

# District of North Vancouver

Engagement Summary Report – West 16<sup>th</sup> Street Supportive Housing  
29 March 2021



Document Number: 4738834



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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, and input received. The purpose of this engagement was to inform the community and collect public feedback on the proposed supportive housing development at 1577 Lloyd Ave and took place between 26 January and 30 March 2021, prior to the District of North Vancouver public hearing.

This report includes:

- A synopsis of the roll out to provide the public with notice about the engagement process
- An overview of opportunities to participate
- A summary of feedback/input received during engagement

This report was prepared by Lucent Quay Consulting Inc. on behalf of the District. 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.



## Background

The District's homeless population, including children, women and seniors, has increased significantly over the past several years. Staff have been working to address the critical needs for emergency shelter beds and supportive housing units. BC Housing is partnering with the District of North Vancouver and RainCity Housing on a proposal to address the crucial need for supportive housing in North Vancouver.

A permanent supportive housing project for single women and women-led families has been earmarked for the district-owned site at the corner of Lloyd Avenue and West 16th Street. As a supportive housing development with on-site supports and services, this project would provide welcoming, fully accessible permanent housing for the local citizens experiencing homelessness, including female-led families.

## About the project

The proposal is to construct a five-storey, 60-unit building that provides homes for single women and women-led families who are experiencing or at risk of homelessness. The District-owned West 16th Street site is located one block off Marine Drive, close to many mental health and social support services.

The site requires an OCP amendment, rezoning application, lot consolidation, development permit and building permit. District staff are leading the rezoning process and BC Housing would be the funder. RainCity Housing would operate the housing, with staff on site 24/7 to provide supports, including meal programs, life and employment skills training, as well as health and wellness support services.

## Engagement Activities

The purpose of engagement was to inform the community and collect public feedback on the proposed supportive housing development at 1577 Lloyd Ave. **Notifications and activities were conducted between 26 January and 30 March 2021**, 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 and Strata letters

A neighbourhood letter was sent to 2,431 residents and local businesses, within an approximately 1,000 metre radius, on 26 January 2021 by BC Housing. The letter provided:

- Information about the supportive housing development
- Links to the BC Housing *Let's Talk Housing* website, the District project rezoning webpage and the RainCity Housing website
- Invitation to register for neighbourhood information sessions
- Contact for community relations at BC Housing to send questions or comments

A letter was sent by email to six strata and property managers for adjacent multi-family dwellings. This followed phone calls notifying them of the project, during the week of January 26 by RainCity Housing. The letter provided:

- Information about the supportive housing development
- Links to the BC Housing *Let's Talk Housing* website, the District project rezoning webpage and the RainCity Housing website
- Invitation to register for neighbourhood information sessions
- Invitation to register for stakeholder meetings
- Contact for community relations at BC Housing to send questions or comments

*Copies of the notification letters are provided as Appendix 1.*

#### BC Housing Webpage – Let's Talk Housing

The community was invited to visit the *Let's Talk Housing* webpage to find out more information about the project and submit feedback. This digital platform launched 26 January 2021 and includes the following:

- Project details
- Neighbourhood information session registration details
- Information about key project personnel
- Question or comment form
- Moderated Q&A
- Link to Supportive Housing information

- Documents for download
  - Frequently asked questions
  - Project Fact sheet
  - Generic Supportive Housing Agreement Sample
  - Supportive Housing Case Study Overview
  - Social & Economic Value of Support and Affordable Housing in B.C.
  - Community Benefits of Supportive Housing
  - Community Acceptance Series: Property Values and Support Housing
  - Video of webinar recording (posted to site on 11 March)

*The project web page URL is: [letstalkhousingbc.ca/north-vancouver-west-16](http://letstalkhousingbc.ca/north-vancouver-west-16)*

*A copy of the Project Fact sheet is provided 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 and strata letters and on the *Let's Talk Housing* webpage. This digital platform launched 26 January 2021 and includes the following:

- Status and progress updates
- Additional proposal details
- Photos, drawings, renderings
- Documents and related web content

*The rezoning web page URL is: [dnv.org/west-16th-street-supportive-housing](http://dnv.org/west-16th-street-supportive-housing)*

### **Social Media Posts**

BC Housing and 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 26 January 2021.

Project signage provided the following information:

- Link to the Let's Talk Housing website for project details and meeting registration
- Map with location of project
- Number of units and storeys
- Link to District rezoning webpage



Seven signs were posted in the following locations:

- Lloyd Avenue and Marine Drive
- Lloyd Avenue and Churchill Crescent
- Pemberton Avenue and West 16<sup>th</sup> Street
- West 16<sup>th</sup> Street east of Pemberton and adjacent to the project site

*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:

- Dates and times of Neighbourhood Information Sessions
- Link to register for session
- Information about the project and how to participate
- Link to *Let's Talk Housing* webpage
- Link to community relations email address

Advertisements were placed on the following dates:

- Wednesday, 3 February 2021
- Wednesday, 10 February 2021
- Wednesday, 17 February 2021
- Wednesday, 10 March 2021

*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, 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

Due to the restrictions on public gatherings, the public engagement sessions were held online using Zoom and GoToWebinar. These sessions presented an opportunity for the public to learn more about the initiative, ask questions and provide input. BC Housing and the project partners hosted five neighbourhood information sessions on the following dates:

Neighbourhood Information Session	Format	Date	Time
Session #1	Zoom	Wednesday, February 10, 2021	7:00 to 8:00 pm
Session #2	Zoom	Wednesday, February 18, 2021	7:00 to 8:00 pm
Session #3	GoToWebinar	Wednesday, February 23, 2021	7:00 to 8:30 pm
Session #4	Zoom	Wednesday, February 24, 2021	7:00 to 8:00 pm
Session #5	Zoom	Wednesday, February 25, 2021	12:00 to 1:00 pm
Session #6	GoToWebinar	Wednesday, March 11, 2021	7:00 to 8:30 pm

At the virtual neighbourhood information sessions, community members heard from project team representatives from BC Housing, the District of North Vancouver and RainCity Housing:

- Carmen Hall, Coordinated Access and Assessment Manager, BC Housing
- Stanley Yuen, Development Manager, BC Housing
- Naomi Brunemeyer, Director, Regional Development, BC Housing
- Eliza Li, Supportive Housing Advisor, BC Housing
- Casey Peters, Senior Development Planner, District of North Vancouver
- Tina Atva, Manager of Community Planning, District of North Vancouver
- Eirikka Brandson, Social Planner, District of North Vancouver
- Amelia Ridgway, Associate Director, RainCity Housing
- Catharine Hume, Co-Executive Director, RainCity Housing

The sessions included a presentation from representatives of BC Housing, the District and RainCity Housing followed by a facilitated question and answer dialogue.

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

A video recording of the presentation was made available on the *Let's Talk Housing* webpage on March 11, 2021 for those who were unable to attend.



The webinar presentation recording is available on the project web page at: [letstalkhousingbc.ca/north-vancouver-west-16](http://letstalkhousingbc.ca/north-vancouver-west-16)

### **BC Housing Community Relations Information 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.

### ***Let'sTalk Housing* webpage**

Participants were encouraged to submit questions and comments to BC Housing directly using the engagement platform. Questions, comments and responses from BC Housing are available on the webpage.

### **First Nations Meetings**

Amelia Ridgway, Associate Director, and Allan Lindley, Manager of Indigenous Services, from RainCity Housing conducted the following meetings:

- **Squamish Nation** – 10 February 2021 meeting with including representatives of Hiyam Housing
- **Tsleil-Waututh Nation** – 10 February 2021 RainCity meeting with two representatives

The purpose of the meetings was to introduce the RainCity Housing organization and set intention around working with Host Nations. Information provided included:

- Describing the proposed program and the model of how RainCity approaches working with families and women.
- Assuring both Nations that if their members were living at this building that RainCity Housing would collaborate and would welcome feedback on how to support their members.
- Discussing opportunities to provide input into the design of the cultural space in the building and any cultural programming/activities or events.
- Assuring both Nations that the land that the building will be built on would be properly prepared prior to the construction process beginning.

