

Burke, Teresita

From: Kim C <[REDACTED] s.22(1) Personal and Confidential">
Sent: Tuesday, February 19, 2019 3:18 PM
To: Public Hearing
Subject: Opposition to the Rezoning Application: Drug Addiction Rehabilitation Centre

Hi there,

I have been a resident of the area for more than 30 years. We have lived alongside residents from the social housing units and indigenous housing. As a result of this, we have seen an increase in police cars patrolling the area more often than usual in the past few years. With the approval of the largest drug addiction rehabilitation center, an influx of unfamiliar visitors and the increase in traffic from the complex will make this neighbourhood unsafe to live in. We have already seen many long time residents selling their properties to avoid living in this soon-to-be destructive neighbourhood.

I oppose the development of the detox/social housing complex for the following reasons:

- it will degrade our already dwindling sense of community by introducing unfamiliar and non permanent visitors to the area.
- the size of the proposed building is inappropriate for the size of this community.
- there is already a cluster of social housing complexes and indigenous housing in the neighbourhood. Why not disperse this cluster elsewhere? We already have enough crime and minimal sense of community in the area.
- It's clear that this is a case of NIMBY syndrome. To respect that, the residents have the right to know that extensive studies were conducted to relocate the facility at various other locations as well.
- This rezoning application is a conflict of interest as the City of Vancouver is both the Applicant and the Regulator for this project.

Please consider the thoughts of those directly affected by this development - local residents. The opinions of those who do not live within the vicinity of the facility should not be considered as they do not live within this neighbourhood and do not fully understand the negative impacts of this projects.

Kim

Burke, Teresita

From: anne worrall <[REDACTED] s.22(1) Personal and Confidential >
Sent: Tuesday, February 19, 2019 3:27 PM
To: Public Hearing
Subject: 1636 Clark Drive and 1321-1395 East 1st Avenue redevelopment project

Hello,

I don't support the redevelopment application at 1636 Clark Drive and 1321-1395 East 1st Avenue because :

- The size and height of the building are too large for our community and will dwarf anything around it. Far beyond what the Community Plan projected. Conflict of interest by the City of Vancouver. No respect for residential neighbours in terms of shadowing.
- Traffic and parking issues have been down played. Traffic will become even more of an issue in an area that is already congested (and dangerous) and parking as well. Again, not much respect shown for the community around the project.
- The scale of the project will impact a fragile balance in the neighborhood. Vulnerable residents of existing nearby social housing will not benefit by the proximity of the crowd "visiting" the detox/sobering center.
- Lack of studies attesting that such a large project can be done without significant negative impact on the community.

Thanks you for your time,

Anne W Worrall

Burke, Teresita

From: bucket50list "s.22(1) Personal and Confidential"
Sent: Tuesday, February 19, 2019 4:17 PM
To: Public Hearing
Subject: 1st ave and clark construction

Hi

I am writing this email to oppose the East 1st Avenue and Clark detox, social housing sobering center. When a building that large is built there is no bonus for any neighborhood in which its built. It has been planned without proper consultation of the people who live here . It goes against the community plan that was discussed written down and agreed upon with the city. It would displace people as the condo building and houses will be torn down.

The new St Paul hospital will be built witin 2km of the area. It would be built on one of the busiest intersections in Vancouver (East 1st and Clark).

It has taking over 15 years to clean up this neighborhood when I first moved into this neighborhood there were hookers, junkies and drug dealers all over this area it has being cleaned up . Made it into a safe area to live in with great amenities.
community plan.

I could list many more issues but the letter would get to long.

Susan Hansen
"s.22(1) Personal and Confidential"
Vancouver BC

Sent from my Samsung Galaxy smartphone.

Burke, Teresita

From: Jo Dunaway <[REDACTED] s.22(1) Personal and Confidential">
Sent: Tuesday, February 19, 2019 4:24 PM
To: Public Hearing
Subject: Comments Public Hearing 1636 Clark Drive & 1321-1395 East 1st Avenue

To: City of Vancouver, City Clerk's Office
publichearing@vancouver.ca

Comments on Public Hearing regarding 1636 Clark Drive & 1321-1395 East 1st Avenue

As a resident of the neighbourhood where the proposed facility at Clark Drive and East 1st Avenue would be located, I have some concerns.

The location is generally presented simply as an industrial area whereas there are many housing co-ops and older houses and apartment buildings in the residential area around the proposed location between East 1st Avenue & Clark Drive and 1st Avenue & McLean Drive. My own housing co-op is in the block of [REDACTED] s.22(1) Personal and Confidential" so less than a block away. It is one of several housing co-ops in the adjacent neighbourhood both south and north of 1st Avenue. We will be greatly impacted by the proposed huge complex.

I have lived in my co-op for 28 years and we are all proud of the inclusive, caring community we have created. Most people who I have talked to are under the impression that the "90 units of social housing" advertised by the City of Vancouver in all the information it has distributed to the public will be similar to our co-operative housing, and they heartily support that part of the development. Most people are not aware that the City of Vancouver has redefined a phrase that has commonly been understood to mean "safe, secure housing that is affordable to people with low incomes". For the City to now define this phrase so that it applies to a building that can have as few as 30 percent of its living units available at a rate that is affordable to people on low income is duplicitous and a cynical attempt to garner support under false pretences. We are all aware of the desperate need for affordable housing — our co-op has a huge waiting list and almost no turnover of members. To drop a huge complex into a low income neighbourhood and then designate that only 45 of the 90 housing units will be available to people in that neighbourhood is cruel. We all know that so-called "affordable market rents" are ludicrous and completely out of the reach of residents of this Eastside neighbourhood. I strongly suggest that the City of Vancouver cease using such a misleading term as "social housing" for these types of buildings. Perhaps it could consider something more accurate such as "mixed income housing".

Secondly, I note that the number of parking spaces for the development have been increased to 81 spaces, which is still not even one space per living unit. But most alarming, I can not find any mention of the number of parking spaces provided for the staff that would be running this proposed huge facility 24 hours a day, seven days a week. They can't park on Clark and they can't park on 1st Avenue. Where does the City propose that all those workers would park? Would the members of my co-op have to fight daily for a parking spot on 2nd Avenue in front of our co-op and on McLean at the side of our co-op? Although our co-op is closest to Ground Zero, the problem would extend throughout our neighbourhood impacting every residential building.

Every person I have spoken to would enthusiastically support the addition in our neighbourhood of housing units that are truly affordable to people with low incomes. And most understand and accept the need for treatment services. However, this huge facility flies in the face of what the City seems to have been promoting in the last few years — smaller treatment and support and halfway services centres that better fit into existing neighbourhoods throughout the city. Why are all the alcohol and addiction treatment facilities being consolidated into one huge facility in one neighbourhood?

