

## Burke, Teresita

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**From:** Stephen Bohus <s.22(1) Personal and Confidential>  
**Sent:** Thursday, February 21, 2019 9:13 AM  
**To:** Bligh, Rebecca; Boyle, Christine; Carr, Adriane; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; De Genova, Melissa; Public Hearing  
**Subject:** 1636 Clark Drive and 1321-1395 East 1st Ave does not meet Plan rezoning requirements  
**Attachments:** CoV\_Pres\_1st\_Clark.pptx; GWCP\_Sections\_1st\_Clark.jpg

Dear Mayor and Council,

Thank you for the opportunity to address Council last night.

As per Councillor Hardwick's request, please find my presentation attached. For convenience, I've also included a page that highlights sections of the Plan that specifically speak to the area being rezoned.

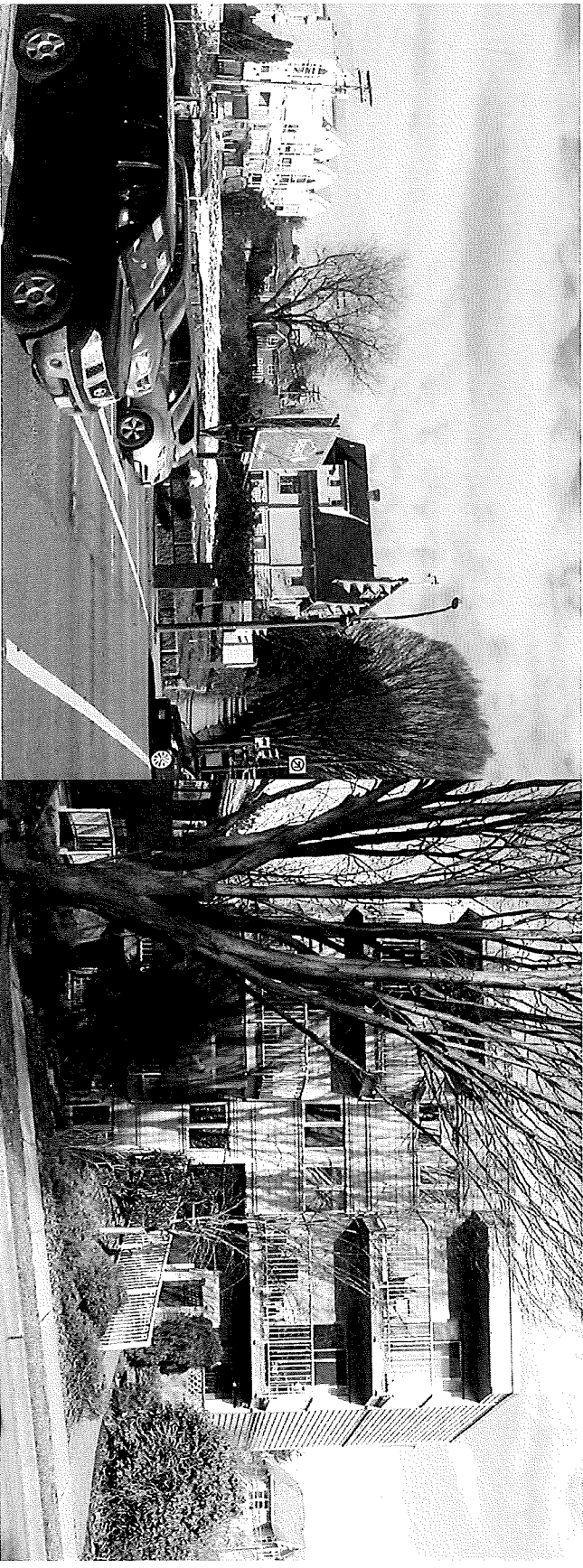
This is key information that was left out of the Public Open House. For comparison, the City's panels from the Open House are available in the following PDF:

<https://rezoning.vancouver.ca/applications/1636clark/documents/RZOHBoards-1636ClarkDr-FINALFORWEB-Optimized.pdf>

With respect to the I-2 zoning (22% of the site), I don't believe that a 3.0 FSR building with a zero lot line extrusion to 100' is feasible on the sites adjacent to residential areas as pictured on materials presented in the application. Please see my comments in the presentation for more details; I believe that closer reading of the I-2 zoning will also show other reasons why the illustrated form is larger than what could be built.

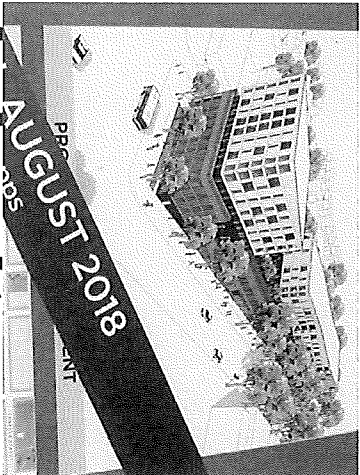
Sincerely,  
Stephen Bohus, BLA

# 1636 Clark Drive and 1321-1395 East 1st Avenue



Stephen Bohus, BLA

Grandview-Woodland renter, lives in RM-4 zone and in the notification  
area (~7 blocks from site)