Input received included overall enthusiasm and support for the proposed project and willingness to collaborate together in the future as needed.

## Participation

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

Engagement method	Description
<b>Neighbourhood Information Session #1</b> – Zoom <ul style="list-style-type: none"> <li>Wednesday, February 10, 2021, 7:00 to 8:00 pm</li> </ul>	<ul style="list-style-type: none"> <li>12 people attended</li> </ul>
<b>Neighbourhood Information Session #2</b> – Zoom <ul style="list-style-type: none"> <li>Wednesday, February 18, 2021, 7:00 to 8:00 pm</li> </ul>	<ul style="list-style-type: none"> <li>12 people attended</li> </ul>
<b>Neighbourhood Information Session #3</b> – GotoWebinar <ul style="list-style-type: none"> <li>Wednesday, February 23, 2021, 7:00 to 8:30 pm</li> </ul>	<ul style="list-style-type: none"> <li>26 people attended</li> </ul>
<b>Neighbourhood Information Session #4</b> – Zoom <ul style="list-style-type: none"> <li>Wednesday, February 24, 2021, 12:00 to 1:00 pm</li> </ul>	<ul style="list-style-type: none"> <li>11 people attended</li> </ul>
<b>Neighbourhood Information Session #5</b> – Zoom <ul style="list-style-type: none"> <li>Wednesday, February 25, 2021, 7:00 to 8:00 pm</li> </ul>	<ul style="list-style-type: none"> <li>11 people attended</li> </ul>
<b>Neighbourhood Information Session #6</b> – Webinar <ul style="list-style-type: none"> <li>Thursday, March 11, 2021, 7:00 to 8:00 pm</li> </ul>	<ul style="list-style-type: none"> <li>Zero registrations for this session</li> </ul>
<b>Stakeholder Information Sessions</b> – Zoom <ul style="list-style-type: none"> <li>Wednesday, February 3, 2021</li> <li>Thursday, February 4, 2021</li> <li>Thursday, February 4, 2021</li> </ul>	<ul style="list-style-type: none"> <li>Zero registrations for these sessions</li> </ul>
<b>First Nations Meetings</b> <ul style="list-style-type: none"> <li>Wednesday, February 10, 2021</li> </ul>	<ul style="list-style-type: none"> <li>Online meeting with Squamish Nation</li> <li>Online meeting with Tsleil-Waututh Nation</li> </ul>
<b>Let's Talk Housing webpage – Q&amp;A</b>	<ul style="list-style-type: none"> <li>A total of 55 questions and comments were submitted online</li> </ul>
<b>Let's Talk Housing webpage – Activity</b>	<ul style="list-style-type: none"> <li>1,700 views were recorded during the engagement period</li> <li>213 documents were downloaded with the top three documents being the Project Fact Sheet, Property Values and Supportive Housing report and the Generic Supportive Housing Agreement Sample</li> </ul>
<b>Community Relations Email line – Q&amp;A</b>	<ul style="list-style-type: none"> <li>A total of 14 questions and comments were submitted to BC Housing by email</li> </ul>
<b>District of North Vancouver Email line – Q&amp;A</b>	<ul style="list-style-type: none"> <li>A total of 94 email submissions were received by the District</li> </ul>
<b>BC Housing Social media – proposal announcement</b>	<ul style="list-style-type: none"> <li>Facebook – reach 706, 34 Engaged users 34, likes 21, cares 2, comment 1 and shares 4</li> </ul>

- Twitter – reach 1.627, impressions 51, retweets 4, replies 1, likes 21
- Instagram – engagement 32, comments 1
- LinkedIn – reach 3,187, impressions 75, likes 71, celebrate 2, support 2, shares 7

## Summary of input

KEY THEME	WHAT WE HEARD
Interest in tenancy	<ul style="list-style-type: none"> <li>• Questions about how to apply to live in the building</li> <li>• Questions about how the application process works</li> </ul>
Involvement with project	<ul style="list-style-type: none"> <li>• Questions about ideas to make tenants feel welcome</li> <li>• Questions about volunteer opportunities</li> </ul>
Operations	<ul style="list-style-type: none"> <li>• Questions and support for vegetable plots for tenants or rooftop gardens</li> <li>• Comments of support for RainCity Housing as operator</li> <li>• Questions about how RainCity Housing will connect with other support organizations in the area</li> </ul>
General support for project	<ul style="list-style-type: none"> <li>• Comments about this being an excellent project</li> <li>• Comments about benefit of having projects like this in the District to support people at risk of homelessness</li> <li>• Comments about helping people get their lives on track</li> <li>• Comments about this being a great step towards providing long-term housing to people who need it</li> <li>• Comments about this issue being a challenge that the local community needs to address, and this building will help</li> <li>• Comments about this being an important part of supporting community and neighbours</li> <li>• Comments in support of providing homes for women and children</li> <li>• Questions about how to provide support to make sure this project goes ahead</li> <li>• Comments about strong general support for the project</li> </ul>
Operations	<ul style="list-style-type: none"> <li>• Questions about who will live in the building and whether men will be allowed</li> <li>• Questions about who will be on the Community Advisory Committee</li> <li>• Questions about total occupancy of the building</li> <li>• Questions about what the residency agreement looks like and how it is enforced</li> <li>• Questions about staffing and operations</li> <li>• Question about how noise complaints will be addressed</li> </ul>
Schools	<ul style="list-style-type: none"> <li>• Questions about project school catchment area</li> <li>• Questions about how development will affect school</li> <li>• Questions about whether there is capacity at local school</li> </ul>
Supportive Housing	<ul style="list-style-type: none"> <li>• Questions about whether this will be “low barrier” housing</li> </ul>
Crime, drugs and alcohol	<ul style="list-style-type: none"> <li>• Comments about increased crime in the neighbourhood</li> <li>• Comments about increased drug use in the area</li> <li>• Questions about whether project will include a safe injection site</li> <li>• Comments about impacts to local businesses</li> </ul>

	<ul style="list-style-type: none"> <li>• Questions about whether tenants will be able to use drugs</li> </ul>
Building height	<ul style="list-style-type: none"> <li>• Questions about whether project is exempt from height restrictions</li> </ul>
Property values	<ul style="list-style-type: none"> <li>• Comments that project might lead to decreased property values</li> </ul>
Property taxes	<ul style="list-style-type: none"> <li>• Question about what property taxes will be paid</li> </ul>
Traffic	<ul style="list-style-type: none"> <li>• Questions about whether a traffic study will be conducted</li> <li>• Questions about impacts to street parking</li> </ul>
Construction	<ul style="list-style-type: none"> <li>• Question about whether building will meet LEED standards</li> <li>• Question about lighting and lighting impacts to nearby business</li> <li>• Question about whether youth and trainees will be hired by the builder</li> <li>• Questions about when the building will be completed</li> </ul>
Rezoning process	<ul style="list-style-type: none"> <li>• Questions about how the rezoning process works</li> </ul>

*A record of verbatim questions and comments received on the Let's Talk Housing webpage and the Community Relations email line is provided as Appendix 6.*



## Summary

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

The questions and comments were overwhelmingly supportive of both the development of a supportive housing project and the rezoning of the proposed location in the District of North Vancouver. Key themes identified through questions and comments included general support for the project, building operations, location, safety and security, possible drug use outside of the property, whether the project is “low barrier”, information on how to participate in the public hearing and impact on property values.



## **Appendix 1 – Notification letters**



January 26, 2021

Dear Neighbour,

BC Housing, the District of North Vancouver (DNV) and RainCity Housing are partnering on a proposal to address the crucial need for supportive housing in North Vancouver.

The District of North Vancouver's *2018 Rental and Affordable Housing Strategy* identified that homelessness is on the rise in North Vancouver, and that women and children are increasingly vulnerable.