It seems that a much better use of such a rare large tract of city-owned land would be to use more of it to provide truly affordable housing for families with low incomes who struggle, mostly unsuccessfully, to find a home in our city. The proposed development in its present form is not an appropriate addition to this neighbourhood and simple tweaks like a few more parking spaces or adding another floor to a building already much larger and taller than existing buildings does not increase its value to the community.

Sincerely,

Jo Dunaway

s.22(1) Personal and Confidential



16-2-19

VINCENT FODERA

VANCOUVER, BC.

's.22(1) Personal
and Confidential'

ATT MAYOR AND COUNCIL
RE PUBLIC HEARING 1636 CLACK DRIVE
AND 1321-1395 EAST 1ST AV.

DEAR MAYOR AND COUNCILERS

I LIVE FEW BLOCKS AWAY FROM
THIS PROJECT AND LIVED THERE FOR
40 YEARS AM 70 YEARS OLD AND I AM
FROM ITALY BUT TRANSPLANTED IN
VANCOUVER COMMERCIAL DRIVE
PROUDLY CALLED LITTLE ITALY.
WERE PEOPLE COME FROM EVERY WHERE
FOR GOOD FOOD AND FUN

ME AND MY PARENTS ARE
AGAINST THIS REZONING, WE TALKED
ABOUT IN COFFEE SHOPS, PARKS
THEY SAID 10,000 DO NOT COME
AT CITY HALL OR DO COMPUTER
E-MAIL THEY ARE RETIRED AND
BUSY WITH THEIR GARDEN GROWING
VEGETABLES AND APPLE, PEAR TREE
THEY HAD THEIR FRUIT STOLEN FROM
PEOPLE AT SHELTER ON 1ST AND COMMERCIAL
OR EX-SALVATION ARMY, THE VEGETABLE
SHOPS ON THE DRIVE THEY HAVE
FRUIT STOLEN FROM COLORFUL
DISPLAY ON THE SIDEWALK AND
NEIGHBOURS BROKEN IN BY SHADY
HOMELESS, THIS PROJECT IS GOING

TO DESTROY THIS AMBIANCE OF
 COMMERCIAL BRIVE, PLUS THE
 PROJECT IS TO CLOSE TO TRUCKS
 DRIVING FAST AND COULD KILL
 MORE DRUG ADDICT THEN FENTANOL.
 IT IS SIMPLE DANGEROUSE AND
 YOU TRY TO KILL MORE SO
 YOU DON'T HAVE TO GIVE A
 HOME AND PAY ENDLESS
 WELFARE, AND MAKE OUR
 ICBS INSURENCE GO UP
 BECAUSE THEY WILL THROW
 THEM SELF UNDER A TRUCK
 THIS IS LIKE MOUSE TRAP GAME
 FOR THE CHEESE AND GET KILLED.
 NICE NEW PLACE BUT A CAR WILL
 KILL YOU AS YOU CROSS THE STREET
 HOW CRUEL ARE YOU, THOSE HOMELESS
 HAVE MOTHERS WHO CRY FOR THEM,
 AND LOOKING FOR THEM, ON THE
 STREET OF HAISTING ST IN
 THE DETOX IN THE FLEEMARKETS
 THE SOCIAL SERVICES WHY
 TAKE AWAY THEIR HOME TOWN
 AND PUT IN A PLACE WHERE
 THEY ARE NOT WELCOME.
 THE HOUSING CRISIS HERE IS
 NOT CREATED BY YOU POLITICIANS
 BUT THE BANKS, LOOK AT HISTORY
 AND WHOEVER FINANCE THIS PROJECT
 IS A CULPIT.

ENGLISH AS SECOND LANGUAGE

Burke, Teresita

From: Maria Stanborough - "s.22(1) Personal and Confidential"
Sent: Tuesday, February 19, 2019 4:39 PM
To: Public Hearing
Subject: Rezoning 1636 Clark Drive & 1321-1395 East 1st Ave
Attachments: Safety Hotspots Map.png; Non-market Housing.png; Density of BC Housing.docx

Dear Mayor and Council,

I attended the pre-application open house as a supporter of what I understood to be the proposed use of this site - social housing and, possibly, a neighbourhood focused detox facility. This would somewhat conform to the Grandview-Woodland Community Plan (2016). However, what I saw at the first and the subsequent open house was far beyond anything I anticipated being built in a low density, well-connected neighbourhood, including the largest detox facility in all of British Columbia. It is a proposed design and intensity of use that is not suitable for where it is going for a number of reasons, including:

1) The Grandview-Woodland Community Plan (GWCP) states specifically what type of housing can be considered on this site. This Plan took hundreds of community members' time, including mine, and was a Plan that residents of the neighbourhood believed the City would follow. The Plan specifically states for this site:

Consider applications for 100% secured rental housing, as follows:

- Height: up to 6 storeys - the rezoning proposes up to 12 storeys (120 feet) on Clark Drive
- Density: up to 2.4 FSR - the rezoning proposes 3.15 - almost an entire additional site footprint
- Setbacks - are not adhered to
- Maintain a minimum 5.5 m (18 ft.) sidewalk and provide public realm improvements that could include street trees and amenities such as seating, bike racks - no public real improvements are identified in the rezoning and street trees will be lost during the construction process
- THERE IS NO MENTION OF INSTITUTIONAL OR COMMERCIAL USES AT THIS SITE.

2) While the Plan does state, "Consider **modest** increases in height and density for the delivery of non-market housing to assist with project viability, subject to fit with neighbourhood context," this proposed rezoning is anything but modest. Nor does it fit in the neighbourhood context.

3) by the City's own transportation studies, the corner of 1st and Clark **fails** as an operable intersection at rush hour, and by 2020 will fail at all times of the day. This means that this intersection is not able to handle the capacity of traffic that currently travels on these roads. This proposed development, as it is currently designed, has no access points along 1st or Clark for vehicle traffic except for an alleyway adjacent to the intersection of the two busy arterials, and an unsignalized crossroad. This proposed design will ensure further congestion along 1st and Clark, further noise, and further disruption of the neighbourhood that is already strongly impacted.

4) in the GWCP, 1st and Commercial is identified as a safety hotspot by ICBC for walking and cycling (see attached image). This proposed development will not improve the safety for non-motorized transportation.

