	Vancouver	
Jennie Donnelly	North Vancouver	
Stephanie Macek	North Vancouver	
Leyla Bambury	North Vancouver	
Leila Kadi	North Vancouver	
Andrea Burbidge	506 easy 11 th street North vancouver	
Alberto Danao	Surrey	
Leanne Oneill	North Vancouver	
Muzna Nafees	Toronto	
kay ward	Ottawa	
Asal Keshavarz	Vancouver	
January Thomson	North Vancouver	
Jose Perera	North Vancouver	
Karen McBride	North Vancouver	
Dragos Vasilescu	North Vancouver	
Taylor Hooley	North Vancouver	
Gregoz Gawronski	Vancouver	
JoAnne Marlow	North Vancouver	
Debbie Setton	Vancouver	
Melanie Neate	North Vancouver	
Heidi Kesht	North Vancouver	
Christopher Drake	North Vancouver	
Lauren Koenig	North Vancouver	
Patti Koenig	Victoria	
ruth warwick	North Vancouver	
Melissa McMillan	Vancouver	
Carmen Dube	North Vancouver	
Aurelia Diaconu	North Vancouver	

Zahra Jamshaid	Mississauga	[redacted]
Brittany Ogden	Vancouver	
Tiffany Whelan	Vancouver	
Chris Glyn-Jones	North Vancouver	
Nicholas Yau	Victoria	
Selina Yiu	North Vancouver	
Arash Tavazo	North Vancouver	
Tom Woodward	Vancouver	
robin carruth	North Vancouver	
Mandana Drisi	North Vancouver	
Aurica Marincat	Vancouver	
khatereh safi	west Van	
YAMINI B	North Vancouver	
Jessica Buxbaum	North Vancouver	
sandra beeches	North Vancouver	
Behzad Ghods	North Vancouver	
Kyra Yatkowsky	North Vancouver	
Ellise Keller	Vancouver	
Ladan Shariati	North Vancouver	
Rasool Hamkar	North Vancouver	
Terri Connelly		
Harry Buergin	North Vancouver	
Carsten Weiss	Vancouver	
Sakolwan Weiss	North Vancouver	
Christine Howard	Vancouver	
Sina Askari	Vancouver	
Nicole Palacios	North Vancouver	
Elaine Baxter	New Westminster	
Angelo Ficocelli	North Vancouver	
Mona Ghiam	Vancouver	
Jacqui Conyon	North Vancouver	
Rez Dermen	North Vancouver	
Helena Begg	North Vancouver	
Gelareh Karam	Vancouver	
Saeed Khan	Mississauga	
don pahlavi	Vancouver	
Parisa Ghanbarzadeh	North Vancouver	
Bahareh khodaverdiandehkordi	North Vancouver	
Sharareh Shariatifar	North Vancouver	
Danny Ferandez	Vancouver	
Cameron Brooks	North Vancouver	
ROHIT BHAGAT	North Vancouver	
Saeed Rajabi	North Vancouver	
Tina Karimi	Vancouver	
Yvonne La Mer	North Vancouver	
Sergio Sardenberg	North Vancouver	
Nisvet Nezic	North Vancouver	

Percy Bhagat	[redacted]	[redacted]
Everett Parkins	North Vancouver	[redacted]
Golnar Mehrabi	Burnaby	[redacted]
Kevin Comey	North Vancouver	[redacted]
David Dulley	North Vancouver	[redacted]
Kate Parkins	North Vancouver	[redacted]
Niklas Radelet	Vancouver	[redacted]
Joe Braun	North Vancouver	[redacted]
Jordan Winger	North Vancouver	[redacted]
Eleanor Winger	North Vancouver	[redacted]
Lawrence Strand	North Vancouver	[redacted]
Naghmeh Elahi	Burnaby	[redacted]
Gerry Reibling	North Vancouver	[redacted]
Sadegh Khoshnood	North Vancouver	[redacted]
Daniel Cudmore	North Vancouver	[redacted]
Chelsey Martin	North Vancouver	[redacted]
Ali Gul Soomro	Edmonton	[redacted]
Trent Bingley	Vancouver	[redacted]
Kevin Green	Vancouver	[redacted]
Komal Komal	Surrey	[redacted]
Rob Hamill	North Vancouver	[redacted]
Jessika Hamill	North Vancouver	[redacted]
Kris Shobridge	North Vancouver	[redacted]
Moe Mehr	Vancouver	[redacted]
Kerry C	North Vancouver	[redacted]
Gisela Parkins	Vancouver	[redacted]
Sarah Yu	North Vancouver	[redacted]
Sina Zamansani	West Vancouver	[redacted]
Shajini Uthayakumaren	Toronto	[redacted]
Matthias Zeller	North Vancouver	[redacted]
Alex Marshall	North Vancouver	[redacted]
Chelsea Edler	North Vancouver	[redacted]
David S	North Vancouver	[redacted]
Chris Winckers	North Vancouver	[redacted]
byron parkins	Vancouver	[redacted]
Meher Bhagat	North Vancouver	[redacted]
Hamid Shahrouei	Vancouver	[redacted]
Cam Stokes	Nvan	[redacted]
Alan Kirby	North Vancouver	[redacted]
Elizabeth Ford	North Vancouver	[redacted]
Moe Khatami	North Vancouver	[redacted]
Kanyanat Klongkarn	Vancouver	[redacted]
Aidin Mirsaeidi	Burnaby	[redacted]
ALIREZA ZARGAR	North Vancouver	[redacted]
Zakiya Pirani	North Vancouver	[redacted]
Behnaz Lotfi	Vancouver	[redacted]
Mahtab Attar	North Vancouver	[redacted]

Alireza Mahdavi	North Vancouver	[redacted]
Sara Khatami	North Vancouver	
Andy Jahanfar	North Vancouver	
amir khatami	Vancouver	
Jacob Aichmair	North Vancouver	
Tomas Nergl	North Vancouver	
Mahsa A	North Vancouver	
Reza Khatami	North Vancouver	
Seyed mohammadreza Behbehani	Milton	
Devon Teimoori	North Vancouver	
Catherine Smith	North Vancouver	
james parkins	West Vancouver	
Tia Blewitt	North Vancouver	
Krissy Schmidt	Vancouver	
Suzan Usman	Toronto	
Deborah Hermkens	North Vancouver	
Justine Lawrence	North Vancouver	
Pegah Azadeh	Vancouver	
John Koenig	North Vancouver	
Sarah Krahn	North Vancouver	
Janet McLean	Langley	
Ashkan Zargar	North Vancouver	
Laleh Azadeh	North Vancouver	
Hossein xx	Vancouver	
Mir Darban	North Vancouver	
Morteza Azadeh	West Vancouver	
Mohammad Sam Eilkhani	North Vancouver	
Navid Hakimi	North Vancouver	
Greg Long	North Vancouver	
Isabella Koenig	North Vancouver	
Mel Birch	North Vancouver	
Mehdi Kameli	North Vancouver	
Nolan Westlin	North Vancouver	
Armin Tavazo	North Vancouver	
Geoff Fawkes	North Vancouver	
Jashan Pahwa	Vancouver	
Armin Esrafili	Kelowna	
Omid Zahiri	North Vancouver	
Ali Mahdavi	North Vancouver	
Mohammad Sadeghi Zamani	North Vancouver	
Arta Darrehshiri	North Vancouver	
Mariia Bohdan	North Vancouver	
Dee A	Vancouver	
Raheleh Vahedi baeffat	Toronto	
Serhii Bohdan	North Vancouver	
Anne Bolivar	North Vancouver	
Donna Mitchell-quinn	Calgary	