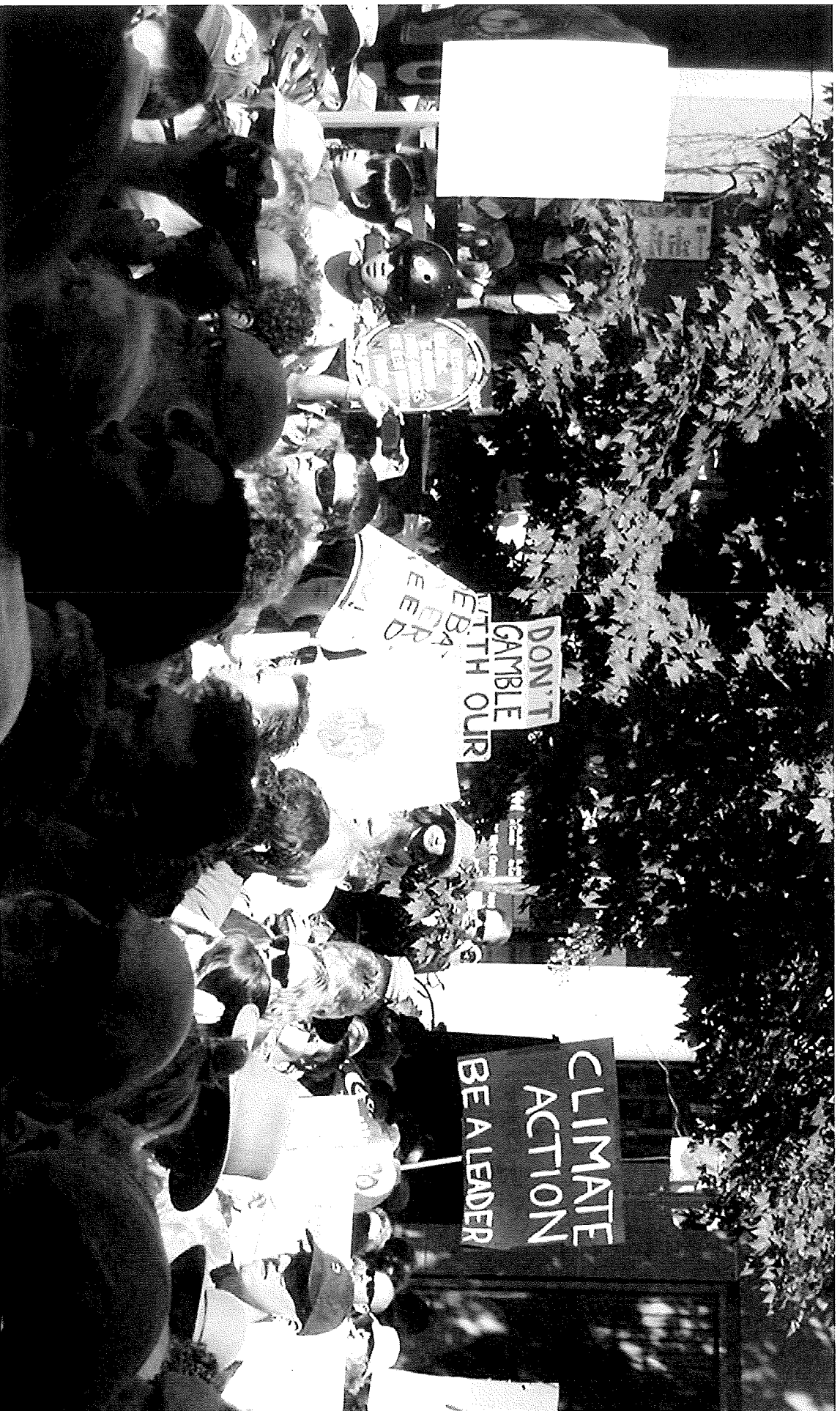


**I don't support this rezoning as it currently presented.**

**It is trying to do too much on one site.**

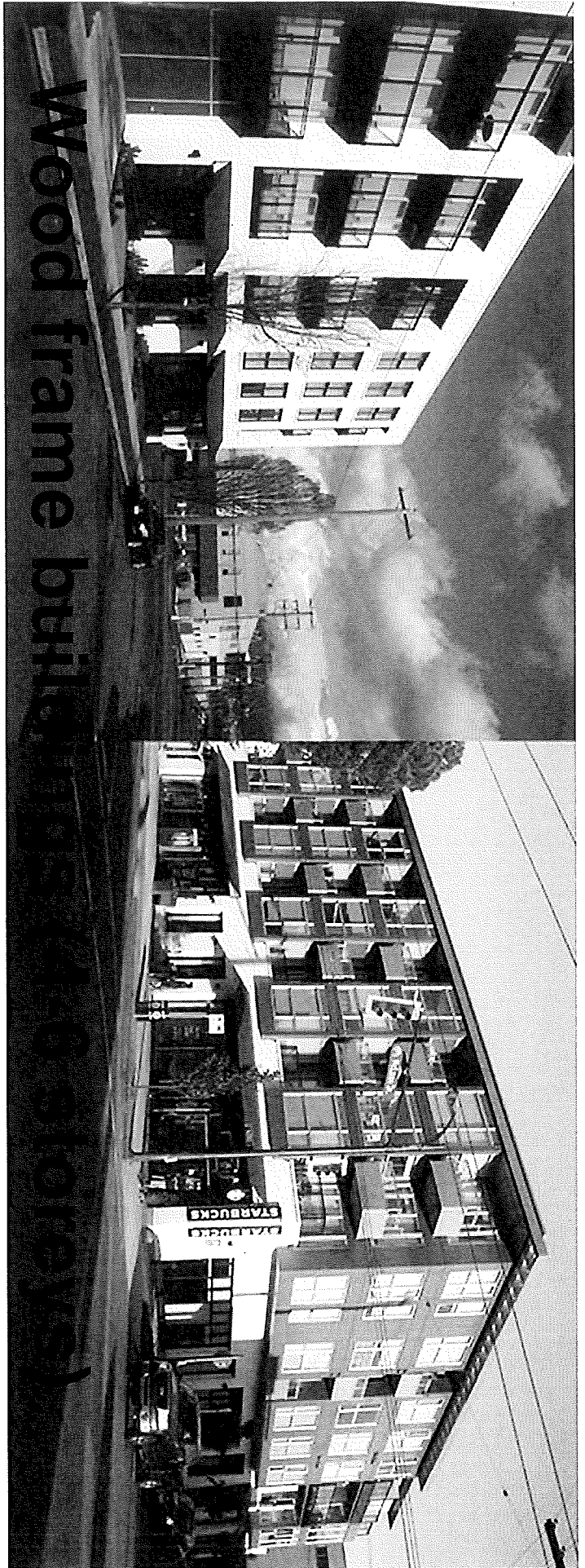
**I attended the open houses (as well as GW Plan information sessions).**