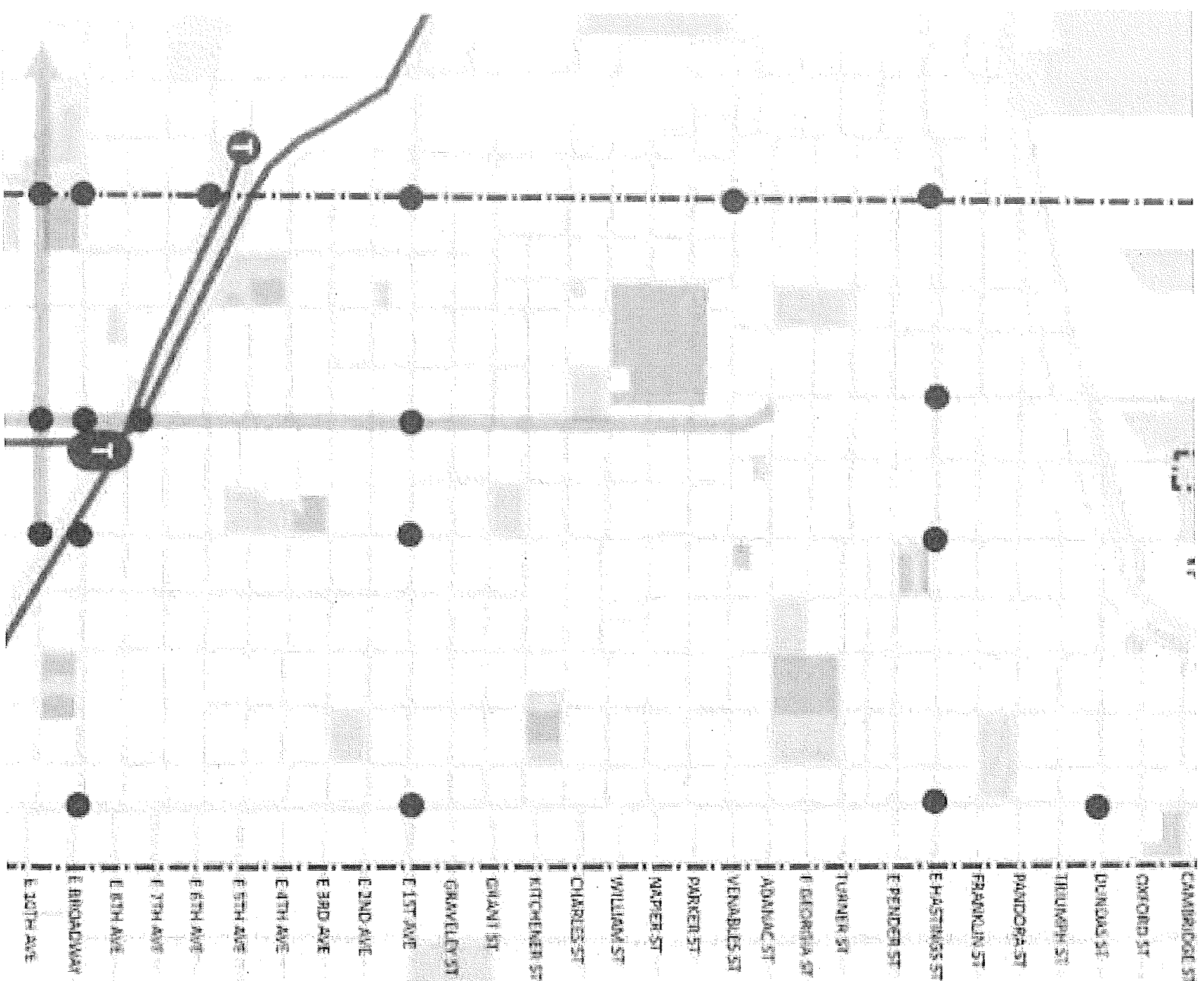
5) The proposed rezoning includes 47 parking stalls for the detox facility, presumably for detox staff and research personnel. This will mean a considerable amount of traffic to and from the building every day, causing further traffic problems in an already highly congested area. An additional 34 stalls are allocated for residents, which means a considerable parking relaxation for residents but not for detox staff.

6) the Grandview-Woodland Community Plan specified no loss of industrial zoned land given the importance of industrial use to the neighbourhood and the city as a whole: "The plan does not contemplate any land use changes in the industrial area but recommends future work on design guidelines to improve safety and the public realm." This rezoning proposes to lose some of the limited industrial land that was, by policy, protected. In doing so, this rezoning will open the floodgates to other rezoning and further loss of industrial land throughout the neighbourhood, citing this rezoning, if it is approved, as a precedent

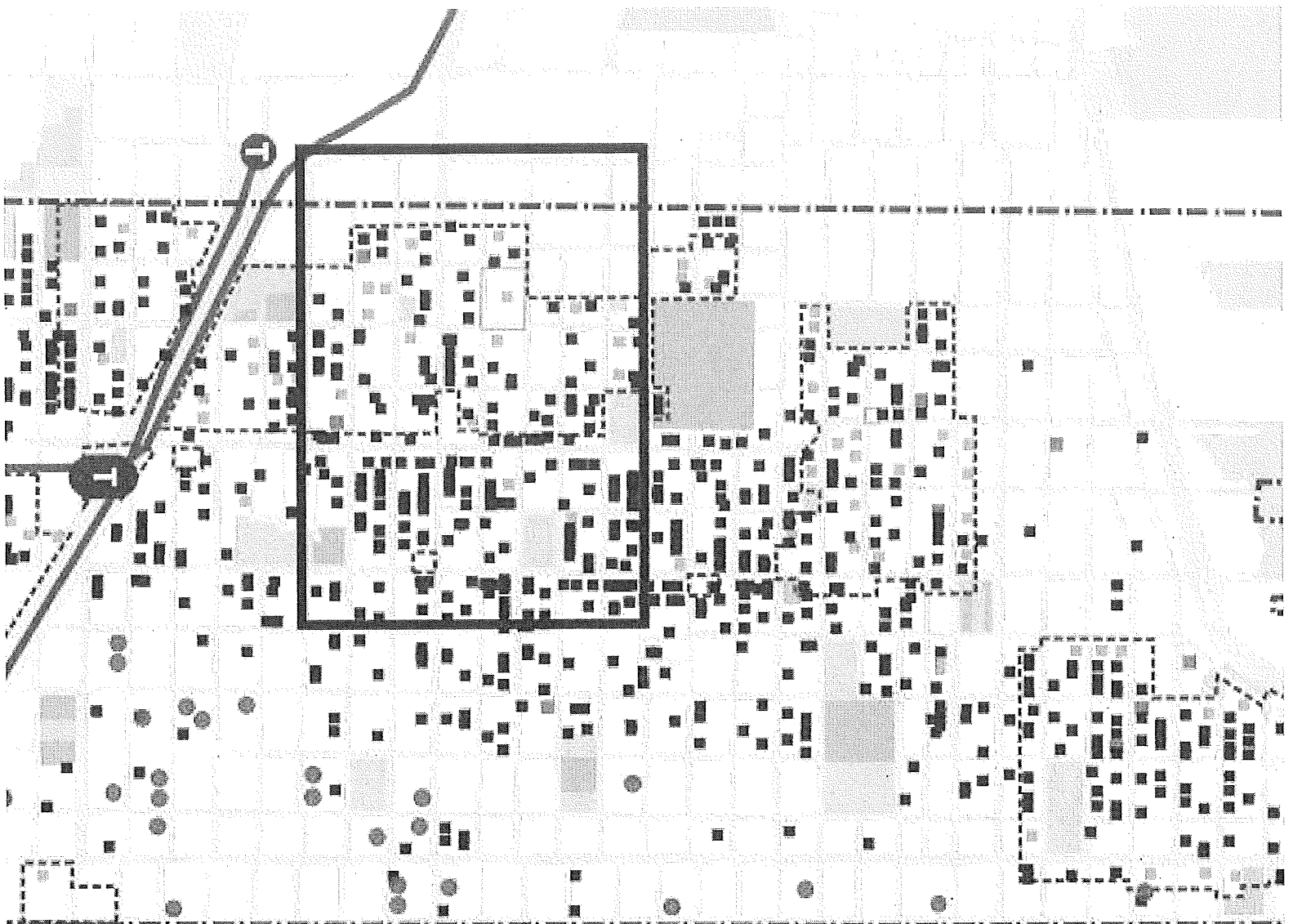
6) while there is a desperate need for family-oriented housing (3-bedroom) in our neighbourhood, this rezoning proposes only 8 units, less than the 10% recommended in the GWCP