Mut Chan	North Vancouvet	[redacted]
Luigi Pirillo	Montréal	
Hassan Dahaghin	North Vancouver	
Hadis Bagheri	North Vancouver	
Veronika Charykova	North Vancouver	
Patrick St-Pierre	North Vancouver	
Brad Noble	Vancouver	
Adrian Kekec	North Vancouver	
Minoo Mafi	North Vancouver	
Elly Lotfi	Port Moody	
Massy NK	North Vancouver	
Mike C	North Vancouver	
Azar Amini	West Vancouver	
Lenore Hughes	North Vancouver	
Hristo Ralchev	Vancouver	
Elnaz Zomrod	Vancouver	
Azin golparvar	North Vancouver	
Josie Weatherby	North Vancouver	
Abdullah Azarakhsh	North Vancouver	
Mirva Schulze	North Vancouver	
Helga Mende	North Vancouver	
Adrian McLaughlin	Saint John	
D Jovic	Hamilton	
Elika Asadi		
Hadi Jafari	Coquitlam	
Maryam Ghassabi	Richmond hill	
Stephanie Gillespie	North Vancouver	
Charlie Christensen	North Vancouver	
Kirstin Kaytor	Vancouver	
Steve Arns	Vancouver	
Lenora Delaney	North Vancouver	
kenleigh marvin	Milton	
Crystal Janes	North Vancouver	
Amir Golparvar	North Vancouver	
Kristy Howell	North Vancouver	
Ryan Kapler	North Vancouver	
Hamid Shobiri	Calgary	
Ladan Shariati	Vancouver	
Michael Yates	North Vancouver	
Jen Johnson	North Vancouver	
Sean McLaughlan	[redacted]	
Kimia Amini	West Vancouver	
Chelsea Welch	Gibsons	
Arghavan Ahmadi	North Vancouver	
Mark Kellaway	North Vancouver	
Marianna Araujo	Vancouver	
Raisa Lokman	Ottawa	

		[redacted]
Slavka Obretenov Bohac	Vancouver	
Michelle Tapping	North Vancouver	
Karima Dhanji	North Vancouver	
Sasha Babicki	North Vancouver	
Kate Logan	North Vancouver	
Sattar Abdul	Airdrie	
Dmytro Khozin	North Vancouver	
Niloufar Taghinejad	North Vancouver	
Nicholas Racchi	North Vancouver	
Dawn Mende	North Vancouver	
Dean Mende	North Vancouver	
Magdalena Barbara	North Vancouver	
Subarno Pande	Gangarampur	
mellak elzeftawi	Ottawa	
Tiffiny Shaman	North Vancouver	
Matt Navratil	North Vancouver	
Iryna Kalantai	North Vancouver	
Radoslaw Synderek	Charlton	
Brian Hermkens	North Vancouver	
Hayden Currie	wasaga beach	
Brianna Ohl	Orillia	
Jennifer H	North Vancouver	
Hassan Pourrafsanjani	North Vancouver	
Abbas Zomorodian		
Vahid Erfani	Vancouver	
Yulia Kovaleva	North Vancouver	
Jardel Ebuka	Coquitlam	
sharzad motaghedi	north vancouver	
Meghan Yorke	North Vancouver	
Michael Bryniarski		
Bill Boswell	Vancouver	
Lukasz Czyzewski	Vancouver	
Rupal Chachra	Vancouver	
Nidhi Chaturvedi	North Vancouver	
Roberto Pippo	North Vancouver	
Rory Mackillop	North Vancouver	
Arti Chhabra	Vancouver	
James McNaughton	Vancouver	
Tim McMorran	Vancouver	
Adi Sharma	North Vancouver	
Divya Bakshi arya	North Vancouver	
Omar Lopez	Vancouver	
Priyanka Anaand	Vancouver	
Anshu Mathur	North Vancouver	
Puja Suri	Vancouver	
Andrew Brine	Vancouver	
Debasish Pattnayak	North Vancouver	

Saeed Malekpour	Vancouver	[redacted]
Christine Wells	North Vancouver	
Sarita Verma	North Vancouver	
Devika Ahuja	Vancouver	
Harish Verma	North Vancouver	
Julie Hachey	North Vancouver	
Bhakti K	North Vancouver	
Rippanjeet Kingra	North Vancouver	
Anjum Rehman	North Vancouver	
Kavneet Sra	North Vancouver	
Evgeniya K	Vancouver	
Megan E	North Vancouver	
Jaya Sugathan	North Vancouver	
G Green	North Vancouver	
William Dwelly	Vancouver	
Tammy Shaw	Vancouver	
Leanne Dennis	North Vancouver	
Shobhit Chaturvedi	North Vancouver	
Melike Erozlu	North Vancouver	
Catherine Prystupa–Maule	Ottawa	
Paran Tavakoli	North Vancouver	
Elaine Stewart	North Vancouver	
Connie Green	North Vancouver	
Fedilu Abubakar	Toronto	
Kieko McGill	North Vancouver	
Nan Watson	North Vancouver	
Azi Honarvar	North Vancouver	
Samantha Sheerin	North Vancouver	
Rod Danesh	North Vancouver	
Ramya Sunil	North Vancouver	
Sunil Jagadish	North Vancouver	
Sepideh Ansari	North Vancouver	
Niyi Olaloku	Brooks	
Dave Clauson	Vancouver	
Robyn Lynch	North Vancouver	
Lizelle van Heerden	Victoria	
Lena Al-saidi	Mississauga	
Alison Roe	North Vancouver	
Michelle Hunter	North Vancouver	
Maria Dolores Galinato	North Vancouver	
Stephanie Maxwell	Burnaby	
Elissa Dabiri	North vancouver	
Jason Maxwell	North Vancouver	
David Stefishen	North Vancouver	
Kelly Gordon	North Vancouver	
Ian Whitehorn	North Vancouver	
Michael Potts	Vancouver	

Greg Johnson	North Vancouver	[redacted]
Gurjot Kingra	North Vancouver	
Wallace Scott	Vancouver	
rob cronk	North Vancouver	
Craig Shiells	North Vancouver	
Azeema Fatema	Calgary	
Ken Wong	North Vancouver	
Irene Wood	Vancouver	
Joan Turnbull	North Vancouver	
Zevan Feen	North Vancouver	
Kristina Davies	North Vancouver	
Adam Kroft	North Vancouver	
Maggie Jarner	North Vancouver	
Avi Sheik	West Vancouver	
Aly Spampinato	North Vancouver	
Daniel Frano	North Vancouver	
Farbod Diba	North Vancouver	
Sara Jalili	North vancouver	
Martin Novak	North Vancouver	
Nora Wright	North Vancouver	
Corinna Bork	North Vancouver	
Behzad Tabatabaee	North Vancouver	
Hannah Soltani	North vancouver	
Andrew Wood	North Vancouver	
Emily Morton	Vancouver	
Katie Quinlan	Vancouver	
Sarah Van de Kamp	North Vancouver	
Mark Quinlan	Vancouver	
Chad Travis	North Vancouver	
Hannah Locke	North Vancouver	
Sandhya Prabhu	North Vancouver	
Katherine Tichauer	Langley	
Ananth P	Vancouver	
Pin Bains	North Vancouver	
Andrew Baker	North Vancouver	
Ed Powell	Vancouver	
Louie Dapavo	North Vancouver	
Elaine Dow	Toronto	
Shannon de Roos	Vancouver	
Wendy McCracken	North Vancouver	
Rob de Roos	North Vancouver	
Garth Prouse	Vancouver	
Mariel Palomeque	North Vancouver	
Sam Lanigan	Vancouver	
Zachary Nash	North Vancouver	
Nicolás Cañibano	NORTH VANCOUVER	
Leigh Quinlan	Burnaby	