This urgent community need has led District Council to direct staff to work with partners to pursue the development of a permanent supportive housing project. A district-owned site at the corner of **Lloyd Avenue and West 16<sup>th</sup> Street** has been earmarked as the location. This project will follow the standard Council rezoning process and will include ample opportunities for public input.

If approved, the proposal is to construct a five storey, 60-unit building that would provide homes for single women and women-led families who are experiencing or at risk of homelessness.

District staff are leading the rezoning process and BC Housing would fund construction and operations. RainCity Housing would operate the housing. RainCity staff would be on site 24/7 to provide support services including meal programs, life and employment skills training, and health and wellness support services. RainCity Housing is an experienced non-profit charitable organization that has provided programs and services in Vancouver since 1982. Learn more about the organization at <http://www.raincityhousing.org/>.

We will be hosting small group **Neighbourhood Information Sessions** and invite the community to learn more, ask questions and provide feedback. Due to COVID-19 restrictions, the information sessions will be held online.

Sessions are scheduled on:

1. Wednesday, February 10, 2021 – 7:00 to 8:00pm
2. Thursday, February 18, 2021 – 7:00 to 8:00pm
3. Thursday, February 25, 2021 – 12:00 to 1:00pm



Please email [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org) to register and indicate which session you would like to attend.

You can find more information about the proposal at <https://letstalkhousingbc.ca/north-vancouver-west-16>. You can also send questions and comments to [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org).

**For more information about the project and upcoming community engagement, visit**  
<https://letstalkhousingbc.ca/north-vancouver-west-16>

**For information about the District of North Vancouver rezoning process, visit:**  
<https://www.dnv.org/west16th>

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Dear Neighbour,

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This urgent community need has led District Council to direct staff to work with partners to pursue the development of a permanent supportive housing project. A district-owned site at the corner of **Lloyd Avenue and West 16<sup>th</sup> Street** has been earmarked as the location. This project will follow the standard Council rezoning process and will include ample opportunities for public input.

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District staff are leading the rezoning process and BC Housing would fund construction and operations. RainCity Housing would operate the housing. RainCity staff would be on site 24/7 to provide support services including meal programs, life and employment skills training, and health and wellness support services. RainCity Housing is an experienced non-profit charitable organization that has provided programs and services in Vancouver since 1982. Learn more about the organization at <http://www.raincityhousing.org/>.

We will be hosting special small group **Stakeholder Information Sessions** for immediate neighbours and invite you to learn more, ask questions and provide feedback. Due to COVID-19 restrictions, the information sessions will be held online.

Sessions are scheduled on:

1. Wednesday, February 3, 2021 – 7:00 to 8:00pm
2. Thursday, February 4, 2021 – 7:00 to 8:00pm
3. Thursday, February 4, 2021 – 12:00 to 1:00pm



Please email [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org) to register and indicate which session you would like to attend.

These sessions are in addition to **Neighbourhood Information Sessions** where we invite the broader community to learn more about the proposal. These sessions are scheduled on:

1. Wednesday, February 10, 2021 – 7:00 to 8:00pm
2. Thursday, February 18, 2021 – 7:00 to 8:00pm
3. Thursday, February 25, 2021 – 12:00 to 1:00pm

You can find more information about the proposal at <https://letstalkhousingbc.ca/north-vancouver-west-16>. You can also send questions and comments to [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org).

**For more information about the project and upcoming community engagement, visit**

<https://letstalkhousingbc.ca/north-vancouver-west-16>

**For information about the District of North Vancouver rezoning process, visit:**

<https://www.dnv.org/west16th>



## Appendix 2 – Project Fact Sheet

# North Vancouver

## Supportive Housing



### The proposal

BC Housing is partnering with the District of North Vancouver and RainCity Housing on a proposal to develop approximately 60 new homes with support services in a five-storey building at the corner of Lloyd Avenue and West 16 Street in North Vancouver.

The new homes would offer safe and secure housing to single women and women-led families experiencing or at risk of homelessness.



### Why does North Vancouver need this housing?

Poverty and homelessness are a real issue throughout the North Shore.

The number of people experiencing homelessness is rising and social service providers report more people at risk of homelessness and wait lists for social and non-market housing continue to grow.



### What is supportive housing?

Supportive housing is an opportunity for people to leave the streets, the shelter system and precarious housing situations for safe and stable housing.

A typical supportive housing unit is a self-contained studio home with various support services provided on-site, to ensure people can achieve and maintain housing stability – the studio units in this building will have that make up.

The family units will be two, three and four bedroom apartments. Supports may include on-site family support workers, life skills training, employment assistance, connection and referral to community services and support groups, depending on the unique needs of each resident.

### Who would live here?

The single women and women-led families who apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming.

BC Housing and RainCity would work with local service providers to determine the criteria and to select residents, while recognizing that this housing will be specifically targeted to women and families. All new residents would pay rent and sign a program agreement and good neighbour agreement.

## Community safety

We are committed to building a safe community both inside and outside the housing with:

**Experience:** BC Housing and RainCity have extensive experience providing services and housing to people experiencing or at risk of experiencing homelessness across the region.

**Staffing:** RainCity staff would be on-site 24/7 to support residents, manage the building, and be available to respond directly to any related concerns that arise in a timely manner.

**Resident Mix:** Residents are selected through a thoughtful and thorough assessment process. Every resident is considered on an individual basis to ensure that the housing and services provided by the program match the supports they need.

**Property Maintenance:** Regular cleanups of property and immediate area would ensure cleanliness.

**Design Features:** Well-lit and fenced grounds, security cameras, controlled single point of entry, landscaping, parking, contained outdoor space for smoking and pet area.

**Agreements:** Residents would sign a program agreement and good neighbour agreement.

**Community Advisory Committee:** A Community Advisory Committee would be created to support the successful integration of the building into the community, with representation from BC Housing, the District of North Vancouver, RainCity, Vancouver Coastal Health, RCMP or community policing, and community members.

## Next steps

BC Housing, the District of North Vancouver and RainCity will hold small group dialogues to share information, answer questions and gather feedback about the proposal. An engagement summary report will be provided to the District of North Vancouver as part of the rezoning process.

Sessions are scheduled on:

Wednesday, February 10, 2021 – 7:00 to 8:00pm

Thursday, February 18, 2021 – 7:00 to 8:00pm

Thursday, February 25, 2021 – 12:00 to 1:00pm

Please email [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org) to register and indicate which session you want to attend.

## Partners

- BC Housing would fund the construction and provide operating budget for the housing.
- District of North Vancouver is leading the rezoning process.
- If approved, BC Housing and RainCity will engage with the Vancouver Coastal Health Authority to discuss support services that could potentially be provided at the site.
- RainCity would operate the housing and provide support services to residents.



RainCity Housing is an experienced non-profit charitable organization that provides housing and support in over 10 municipalities in the Lower Mainland and Sunshine Coast, and has been in operation since 1982.

Learn more about the organization at <http://www.raincityhousing.org/>.