Within 3 blocks of this site there are 13 non-market housing sites (see attached). Our neighbourhood is not opposed to social housing, or support services for those living with health needs (see attached map showing BC Housing sites for all of Vancouver). However, this rezoning goes against the policy, land use, and community input that shaped the 5-year long Grandview-Woodland Community Plan and contradicts the City's own traffic studies. I would suggest that Council revisit this proposed land use and look to other sites, such as the redevelopment of Britannia Community Centre and the St. Paul's Hospital Complex, as better suited for some of the proposed uses. This site makes sense as the 6 storey non-market housing allowed for in the GWCP. Not the intense use proposed in this rezoning.

Thank you,
Maria

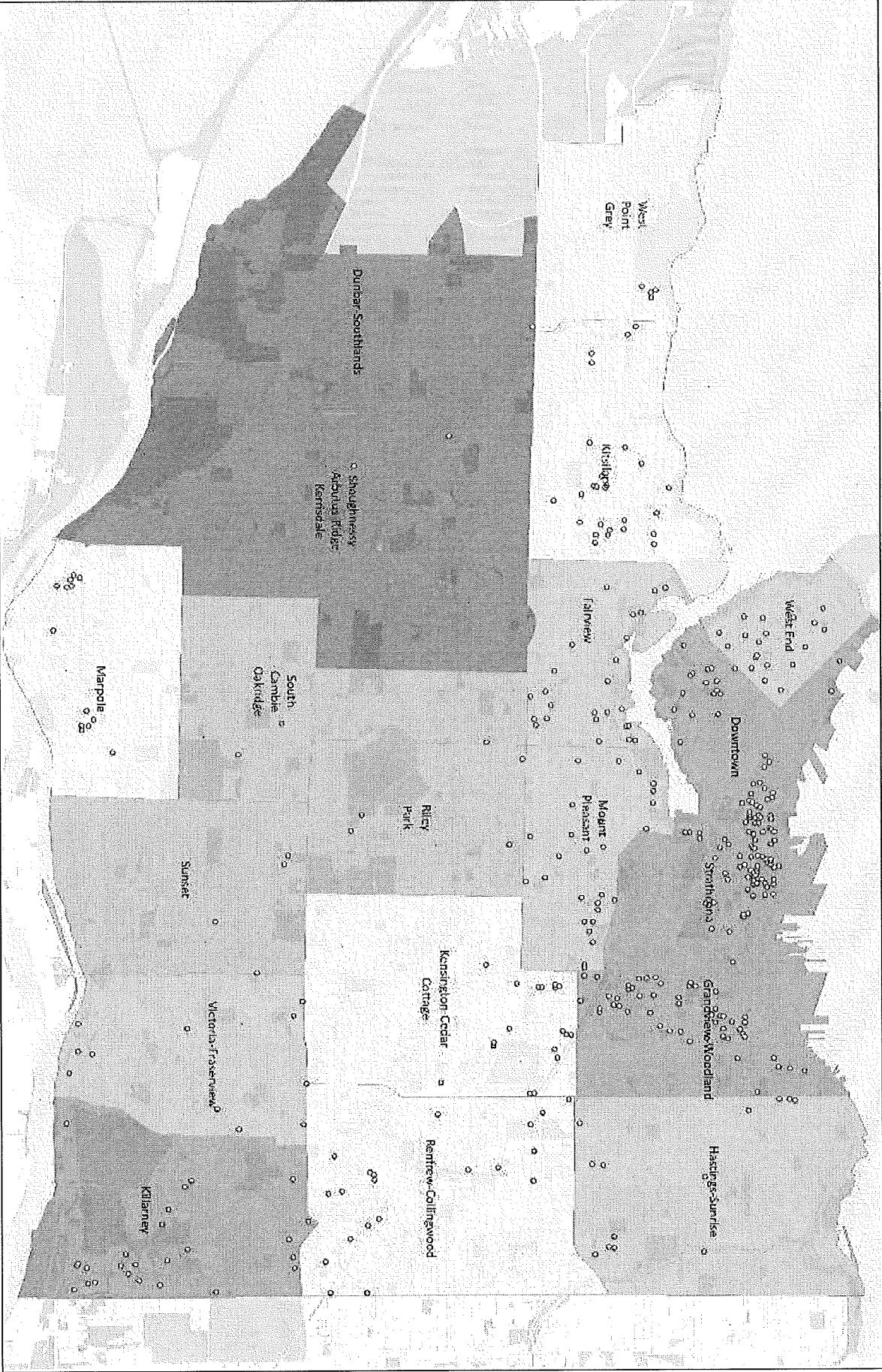


- SkyTrain line
 - School / Institutional
 - Corridor identified in Cycling Safety Study
 - Safety hotspot identified in Walking or Cycling Safety Study, and/or by other ICBC data
- Improve safety for all road users at collision hotspots, including (but not limited to):**
- The entire Commercial Drive corridor, particularly hotspots at Hastings, East 1st Avenue, and between the Grandview Cut and East 12th Avenue.
 - The 30th Avenue corridor, particularly intersections at Clark Drive, Commercial Drive, and Victoria Drive.
 - Clark at Hastings, Venables, East 1st Avenue, East 6th Avenue, Broadway, and East 10th Avenue.
 - Victoria at Hastings, East 1st Avenue, Broadway, East 10th Avenue, and East 12th Avenue.
 - Hastings at Dundas, Hastings, East 1st Avenue, and Broadway.
- Seek ways to enhance traffic safety around schools, prioritize improvements where there are school routes with known safety issues, as part of an overall road safety strategy.**