Kelly Heesterman	North Vancouver	[redacted]
Anastasia Bogdanova	North Vancouver	
Patrick St-Pierre	Vancouver	
Maciej Sitkowski	North Vancouver	
Davie Harvie	Port Moody	
Daryl Faulkner	North Vancouver	
Claire Hamill	Tultitlan de Mariano Escobedo	
Rachel Lee	Calgary	
Laura Buckley	North Vancouver	
Christian F V Laub	Vancouver	
Lisette Peterson	Surrey	
Ursula Neuscheler	Langley	
Ross Woodhouse	North Vancouver	
sbsusb dneurb	Langley	
Martha Holtz	North Vancouver	
Erik Toman	North Vancouver	
Mokbel Sayed	Ottawa	
Geoff Nickle	London	
Mahin Nanavi	North Vancouver	
Christopher Stuart	North Vancouver	
Nancy Phong	North Vancouver	
Max Levesque	North Vancouver	
Rae Milberg	Toronto	
Shaina Moore	Langley	
Whitney Kroll	Vancouver	
Tom Cundiff	North Vancouver	
Nasim Hajjarian	North Vancouver	
M .		
Allice Wiebe	North Vancouver	
Amir Selahvarzi	North Vancouver	
Bahar Hajjarian	Burnaby	
Yue Lin	North Vancouver	
Rayhaneh Shariatmadari	North Vancouver	
Vahid Hoghooghi	North Vancouver	
Nicola Poskitr	North Vancouver	
Jesaida Duran	North Vancouver	
Raida Duran	North Vancouver	
Sylvia Mittelstaedt	North Vancouver	
Kathleen Tichauer	North Vancouver	
Salma Hejazi	North Vancouver	
Amanda Crickmay	North Vancouver	
Michelle Dignon	North Vancouver	
Simona Chutnakova	North Vancouver	
Ian Bell	North Vancouver	
Lauren Novak	North Vancouver	
Edwina Eckersley	North Vancouver	
Gontran Paget	Vancouver	

Jennifer Paget	North Vancouver	[redacted]
Robin CRICKMAY	North Vancouver	
Alborz Rahmani	Vancouver	
Andrew Soo	Vancouver	
Robin White	North Vancouver	
Tucker Zawyrucha	North Vancouver	
Yj Z	North Vancouver	
Sarah Higgerty	North Vancouver	
Julie Woolf	Vancouver	
Grady Park	North Vancouver	
Steve Filzwieser	North Vancouver	
Sean Rowland	North Vancouver	
Andrea Deneumoustier	North Vancouver	
Alex T	North Vancouver	
Jocelyn Benjamin	North Vancouver	
Gareth McDonnell	North Vancouver	
Katie Andreychuk	North Vancouver	
M Andreychuk	North Vancouver	
Leonard Trigg	North Vancouver	
Travis Read	North Vancouver	
Chris C	North Vancouver	
Jerry Leung	North Vancouver	
marisol bahena	North Vancouver	
May delas Alas	North Vancouver	
Noonies Khu	Vancouver	
Christine Grann	North Vancouver	
Jen Yeung	Vancouver	
Jordan Cue	North Vancouver	
Carolina Wong	Burnaby	
Rae Johnson	North Vancouver	
Andrew Loverock	North Vancouver	
Christopher Riccio	North Vancouver	
Tony Huggins	North Vancouver	
Rhonda Pratlman	Toronto	
Kristian Matic	Calgary	
Noah Cara	North Vancouver	
SJ Sin	North Vancouver	
Jamie Shin	North Vancouver	
Hannah D	North Vancouver	
Joel Mclean	North Vancouver	
Hans Potter	North Vancouver	
Avril Gibson	North Vancouver	
Briony Buchanan	Edmonton	
Jamie Rowlands	North Vancouver	
John Sommers	Squamish	
Barry McCabe	North Vancouver	
Devin Buchanan	North Vancouver	

Yy Yy	North Vancouver	[redacted]
Aaron Rosenberger	North Vancouver	
Dylan Runkel	North Vancouver	
Cristian Nica	North Vancouver	
Shay Hilliard	North Vancouver	
Philip Wallace	North Vancouver	
Sarah Smith	North Vancouver	
Natalie Parsonage	North Vancouver	
Teri Taylor	North Vancouver	
Tatiana Lecompte	Vancouver	
Pamela Prosperi		
Vanina Torres	North Vancouver	
Marcela Corradini	North Vancouver	
Shaun Mayhew	Vancouver	
Kizzy English	North Vancouver	
Michael D	North Vancouver	
Natali Chizik	Vancouver	
Daniela Malimovca	Buenos Aires	
Georgi Tsigov	North Vancouver	
Pooya Torabi	North Vancouver	
Nicola Morgan	North Vancouver	
Alejandro Schenzle	Vancouver	
Omid Ramez	North Vancouver	
Brittany Neadow	Calgary	
Adele Karla	Toronto	
Conor Whyte	North Vancouver	
Meghan Pitt	North Vancouver	
Gabriel Michaan	North Vancouver	
Virginia Vázquez		
Bea Salzborn	North Vancouver	
Cailyn Michaan	North Vancouver	
Steve SALZBORN	North Vancouver	
Mahshid Rafiei	North Vancouver	
Colin Clark	North Vancouver	
Caitlynn Schell	North Vancouver	
Kris Hehl	Waterloo	
Steve Lloyd	North Vancouver	
Doug Turnbull	North Vancouver	
Alex Greig	North Vancouver	
Martyna Bocian	North Vancouver	
Anna Nagel	Toronto	
Thi Thu Trang Tran	North Vancouver	
Amirardalan Heidari	Vancouver	
Lyndon Talbourdet	Vancouver	
Jenny Marineau	North Vancouver	
Samira Goodarzi	North Vancouver	
Toofan Ostovar	Vancouver	

pani pas	Burnaby	
Saeed Kazemi	North Vancouver	
afsaneh kalali	North Vancouver	
Iris Michaan	Vancouver	
Paula Bishop	Vancouver	
J S	North Vancouver	
Anabella Clapier	Buenos Aires	
Ari Sadetsky	São Paulo	
Hamid Najeeb	Burnaby	
Valeriia Kolisnyk	Burnaby	
Ali Ostovar	North Vancouver	
Kayvan Pishghadam	North Vancouver	
Brad Kuepfer	North Vancouver	
James Klatt	Vancouver	
Nicholas Scott	North Vancouver	
Jaipapin Suttipong	North Vancouver	
Pawanrat Poirier	Vancouver	
Gina T	Sechelt	
James Eydt	Honolulu	
Pantea Biria	North Vancouver	
Miranda Morton	North Vancouver	
Jennifer Narayan	North Vancouver	
Nikzad Ghalkhani	Vancouver	
Kurt McLaws	Burnaby	
Radostina Hristova	Burnaby	
Krishna R	North Vancouver	
Lisa Elliott	North Vancouver	
Nazanin Karami	North Vancouver	
Lynn Khng	North Vancouver	
ryan wiebe	North vamcouver	
Chantalle Jack	North Vancouver	
John Andreychuk	North Vancouver	
Christopher Knowles	North Vancouver	
Elise Messner	North Vancouver	
Jerelle Sayle	North Vancouver	
Louisa Tao	North Vancouver	
Kristian Hogg	North Vancouver	
Saber Tabatabaei	North Vancouver	
Paul Zirk	North Vancouver	
Azade Asadi	North Vancouver	
Babak Amiri	North Vancouver	
Reza Afshani	North Vancouver	
Azi Asa	North Vancouver	
Ivana Mlada	North Vancouver	
Alicia Hutchinson	North Vancouver	
Naz Afsh	North Vancouver	
Joe Campbell	North Vancouver	

Arash Sajian	North Vancouver	[redacted]
Saeid Rabiei	North Vancouver	
Ali Kazemkhani	North Vancouver	
Mohammad Golzarmoshki	Vancouver	
Dean Guest	Honolulu	
Parastoo Biglari	North Vancouver	
Maria Chaves	North Vancouver	
Fred Gharagoz	North Vancouver	
Daniela Fidanza	Vancouver	
Taylor Potts	North Vancouver	
Daniel Beer	North Vancouver	
Suvidha Saluja	Oakville	
Lucie Davidova	North Vancouver	
Priscila Padilla	North Vancouver	
Kelly Wilkinson	North Vancouver	
Douglas Cottrell	North Vancouver	
Marharyta Andrushkevych	North Vancouver	
khordoyan larysa	North Vancouver	
Paula Proulx	Winnipeg	
Victoria Negus	Vancouver	
Joe O'Carroll	North Vancouver	
Marie Costello	North Vancouver	
Sophie Gustave	North Vancouver	
Al Dub	North Vancouver	
ZAHRA Khani	North Vancouver	
Dagne Fortin	North Vancouver	
Eduardo Torres	North Vancouver	
Silvia Cardoso	North Vancouver	
Neda Dadmand	Vancouver	
Shahrokh Vahid	North Vancouver	
Afrar Amali	North Vancouver	
Sara Hedayati	North Vancouver	
Zoe Abasi	North Vancouver	
Taraneh Razaghi	Richmond Hill	
Arash Naderikia	Edmonton	
Farzad Gharibi	Burnaby	
Clement Proulx	Winnipeg	
Ryan D	North Vancouver	
Areeba Umer	Woodbridge	
Steve Harris	North Vancouver	
Alex Whiteman	North Vancouver	
Farnoosh Sam	North Vancouver	
Elaine Burak	North Vancouver	
Sarbjot Chahal	Surrey	
Dan Sochan	North Vancouver	
Aimee Bamford	North Vancouver	
Andrew Gilday	Vancouver	

