



Mayor and Council Feedback

Case number: 101012471963

Case created: 2019-02-02, 05:04:00 PM

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

Contact Details

Name: Ariel Chiu

Address:

Address2:

Phone:

Email: s.22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

Request Details

1. Describe details (who, what, where, when, why):

Re: 1st & Clark Development

Dear Mayor & Councillors;

I do not support the 1st and Clark development as proposed. The complete lack of neighbourhood consultation and community impact studies in an already vulnerable area is reprehensible.

Before \$81,000 000.00 tax dollars are spent and current residents displaced, the community deserves facts on the suitability of this location.

I support a motion to "Pause" the development until an improved consultation process is put in place.

2. Type of feedback:

Negative

3. Department:

Mayor and Council

4. Were any other cases or service requests created as a result of this feedback?

No

6.	(Don't ask, just record - did caller indicate they want a call back?):	No
7.	Select category:	Planning, Zoning and Development
8.	Select topic:	Grandview-Woodland
9.	Specific area of concern:	Clark Drive & East 1st Ave
10.	Neighbourhood:	Grandview-Woodland
11.	Original Client:	Ariel Chiu
12.	Original Email address:	s.22(1) Personal and Confidential

Additional Details

Public Hearing Item. Forwarded to publichearing@vanocuver.ca. Do not add to report. Delete.

Map and Photo

- no picture -



Mayor and Council Feedback

Case number: 101012471964

Case created: 2019-02-02, 05:04:00 PM

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

Contact Details

Name: Adam Steele

Address:

Address2:

Phone:

Alt. Phone:

Email: s.22(1) Personal and Confidential

Preferred contact method: Either

Request Details

1. Describe details (who, what, where, when, why):

Re: 1st & Clark Development

Dear Mayor & Councillors;

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- | | | |
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| 7. | Select category: | Planning, Zoning and Development |
| 8. | Select topic: | Grandview-Woodland |
| 9. | Specific area of concern: | Clark Drive & East 1st Ave Social Housing Project |
| 10. | Neighbourhood: | Grandview-Woodland |
| 11. | Original Client: | Adam Steele |
| 12. | Original Email address: | s.22(1) Personal and Confidential |

Additional Details

Public Hearing Item. Forwarded to publichearing@vancouver.ca. Do not add to report. Delete.

Map and Photo

- no picture -


Burke, Teresita

From: Dale Squeo - Parker Reid s.22(1) Personal and Confidential
Sent: Tuesday, February 05, 2019 11:06 AM
To: Public Hearing
Subject: 1636 Clark Drive & 1321-1395 East 1st Ave

Hello.
Please DO NOT allow this building to be built.
We already have too many junkies and thief's in the area.
If you allow this, allow buildings to be approved to 6 plus stories and allow our building to be sold for redevelopment.
Build this in the mayors neighbourhood, not mine!!!

Dale Squeo & Parker Reid

s.22(1) Personal and Confidential



Burke, Teresita

From: Vanessa LeBlanc s.22(1) Personal and Confidential
Sent: Tuesday, February 05, 2019 6:03 PM
To: Public Hearing
Subject: Public hearing Wednesday Feb 20th- 1636 clark proposed redevelopment

For the consideration of Vancouver council,

I am vehemently against the proposed rezoning for the purpose of this project. This neighbourhood is primarily young families and the elderly thus a detox centre and sober living should not be placed here. Its irresponsible to have this type of element within walking distance of 5 schools and 3 seniors facilities. The most fragile of our society, children and the elderly, need our protection from the crime and the dangerous elements for which this kind of facility attracts. I have personal experience having a facility of this type being next to my office and in the past 3 years we have had a hostage situation at the building next door, countless robberies, and the residents set fire to our building last month. There are needles everywhere despite being a "sober living" and "detox" as well as drug deals and prostitution for drugs at all hours of the day. The police are there daily. Additionally I think it is also irresponsible to have a facility of this type not in close proximity to a hospital. As a resident and homeowner in the neighbourhood I ask you to please keep our children and neighbourhood safe.