CAMBRIDGE ST
 OXFORD ST
 DUNDAS ST
 TRIUMPH ST
 RANDORA ST
 FRANKLIN ST
 E HASTINGS ST
 E PENDER ST
 TURNER ST
 E GEORGIA ST
 ADAMAC ST
 VENABLES ST
 PARKER ST
 NAPIER ST
 WILLIAM ST
 CHARLES ST
 KITCHENER ST
 GRANT ST
 GRAVELEY ST
 E 1ST AVE
 E 2ND AVE
 E 3RD AVE
 E 4TH AVE
 E 5TH AVE
 E 6TH AVE
 E 7TH AVE
 E 8TH AVE
 E BROADWAY
 E 10TH AVE

- Sky Train line
- Park
- School / Institutional
- Rental housing (ODP)
- Lanesway housing (approved permits as of April 2016)
- Market rental
- Non-market housing (social and co-operative housing)
- Supportive social housing



Burke, Teresita

From: Connie Sears - Van Nutritionist - Nutritious Life
Sent: Tuesday, February 19, 2019 4:56 PM
To: Public Hearing
Subject: 1st and Clark

s.22(1) Personal and Confidential

Hi there,

I want to express my protest for the proposed building at 1st and Clark in East Vancouver.

The lack of consultation within the neighbourhood as well as the dangerous location (for residents) and intersection is a recipe for disaster. Yes we need supportive housing for people but that density in the neighbourhood already exists. Let's make better choices as a city!

Thank you,
Connie

Burke, Teresita

From: Joan Ferguson <[REDACTED] "s.22(1) Personal and Confidential">
Sent: Tuesday, February 19, 2019 5:06 PM
To: Public Hearing
Subject: 1st and Clark

Having worked with people with addiction issues I am opposed to the development, as proposed, slated for East 1st Ave between McLean and Clark Drive.

I do NOT believe mixing people who are actively using in the same complex with those who want to stop using is a good idea.

Thank you,

Joan Ferguson

Burke, Teresita

From: Andrea "s.22(1) Personal and Confidential"
Sent: Tuesday, February 19, 2019 5:53 PM
To: Public Hearing
Subject: Re tenant displacement, protection and rehousing Clark Dr. &1st Ave.

Dear Mayor and Council,

I am writing you concerning my neighbours in the 18 units planned for demolition for the development of the Clark Dr. and 1st Ave. building.

These tenants are needing protection of adequate transition housing while the new building is built and rents affordable for them to move back in.

The 50% HILS rate and 50% market rent is certainly unaffordable for these vulnerable and longtime tenants. I know Hon. Mayor Kennedy Stewart

and some of the councilors campaigned on just this, displacement of the vulnerable from their housing at the behest of "development". **Before**

approving said development, current tenants must be interviewed and provided comparable future housing with comparable rents to what they

can afford. This is to be a world class city. I have been informed that the new "social housing" would be double to triple the present rent of these

tenants. Please ensure their healthy and secure, continued living in this their city.

With Appreciation of this Much Better Mayor and Council which is For the People,

Andrea Lum

Burke, Teresita

From: Thomas <[REDACTED] s.22(1) Personal and Confidential">
Sent: Tuesday, February 19, 2019 6:22 PM
To: Public Hearing
Subject: 1st & Clark

I am against the development planned for 1st Avenue between Clark and McLean Drive.

At proposed this 55,000 square foot, 91 bed detox/withdrawal centre will be the country's largest. Since this facility will operate around the clock, seven days a week with ambulances and police vehicles transporting people to the sobering beds, at times against their will, it is too big our our residential neighbourhood.

Combining people who are actively using with those who want to stop using under one roof does not make sense.

Thank you,

Thomas Ferguson

Burke, Teresita

From: luke "s.22(1) Personal and Confidential"
Sent: Tuesday, February 19, 2019 6:39 PM
To: Public Hearing
Subject: Public hearing for 1636 Clark Drive development (AGAINST)

Hi, I would like to register my objection to the proposed detox centre at clark and 1st. There has been barely any public consultation, and it is a huge hazard, particularly due to extreme traffic accidents in the area. Please take more time to reconsider the best place for this new centre, as I believe 1st & Clark is not it.

Thanks

Burke, Teresita

From: Rob's Gmail [s.22(1) Personal and Confidential]
Sent: Tuesday, February 19, 2019 8:29 PM
To: Public Hearing
Subject: 1st and Clark

I moved into Grandview Woodland in 2006 and I am opposed the the development being considered for 1st Ave. from Clark to McLean Drive.
Our residential neighbourhood should not be responsible for all of Vancouver's sobering beds and more than 80% of the city's detox beds.
I support detox located throughout the city as well as in our neighbourhood if it is scaled to our community.
Thank you,

Rob Ferguson
[s.22(1) Personal and Confidential]

Burke, Teresita

From: Melanie Tanaka <[REDACTED] s.22(1) Personal and Confidential>
Sent: Tuesday, February 19, 2019 9:13 PM
To: Public Hearing
Subject: 1st and Clark

I moved into Grandview Woodland in 2006 and I am opposed to the development being considered for 1st Ave. from Clark to McLean Drive.

Our residential neighbourhood should not be responsible for all of Vancouver's sobering beds and more than 80% of the city's detox beds.

I support detox located throughout the city as well as in our neighbourhood if it is scaled to our community.

Thank you,

Melanie Tanaka
<[REDACTED] s.22(1) Personal and Confidential>

Burke, Teresita

From: BLAKE WILLIAMS s.22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 4:08 PM
To: Public Hearing
Subject: 1st and Clark proposal

To Whom it May Concern,

I would like to voice my opposition to the proposal for the development at First and Clark as it now stands. I have lived and worked within 2 blocks of this intersection for almost 20 years and my family have lived, worked and owned businesses in Grandview Woodlands for 5 generations.

I am familiar with many who have attempted to nudge the zoning within a block or two of this proposed development and after much expense have been told that the industrial I2 lands on Clark are not to be tampered with, that we need industrial lands for jobs of which I agree but then suddenly without adequate neighbourhood feedback the I2 portion of this proposal is tossed out.

Those of us who live or work near here are starting to feel like the Clark drive corridor is a dumping ground for anything that either the city or the surrounding neighbourhoods don't want in their backyards. For example the Bosa development at Venables and Commercial received extreme negative reaction for a project much smaller than the First and Clark proposal but for this there has been little reaction from the GW community. This mixed residential/industrial neighbourhood is in stark contrast to the streets east of Commercial, in fact a completely different community. We need the city to stand up for us.