Simon Bodlack	Vancouver	[redacted]
John Foy	North Vancouver	
Hoori Shirzadnia	North Vancouver	
Eli Shiri	Vancouver	
Nahid Nesari	North Vancouver	
Alison Lively	north vancouver	
Henry Chan	north vancouver	
Austen Whitehead	North Vancouver	
Emma Smith	North Vancouver	
Kaila Perri	Vancouver	
Jennifer Strukoff	North Vancouver	
Graham Huelscher	North Vancouver	
Delaney Chute	North Vancouver	
Tristan May	North Vancouver	
Michael boswarva	North Vancouver	
Brittney Shen	North Vancouver	
Taryn O'Keeffe	North Vancouver	
Chase Bowen	Maple Ridge	
Katrina Putnam	North Vancouver	
Joanne Smith	North Vancouver	
Armita Ghasemi-Dehnavi	North Vancouver	
Ali Zadehrayat	North Vancouver	
Hassan Ghasemi	North Vancouver	
Philip Morris	North Vancouver	
Geurin Kim	Vancouver	
Kalli Smith	Vancouver	
Andrea Huszar	North Vancouver	
sherry Bodlack	North Vancouver	
Erica Webber	Edmonton	
Adam Bodlack	North Vancouver	
Esther C	North Vancouver	
Amanda Bell	North Vancouver	
Bita Rabiei	North Vancouver	
Jaimee Roote	North Vancouver	
Jana S	Vancouver	
Paul Roote	North Vancouver	
Danielle Aguilera	North Vancouver	
Robyn Jones	north vancouver	
Ed Bamford	North Vancouver	
Susette Halter	North Vancouver	
Melina Humphries	North Vancouver	
Brandon Lee	North Vancouver	
Nathaniel L	North Vancouver	
Kari Matusiak	North Vancouver	
Lucie Kucerova	North Vancouver	
Katie Appleby	North Vancouver	
Colleen Foy	North Vancouver	

Wendy Schoenmaker	North vancouver	[redacted]
Tony Montecalvo	Burnaby	
Ruby Hobbs	North Vancouver	
Serhii Nechyporchuk	North Vancouver	
Kendal Beckett	Barrie	
thomas federuik	Surrey	
Evan Ryn	North Vancouver	
Mikaela Bodlack	Squamish	
Krisha Darmaraj	North Vancouver	
Shaun Pidcock	North Vancouver	
Linda Tseu	North Vancouver	
Aju Choi	Vancouver	
Sarah Cassidy	North Vancouver	
Jessica Carabetta	North Vancouver Vancouver	
Katherine Chapman	Vancouver	
Tony Smith	North Vancouver	
Ken Cassidy	North Vancouver	
Oscar Corona	Vancouver	
Ali AHMADI	North Vancouver	
francisco alfeiran	North Vancouver	
Jorge Morales	Vancouver	
Hannah Bamford	North Vancouver	
Callum Bamford	North Vancouver	
Luis Fernando Nuno Mendoza	Vancouver	
Laura Guthrie	North Vancouver	
Will Rogers	Surrey	
Luis Loubet	Vancouver	
Krista S	North Vancouver	
Roberto Mireles	VANCOUVER	
Savannah Falk	North Vancouver	
Ludmila Vitoulova	North Vancouver	
Christine Mcpherson	North Vancouver	
Alexander Kay	North Vancouver	
Christopher Herdsman	North Vancouver	
Abi Co	North Vancouver	
Cheryl Evis	North Vancouver	
Karen Derry	North Vancouver	
Charles Feval	North Vancouver	
Aaron Gillrie	North Vancouver	
Chelsea Ward	North Vancouver	
Abou Khairzada	Surrey	
Cristina Higgins	North Vancouver	
Linda Williams	North Vancouver	
Tony Carabetta	North Vancouver	
Anezka Jakesova	Vancouver	
shamim Teja	North Vancouver	
Ishan Gupta	North Vancouver	

Iraj Babaei	North Vancouver	[redacted]
Matthew DeAbreu	North Vancouver	
Rei Tamori	North Vancouver	
ROB BODLACK	North Vancouver	
Theresa Grandel	Vancouver	
simin mashkoor	North Vancouver	
Massey Sheikhan	North Vancouver	
Pam Mitchell	Bethany	
Colin Tapping	Vancouver	
Azita Miraliakbari	North Vancouver	
Chris Hannan	San Jose	
Portia Mark	Kowloon	
Moha Bateni	West Vancouver	
Anna Kirkos	Cannington	
Joan Lepage	Ottawa	
Samantha Kovacik	North Vancouver	
Vahaken Bedrossian	North Vancouver	
Jill Hird	North Vancouver	
Sona Bedrossian	North Vancouver	
Laura Turner	North Vancouver	
Brandon Parminter	North Vancouver	
Larry Wilson	North Vancouver, BC	
Linda Knight	Langley	
Beth Nesbit	North Vancouver	
Corlyn Dicerni	North Vancouver	
Andrew Wooding	Vancouver	
lisa wild	North Vancouver	
Reza Haji	North Vancouver	
Jannik Hansen	Vancouver	
Bill Jaeggle	North Vancouver	
Shant Bedrossian	Port Moody	
Ali Mirjavadi	North Vancouver	
Artin Mirjavadi	North Vancouver	
PATRICK MCGILL	North Vancouver	
Jamie Fowlstone	North Vancouver	
Shirin Saleh	Vancouver	
Mehran Matin	North Vancouver	
Raya Hj	Vancouver	
Morgan Harrop	North Vancouver	
Alex Pross	North Vancouver	
Soheil farahmand	North Vancouver	
Samin Sobhi	North Vancouver	
Luda Banchuk	Vancouver	
Neda Timachi	Vancouver	
Amelia Wong	North Vancouver	
Reza Ghazanfari	North Vancouver	
Mary Hosseini	Burnaby	

Hossein Rezaei	North Vancouver	[redacted]
Seyed Ali Taheri	North Vancouver	
Jamil Jutha	North Vancouver	
bahar molazem	Vancouver	
Ria Ria	Calgary	
C W	North Vancouver	
Shahrzad Ghanbari	Maple Ridge	
John Beresford	North Vancouver	
Ali Sajian	Vancouver	
Laura Pollock	North Vancouver	
Gellie Telan	North Vancouver	
Tanweer Dossa	North Vancouver	
Jesse Symons	North Vancouver	
Casey Symons	North Vancouver	
Raan Cheema	North Vancouver	
Paper Armani	North Vancouver	
Robert Heidbreder	North Vancouver	
Sue Whittred	North Vancouver	
Khabab Hassan Bashir	Hamilton	
Mark Jackson	North Vancouver	
Tia Motamedi	Coquitlam	
Fara Ghafari	Vancouver	
Wali Hedayat	Coquitlam	
Melanie Lessard	Magog	
Jody Green	North Vancouver	
Lucas Christensen	North Vancouver	
Allison Cameron	North Vancouver	
Cathy Doucet	North Vancouver	
Egon Varju	North Vancouver	
Jillian Takel	North Vancouver	
Natalia Trotman	North Vancouver	
Andrew Powell	Vancouver	
Mary Sumaruk	Chatham	
Randal Kung	Vancouver	
Jalal Farahmand	Vancouver	
aron smali	Vaughan	
Nima Farahmand	Vancouver	
Sonia Serrambana	Vancouver	
Helena Juhasz	North Vancouver	
ALICE PICKARD	North Vancouver	
Katie richardson	Vancouver	
Lisa Bournel	North Van	
Nancy Lee	North Vancouver	
Bron Smith	Burlington	
Ario Nahanee	North Vancouver	
Claire Camerom	Vernon	
Janice Roscoe	Lawrencetown	