## How can I provide input?



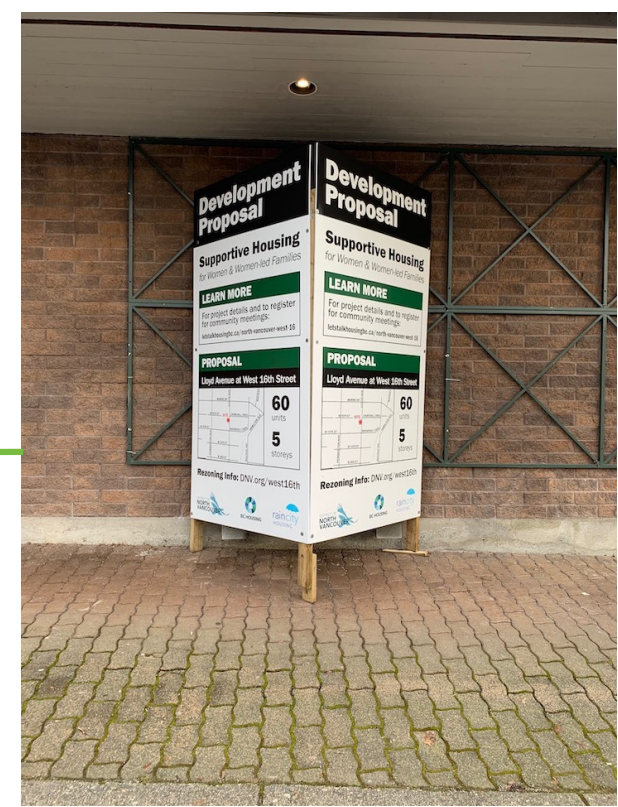
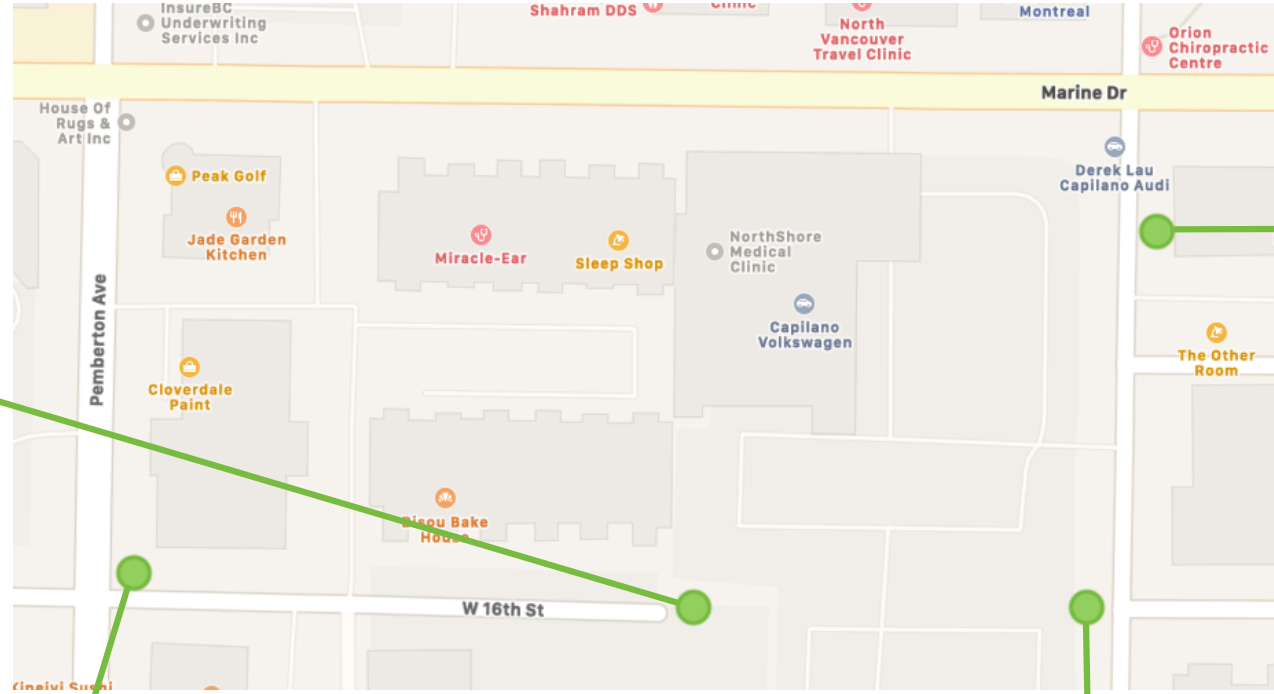
Email [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org)



Visit [LetsTalkHousingBC.ca/north-vancouver-west-16](http://LetsTalkHousingBC.ca/north-vancouver-west-16)



## **Appendix 3 – Project Signage**





## **Appendix 4 – Advertisements**

### ICBC OR OTHER INJURY CLAIM? CALL FOR A FREE CONSULTATION

Griffin Business Centre  
901 West 3rd Street  
North Vancouver

604-737-6900

[taylorandblair.com](http://taylorandblair.com)

**TAYLOR & BLAIR LLP**  
LAWYERS

**Michael's**  
Made by you™

#### Correction Notice

In the circular beginning Friday, February 12, 2021, the offer description of Select Artist Easels & Tables on page 2 is incorrect. The correct offer description is **Select Artist Easels**.

We apologize for any inconvenience this may have caused.



**VOLUNTEER  
CANCER DRIVERS  
SOCIETY**

**VOLUNTEER  
DRIVERS  
NEEDED!**

Call 604-515-5400 or visit [volunteercancerdrivers.ca](http://volunteercancerdrivers.ca)

### PRESENTATION HOUSE

# Theatre invests in live-stream future

**BEN BENGTON**

[ben@northshorennews.com](mailto:ben@northshorennews.com)

Presentation House Theatre is gearing up for a future where live-streamed theatre may be more and more common – even after pandemic restrictions are loosened.

The North Vancouver theatre is investing in video streaming technology to support its delivery of virtual programming, following a \$50,000 grant from the B.C. government for capital projects in a variety of sectors across the province.

Like all venues that specialize in live events across B.C., Presentation House was forced to cancel or postpone much of its season last year due to COVID-19 restrictions barring in-person attendance.

Those restrictions are technically still in place until Feb. 5, but most venues expect them to be extended indefinitely by the province.

While the theatre has found ways to host some of its community projects online – and started a new creative hub co-op for artists to use during the pandemic – Presentation House is investing in new cameras and equipment that will allow them to beef up the kind of virtual theatre experiences they're able to offer in the future.



North Vancouver's Presentation House Theatre is investing in video streaming technology after receiving a government grant. **MIKE WOODFIELD**

"We don't think live streaming of theatre is going to go anywhere after COVID is done. I think artists are interested in it as a potential artistic expression, some audiences prefer to watch it at home – and also, it's an accessibility issue. Some people, for a variety of reasons, don't find coming to the theatre particularly accessible, but they'd be able to access it at home," said Andrea Loewen, the theatre's managing director. "We're a space that a lot of other artists and community groups come to host their own projects. We wanted to have that gear and have technicians that could use it."

While the theatre is using the grant money to buy new camera equipment, the main piece of new tech will be a switcher – a device that will allow technicians to seamlessly use a multi-camera or multi-screen setup to make the experience of virtual theatre more immersive.

"It allows for multiple cameras or multiple streams to be controlled in the broadcast. We can bring it all in and broadcast it out, and control what people see. It's like with live television – when you have six different cameras around," said Loewen. "They can control what people are seeing in the moment."

While in-person theatre will continue to be the venue's bread and butter, bolstering the theatre's virtual capabilities will be useful during and after the pandemic, according to Loewen.

For example, although the theatre can't finalize details right now, they're hoping to be able to stream an immersive female-based combat drama this April from a Vancouver-based theatre production company, she said.

"They want to reach a wide audience. Hopefully, we'll have a live audience, but even if we do have in-person we'll live stream it out using our new technology," said Loewen.



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**Wednesday, February 10, 2021, 7-8 pm**

**Thursday, February 18, 2021, 7-8 pm**

**Thursday, February 25, 2021, 12-1 pm**



To register please email

[communityrelations@bchousing.org](mailto:communityrelations@bchousing.org) and indicate which session you would like to attend.

➔ Online small group discussion with Q + A.

Visit [etstalkhousingbc.ca/north-vancouver-west-16](http://etstalkhousingbc.ca/north-vancouver-west-16) or email [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org) to ask questions and submit input.



north shore  
newsSPOTLIGHT ON  
EVENTS**ART RENTAL SHOW**  
Through February 20

Rent it, buy it, love it!  
Visit CityScape Community ArtSpace to explore the 2021 Art Rental Collection. With over 200 new works, have fun choosing your next local artwork.

For more information visit [northvanarts.ca](http://northvanarts.ca)

**OUT OF THE BOX EXHIBITION**  
February 10 - March 6

Visit the Silk Purse Arts Centre to view work by talented artists from the Art Box. Take in stunning works in painting, photography, sculpture, diorama & mixed media.