If as stated by the developers that the rehab etc portion of the building will not negatively affect the local established neighbours or the new proposed residents then why don't we see this type of facility combined with market housing; why not demand it as a public amenity for increased density? Is it just lower income families who need to live above a proposed development such as this.

The traffic on Clark drive is already at levels that make crossing extremely dangerous and nearly impossible and though complaints have been made to the police we've never seen any enforcement of crosswalk bylaws or a single speed trap.

A recent study shows that the pollution level from diesel is the same as the busiest highway in North America. With the pending closure of Prior street the traffic on Clark will increase with resulting increased levels of heavy metals from this increased traffic. In addition the desire for port expansion will put more trucks on this strip that drivers treat as a highway. Is this where you want to place families?

I don't see that this development is part of a larger plan. If any scale of facility is placed here consideration should be made as to how it transitions into the neighbourhood, if you're going to rezone this then allow uses on either side of this development to be done in a way that they encourage visits by the larger community. As it is now there is an invisible zoning wall around this development that effectively divides our neighbourhood.

Thanks for your time,

B Williams

Burke, Teresita

From: Erna Staples-horninger <[REDACTED] s.22(1) Personal and Confidential">
Sent: Tuesday, February 19, 2019 9:23 PM
To: Dominato, Lisa; Public Hearing
Subject: Re: 1st and Clark Proposal

Dear Lisa,
Thank you very much for your reply.
Best regards,

Erna

Sent from my iPad

On Feb 15, 2019, at 4:28 PM, Dominato, Lisa <Lisa.Dominato@vancouver.ca> wrote:

Dear Erna,

Thank you for your e-mail regarding the rezoning application for 1st and Clark. I apologize for the delay in getting back to you.

I wanted to acknowledge that I received your correspondence. At this time, the rezoning application is going to public hearing on February 20th so that Council and the public can get a detailed overview of the proposal and for the public to provide their feedback. Council will need to consider the application in the context of the Grandview Woodlands Community Plan, city bylaws and policies, as well as the public feedback at that time. Members of the public can speak at the public hearing. Below is a link to the current planning documents, as well as the speaker registration page.

1636 Clark Drive Rezoning Application:

<https://rezoning.vancouver.ca/applications/1636clark/index.htm>

Public Hearing:

<https://vancouver.ca/your-government/types-of-city-council-meetings.aspx>

Thank you for sharing your views with me.

Sincerely,

Lisa Dominato

Councillor | City of Vancouver

Lisa.dominato@vancouver.ca

P: 604-873-7248 | M: 604-754-7290

From: Erna Staples-Horninger [REDACTED] s.22(1) Personal and Confidential"
Sent: Tuesday, January 29, 2019 3:15 PM
To: Dominato, Lisa
Subject: 1st and Clark Proposal

Dear Lisa Dominato,

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: Roxanne Brisebois <[REDACTED] s.22(1) Personal and Confidential >
Sent: Tuesday, February 19, 2019 10:01 PM
To: Public Hearing
Subject: I do not support the Clark and 1st project

I am writing to express my opposition to the proposed building at Clark & 1st.

This is a residential area and this building is an experimental project which is going to take over the whole neighbourhood. The building goes against the Grandview-Woodlands community plan and will block out the "Grand" view for many in the neighbourhood.

This is also one of the only somewhat affordable housing/rental areas in Vancouver where young people are wanting to start families. The neighbourhood already has issues with needles in parks and alleys and people using in the alleys, and commercial drive doesn't feel safe at night as it is.

I work in the healthcare industry, in my opinion I do not see any benefit of having low to moderate income housing attached to an addiction treatment centre. I believe this will prevent low/moderate income individuals from growing in their socioeconomic status.

Thank you,

Roxanne

Burke, Teresita

From: Richard Tickner s.22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 11:16 PM
To: Public Hearing
Cc: Richard Tickner
Subject: 1321-1395 East 1st Avenue Development

Dear Councillors,

I hope you are all well and settling in nicely to your positions.

I will get straight to the point.

The proposed facility seems pursued with such incredible haste, it's premise of being for the greater good will no longer be the result, as many voters, neighbours and studies have proven.

If BC housing decides to tear down 2 other facilities nearby with 59 combined rooms to replace them with 52 rooms, a sobering centre, methadone clinic and transitional housing for addiction therapy, just to sell the other properties for private development, this seems worth investigating further.

Who is to benefit most from this?

Probably not the 7 people who no longer have rooms, as much as it will those who make profit from the property development.

Will they then be selling all the other properties that are methadone clinics, sobering centres and other facilities or just the ones that they call sell for the most?

Losing more beds than are already available, the decrease of help would be very expensive for all voters. Yet, again, very profitable for some developers. Are those developers ready to provide their names and financial investors info for scrutiny if it is under the premise of assisting and profiting BC housing, for the actual benefit of all BC residents?

With scandal being so prevalent in the BC housing industry lately, this is also worth investigating prior to city councillors being implicated by going along with such rash plans.

Making a decision that would significantly increase pedestrian traffic at a major Vancouver trucking thoroughfare, you would be responsible for altering the fate of many, many people. From those who were, at one point at risk to themselves being put in a sobering centre, (aka drunk tank), and then being released when they seem safe to leave, may now be put at risk by being released near a very unforgiving intersection.

The same goes with subjecting anyone that a BC housing medical facility is giving methadone to, before knowingly sending them walking/stumbling towards the East 1st Avenue and Clark Drive intersection.

By making a decision to increase the treatment centre, sobering centre and methadone clinic foot traffic to such an active intersection, some pedestrians, motorists, insurance companies, family member and their lawyers may end up trying to decipher who made the decision to do so. And, if adequate study was provided prior to such a decision being made. When they find out it has, and was already proven a high risk intersection, blame will likely need assigning.

Despite the obvious likelihood of these consequences, assessing the pros and cons of this development for the greater good, may hopefully seem clear to many of you, if that is your true intent as representatives and counsellors of our city.

I hope you will see an alternate site for building an additional facility, while keeping the current ones in place, for those who need them, will be the best decision you end up making for the greater good of all Vancouverites. Instead of the alternative; decreasing addiction assistance beds, displacing city tenants and incurring pedestrian casualties, all at a massive cost to Vancouver.

Thank you very much for your time and consideration with regards to this matter. It greatly concerns our home, our neighbourhood and our city.

Kind regards.