Thank you,

Vanessa LeBlanc

Burke, Teresita

From: Erna Staples-Horninger s.22(1) Personal and Confidential
Sent: Thursday, February 07, 2019 10:37 AM
To: Public Hearing
Subject: Rezoning Application for 1636 Clark Drive and 1321-1395 East 1st Avenue

To Whom it May Concern,

I have attended two community meetings regarding the above project, the last one on January 14th at Britannia. In both meetings the massive scale of the building, the lack of proper consultation and impact studies as well as the non-conformity with the GW Community Plan were discussed and a motion to pause the development was proposed. Most of the councillors present seemed to agree with this idea.

The gigantic size of this project (and size does matter in this case) and its purpose (drug and alcohol rehab, low-cost housing) would overwhelm our community, which already has its higher than fair share of low-cost housing, and could create a ghetto-like situation with people having nowhere to go other than to a small park or Commercial Drive or to the Downtown Eastside in a short bus ride. GW is one of the few character neighbourhoods left in Vancouver with many families living around the proposed location, having paid high prices and taxes for their homes. Also, the area below/ west of McLean Drive is zoned "industrial" and pretty much deserted at night, therefore providing great opportunities for drug or other deals. When I drive home at night I often see people in cars waiting and hanging out there.

I therefore respectfully request a motion to pause this project until an improved consultation process is in place.

Best regards,

Erna Staples-Horninger
s.22(1) Personal and Confidential

Burke, Teresita

From: s.22(1) Personal and Confidential
Sent: Thursday, February 07, 2019 7:13 PM
To: Public Hearing
Subject: Feb 20 Public Hearing 1321-1395 East 1st Ave;

I have lived in this neighbourhood for over 30 years, I call it home.

I am against this development as is. There has not been enough research done, this is just a bold experiment being thrown together in a family neighbourhood. It's upsetting how they rarely mention the 24/7 Drunk Tank to be located here also besides the Detox, a sobering centre that will be bringing intoxicated people from all parts of the city and then, will be released into our neighbourhood.

I will be losing my home of 30 years because of this rezoning and can't afford the current rent in this city; they say I will be offered a unit in this development, if it's approved. As a single older woman I wouldn't feel safe living on top of a Detox and a Drunk Tank and what about family's living above ? ... Who came up with this idea anyways ? This is not the right location for this poorly thought out development ... Yes to social housing, no to turning this area into another E. Hastings.

Christine Percival

Burke, Teresita

From: kerry smith s.22(1) Personal and Confidential
Sent: Thursday, February 07, 2019 7:29 PM
To: Public Hearing
Subject: Proposed development at 1st and clark

Hello,
I live on this block and against this development. It has bad traffic and a steep hill

Burke, Teresita

From: susan briggs s.22(1) Personal and Confidential
Sent: Friday, February 08, 2019 10:30 AM
To: Public Hearing
Subject: GWAC Position Statement on 1st and Clark Development Proposal
Attachments: GWAC position 1st & Clark.pdf

The Grandview Woodland Area Council (GWAC) respectfully requests that you accept this statement as our position on the development proposal at 1st Avenue and Clark Drive. We hope it will be considered at the February 20th Public Hearing.

Can you tell me, since I am unsure about Public Hearing practices, is it possible for this document to be read into the minutes of this meeting?

If you have any questions or problems with this PDF document, please contact, and I will attempt to answer your questions or solve the problem.

Kind regards,

Susan Briggs
GWAC Secretary



Grandview Woodland Area Council
December 10, 2018

Updated response to the proposal for 1st and Clark

Owing to GWAC's cautious position stated July 8, 2018, many residents in the community believe that GWAC supported this proposal as presented.

DETOX - GWAC supports community-based and community-scaled detox in all Vancouver neighbourhoods. GWAC does not support the conglomeration of several major detox facilities in Vancouver at this one location, and does not support the closing of two established detox centres, and does not support the subsequent reduction in number of beds from these closures.

HOUSING -GWAC supports the number of proposed housing units and area of the housing component of the project. GWAC supports housing built in conformance to the policy described in the section 6.4.2. of the Grandview-Woodland Community Plan.