For more information visit [westvanartscouncil.ca](http://westvanartscouncil.ca)

**RETURN TO THE BRITISH ISLES**  
March 13 Virtual Concert | 8 p.m.

Laudate Singers return to the British Isles with madrigals from the English Renaissance, Byrd, Stanford, works by contemporary composers and a brand new commission from our composer-in-residence.

For more information visit [laudatesingers.com](http://laudatesingers.com)

Events listed here are sponsored by the North Shore News. For more information on our sponsorship program, please email [nsnews@nsnews.com](mailto:nsnews@nsnews.com)

## SICK SISKINS

**Warning issued for salmonella in bird feeders**

ELISIA SEEBER

Local Journalism [elisia@nsnews.com](mailto:elisia@nsnews.com)

A North Shore resident wants to remind the community to be vigilant about cleaning their bird feeders in winter, after she found a number of sick pine siskins suffering from salmonella.

The Wildlife Rescue Association of BC says that during the winter salmonella infection is common in finches, but it has seen record-breaking numbers of the songbirds displaying symptoms of infection across British Columbia this season.

"In 2020, 127 pine siskins were admitted, which is a 13-fold increase from what we saw in the last two years," the association's website states. In December alone, 75 pine siskins were admitted and suspected to be infected with salmonella."

A further 36 sick pine siskins have already been taken to the centre since the New Year began.

"People are finding large numbers of these songbirds lethargic, and too weak to fly away, symptoms consistent with salmonella poisoning," the association's website states.

Salmonella infection spreads through bird feeders

The association says when the birds are feeding in proximity, disease can easily be passed from bird



A pine siskin suffering from salmonella poisoning was rescued by a North Shore resident. CHELSEA IRWIN

to bird through fecal contamination of food and water in bird feeders.

"Salmonellosis is an infection caused by bacteria of the genus salmonella. These bacteria primarily attack the digestive system, notably the throat, making it difficult for the birds to feed," the association's website states.

When sick, the little brown and yellow feathered birds look puffed-up and sleepy, they're not alert, and they don't move very much. They also often have seeds all over their beak and it's common to find dead birds nearby.

Chelsea Irwin, a Central Lonsdale resident, says she has found four sick birds in her area alone in the past month.

"One of them I was able to save

and get to the wildlife rescue in Burnaby, but the rest didn't make it," she wrote over email.

"There seems to be a high number of cases in the Central and Lower Lonsdale area, which can easily transmit to other animals and people.

"It's really escalated and it's really sad to see so many sick or dead little birds around."

If you find a symptomatic bird, the association encourages you to try and capture the bird by placing a small cloth over the top of it and putting it in a cardboard box.

It's important that you wash your hands afterwards as salmonella can spread to humans and pets.

Once you have the bird, contact Wildlife Rescue Association of BC at 604-526-7275.

Afterwards, the association recommends taking down the feeder for at least two weeks, and to make sure you are no longer seeing sick birds before putting it back up.

Before putting the feeder back up, disinfect it in 10 per cent bleach solution, rinse and dry it thoroughly, and put in fresh feed.

To keep birds safe, make sure to repeat this cleaning weekly to prevent another infection and sweep up any old seed on the ground.

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Thursday, February 18, 2021, 7-8 pm  
Wednesday, February 24, 2021, 7-8 pm  
Thursday, February 25, 2021, 12-1 pm



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➔ Online small group discussion with Q + A.

Visit [letstalkhousingbc.ca/north-vancouver-west-16](http://letstalkhousingbc.ca/north-vancouver-west-16) or email [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org) to ask questions and submit input.



VIMFF

## New documentary looks at athlete's journey with parasurfing

**BEN BENGTON**  
[bbengton@nsnews.com](mailto:bbengton@nsnews.com)

**When it comes to athletics and outdoor recreation, there isn't much that Sam Danniels doesn't do – and that's remained so even after his accident.**

When he was 19, Danniels' life changed forever, while his zest for life and passion for adventure stayed the same.

Danniels grew up in Ontario, but he has since made the wise decision to live in North Vancouver. Like many kids reared in the heartland province, though, he spent countless summers being pulled by a boat through the water while tubing, barefoot water skiing or wakeboarding.

He played rugby and hockey. He windsurfed and rock climbed. One of his major passions was mountain biking.

"I was never shy to learn something new," Danniels tells the North Shore News.

When he finished high school, Danniels moved to British Columbia. Everything changed in 2005 following a mountain biking accident near Kamloops that left him with a broken back and more than a hundred broken bones.

One of those broken bones was a spinal cord injury that essentially left Danniels paralyzed from the armpits down.

While that kind of trauma to one's body and mind would be unimaginable to most, he's never let it get in the way of pursuing his athletic passions. He's just carried on,



Sam Danniels' story of resilience in the face of a major accident is the focus of a new movie show at the Vancouver International Mountain Film Festival. TROY BARD

adapting to new circumstances on the fly.

"My goal from the beginning of my accident was to not let it define me as a person," he says.

Danniels' life story, including his latest endeavour to develop his own adaptive surfboard so he could once again hit the water, is the subject of a new documentary.

"His family was basically all called to the hospital to say goodbye. It was amazing he lived," explains Missy McIntosh, the North Vancouver-raised filmmaker behind *Beyond the Break: The Sam Danniels Story*, showing at the Vancouver International Mountain Film Festival, which kicks off this Friday.

"Once he was able to lift himself into his wheelchair from the ground, he started thinking about a career as a skier. He got

into skiing really quickly, he trained really hard."

McIntosh works for a production company that specializes in making five-minute documentaries with the simple premise of profiling people in the community who love what they do. As soon as she met Danniels, however, she realized his story was anything but simple, and decided she'd need a larger stage to tell his tale.

Among Danniels' many career highlights, he was a member of Team Canada for the 2010 Paralympic Games, and he's also taken home gold in slalom skiing at the X Games.

Besides paraskiing, Danniels has taken up cycling, snowmobiling and paragliding since his accident – while McIntosh's film examines his latest athletic pursuit: surfing. "I never had an opportunity to learn to surf until I was 30 years old," quips Danniels. "The biggest thing that kept me out of it really was just access to equipment – I just didn't know what equipment I'd need or where I'd get the equipment I didn't even know I needed."

McIntosh's film in large part focuses on that question. Because many existing adaptive surfboards weren't compatible with Danniels' level of paralysis, he learns to craft his own over the course of the film, from the initial brick of foam to the final board being made, to when he tries it out in Tofino for the very first time.

"There's never a one-size-fits-all.

Depending on where your paralysis is – where your stability lies – everything has to be custom," says McIntosh.

Production on the film started in October 2019. Following COVID delays, production wrapped up this past October.

Not only was Danniels' surfboard project a success, he's endeavoured to keep going with it as well. He's now continuing to build adaptive surfboards for others, according to McIntosh.

When Danniels first entered the frigid Tofino waters on his adaptive surfboard during filming, there wasn't a sense of fear coursing through him. He felt more analytical – making sure everything was working just right – than he did emotional, he says, which is typical for someone so accustomed to high-energy outdoor activities. He was more focused on surfing correctly than he was with being scared. There was one thing about his plunge into the water that did make him pause for a moment, however, notes Danniels. "Admittedly, the cameras brought on an element of nervousness for sure," he jokes. But when talking about wanting to continue his athletic pursuits no matter what, he's all business. "I just wanted to continue that for the rest of my life as long as I could. That's what's kept me going."

*Beyond the Break: The Sam Danniels Story* is showing at the Vancouver International Mountain Film Festival starting this Friday, Feb. 19. Visit [vimff.org](http://vimff.org) for tickets.



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**Tuesday, February 23, 2021, 7:00-8:30 pm**



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➔ Online small group discussion with Q + A.



north shore  
newsSPOTLIGHT ON  
EVENTS**MOTHER TONGUE**  
February 26 - April 10

Katherine Duclos, Sara Khan, and Laura Rosengren explore the joyful, chaotic, loud, incredible, arduous, and surreal elements of being a mother at CityScape Community ArtSpace.