RT

Richard Tickner

Burke, Teresita

From: "s.22(1) Personal and Confidential"
Sent: Wednesday, February 20, 2019 12:02 AM
To: Public Hearing
Subject: Rezoning application 1321-1395

Dear Counsel:

We live near east 1st and McClean. The size of this proposed development is extremely large and would overwhelm the neighbourhood. 10 stories is too big a development and unfairly obstructs the view of nearby residence who have invested their savings. Furthermore, this neighbourhood is a family neighbourhood with a very high concentration of social and low income housing. I do not support the development of an extremely large building devoted to both drug rehabilitation and social housing in one unit. This centre is close to commercial drive where recovering addicts can go directly to commercial drive and sky train area and obtain more drugs and alcohol nearby. I propose the development of a drug/ rehab centre farther away from temptation so there is less chance of recidivism.

This proposed development is close to east Hastings, commercial drive and areas that are already overwhelmed with social issues. Please consider multiple developments THROUGHOUT the city, rather than overwhelming one neighbourhood. Young children and frail elderly live nearby to this huge proposed development

As a resident on east 1st and woodlands, there is already considerable drug use around. I find needles on the ground outdoors. I am the mother of an 8 year old and I am trying to protect her. One community should not have to provide all the services. It should be spread out throughout the city.

I want my neighbourhood to feel safe for my daughter and family. What provisions will be made to keep the neighbourhood clean from needles, litter, throughout nearby streets? Many families live and play nearby. Please be fair to the residents of Grandview Woodlands!!!

I have spoken with dozens of residents in the area that oppose this project as they believe it is too big and will overwhelm the area.

Sincerely, Jackie and Marco "s.22(1) Personal and Confidential"

Burke, Teresita

From: Sally Crane "s.22(1) Personal and Confidential"
Sent: Wednesday, February 20, 2019 12:11 AM
To: Public Hearing
Subject: Redevelopment - Clark Drive & East 1st Ave

Dear Sir/Madam,

I am writing to object to the redevelopment application at 1636 Clark Drive and 1321-1395 East 1st Avenue. There are so many reasons, but the key reasons are the sheer scale of the development (far too big), the increased potential for crime in an otherwise safe residential neighbourhood, given the situations of the proposed new inhabitants, and the design of the building (ugly, too 'institutional'). Please ensure these concerns are addressed.

Best wishes,

Sally Crane

"s.22(1) Personal and Confidential"

Vancouver

Sent from my iPhone

Burke, Teresita

From: W C. <[REDACTED] s.22(1) Personal and Confidential">
Sent: Wednesday, February 20, 2019 12:45 AM
To: Public Hearing
Subject: 1st and Clark Project and rezoning application.

To : Mayor and Councillors

MY NAME IS WILLIAM CHAN AND I'VE LIVED ON GRAVELEY ST. IN THE GRANDVIEW WOODLAND AREA FOR 35 YRS . WE RAISED OUR CHILDREN HERE . I VEHEMENTLY OPPOSE THE GRANTING OF THE REZONING APPLICATION FOR THE PROJECT AT 1ST AND CLARK! BUILDING SUCH AN ENORMOUS MONOLITH (OVER 10 STORIES) COMPLETELY GOES AGAINST THE GRANDVIEW WOODLAND COMMUNITY PLAN ON MANY LEVELS AND ALL THIS WITH NO PREVIOUS COMMUNITY CONSULTATION BEFORE THE UNVEILING AT THE VCC OPEN HOUSE IN JUNE OF 2018 ALTHOUGH IT WAS STATED " IT WAS IN THE WORKS FOR A NUMBER OF YEARS" ! THAT REVEALS A VERY CRASS, UNCARING AND A BLANTANT DISPASSIONATE ATTITUDE OF THE PROJECT PLANNING DEPARTMENT.

ON TOP OF THIS THEY THROW IN THE GROUPING OF ADDICTION AND WITHDRAWAL SERVICES (LARGEST IN B.C. IF NOT CANADA) IN THE MIDST OF THE SOCIAL AND OTHER RENTAL UNITS WITH CHILDREN I ASSUME. THESE ARE ONLY A COUPLE OF THE DOZENS OF OTHER POINTS (SAFETY OF SURROUNDING SCHOOL CHILDREN, GREATLY INCREASED TRAFFIC (BESIDES THE POLICE AND AMBULANCE) NO PARKING IN THE SURROUNDING AREAS FOR RESIDENTS , COMMUNITY IMPACT ,DEATH KEEL OF THE COMMERCIAL DRIVE (ANOTHER DTES?) WE'VE ASKED BUT NEVER ANSWERED OF OTHER POSSIBLE LOCATIONS (FALSE CREEK FLATS?) ECT. ECT.

I AM ONLY ONE OF THE MANY CONCERNED RESIDENTS WHO LIVE HERE (THE ONES PLANNING THIS DON'T LIVE HERE) . THE CITY OF VANCOUVER IS BOTH THE APPLICANT AND REGULATOR OF THIS PROJECT ,I'D SAY THATS A CONFLICT OF INTEREST? IN ALL FAIRNESS AND TRANSPARENCY THIS PROJECT SHOULD BE REJECTED OR PAUSED UNTIL MORE MEANINGFUL INFORMATION AND IMPACT STUDIES ARE CONVEYED.

YOURS SINCERELY ,
MR. W. CHAN

Burke, Teresita

From: Jenny Yu "s.22(1) Personal and Confidential"
Sent: Wednesday, February 20, 2019 7:13 AM
To: Public Hearing
Subject: Detox Centre

Hi CoV,

I am against the development planned for 1st Avenue between Clark and McLean Drive. My family and I reside in a residential area, across from an elementary school four blocks away on Woodland and 4th Avenue.

As proposed this 55,000 square foot, 91 bed detox/withdrawal centre will be the country's largest. Since this facility will operate around the clock, seven days a week with ambulances and police vehicles transporting people to the sobering beds, at times against their will, it is too big for our residential neighbourhood.

I would be interested in discussing this further and would like a phone call at "s.22(1) Personal and Confidential"

Thank you,
Jenny Yu

Burke, Teresita

From: Stephen Bohus s.22(1) Personal and Confidential
Sent: Wednesday, February 20, 2019 8:33 AM
To: Public Hearing
Subject: opposed to rezoning: 1636 Clark Drive and 1321-1395 East 1st Avenue

Dear City Clerk,

Please kindly record my opposition to the rezoning application for 1636 Clark Drive and 1321-1395 East 1st Avenue.

I am a renter who lives in the notification area for this project. Approving this proposal would set a very bad precedent, as it openly breaks the rules laid out in the City's plan for Grandview-Woodland for consideration for rezoning in section 6.4.2 for the majority of the site (~78%) that is zoned RM-4N. The remaining 22% of the site is zoned as I-2 (industrial), and section 6.4.4 of the plan makes it very clear that this part of the Industrial Zone is not to be rezoned. The I-2 portion of the site could be used for an enlarged enterprise space or it could even be used as park space, as this is an allowed use in I-2 (section 3.2.C - Park or Playground)

Please consider bringing back a revised proposal that supports the 90 units of housing on the RM-4N part of the site in a form that is compliant with the Plan. Please also consider using wood frame construction, as this is much more in line with fighting climate change. Wood sequesters carbon. A concrete building offgasses CO2 and the emissions from cement and concrete production will just add to climate change. Please lead by example.