GEDEON GALY	Calgary	[redacted]
Marjan Valikhani	North Vancouver	
Sadaf Jamoly	North Vancouver	
jane paddon	North Vancouver	
Malihe Kalantari	North Vancouver	
Akbar Nimji	CALGARY	
Fatemeh Izadpanah	North Vancouver	
Seth May	Kelowna	
Nick Legge	Vancouver	
Bradley Cornwell	North Vancouver	
Ryan Stafford	Vancouver	
Diane Webster	North Vancouver	
Stephen Matthews	North Vancouver	
James Goudros	Toronto	
Oleksandr Lysyuk	Vancouver	
Frank Zhang	Mississauga	
Melanie Marche	Cape Saint George	
Martin Williamson	North Vancouver	
Wade Winsor	Corner Brook	
Donna Stewart	Langley	
Mary Pasacreta	North Vancouver	
Ahmad Khazaie	North Vancouver	
Narges Kazemi	North Vancouver	
Hossein Khazaie	Surrey	
Joni Daigle	North Vancouver	
Kimberly Cameron	Ottawa	
Frank Acrand sasakamoose	Saskatchew	
Paul Wettlaufer	North Vancouver	
Eiman Zargaran	North Vancouver	
Julia Thiele	North Vancouver	
Megan Stefishen	Surrey	
Frederick Thiele	North Vancouver	
Lauren Kerr	North Vancouver	
Trey Kerr	North Vancouver	
Kristina Thiele	North Vancouver	
Natasha Hoffman	Vancouver	
Richard Fowlstone	Surrey	
Arash Khazaie	North Vancouver	
Robyn Alice Melanson	Yarmouth	
John Lavallee	Vancouver BC	
Roland Jensen	Victoria	
Feri Dehdar	West Vancouver	
Catalina Ambara	Montreal	
Scott Link	North Vancouver	
Lorena Reghelin	North Vancouver	
Arefayne Berehane	Toronto	
Michael Wasserman	Montréal	

Afsha Taj	Markham	[redacted]
Gonzalo Anido		
Josephine D'Odorico	North Vancouver	
Maryam Soroushnasab	North Vancouver	
Wei Li	North Vancouver	
Sina Jamoly	North Vancouver	
Adam Windsor	North Vancouver	
Katrina Windsor	North Vancouver	
Jen S	North Vancouver	
Allan Cameron	north vancouver	
Fereydoon Abdollahi	North Vancouver	
Amir Eslami	Vancouver	
Mario Iacoviello	North Vancouver	
Estela Liu	North Vancouver	
Jasmine Pang	Burnaby	
William Payne	North Vancouver	
Linda Ly	Burnaby	
Nolan Mullins	Fredericton	
Grace Tham	Vancouver	
Brodie Williams	Vancouver	
Arlene Winterstein	Vancouver	
Amber Hong	Richmond Hill	
Oscar B	North Vancouver	
Arley McIntosh	North Vancouver	
Sharon Gershony	Surrey	
Amarjit Boyal	Richmond	
Emilio Martinez Lara	North Vancouver	
Laura Ferguson	North Vancouver	
Zoe Guillemette	North Vancouver	
Cora Clark	North VancouverVancouver , Ca	
Farnaz Behzadian	North Vancouver	
Sylvia Mbattudde	Brampton	
Stephen Brown	Belleville	
Shakirah Nakiryawa	North York	
Maria Perez	Burnaby	
Thomas Williams	Vancouver	
Maria Popkovacheva	North Vancouver	
Hossain Shenasi	North Vancouver	
Dylan Bliss	Vancouver	
OONAGH TOURNIER	North Vancouver	
Brigham Jagger	Vancouver	
Tim Shrigley	North Vancouver	
Stacey Henderson	North Vancouver BC	
Robert Tournier	Burnaby	
Daniel Lee	Vancouver	
Suzanne Goeson	Vancouver	
Miriam Krasniak	North Vancouver	

Tatiana Mamychshvili	North Vancouver	[redacted]
Eva Ingel	North Vancouver	
Scott Edgeworth	North Vancouver	
Roy KRASNIAK	Vancouver	
Adam Stefishen	Burnaby	
Brooklyn Lee	North Vancouver	
Mary-Lou Foley	North Vancouver	
Jaimee Kay	Vancouver	
joyce shackleton	Errington	
David Steverding	Surrey	
Barbara Zeller	Burnaby	
Kate Biggar	Charlottetown	
Kylie Dickson	North Vancouver	
Noah Morantz	North Vancouver	
Rob Paterson	Vancouver	
Vanessa Hallaway	North Vancouver	
Mark Hallaway	North Vancouver	
Laine Nelsom	North Vancouver	
Melissa MacIntosh	North Vancouver	
Christoph Strubin	North Vancouver	
Ross Parker	North Vancouver	
Michelle Derer	North Vancouver	
Nancie Parker	West Vancouver	
Dave MacIntosh	North Vancouver	
Ramathan Kamyuka	Toronto	
Varun Darmaraj	North Vancouver	
Karla Guiel	North Vancouver	
Dana Gunn	Cambridge	
arash akhgar	west vancouver	
Renée E	North Vancouver	
Sally Soo	Surrey	
Oxilma Dorisca	Brampton	
tara wilson	North Vancouver	
Kelsie Struch	North Vancouver	
Sukh Sanghera	North Vancouver	
Parisa Merikh	Vancouver	
DEBORAH W	PENTICTON	
Jonathan Golland	Ottawa	
Kerri Chetner	Vancouver	
Ekow Aidoo	Lacombe	
Sarah Martin	Campbell River	
Oyuki Bodlack	North Vancouver	
Chloe Head	Powell River	
Ashton Oakes	Blackfoot	
Tricia Hood	Hamilton	
Ellie Bagherian	North Vancouver	
Elham Saadatian	North Vancouver	

Mercedes Bewtito	Cote St-Luc	[redacted]
graham alexander	North Vancouver	
Trevor Beselt	North Vancouver	
Adam Moldenhauer	North Vancouver	
Krista Bradley	North Vancouver	
Robert Cabral	North Vancouver	
Amir Tangestani	Vancouver	
Jutta Vertegaal	North Vancouver	
Corey Lightheart	North Vancouver	
Aaron Brown	North Vancouver	
Vanessa Miller	North Vancouver	
Trish Moldenhauer	North Vancouver	
Khashayar Abbasabadi	Toronto	
Candace Lange	North Vancouver	
David Spry	North Vancouver	
Glen Williams	North Vancouver	
Art Whelan	Toronto	
Elijah Steeves Evraire	Nepean	
Ali Shankaie	Seattle	
Karen Brown	Kitchener	
Liam Williams	North Vancouver	
Tiernan Williams	Kelowna	
Andrea McHugh	North Vancouver	
Ron Clow	Cobourg	
Abby Sutton	Calgary	
Mandy Gill	North Vancouver	
Tristan Hannah	St. Catharines	
Lili Bagheri	Vancouver	
Arlene Crickard	Thunder Bay	
ugo uwalak	Hamilton	
Trudi ann Collind	Montego Bay	
Paroles et Actions Admin		
Gurjit Kang	Airdrie	
Sophia PS	Vancouver	
Dmytro Ternavskyi	Concord	
Sathiya Kabilan	Penticton	
Andrei Diaconu	Vancouver	
Kelly Swan	North Vancouver	
Dave Karr	North Vancouver	
Bahaa Elhassani	Edmonton	
James Ross	Richmond	
Kierr Marci	Vancouver	
Amanda Millson	Pontypool	
Nasrin Botan	Winnipeg	
Ellen Amisano	North Vancouver	
Sam Hashemi	Vancouver	
Marlene Barraclough	North Vancouver	