For more information visit [northvanarts.ca](http://northvanarts.ca)

**HOW POLICIES AND NEW BUSINESS MODELS CAN REDUCE SINGLE-USE PLASTICS**

March 10, 7:30-8:15pm via Zoom

The first of five webinars in Ocean Ambassador's Ocean Health Speaker Series. Karen Storry, senior engineer with Metro Vancouver Solid Waste Services will talk about her research in reducing plastic waste.

For more info or to register

[www.oceanambassadorscanada.com](http://www.oceanambassadorscanada.com)

**NORTH SHORE ART CRAWL**

Online March 12 - April 12

With a scroll and a swipe, you can discover and meet the talented artists of Vancouver's North Shore. Explore textiles, jewelry, pottery, sculpture, painting, glass, photography, and more. All month, all free.

Visit [northvanarts.ca/north-shore-art-crawl/](http://northvanarts.ca/north-shore-art-crawl/) to start your crawl.

Events listed here are sponsored by the North Shore News. For more information on our sponsorship program, please email [nsn@nsnews.com](mailto:nsn@nsnews.com).

## PARK &amp; TILFORD

**Public gardens to reopen this spring**

**BEN BENGTON**  
[bbengton@nsnews.com](mailto:bbengton@nsnews.com)

Those hoping to escape the winter doldrums by taking a stroll through one of the North Shore's favourite community gardens have a wait still ahead.

Since November, Park & Tilford Gardens in North Vancouver has been closed to the public.

A sign on the gardens' front gate reads: "Due to the current pandemic, COVID-19, Park & Tilford Gardens will be closed for the winter season and reopen in the new year."

Fans of the botanical gardens, which celebrated its 50th anniversary in 2019 and is home to eight themed garden displays, have expressed their dismay the space remains closed.

North Vancouver resident and photographer Stephanie Alexandra said she was used to frequenting the gardens up to twice a week and has been frustrated at what she sees as a prolonged closure.

"I specialize in floral photography and as a person with disabilities on low income, it's been my favourite garden for about 10 years, partly because it's free but mostly because they've had a wonderful variety of flowers to enjoy during the year," said Alexandra. "I did not expect it would



A person relaxes in Park & Tilford Gardens during sunnier days. The popular North Vancouver spot has been closed due to the pandemic.

STEPHANIE ALEXANDRA

be closed for so long, especially when VanDusen Gardens [in Vancouver] has managed to remain open, and other gardens have been accessible as well."

And volunteer gardeners who exercise their green thumbs at P&T are particularly anxious to get back into the space, according to Ann Pentland, past president of the Friends of the Gardens Society.

"I'm disappointed that the garden is not open to the public," said Pentland, who also sits on the Gardens Review Board along with representatives from the City of North Vancouver and property manager BentallGreenOak. The review board is an independent, appointed body

established by the City of North Vancouver to oversee maintenance of the gardens.

However, while Pentland wants to get back into the gardens along with everybody else, she acknowledges BentallGreenOak's commitment to safety during the pandemic, especially after a set of provincewide restrictions on gatherings and events was imposed on Nov. 19.

"The decision to close the gardens in November came from an abundance of caution that put the health and safety of our valued guests and their families first," said Rahim Ladha, a spokesman for BentallGreenOak, in an emailed statement. "The enclosed nature of the gardens, and the narrow pathways within, introduced challenges with social distancing that compromised adherence to the guidelines as established by our local and provincial public health authorities at that time."

According to BentallGreenOak, the property manager is preparing the gardens for a spring reopening, with timing dependent on the completion of infrastructure repairs on the premises.

The repairs are "largely seasonal maintenance and general upkeep in nature," added Ladha.

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**Thursday, March 11, 2021, 7-8:30 pm**



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➔ Online information session with Q + A.

Visit [letstalkhousingbc.ca/north-vancouver-west-16](http://letstalkhousingbc.ca/north-vancouver-west-16) or email [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org) to ask questions and submit input.





## **Appendix 5 – Webinar Presentation**

# District of North Vancouver West 16<sup>th</sup> Street Supportive Housing Neighbourhood Information Session

February 25, 2021



# Today's Agenda

1. Welcome & introductions
2. Understanding pathways to homelessness
3. The need for this housing in North Vancouver
4. The proposal
5. How the site would be managed
6. Next steps

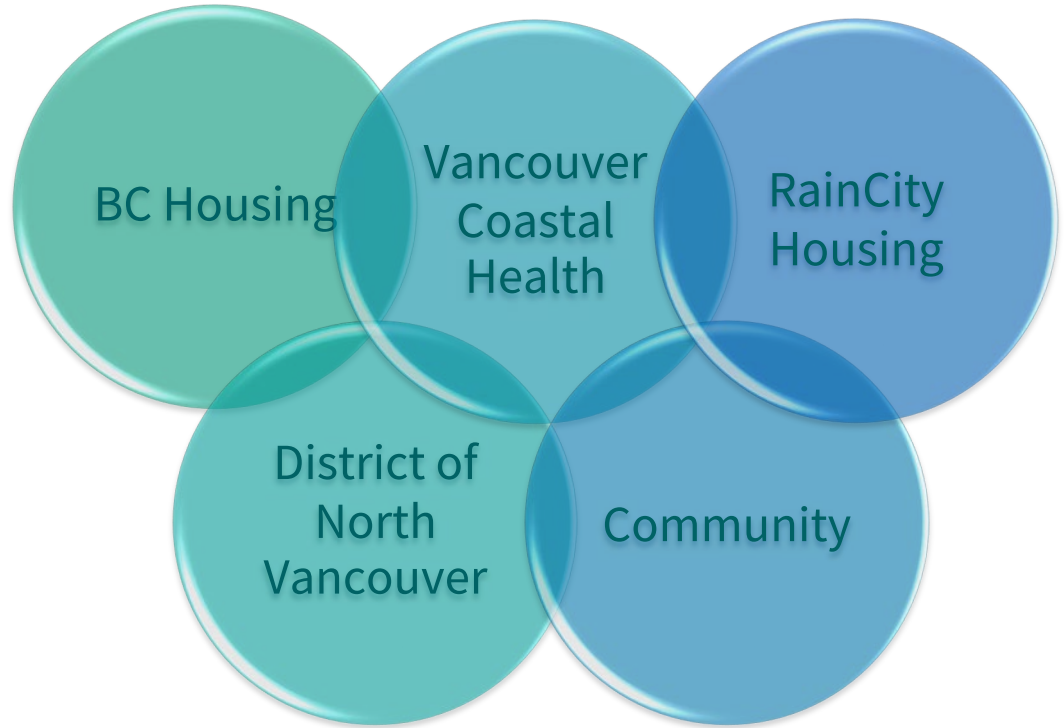
# Guiding Principles

- We will work to balance airtime.
- We are committed to answering questions and sharing information.
- We will come together for a safe and respectful discussion.