# Climate change and climate action

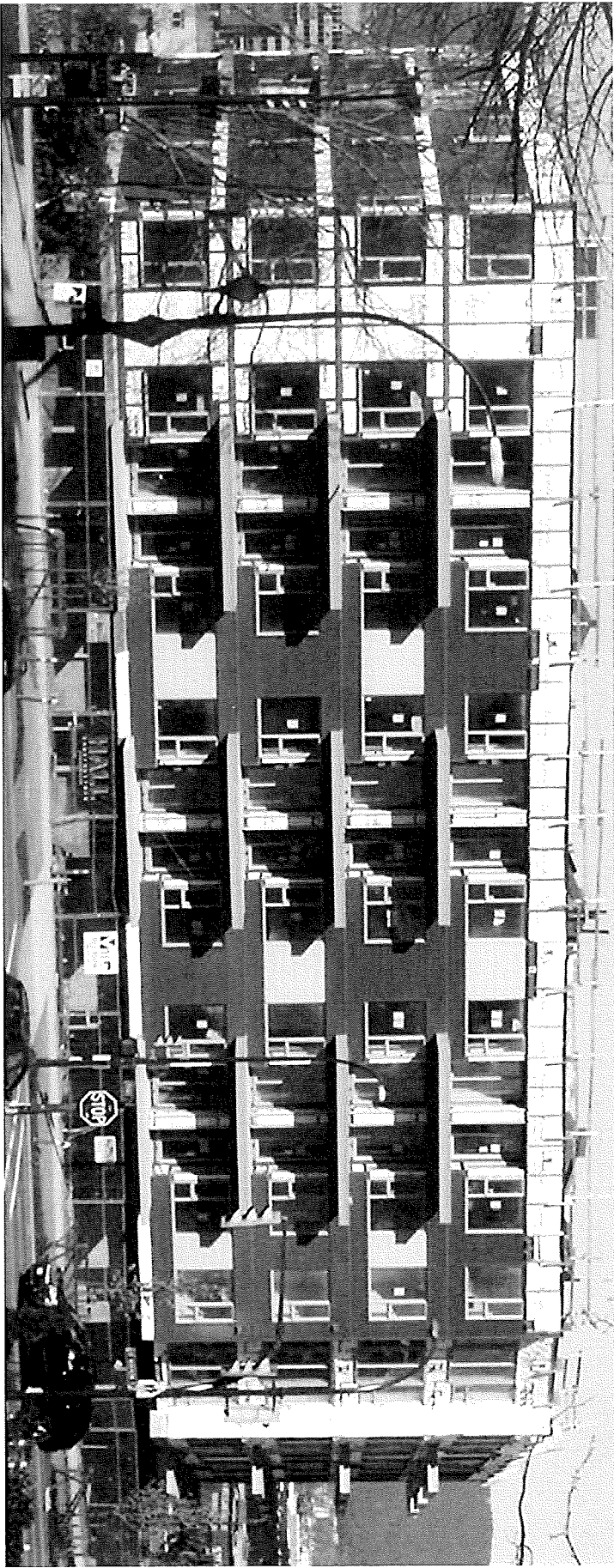


# Build wood frame, not concrete





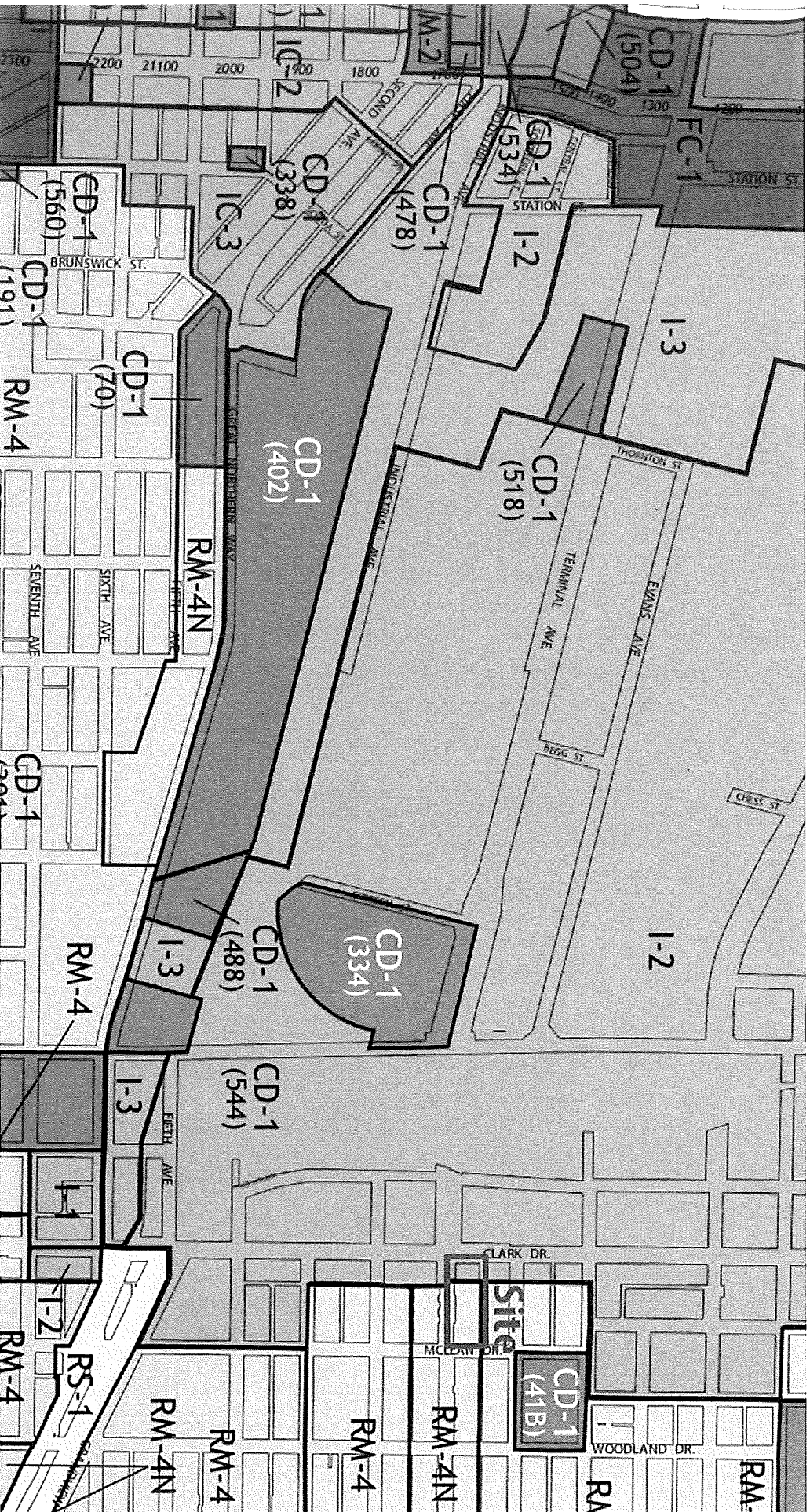