SOBERING - GWAC supports sobering centres located in or near law enforcement facilities. GWAC does not support locating Vancouver's only 24-hour sobering centre removed from police oversight. Because clients will be leaving this facility on foot, in a high-traffic area poorly served by transit, they will be at risk. As well, residents and businesses in the 1st and Clark neighbourhood are concerned about releasing City-wide clients on our community streets.

SOCIAL ENTERPRISE - GWAC supports the creation of a Social Enterprise Centre. GWAC does not support using this proposed 3,700 square-foot facility to justify rezoning of industrial land protected in Section 6.4.4 of the Grandview Woodland Community Plan "The plan does not contemplate any land use changes in this industrial area"

Mail: GWAC, Britannia Community Centre, 1661 Napier Street, Vancouver, BC, V5L 4X4

Email: info@gwac.ca website: www.gwac.ca

Development Application, 1st and Clark. Submitted by Robin Gregory. February 12, 2019

I am writing to comment on the Rezoning application for a proposed development at Clark Drive and East 1st Avenue that will include affordable housing, a withdrawal management (aka detox) centre, and a social enterprise space. These facilities all meet important needs of Vancouver residents. My perspective is that of a part-time local resident, business owner, and UBC adjunct professor in the School of Public Policy & Global Affairs, where I teach a graduate-level course in Engagement. This means that every week I speak with students who have a professional interest in engagement processes: we look at what's being done today, in BC and North America, and evaluate different engagement strategies in terms of their pros, cons, and likely results.

Sadly, the engagement process undertaken for the Clark Dr. and East 1st development proposal fails to meet several basic criteria. I'll explain. All of the generally accepted methods for meaningful consultation involve four main steps. First, listen carefully to the values and concerns of potentially affected citizens and come up with a small list of primary objectives – what matters, across all stakeholders, in terms of this development. Second, use these objectives to construct a range of responsive alternatives. Third, evaluate the trade-offs across alternatives and eliminate options that are dominated (because others perform better on all key concerns), also eliminate any objectives that don't help to inform the choice. Fourth, address remaining trade-offs by coming up with new, creative alternatives that help to mitigate adverse effects and address distributional questions (who gains, who loses) across parties.

Although the City of Vancouver has held several events referred to as “public consultations” or “community open houses,” I am not aware of any serious activities or communications that adequately address these four minimum requirements. I have not seen a concise list of objectives used to compare alternatives. Neither have I seen a comprehensive list of alternatives: minor changes have been made to the structure, but these are truly minor – small nudges to a pre-set design. A true list of alternatives would include consideration of physical separation for the three main spaces: perhaps the social housing units and a social enterprise space would be built at Clark Drive and 1st Avenue but the detox centre would be sited elsewhere. Or perhaps the number of social housing units would be increased substantially, or the maximum building height on Clark Drive would be 6 or 8 stories rather than 10, or two buildings would be constructed rather than one. Without this information – objectives and alternatives – it is impossible to think about the trade-offs across a true set of options or to gain insight from engagement with local residents, potential facility users, and other parties affected by the development. Finally, it has not been possible to think creatively and come up with more responsive alternatives because from the outset of this process the Partners have held firm to a basic design, with little evidence of a desire to truly listen to stakeholders or include them in decisions.

The Courts recently overturned approval of the Enbridge Northern Gateway pipeline because government failed to consult meaningfully with affected parties. Closer to home, the City of Vancouver and the Province both remain opposed to the Trans Mountain pipeline expansion on the grounds that residents have been left out as collaborators in the planning and decision making process. It makes one wonder why the City has stubbornly abandoned its principles and proceeded with an engagement process for Clark and 1st Avenue that so closely mirrors that of Enbridge or Trans Mountain, one that fails to meet minimum requirements and that continues to create frustration, friction, and anger on the part of so many local residents. Surely there is a better way. Perhaps if the Rezoning Application is not approved, the City will wake up and remember its own logic -- and then come up with a more responsive, inclusive engagement process that yields an improved design, one that better meets the needs of all stakeholders.

Robin Gregory

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