## Presenters & Panelists

- Naomi Brunemeyer, Director, Regional Development, BC Housing
- Eliza Li, Supportive Housing Advisor, BC Housing
- Casey Peters, Senior Development Planner, District of North Vancouver
- Eirikka Brandson, Social Planner, District of North Vancouver
- Amelia Ridgway, Associate Director, RainCity Housing

It takes a  
community to  
address  
homelessness



# Why are people experiencing homelessness?



# Homelessness in North Vancouver....



- Homelessness is on the rise
- Women and children are increasingly vulnerable
- Social service providers report more people at risk and increased wait lists



# Questions & Discussion

# District of North Vancouver Process

- Signed MOU with BC Housing
- District-owned land at Lloyd Avenue and W. 16<sup>th</sup> Street identified for permanent supportive housing site
- District is leading the rezoning process
- If approved, District will lease land to BC Housing



# How this site was chosen

- Availability
- Proximity to services/transit
- Appropriate condition and size



# The proposal for Lloyd Avenue and West 16<sup>th</sup> Street

- BC Housing would fund construction and lease site from the District
- Five-storey building
- Approximately 60 new homes with supports
- Safe, stable housing for single women and women-led families



*This rendering is an approximation of what we intend to build and is subject to change.*



# Questions & Discussion

# Supportive housing is not a shelter



Shelter	Supportive Housing
 First come first served	 Assessment process for applicants
Access to a bed temporarily (1 night at a time) 	A self-contained studio home 
 Some meals may be provided	1 hot meal provided, plus private kitchenette 
Must leave shelter space during daytime	No requirement to leave unit or building 
Shared sleeping space 	Private unit 
 No payment	 Pay rent for unit
Outreach worker available to connect to support services offsite 	24/7 access to staff and support services onsite 

# RainCity Housing

- Operating since 1982
- Provide housing and support in over 10 municipalities across the lower mainland and sunshine coast



# How the site will be managed



# Process & next steps





# Questions & Discussion

## More questions or comments?

- Visit **Let's Talk Housing BC** website  
<https://https://letstalkhousingbc.ca/north-vancouver-west-16>
- Submit inquiries through [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org)
- To participate in the public hearing, in writing or in person, visit <https://www.dnv.org/events/public-hearing-west-16th-supportive-housing>
- For more information on how to apply for supportive housing, visit <https://www.bchousing.org/housing-assistance/housing-with-support/supportive-housing>





## **Appendix 6 – Verbatim questions and comments from *Let’s Talk Housing* webpage and Community Relations email**

## Verbatim Comments and Questions – *Let's Talk Housing* and Community Relations 1577 Lloyd Avenue, North Vancouver

### ***Let's Talk Housing* webpage comments and questions**

So, if the rate of homeless women/ families is at 27% (according to the news paper article linking to this site) why are we not focusing on a complex that has BOTH sexes supported. Since apparently men are the predominant homeless percentage on the shore? There are easy ways of designing it that has the two wing separate to lower any safety concerns from involved parties.

Hi there. I'm a member of Norgate community and also have my business two blocks away from the lookout shelter. Nightly we are chasing junkies that are ripping our tow trucks off with many many phone calls to the RCMP. When you state that they can't be evicted for drug and alcohol use that concerns me. Since when is it a good idea to mix children with drug and alcohol use in the same living complex? I feel like Norgate is going to take a huge hit for this and will feel the strain of people stealing in the community. I do not agree with the terms outlined in the article.

I am living in co-up right now in north Burnaby and apply to transfer to north van. almost 3 years ago, can I apply for this building? and for registration what do I have to do?

I've heard rumors that an InSite type facility is to be included in the plan. Is this true? Is there any reason to believe the rumors at all? I have a business within one block of the area, and I've driven through the DTES lately.

Is this approved? How do local residents vote for or against this? What is the timeline? I would like to register for the zoom call - how do I do so?

I agree with the concept of having transition housing for the homeless. I have a couple of concerns. I used to live at The Shore Building across from Lookout in the City of North Vancouver. My biggest complaint was the noise. The constant sirens of police, fire, and ambulance responding to problems with residents inside and out. Also the residents wandering the trails and streets in early morning screaming obscenities. I now live in Norgate and have concerns that this new facility will bring the same problems here. How will this new facility be different than Lookout? I also have concerns about increased crime in our area. Why are homeless facilities only located down by the waterfront communities?

Will this site be housing active drug users or is this development strictly limited to low income, at risk of homelessness or homeless women? Will any men be permitted to live on site?

What percentage of the attendant public for this kind of supportive housing (for women) are drug addictive? The provided documentation gave the impression that 78% would be addictive and I would like to confirm as it seems very high. If so, what is the usual impact on the surrounding neighbourhood?

I'm a single Mom with my 4yrs old son and been in a BC housing registry for almost 2years. I also got an eviction noticed before the pandemic, but with extreme begging we are able to stay, we're no where else to go. Right now, we're just relying on social assistance to pay part of our apartment rent. Relying in food bank for our food. Please help us. How can we get in to BC housing facility to relieve our shelter burden and fear of being homeless. How can I apply to get in your new housing project for people like me? I would really need and want to register if that requires, but how? Please advice.

Please address how this type of development will solve/mitigate other social issues that have to date not been addressed by Gov't?

I would like to express support for this important initiative. Will comments posted here be shared with Council?

Do you agree with what Minister Bowinn Ma said in the BC Legislature, "I mean, on housing and affordability, I think it's also important to acknowledge that families of all income ranges suffer from challenges of affordability, and it's not just those family members. I mean, in my community, in the city of North Vancouver, the median household income is about \$67,000 a year, which is actually lower than the provincial average. People don't often know this about a riding like North Vancouver-Lonsdale, because the sense of the entire North Shore is that it is a very affluent area. It is true that there is a lot of affluence in the North Shore. But in the riding that I represent, specifically, there are also a lot of struggling families." If you disagree, why?

**Verbatim Comments and Questions – *Let's Talk Housing* and Community Relations  
1577 Lloyd Avenue, North Vancouver**

***Let's Talk Housing* webpage comments and questions**

Yeah, why are you even having a consulting session? Just build the project and put a sign outside saying, "THIS IS THANKS TO MINISTER BOWINN MA, MLA".

Back in 2/2018, Minister Bowinn Ma said in the BC Legislature, "In my community, there are 750 members of the population who are homeless." Has this number gone up or down? Also will this project help house them?

Minister Ma spoke in the BC Legislature, "I know that housing is top of mind for so many people in North Vancouver. Sixteen years of neglect have allowed our real estate market to get out of control, our rental rates to skyrocket. Waiting lists on our subsidized housing stock run miles long." I wonder what this project will do for the waiting lists and why you haven't addresses this?

This is an important part of supporting our community and neighbours. Thank you to the DNV team leading this important project. I only ask how can we be creative to also have nearby childcare support so these women can also work, their children have contact with other supporters in the community, and collectively progress towards more stability and satisfaction?

When would development start on this project please and how will it affect neighbouring buildings during the project?

This is LONG overdue and I am so, so pleased to head that this project is moving forward. Perfect location, and a great step towards providing long term housing to those who really need it. Well done!

This is an amazing project and I support it 100%! Finally a home for women and children that provide safety, & stability for them and their children. This is action!

I fully support this project! I live only 2 blocks away at 16th and Bridgman. It's exciting and encouraging that we are finally addressing these longstanding issues in our community.

I am in full support of supportive housing on the North Shore and also fully support this location. I have signed up for the Feb 23 info session. Please let me know if there is any other way I can support this housing project for women-lead households.

This is absolutely a good idea. I saw the article in the news about the NIMBY, classist flier campaign. The North Shore is a peaceful place that I hope can be transformative for the women and children who need it. I support this project.

Not a question but congratulations for getting this done. Really needed for a portion of our population that is too often ignored. Now let's get some housing done for other parts of our community that desperately need it (first nations, low income, no income, service industry workers who have to commute here, municipal workers and teachers who have to commute here, students, people with disabilities ...) you get the idea. Housing is a human right so lets work to do the right thing.

I support this project for supportive women led family housing. This project to help give 60 women a home, with on-going support is Action in the right direction. Raise up a woman you raise the family, and the whole community will prosper.

I support this important project. What are the most effective effective actions I could take to help ensure it goes ahead.

I 100% support this project as a DNV resident

I absolutely support this project. If all of those who are supportive speak up, I think you will see that North Van is more welcoming and progressive than it seems.

I cannot attend a meeting; but I would like to voice my support for this community housing. We never leave stray animals without shelter - shouldn't we also ensure that our fellow human beings are sheltered? Women are especially vulnerable and I welcome the move to provide housing for those at risk. Thank you!

I fully support this project. When people are safe, healthy and cared for them they can contribute to society in a positive way. Children grow up happy and healthy into adults that can be successful. If basic needs are not

**Verbatim Comments and Questions – *Let's Talk Housing* and Community Relations  
1577 Lloyd Avenue, North Vancouver**

***Let's Talk Housing* webpage comments and questions**

met, then this will have a detrimental impact on the entire community. There are not enough safe places in shelters anywhere in the lower mainland.