Wood frame build





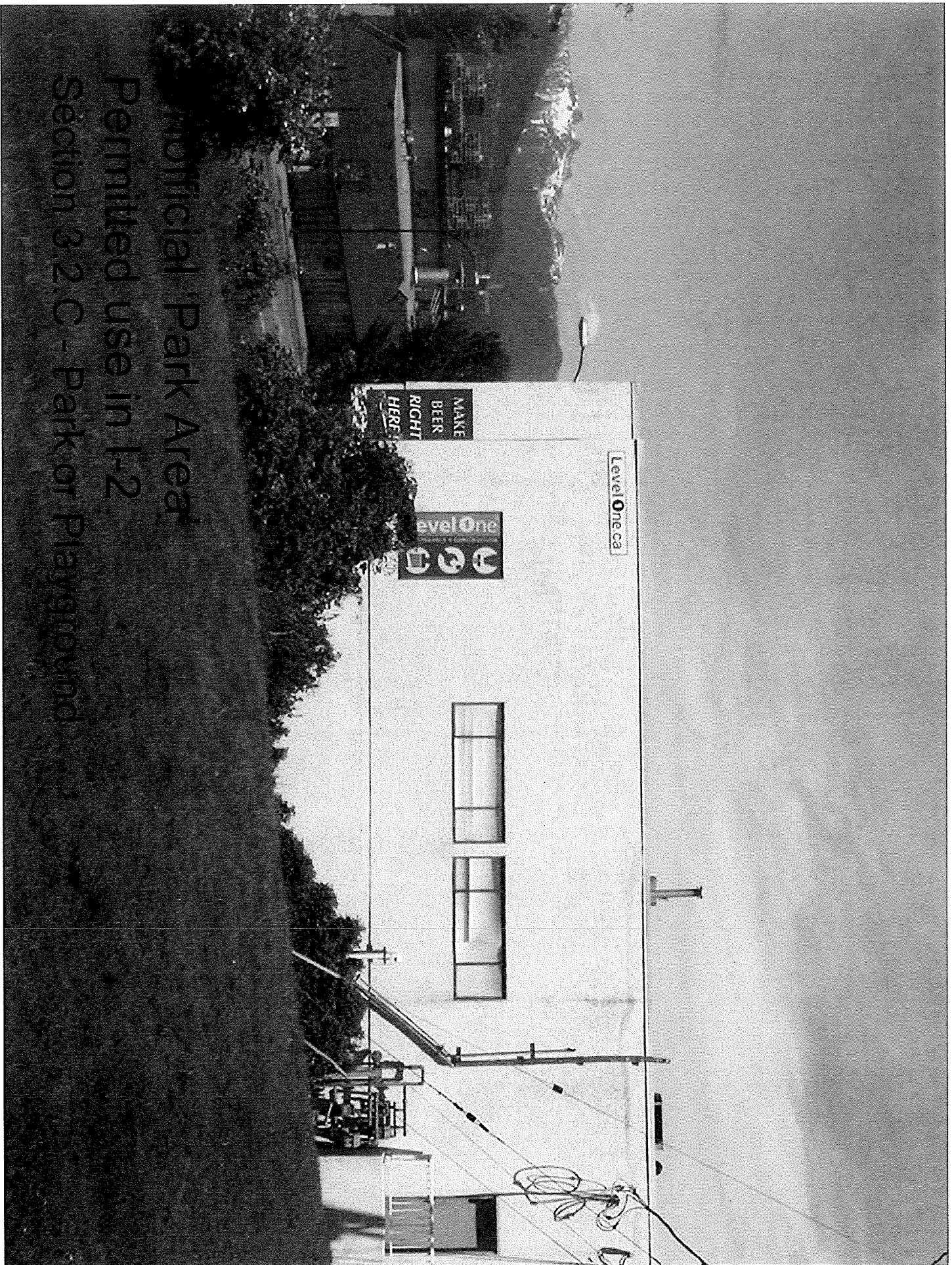
Connection to the ground. Healthy living.  
Courtyard in RM-4 zone (on Adanac).