Sincerely,
Stephen Bohus, BLA

Burke, Teresita

From: jenniferd chan "s.22(1) Personal and Confidential"
Sent: Wednesday, February 20, 2019 9:54 AM
To: Public Hearing
Subject: 1st ave. And Clark drive rezoning application

Mayor and councillors,

I DO NOT SUPPORT THE PROJECT MOVING FORWARD AS PROPOSED! AS A MOTHER WITH TWO KIDS I THINK IT IS VERY INAPPROPRIATE TO HAVE SUCH A LARGE HOSPITAL SIZED DETOX /SOBERING TREATMENT FACILITY IN A RESIDENTIAL NEIGHBOURHOOD. IT GOES AGAINST OUR GRANDVIEW WOODLAND COMMUNITY PLAN ON MANY POINTS!

Sincerely ,
Mrs.Jennifer Cao.

Burke, Teresita

From: Kay Chan - "s.22(1) Personal and Confidential"
Sent: Wednesday, February 20, 2019 10:21 AM
To: Public Hearing
Subject: 1st Ave and Clark dr. rezoning application

Mayor and councillors,

I do not support the project moving forward as proposed and ask that it be paused or rejected completely . Having a project that size and with an immense detox/ sobering facility in a residential neighbourhood goes against our Grandview Woodland Community Plan !

yours sincerley Mrs. K.Y. Chan

Burke, Teresita

From: shaun and ericha`gregory <[REDACTED] s.22(1) Personal and Confidential>
Sent: Wednesday, February 20, 2019 11:39 AM
To: Public Hearing
Subject: Clark & First DEvelopment - OPPOSED

I oppose this development due to the size and scope of the building, it does not fit within the neighbourhood and will dwarf the neighbouring homes as well as overwhelm the neighbourhood.

Additionally, the so called consultation process on this project has been rushed and has not resulted in an accurate discussion with current residents and the community. It is clearly being moved forward quicker than usual due to a push by the "stakeholders". Community members should be considered a major stakeholder in any development of this nature.

Additionally, the amalgamation of the various components of this project is a major issue, detox and sobering facilities should not be placed alongside social housing, it does not make sense.

The new St. Paul's hospital was recently approved and has announced a large detox and addiction portion, being that this is nearby, those facilities should be amalgamated there.

Ericha

Burke, Teresita

From: marknoda <[REDACTED]>
Sent: Wednesday, February 20, 2019 12:22 PM
To: Public Hearing
Subject: Public hearing re: 1st and Clarke

Hi, I live behind the alley of the proposed building being proposed for 1st and Clarke. I'm not sure how much consultation you have done with the neighbourhood but I have had no contact and I live 50 feet from the proposed site!
Please inform me, because I have no idea who thought, or thinks this is a good idea. This area already has a lot of low cost housing issues already.

At one point, I would have the police regularly come to my house for over two months so they could set up surveillance on people across the street. This is what we already are dealing with.

Can anyone please tell me what advantage this type of housing would benefit this neighbourhood that already struggles with crime.

Can anyone who agrees with this tell me if it is suitable for the area where they live and would they be ok if this was a part of their neighbourhood?

There needs to be a better solution to this and I'm sure this is not it.

Mark Noda

Burke, Teresita

From: Karen Geary [s.22(1) Personal and Confidential]
Sent: Wednesday, February 20, 2019 12:53 PM
To: Public Hearing; Stewart, Kennedy; Fry, Pete; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; Dominato, Lisa; Hardwick, Colleen; De Genova, Melissa; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael
Subject: I am Opposed to the 1636 Clark Drive and 1321-1395 East 1st Avenue Development

Dear Mayor Stewart, Counsellors and others receiving this email.

I live across the street from the proposed development, my address is [s.22(1) Personal and Confidential]

I am opposed to this development as currently presented, specifically the large detox and drunk tank facilities being consolidated together in one large medical facility.

At minimum, I would like the project to be put on hold pending further study on the long term social impacts to our neighborhood, as this will be the largest facility with such services in a residential neighborhood in Canada. The previous council has been unable/unwilling to provide us with any data or studies for us to look at with regards to long-term neighborhood impact. Anytime these issues were brought up, we felt brushed off and the "sales pitch" by the consultants and other stakeholders was cranked up higher.

I don't deny there is a need for more housing and addiction services in Vancouver. However the entire approach and process of this development proposal just seems like the previous council was trying to jam this project through, as quickly as possible to put a feather in their cap, then move on while we deal with the aftermath of an \$81 million dollar housing and addictions experiment.

My husband and I lived in Gastown at 55 East Cordova Street for almost 10 years before moving our family to our current home. During those 10 years we were witnesses to the failed experiment of clustering at-risk people and services that happened in the DTES.

We lived a half block from the Salvation Army Harbour Light Detox facility, one of the facilities being moved to 1636 Clark Drive. My experience living near it was: consistent loitering (day and night) on the sidewalk outside the facility's entrance; swearing, yelling and loud talking between the people loitering outside the entrance; open drug use within meters of the entrance; drug paraphernalia on the sidewalk and street; an excessive number of bicycles parked out front of the facility with a lot of them being used for street-level chop shop purposes (the chopping and rebuilding occurring right outside the entrance).

We have a 6 year old daughter. I am concerned about having upwards of 4000 people/year incarcerated for a night at the city's only drunk tank, immediately across the street from our home. I am specifically concerned about what happens/where they go when they are released from the facility.

We are opposed to this development removing land from the Industrial Land Reserve. We are opposed to removing the green space/park in order to develop this project. We are angry that this development is going against the Grandview Woodland Plan.

We feel that the neighborhood has not been adequately consulted. We feel that the open house that occurred in June 2018 was simply done as lip service to the residents immediately affected. For example, the majority of those immediately surrounding the development all complained about the monolithic size and institutional look of the project. After the open house the rezoning application was revised to add another floor to the medical facility, showing us that

our concerns don't matter, despite what was otherwise said. At that open house and via emails, a significant number of residents inquired about the location of the "other potential locations" for this development that were deemed less suitable than this location. We have never been provided this information and have only received vague non-answers.

I am very concerned about the city approving this development proposal as it is currently proposed. My husband and I strongly recommend that the project be put on hold pending further study. Grandview Woodlands is a unique neighborhood, with a mix of incomes and socio-economic backgrounds that will all be impacted by this building. I urge council to vote against approving this project at the public hearing tonight.

Thank you very much for reading my concerns and for your consideration,

Karen Geary
"s.22(1) Personal and
Confidential"