Mike Macgregor	Notth Vancouver	[redacted]
Kate Walker	North Vancouver	
Kerry Sanderson	North Vancouver	
Jakub Stachurski	North Vancouver	
Tracy Quinn	Calgary	
R T	Edmonton	
Romy Ignacio	North Vancouver	
Holly Samson	North Vancouver	
ANDREI TCHERNYCHOV	North Vancouver	
Aleks Li	Maple Ridge	
Vadim Azanov	North Vancouver	
Josephine Lam	Markham	
Benjamin Boogaerts	Vancouver	
Nicole Schulz	North Vancouver	
Daniel Sheerin	The Dalles	
Brendan Gojevic	North Vancouver	
Simon Russell	North Vancouver	
Arif Syed	Milton	
Jill O'Carroll	North Vancouver	
Carrie Storjeoff	North Vancouver	
Istelah Alali	Ottawa	
Saja Alkhwaja	Ottawa	
Stephen Fisher	Burnaby	
Darryl Stepney	North Vancouver	
Carrie S	North Vancouver	
Kyle Kidder	North Vancouver	
Matthew Bowles	North Vancouver	
Yamamah Altmany	Ottawa	
Julia Benson	North Vancouver	
Christian Hanson	Burnaby	
Ajay Grover	North Vancouver	
Dylan Martin	North Vancouver	
Jacqueline Martin	North Vancouver	
Saba Amin	Vancouver	
Davoud Amin	North Vancouver	
Reza Entezarion	North Vancouver	
Fay Jahani	North Vancouver	
Lorraine fanshaw	Kelowna BC	
Soroush Liaghat		
Saman Amin	Northvan	
Reza Bozorgzad	North Vancouver	
Steve Mcleod	North Vancouver	
nicole habib	Mississauga	
Nancy Johnston	North Vancouver	
Michelle Ladouceur	Sydney	
Michael Robinson	North Vancouver	
Alexander Robinson	Vancouver	

Nicola Edwards	North Vancouver	[redacted]
Ryan Edwards	North Vancouver	
Donna Edwards	Nanaimo	
Alicia C.	North Vancouver	
Heather CHERNESKI	North Vancouver	
Jordan Wu	North Vancouver	
Lloyd Edwards	Parksville	
Stephanie Lee	Vancouver	
Philippe Pannier	North Vancouver	
Caitlyn Walker Bullock	North Vancouver	
Sean Peniuk	North Vancouver	
Oliver Gerber	North Vancouver	
Earle Cherneski	North Vancouver	
Linda Edwards	Parksville	
Alyssa Wiens	Vancouver	
Tracey Pedersen	North Vancouver	
Spencer Maxwell	North Vancouver	
Kelly Nguyen	Vancouver	
Nyrica Trikannad	North Vancouver	
Laura Gerber	Vancouver	
Janet Cooke	Maple Ridge	
John Dignon	North Vancouver	
William Ruptash	North Vancouver	
John Roach	North Vancouver	
Brad Whitlock	North Vancouver	
Lori Staehling	North Vancouver	
Philip Tarrant	North Vancouver	
John Tarrant	North Vancouver	
Nelly Callow	North Vancouver	
Thea Mendoza	North Vancouver	
Tom Markby	Kelowna	
Rohina Arif	North Vancouver	
Iman Farhatbari	North Vancouver	
Ramin Arif	Vancouver	
Mousa Davoodabadi	North Vancouver	
Ensi Keshavarz	Montréal	
soroor sarafrazi	North Vancouver	
Jana Mayhew	North Vancouver	
Griffin Bullock	North Vancouver	
Andrew Hahn	North Vancouver	
Jeff Lichimo	North Vancouver	
Scott Patterson	North Vancouver	
Thomas Becker	North Vancouver	
Waiters Victoria	North Vancouver	
Jacqueline Mather	North Vancouver	
Tara Ebrahimy	North Vancouver	
Stephanie Hahn	North Vancouver	

Laura Dawes	North Vancouver	[redacted]
Rhys Meagher	Langley	
Rosa MacLean	North Vancouver	
Bo Body	Spuzzum	
Bazoza Lina	Ottawa	
Flavia Perizzolo	Montreal	
Andrew Baker	North Vancouver	
Kathleen Napier	North Vancouver	
Chantal de Montigny	Montréal	
Arash Sarafrazi	North Vancouver	
Ntirandekura Emmerciane	Ottawa	
Pony Heath	Toronto	
Gene Ramsbottom	North Vancouver	
Gregory Cukrov	Burnaby	
Marjan Khanamidi	North Vancouver	
Yassi Parsi	North Vancouver	
Katie Appleby	North Vancouver	
Manreet Kaur	Brampton	
Ainslie Fincham	North Vancouver	
Scott Fincham	North Vancouver	
Mehdi Ahmadzadeh	Burnaby	
Shahrzad Shadrooh	North vancouver	
Navid Soltani	Vancouver	
Sepideh Saba	Montreal	
Mehrnoush Mestaghi	North Vancouver	
Nasim Karimi Dehkordi	North Vancouver	
Roya SD		
Panteha Khouei	Calgary	
Arefeh gh	North Vancouver	
Mathew Raz	Vancouver	
Maryam Soleimani	Vancouver	
Masood Feyzi	North Vancouver	
Shayan Sheikholeslami	Vancouver	
Danial Taba	Vancouver	
Sam T	North Vancouver	
Amir Kian	North Vancouver	
ROJIN DerakhshanDrk	North Vancouver	
Meisam Norouzi	Edmonton	
Shima Tn	North Vancouver	
Laila Ajar	Ottawa	
Mohammad Mohammadtabar	North Vancouver	
Sima Abbaspour	North Vancouver	
Shelley Schwartz	Thornhill	
Nina J	Vancouver	
sara s	Surrey	
Ghazal Baz	North Vancouver	
Sara Delavary	North Vancouver	

Amesteris Kazemi talachi	Vancouver	[redacted]
Shayan Mousavand	Vancouver	
Leah Holloway	North Vancouver	
Shayan K	North Vancouver	
Sanaz Saber	West Vancouver	
Ramin Jalali	Vancouver	
Seyedhossein Tabatabaeenia	North Vancouver	
Vala Az	Vancouver	
Mehrnoosh Zamani	North Vancouver	
Pouria Roushenas	Vancouver	
Maryam Samimi	North Vancouver	
Alireza Pourvosoughi	West Vancouver	
Leila Hemmatyar	Nv	
Mike H	North Vancouver	
Mani Mahaseni	Vancouver	
Reza Sheikholeslami	North Vancouver	
Rey Rad	North Vancouver	
Amir Heidari	Vancouver	
Alborz Mousavand	North Vancouver	
tala z	Surrey	
Soroush Siddiq	Ottawa	
Marzie K	Vancouver	
roger moore	Surrey	
Saba Sh	North Vancouver	
Shirin Aslanifaal	North Vancouver	
Armin 2afm	Vancouver	
Erfan Soltani	North Vancouver	
Armin Yaghmaei	North Vancouver	
Marjan Malakooti	Vancouver	
Nazanin Sadeghi	North Vancouver	
Ali Marefat Heidari	North Vancouver	
Amritpal Kaur	Surrey	
Elizabeth Kamariza	Ottawa	
Farzad Behzadi	North Vancouver	
ali rabiei	North Vancouver	
Sarah Mullen	North Vancouver	
Maryam Nematollahi	North Vancouver	
Jane Hua	Burnaby	
Laloon Hs	Vancouver	
Fatemeh Namazi		
Komalpreet Kaur	Toronto	
Sahar Abtahi	North Vancouver	
Hussam El Zaher	London	
Ken Mitchell	North Vancouver	
Matt H	North Vancouver	
Natasha Styre-Huffman		
Radha Jain	North Vancouver	