# Zoning: I-2 and RM-4N



Note: East 2<sup>nd</sup> Avenue facility is IC-3 (Light Industrial)





Official Park Area

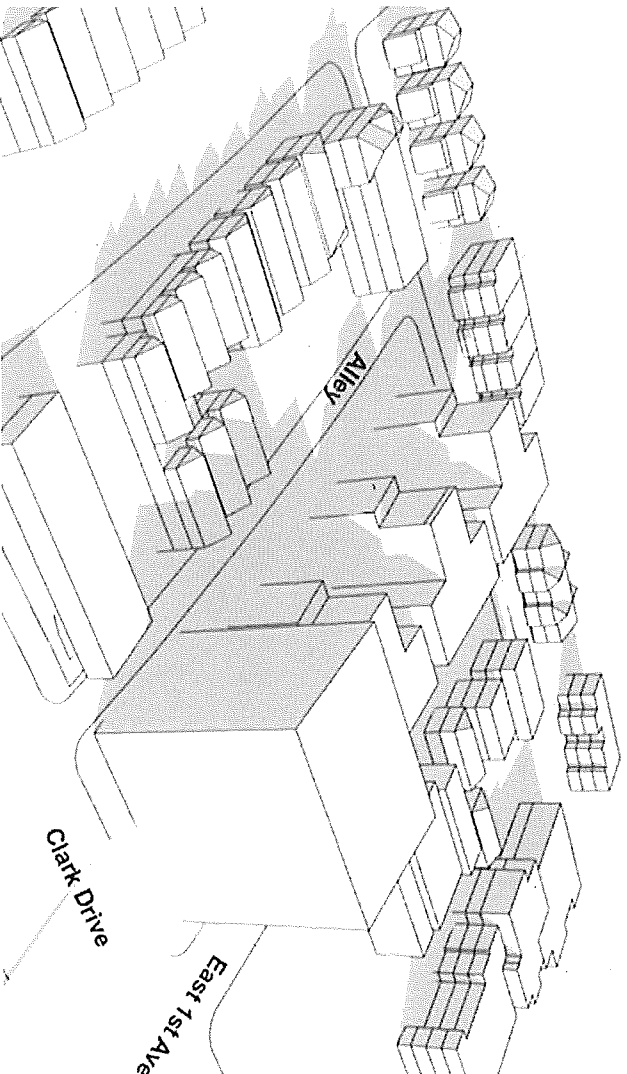
Permitted use in I-2

Section 3.2 C - Park or Playground



I-2 can't build out to glass boxes

Model shown at Open House



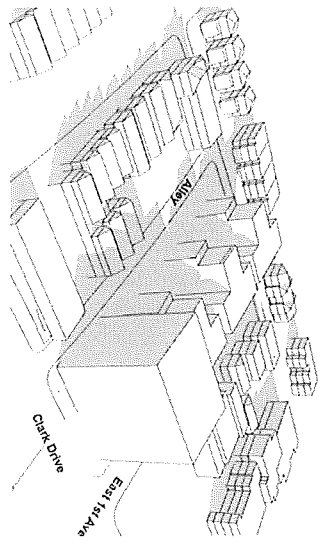
*Bird's Eye View with shadow impacts following the Grandview Woodlands Masterplan*

The Grandview Woodlands Masterplan allows maximum of six stories, a 65 foot residential building and a 100 foot industrial building. This could impact the neighbors with much shadow.

## **Can't build this form under I-2 zoning**

From City's website in 'design rationale' document.

Outright height is 18.3m is I-2. See full schedule



Bird's Eye View with shadow impacts following the Grandview Woodlands Masterplan

The Grandview Woodlands Masterplan allows maximum of six stories, a 65 foot residential building and a 100 foot industrial building. This could impact the neighbors with much shadow.

# Can't build this form under I-

## 2 zoning

On City's website as 'design rationale'

Outright height is 18.3m. Conditions

for additional height.

Also setbacks / other practical limits

(zero lot line extrusion vs. 3.0FFSR)

4.3.2 In all areas of the I-2 District except sub-area B, the Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 30.5 m with respect to any development provided that consideration is given to:

- (a) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential districts;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the effect of building height, bulk and siting on daylight access and visual privacy of developments in nearby residential districts. Daylight access can be adequately maintained if there is no shadow impact at 10 a.m., noon and 2 p.m. on September 21 and March 21. Visual privacy can be achieved by separating building facades by 24.4 m.

Is there another building in I-2 that meets staff's form & outline?

# Does not conform to Grandview-Woodland Plan 22% of site is zoned I-2

## 6.4.4 Clark Industrial

Much of the western portion of Britannia-Woodland accommodates land for light industrial use.

The plan does not contemplate any land use changes in this industrial area but recommends future work on design guidelines to improve safety and the public realm (see **Cedar Cove, Portside Industrial I-2 design guidelines policy**).

“The plan does not contemplate any land use changes in this industrial area”

This Industrial land was specifically not ‘let go’ as in other parts of the plan area.

Does not conform to Grandview-Woodland 22% of site is zoned I-2

**Proposed Policy Response**  
**(includes specific policy if applicable)**

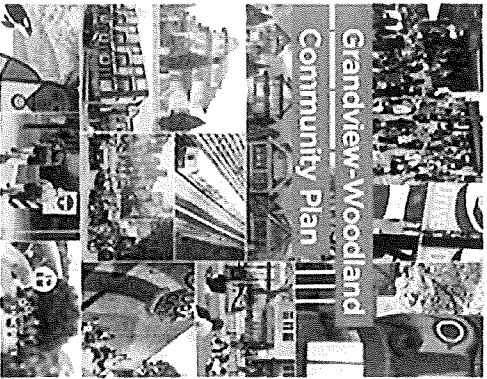
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These sites are designated as Mixed Employment in the *Regional Growth Strategy*, which prohibits residential and preserves these sites for employment uses. The plan does not contemplate any land use changes in this industrial area but recommends future work on design guidelines to improve safety and the public realm (see 6.4.4: Clark Industrial).