I support this project moving forwards.

I fully support this, and hope it will quickly get built.

This is such a great project! Fully support. We need more facilities like this in our community.

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

No questions. I am fully supportive of this much needed housing project.

I am in full support of this project, as someone who lives nearby in Lower Lonsdale. North Vancouver needs more affordable housing and support for vulnerable individuals, especially women and children. Those that oppose this project cannot see past their own experience, and cannot bring themselves to consider that in one instant, they could find themselves in a similar situation - searching for supports and finding long wait lines, lack of funding and no options.

I don't have a specific question, I am just concerned because I saw a post about some leaflet going around that is disparaging the positive influence this sort of project has on all of society I no longer live in North Vancouver (West End now), but 28/30 of my years have been spent full time in NV. It is my home. And I want it to be inclusive and supportive of all, but especially of those who are down and out. PLEASE do not let the bigotry and fear of a small percent of the population affect your decision in any way. This is extraordinarily important. It can not be scrapped, Thank you.

I am very happy to see North Vancouver step up to support our most vulnerable community members! I fully support this project going forward.

I live in North Vancouver and fully support this project.

This is SUCH an amazing thing!!! As a child, I was the victim of a violent home. My Mum and I didn't have this kind of support. All people deserve a chance to thrive!

How can I support this community project? We need many more just like it.

I'm a long term City of North Van resident and I support this project.

I live in the District of North Vancouver and fully support this project. We need more housing projects like this!

I'm glad to see initiatives like this and hope that those campaigning against it will see its value as well.

I am writing to say I support this project! Well done!

No question, but I am a resident of the North Shore who strongly supports this project and would love to see more like it.

What will it take to make sure this project goes ahead? I live and work in the immediate area and am very much in favour of a project that will provide housing for vulnerable people. I look forward to welcoming these families to my neighbourhood.

Great initiative!!! Proudly welcome the redevelopment in our neighborhood

These are badly needed homes! Please don't turn them down.

Will there be drug use allowed on these premises?

**Verbatim Comments and Questions – *Let's Talk Housing* and Community Relations  
1577 Lloyd Avenue, North Vancouver**

***Let's Talk Housing* webpage comments and questions**

What exactly is 'Women lead families' Does that include men living in residence?

Is this Webinar substantially any different from the Neighbourhood Information Sessions?

If drugs are not allowed at the beginning (to appease the neighbourhood) will this be allowed to change in the future? Will it be re-examined in the future?

Will there be a safe injection site in this location? If yes, is there really a need for a safe injection site on the North Shore? Please provide details, examples, statistics....

I asked a very clear question "Does the housing primarily benefit women with connections to the North shore?" But received a very unclear response. Could you please answer my question. Thank you

How will you ensure the safety of adults & their children in this facility when there will be people who are still active in their addiction there? I fully support the housing first model but I question the decision to house addicts with families. What are the specific plans to keep people and property safe? There have been problems at other housing first sites with dealers and aggressive drug users. I'd hate to see that happen here.

**Verbatim Comments and Questions – *Let's Talk Housing* and Community Relations  
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**Community Relations email comments and questions**

Hi there

I strongly support the proposal for low barrier supported housing for women and their kids in North Van. Preventing homelessness, and bringing stability to these vulnerable folks in my own community is much needed.

Please make it happen.

Dear Community Housing Personages, As 30 year residents of Norgate Park, my wife and I welcome the excellent initiative to house women and children in supported housing at Lloyd Avenue. Like so many of us who frequently are critical of local government it is uplifting to see excellent decisions being made in our community to benefit our less fortunate. Well done indeed. Keep up the good work.

Hi there,

I just wanted to write to say how glad I am to read the letter that was just in my mailbox. This is a fantastic and I'm sure a sorely needed initiative. If there is anything I can fill out to put my support behind this, please let me know. I would be happy to blast out to my members as well.

To whom it may concern,

I am pleased to see the proposal to rezone the corner of Lloyd Ave. and West 16th Street in the DNV, and build a 60 unit permanent housing project for women who are at risk/experiencing homelessness.

I live in the neighbourhood and look forward to seeing this project completed, I am pleased to see that this is a collaboration with RainCity Housing.

How many staff will there be onsite?

Is there an age limit for children?

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

Hello,

Unfortunately I can't attend any of the times that you have set aside for community input on this proposed Supportive Housing project, so I thought I should send an email instead with my thoughts. I would really appreciate a response.

I am all for helping the most vulnerable in our neighbourhood, so for that reason I am in favour of this proposal. My biggest issue with it is that it is low-barrier and I don't see anything that says there are plans to wean people off of drugs if they have a drug problem. I am not in favour of people using illegal drugs anywhere—in their homes, on the streets, anywhere. I would love to hear about the plans to HELP any residents who might have a drug addiction and return them to becoming productive members of our society. In all of the places where I volunteer, this is always the plan—to help them get back on their feet—NOT to enable a drug addiction. I am NOT in favour of a housing project that enables drug users and looks the other way. Can someone clarify this for me so that I can feel better about this housing project?

Also, I have heard rumours that it is planned to become a safe injection site in the future. If this is just a rumour, can you also squash this?

Our neighbourhood of Norgate (which is 2 blocks away) is completely split on this project. Many are for it because we see the benefits of helping these struggling members of our society, but many are terrified that crime and drug paraphernalia on the streets and alleys is going to increase. We need some reassurances please.

As there has been very little information on the District of North Vancouver website on who will be living in and what actual services will be available in this facility could you please respond to questions below so that I may respond to the public online information meeting in the next few weeks. If you do not have the answers to my questions below could you please forward them to the organisation that does

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

General education?

Job training?

Health education?

Medical services?

Financial education?

Alcohol abuse recovery?

Drug rehab?

Safe injection site?

Are there any other services?

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

Single women

Women with babies

Teenage pregnancy

Senior women

Disadvantaged women

Abused women

Are there any other?

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

To Whom It May Concern,

I am a resident of North Vancouver. I wanted to send a quick email to lend my support for the proposed project that would house women and families in North Vancouver.

When I first heard about this project I felt so proud to be living in a city that took care of its citizens and care about young people. I felt like we were making steps in the right direction to help support women and children in difficult situations by giving them a soft place to land and find their footing again.

Recently it was brought to my attention that there is an effort underway to undermine this project. I stand against this effort. We need to do more, not less, to protect women and children. We need to care more, not less about them and their safety. We also need to stop suggesting that places like this go elsewhere. No. Enough is enough. Our communities are diverse and varied. They are made up of families that are struggling and those that need support. We do not turn them away or shame them. We must support them.

I fully support this project and look forward to it being completed.

I live in North Vancouver and I would like to state my whole-hearted support for the proposed 60 unit building that would provide low-barrier housing for women and their families. I applaud this proposal and hope to see it approved.

Thank you for your time

Thanks for the letter and information on the above.

As residents of the Norgate area my wife and I are totally in favour of this proposal.

Hi, I fully support this initiative and would like to express that support this evening at your online session.

Thank you

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Hi there

I strongly support the proposal for low barrier supported housing for women and their kids in North Van. Preventing homelessness, and bringing stability to these vulnerable folks in my own community is much needed.

Please make it happen.

Kind regards

Hello!

I'm a longtime DNV resident (I grew up and continue to live in the DNV). I am fully supportive of the 1577 Lloyd Ave project and I would like to express my support and observe the Community Engagement session on Thursday, February 18 at 7:00pm.

Kindly advise! Thank you!

Dear Interested Parties;

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

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

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

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

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

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

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

THIRD on 25 March 2019, Minister Ma also said, "It's now well demonstrated in transportation demand management research and practice that you cannot build your way out of traffic congestion by building roads. In fact, the opposite is true. The more freeways and car lanes you build, the more people drive and the more

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congestion and other negative results there are. What do we do then? We can't simply allow people to languish in worsening congestion. Instead, we must start to work to build the housing that people can afford."

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

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

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