R F	Toronto	[redacted]
Mohammed Sayeed	Toronto	
Janice Marquis	Ottawa	
Stacy Wilson	Oakville	
Jeannie Dixon	North Vancouver	
Mark Twemlow	Vancouver	
Ramir Cloma	North Vancouver	
Brooke Hannah	North Vancouver	
Brett Gibson	North Vancouver	
Negar Naminiasl	North Vancouver	
Lauren Jenkins	North Vancouver	
Rob Merilees	North Vancouver	
Pauline Critchley	North Vancouver	
T Lucas	North Vancouver	
Siobhan Critchley	Vancouver	
Cindy Mayne	North Vancouver	
Ian Mayne	North Vancouver	
Maya Abdulhak	Edmonton	
Cole Lane	North Vancouver	
Dale Jenkins	North Vancouver	
Liam Jenkins	North Vancouver	
Tricia Manio	Calgary	
Shirin Chah Talkhi		
Brenda Webb	North Vancouver	
Kimberlee Wildman	Toronto	
Rebecca Beaton	Aurora, Ontario	
Liam C	North Vancouver	
Barbara and Peter Barker	North Vancouver	
David Dustan	Vancouver	
Ralph Essinger	North Vancouver	
Jack Ron	Vancouver	
Erica Henderson	North Vancouver	
Adiba Dewana	Edmonton	
Pauline Bishop	North Vancouver	
Thomas Nijdam	North Vancouver	
April LeCerf	North Vancouver	
Angie Thitchener	North Vancouver	
Wendy Willett	North Vancouver	
Jodi Pante	North Vancouver	
mike rowan	North Vancouver	
Martin Breg	North Vancouver	
Susan Holmes	North Vancouver	
Anita England	North Vancouver	
Cecile Mckechnie	North Vancouver	
Sarah Wall	North Vancouver	
Terri Heckmann	North Vancouver	
George Ellis	North Vancouver	

Patrick Allen	North Vancouver	[redacted]
Megan Burt	North Vancouver	
Penny Hall	North Vancouver	
Kayoko Asano	North Vancouver	
Jay Chen	North Vancouver	
Marly Sas	North Vancouver	
Warner Mceachnie	North Vancouver	
Sherri Kottmeier	North Vancouver	
Jennifer Fawley	North Vanouver	
Alexis Thomson	North Vancouver	
H. Taylor	North Vancouver	
Sam McLeod	North Vancouver	
Kathy Darch	Vancouver	
Bridget Wrench	North Vancouver	
Margaret Lesage	North Vancouver	
Kelly Willett	North Vancouver	
Barry Shaw	North Vancouver	
Tyler Jeske	North Vancouver	
Lisa Jarratt	Edmonton	
Amarys Joseph	Edmonton	
Dan Christensen	Squamish	
Dennis De Silva	Mississauga	
Melanie Strobl	Vancouver	
Davif Jimenez	North Vancouver	
Cody Wilson	North vancouver	
Sampson James	Markham, ON	
llorn kylo	North Vancouver	
Steve Mitchell	North Vancouver	
james cao	Toronto	
Katie Geldart	North Vancouver	
Sole Mustica	Toronto	
miki liu	Medicine Hat	
Alison Hammond	North Vancouver	
Andrea Pulskamp	North Vancouver	
Jen Jung	North Vancouver	
Lauren Rivers	North Vancouver	
Isabelle Cloutier	Rawdon	
Donna McKnight	West Kelowna	
Kelli Sherbinin	North Vancouver	
Sara Zelli	North Vancouver	
John Abt	Vancouver	
Salvador Lara	North Vancouver	
Cindy Brody	North Vancouver	
Cheryl Stafford	North Vancouver	
John Brody	North Vancouver	
Brianna Recio	North Vancouver	
Michelle Myatt	Toronto	

Jim Nicholson	Vancouver	[redacted]
Natasha Simula	North Vancouver	
Matthew Pryl	North Vancouver	
Abdelghani Arralah	Toronto	
Jeongho Shin	North Vancouver	
Estelle Oh	North Vancouver	
Rachel Oh	Burnaby	
Rebecca Worger	North Vancouver	
Tyrone Lafrenier	Burnaby	
Song Oh	North Vancouver	
Gina Santos	Vancouver	
Jenna Sawchuk	Vermilion Bay	
Ursula Bragg	Vancouver	
Blake Davies	Vancouver	
karine buffat	North Vancouver	
Dana Carlson	North Vancouver	
Jason Pascoe	North Vancouver	
J Adams	North Vancouver	
Rod Wharram	Calgary	
Philip King	North Vancouver	
Ashley Elischer	North Vancouver	
Colleen Nicholson	North Vancouver	
Pete Van	North Vancouver	
Daniel Metlitski	North Vancouver	
Phil McDonald	North Vancouver	
Eli Wilcan	Toronto	
Erin Yach	Ottawa	
Ashley Wapass	North Battleford	
Trevor nuttall	North Vancouver	
Christian Baker	North Vancouver	
Matthew Joselin	North Vancouver	
Wayne Wallace	Vancouver	
ken milne	Newmarket	
Hana Yoon	North Vancouver	
T. Diane Monteith	Penticton	
Robert Siemens	Abbotsford	
Tyler Hiebert	Winnipeg	
Peter Temple	North Vancouver	
Margaret Temple	North Vancouver	
Jason Webber	Vancouver	
Nicole Baker	North Vancouver	
James Holtrop	North Vancouver	
Romina Arif	Edmonton	
Christine Thomas	Scarborough	
Ashley Cogger	North Vancouver	
ramin salehi	Scarborough	
Douglas Schafer	North Vancouver	

Ryan Hamilton	North Vancouver	[redacted]
Jay Halabi	Edmonton	
Samantha Tobin	Sudbury	
Julia Whyte	Port Dover	
Thomas Willis	Burlington	
sandy Elkadri	Edmonton	
Shawn Carter	Oshawa	
Cheryl Sutherland	Sicamous	
Yao Lin	Vancouver	
TJ Breitenstein	Calgary	
. Abd-Ur-Raheem	Oshawa	
Rosa Oliveira	Brampton	
Lauri Loveland	Vancouver	
Jack T Freedman	Ottawa	
Lida Ghassemzadeh	North Vancouver	
Derek Killen	Montréal	
Troy Cook	Toronto	
HEZEKIAH BERNARD	Oakville	
Beth Westbrook	Castlegar	
Roger Chicoine	Calgary	
Sheldon Fried	Montreal	
Nadja Graham	North Vancouver	
Leanne Aveling	North Vancouver	
Amy Green	Vancouver	
Ashley Wilson	North vancouver	
Lyse Guay	North Vancouver	
Gus Taylor	North Vancouver	
Tori Short	North Vancouver	
Darren Nott	North Vancouver	
April Campbell	North Vancouver	
Wilma Nott	Nanaimo	
Nicole Shaw	Burnaby	
James Shaw	North Vancouver	
Cam Bilyk	North Vancouver	
Turner Seddon	North Vancouver	
Bill Miller	North Vancouver	
Amanda Lee	North Vancouver	
Cori Andrews	North Vancouver	
Aimee Williams	North Vancouver	
Kate Shadin	North Vancouver	
Danielle NOTT	North Vancouver	
Jason Lyder	North Vancouver	
Randene Jinka	North Vancouver	
Brandon Moberg	North Vancouver	
Matt Jinks	North Vancouver	
sarah devisser	North Vancouver	
Meisam Abolhassani	Toronto	

		[redacted]
Julianna Machell	Portland	
Kate G	North Vancouver	
Fabiola Martinhago Vieira de Oliveira	North Vancouver	
Karin Wietzke Brodbeck	North Vancouver	
Adriana Melo	Vancouver	
Ana Monte	West Vancouver	
Sarma Gollapudi	North York	
Patti Seddon	North Vancouver	
Sean Campbell	North Vancouver	
Meredith Delost	North Vancouver	
Marty Lazarski	Richmond	
Alessandra Lopes Roder	North Vancouver	
Penny Lidstone	North Vancouver	
Aaron Walker	Vancouver	
Leila Garcia da Fonseca	Vancouver	
Juliana Alegre	North Vancouver	
Casey McNeil	Surrey	
Roozbeh Hashemi	North Vancouver	
Dario Bon	North Vancouver	
dennis begley	North Vancouver	
Diyath Classified	Oakville	
Tiago Rodrigues	North Vancouver	
Leonardo Freitas	North Vancouver	
Arthur Sacramento	Vancouver	
Sammy Bains	North Vancouver	
Sammy Bains	North Vancouver	
Luisa Bittencourt	North Vancouver	
Emilia Widdis	Vancouver	
Roberta Samra	North Vancouver	
Carmela Mancini	Montréal	
Justin Todd	North Vancouver	
Paul Davison	NORTH VANCOUVER	
NORMAN THIBODEAU	Moncton	
Alicia Mercer	Hamilton	
Tom Allen	Georgetown	
Robel Arhe	Kitchener	
Brenda Hu	Etobicoke	
Conan Han	Vancouver	
Saeideh Rashidy	North Vancouver	
Mahsa Karmen	Port Coquitlam	
Felicia Pocha	Prince Albert	
Mojgan Farhoodi	North Vancouver	
Mackenzie Lanz	Burlington	
Michelle Nicholls	Toronto	
SHARLENE Wark	Vancouver	
Oliver Bonham	North Vancouver	
Charmaine Miller	Calgary	