This Industrial land was specifically not 'let go' as in other parts of the plan area.

APR: Rezone the portion of land between the lane north of Hastings and Franklin, Clark Drive to Victoria, from M to I.	10.5.2 Rezone the area between the lane north of East Hastings Street and Franklin Street, from Clark Drive to Victoria Drive, from manufacturing (M-2) to light industrial (I-2), to create a buffer between East Hastings Street mixed-use development and the heavy manufacturing area to the north.	<input checked="" type="checkbox"/>		
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Does not conform to Grandview-Woodland  
78% of the site is zoned as RM-4N



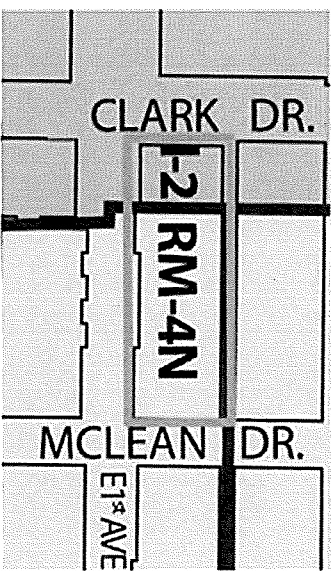
**What does the Plan say?**

Section 6.4.2 contains a rezoning policy applicable to residential parcels in Britannia-Woodland (RM-4N).  
Section 6.4.4 covers policy for industrial lots (I-2).

Industrial zone could be used for  
Enterprise Space.  
Park space is also an approved use in I-2.

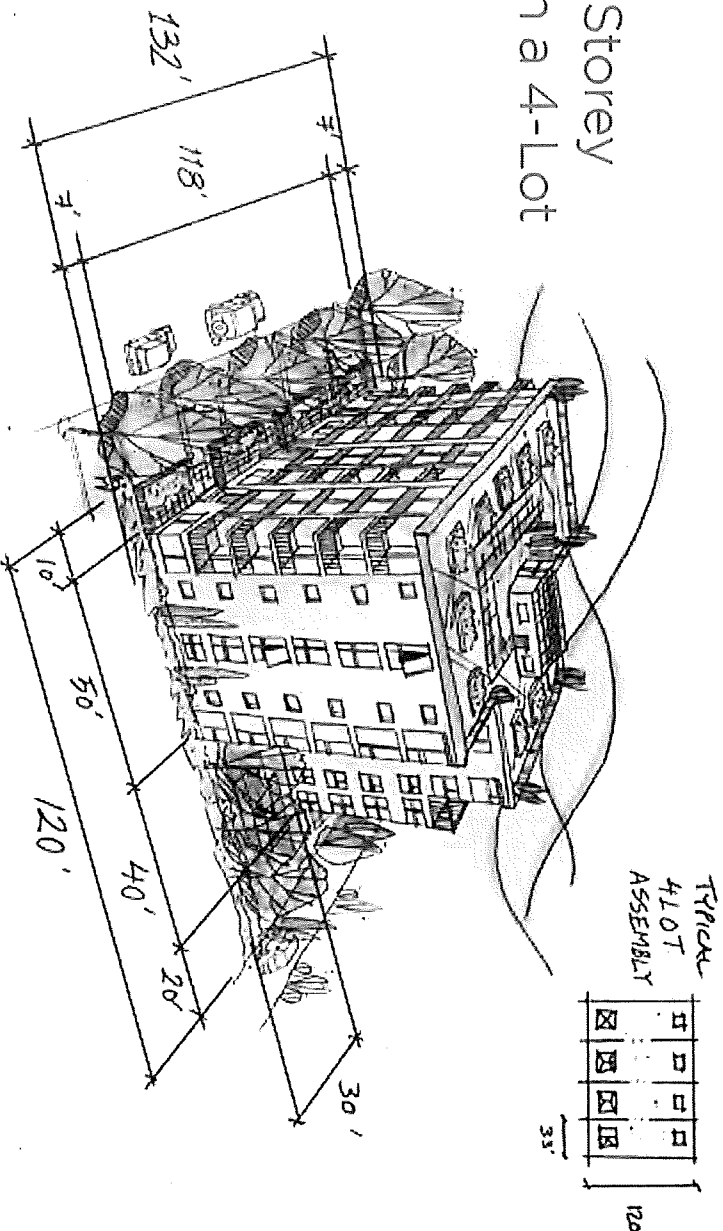
**I-2 Light Industrial Districts**  
The intent is to permit industrial and other uses that are generally incompatible with residential land use but are beneficial to the city by providing industrial and other business opportunities to permit uses that are generally compatible or environmentally inconspicuous when situated near residential districts.

**RM-4, RM-4N Multiple Dwelling Districts**  
The intent is to permit medium density residential development, including a mix of single and multiple family units, in order to achieve a number of community and social objectives through permitted increases in floor area. The RM-4N District requires evidence of need mitigation for residential development.



# Does not conform to Grandview-Woodland CP

Figure 6.28: 6-Storey 'T' Typology on a 4-Lot Assembly



Plan lays out criteria for consideration for rezoning

## 6.4.2 East 1st Avenue

### Policies

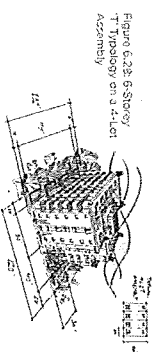
- Consider applications for 100% secured rental housing, as follows:
  - Height: up to 6 storeys.
  - Density: up to 2.4 FSR.



## 6.4.2 East 1st Avenue

### Policies

- Consider applications for 100% secured rental housing, as follows:
  - Height: up to 6 storeys.
  - Density: up to 2.4 FSR.
  - Site frontage: 36.6 m (120 ft.) (minimum).
  - Setbacks: Front 3 m (10 ft.) / Side 2.1 m (7 ft.) increasing to 9.1 m (30 ft.) for the rear 19.8 m (65 ft.) of the site to create courtyards / Rear 6.1 m (20 ft.).
  - Upper floors setback 3 m (10 ft.) at rear, above the third floor.
  - Maximum building width: 36 m (118 ft.).
  - Locate parking entrances at the rear of the building with access from the laneway (at the base of the “T”).
  - 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.



### Plan lays out criteria for consideration for rezoning

Fails: much greater height & density, longer than 36m

Not 100% secured market rental, typology non-conformant

*Open Question: Why is this rezoning even being considered?*

May 18, 2018

# NOTICE OF REZONING APPLICATION AND OPEN HOUSE

**1636 Clark Drive & 1321-1395 East 1st Avenue**

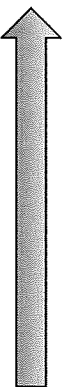
Join us at an open house to learn more and share your thoughts:

**Monday, June 11, 2018, 5-7:30 pm**  
**Room 1236, Building B (access off East 7th Avenue)**  
**Vancouver Community College**  
**1155 East Broadway**

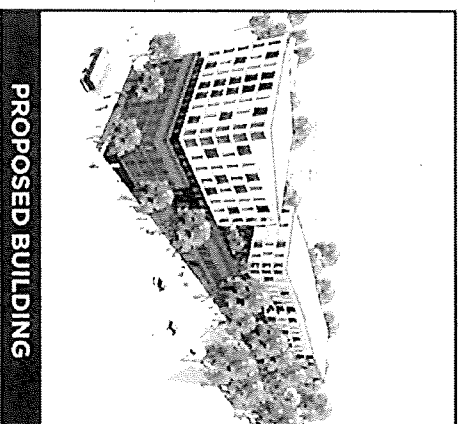
The City of Vancouver has received an application from BC Housing and Vancouver Coastal Health, in partnership with the City of Vancouver, to rezone the subject site from I-2 (Industrial) and RM-4N (Multiple Dwelling) Districts to CD-1 (Comprehensive Development) District. The proposal consists of a 12,192 sq. m (131,234 sq. ft.) mixed-use building and includes:

- social enterprise space at grade;
- withdrawal management centre operated by Vancouver Coastal Health, including up to 20 transitional units;
- 97 social housing units;
- floor space ratio (FSR) of 3.07;
- maximum building height of 30.5 m/100 ft. (fronting Clark Drive) and 19.8 m/65 ft. (fronting McLean Drive); and
- 39 car and 100 bicycle parking spaces.

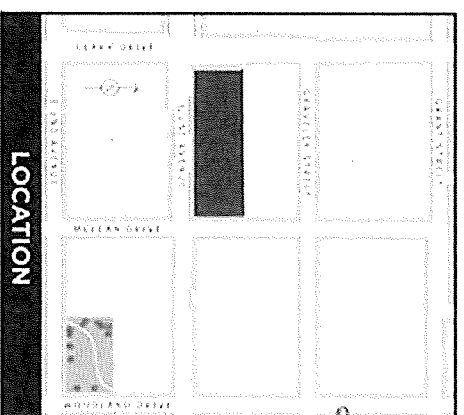
This application is being considered under the *Grandview-Woodland Community Plan*



**Claim: considered under the Grandview-Woodland Community Plan**  
**Plan lays out criteria for consideration for rezoning; these conditions are not met by the proposal.**



**PROPOSED BUILDING**



**LOCATION**

## FOR MORE INFORMATION AND TO SUBMIT COMMENTS:

**Webpage:**  
[vancouver.ca/rezapps](http://vancouver.ca/rezapps)

**Contact:**  
Sarah Crowley, Rezoning Planner at  
[1636\\_Clark\\_Drive\\_Rezoning@vancouver.ca](mailto:1636_Clark_Drive_Rezoning@vancouver.ca)



COMMENT SHEET

Rezoning Application - 1636 Clark Drive & 1321-1395 East 1st Avenue

Community Open House - Monday, June 11 | 5:00 - 7:30 pm

Are you familiar with the Community Plan policies for this area of Grandview-Woodland?

Yes  No  Unsure

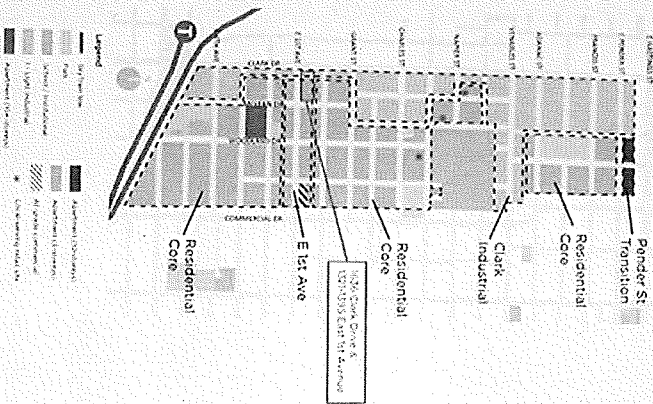
Do you support the Community Plan directions for this area? (For more information, see the Grandview-Woodland Community Plan information board)

Yes  No  Unsure

Open House panel mentions Section 6.4 in Plan but omits Sections 6.4.2 and 6.4.4 that speak specifically to areas in rezoning area

Grandview Woodland Community Plan

Council adopted the Grandview-Woodland Community Plan on July 28, 2011. The site at 1636 Clark Drive and 1321-1395 East 1st Avenue is located within the East 1st Avenue and Clark Industrial character areas of the Plan's Britannia-Wood sub-area.



**Policy 6.4 - Britannia-Woodland**

The Britannia-Woodland sub-area generally runs from the Grandview. Cut in the south to Hastings Street in the north, west of Commercial Drive to Clark Drive.

Some of the most affordable rental housing in the Grandview-Woodland community is found in the Britannia-Woodland sub-area. However, the current housing stock is aging and some of it can be expected to be replaced by the end of its safe and useful life during the time horizon.