Darlene Johnston	Oshawa	[redacted]
Derek Nordman	North Vancouver	
Hunter Bryan	Owen sound	
Jing Lu	Guelph	
Kailin Zhou	Victoria	
XIN YAN	St. John's	
Maggie Wang	Thornhill	
Michelle Gao	Scarborough	
Patrick Farnum	Calgary	
oscar kapsa	Vancouver	
Kelly Chan	Vancouver	
Jeanne Norrberg	North Vancouver	
judy geluk	coquitlam	
Joseph Imbrogno	Vaughan	
Nicholas Pontillo	Stoney Creek	
Jason Jones	Victoria	
Jenna Leigh	Oshawa	
anita alfoldi	Kitchener	
Krystina Fargnoli	York	
Clif Masse	Castor Alberta	
Jodie Simpson	Airdrie	
Bassim Khalid	Pierrefonds	
Michelle Wong	North Vancouver	
Mike Mclean	North Vancouver	
Tannis McLean	North Vancouver	
Jonathan Lee	North Vancouver	
Farzan Poursoltani	North Vancouver	
Kyee R	Windsor	
Victoria Townrow	Grande Prairie	
jaspreet kaur	Calgary	
Yu Lang	Vancouver	
Varvara korovcuk	Halifax	
Leslie Lopez	Burnaby	
Mills carolyne Mills	Valemount	
Saloomeh Vojoudi	Thornhill	
Travis Scott Fan	Halifax	
Minal Patel	Scarborough	
Patrick Seline	North Vancouver	
Pat Miller	North Vancouver	
Jake Paddle	North Vancouver	
Regis Lichimo	North Vancouver	
Sean Armstrong	North Vancouver	
Nicholas Baker	North Vancouver	
ksenia ewert	North Vancouver	
Babak Pirzadeh	Vancouver	
Mark Flagel	Coquitlam	
Blake Smelser	North Vancouver	

Nick Young	North Vancouver	[redacted]
Adrienne Moy	Port Coquitlam	
Nowell Sadlier-Brown	North Vancouver	
Sean Schoemaker	Vancouver	
Dan Cooke	Vancouver	
nathan ayoubi	Vancouver	
Max Rivest	Ucluelet	
Joe Hewlett	Vancouver	
Aland Armstrong	North Vancouver	
manijeh janmohammadi	North Vancouver	
Gina Meagher	North Vancouver	
Robert Shearar	North Vancouver	
Dan Brown	North Vancouver	
Scott George	Vancouver	
Pedram Shayan	North Vancouver	
Kamel Shoghi	North Vancouver	
Jessica Mulock	North Vancouver	
Farid E	North Vancouver	
Jorge Cordoba	North Vancouver	
Barbara Wharren	Calgary	
Saied Hosseini	Vancouver	
Azi Asadi	North Vancouver	
Soraya Partow	Sacramento	
Cesar Cordoba	North Vancouver	
Flormaria Garcia	North Vancouver	
Mehrnaz Barirani	North Vancouver	
Stewart Shearar	North Vancouver	
Ava Partow	North Vancouver	
Nikki Shearar	North Vancouver	
Sina Mesghali	North Vancouver	
Naomi zou	North Vancouver	
Bianca Lomeda	North Vancouver	
Alireza Mansouri	North Vancouver	
Nav Dhindsa	North Vancouver	
Nick Martin	Port Coquitlam	
Sheen Sagalongos	North Vancouver	
Jameson Craig	North Vancouver	
Phyllis Argyle	North Vancouver	
Ying Yan	North Vancouver	
Brad Williams	North Vancouver	
Rod Nevis	Vancouver	
Lindsay Shearar	North Vancouver	
Christine Williams	North Vancouver	
Izabella Sobieski	North Vancouver	
Jacqui Tutte	North Vancouver	
Adrian Smith	North Vancouver	
Mina Bahmanyar	north vancouver	

Satu Toivakka	Nelson
Maymanat bakhtiar	North Vancouver
Diaco Barzi	Vancouver
Ana Alami	Calgary
Mitra G.Damavand	North Vancouver
Ian Kerwin	Sarnia
Soroush Sargol	Vancouver
Okubay Weldegabriel	Hinton
Naghmeh Eshaghi	Surrey
Alireza Mirjavadi	North Vancouver
Ania sokol	Vancouver
Gedewon Habtemechel	Surrey
Sana Zakaria	Chatham
Sepideh Faramarz	Vancouver
Hamid Ebrahimi	North Vancouver
Glyn Fox	Victoria
Juliet Rempel	Surrey
Sanaz Khazaei	Calgary
Carson Loveless	Bay de verde
Saira Choudhry	Brampton
maryam Rahnama	Coquitlam
Barb Reid	Toronto
Daylon Payne	North Vancouver
Aman Turna	Brantford
Ali Bateni	Vancouver
Min Yu	Maple Ridge
Behrooz Kianian	North Vancouver
Nathan king	Richmond
Ortin Khorshidian	North Vancouver
Mauvan K	North Vancouver
Tehmina Hakhamaneshi	North Vancouver
Ryder Brock's	Alberta
Elica N	North Vancouver
sharen rogers	North Vancouver
Maz Irani	Vancouver
Patrick Rigdon	North Vancouver
Maree Owens	North Vancouver
Ken Owens	North Vancouver
Raul Aragon	North Vancouver
Trudi Walter	Vancouver
SHARON GAUTREAU	North Vancouver
Steven Cannon	North Vancouver
Vicky Rescj	North Vancouver
Dimitrios Kambanis	San Francisco
Ahmad Guaffar	Waterloo
ahmed aziz	Toronto
David Curry	North Vancouver

Virginia Lange	North Vancouver	[redacted]
Julia Weisz	Vaughan	
Islay Taylor	North Vancouver	
Stephanie Ross	Hamilton	
Sarah M	North Vancouver	
Jack Chang	Thornhill	
Gayathri Sreenath	Tecumseh	
Caitlyn Vucko	North Vancouver	
Cimi Achiam	Vancouver	
Binu Mathew	Toronto	
George Bystrican	Toronto	
AKRAM Jouni	North Vancouver	
Haruka Sun	North Vancouver	
Garett Senez	Vancouver	
Ayako Ito	North Vancouver	
emily vandeneynden	New Glasgow	
Sahil Udeshi	Brampton	
Jason Reddick	NEW Glasgow	
John Vermeulen	North Vancouver	
Susan Vermeulen	North Vancouver	
Vineeth Vijayan	Peterborough	
Kevin Ghuman	North Vancouver	
Tony Sun	North Vancouver	
Emma Sun	Burnaby	
bosco leung	North Vancouver	
Amanda Leung	North Vancouver	
James Yung	North Vancouver	
Dorina Jeske	North Vancouver	
Jessica MacGillivray	Dartmouth	
Richard Bullock	Phoenix	
Britney Nickel	North Vancouver	
Brett Dade	North Vancouver	

Country	Signed On
Canada	2023-11-14
Canada	2023-11-15
Canada	2023-11-15
Canada	2023-11-15

Canada	2023-11-15
Canada	2023-11-15
Canada	2023-11-15

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From: Elaine Burak
To: DNV Input
Subject: 1200 east Keith road proposal
Date: January 15, 2024 9:19:45 PM

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Dear Mayor and Council,

At this point most everything that can be said, pro and con, has been said, but one item that has not be addressed is that a new elementary school (Cloverley Elementary) is going to be built in very close proximity to this proposed facility and will be completed within the same time frame as this proposed facility.

Sent from my iPhone