The sub-area also accommodates light industrial uses including garment manufacturers and wholesalers, food and beverage companies, artists' workshops and automotive services. It also contains residential uses. It also contains amenities including the Britannia Community Centre complex, health, settlement and social services, non-market urban Aboriginal sites, and three schools.

Policies for Land Use and Built Form

- Urban Design Principles:
- Allow for a variety of building heights and scales within multi-family residential areas.
  - Enhance arterial streetscapes with public realm improvements and new family-oriented typologies.
  - Manage the interface between residential and industrial areas to ensure continued co-existence.
  - Preserve significant clusters of character streetscapes.
- The intent is to build on Britannia-Woodland's key strengths as an affordable multi-family neighbourhood, with housing of various ages and scales, integrated with an important area of open space.

## COMMENT SHEET

Rezoning Application - 1636 Clark Drive & 1321-1395 East 1st Avenue

Community Open House - Monday, June 11 | 5:00 - 7:30 pm

Are you familiar with the Community Plan policies for this area of Grandview-Woodland?

Yes  No  Unsure

Do you support the Community Plan directions for this area? (For more information, see the 'Grandview-Woodland Community Plan' information board)

Yes  No  Unsure

Survey form: Loaded question. It doesn't meet plan. How can someone even answer this question?

Also note: A number of my comments were not considered.

Personal information was handled by 3<sup>rd</sup> party (1<sup>st</sup> Open House)

Short response period to revised plan.

Section 6.4.2 & 6.4.4 of Plan were NOT presented at Open House. Instead materials repeatedly claimed that rezoning was being considered under the plan.

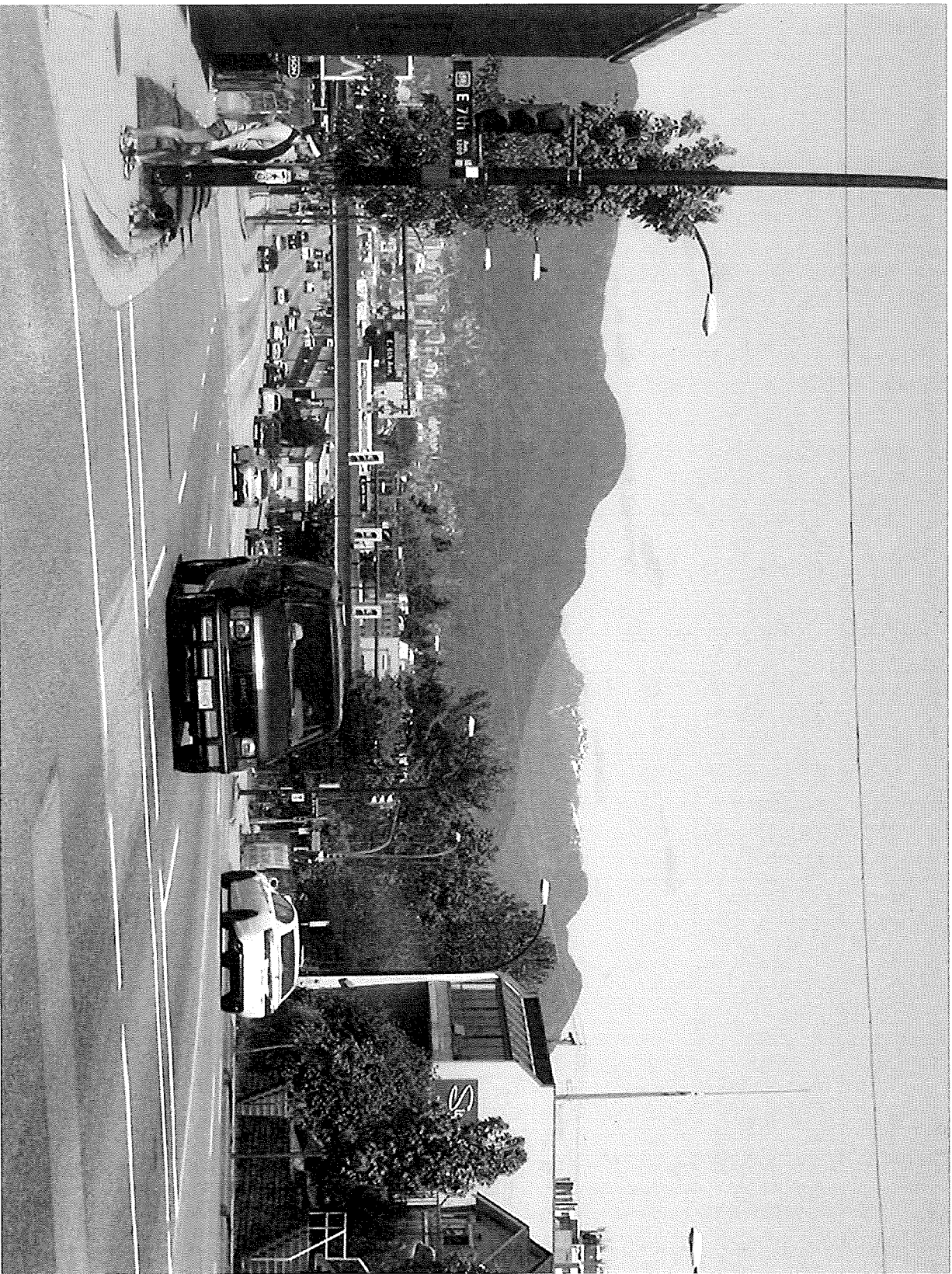
*Does this Invalidate the results from the Open House?*

*Was factually incorrect information presented? (other points of concern was the claim of an extensive search for site (FOI results reveals limited search), issues with the model representation of blocks and maximum heights)*

Institutional Scale (model from Open House)

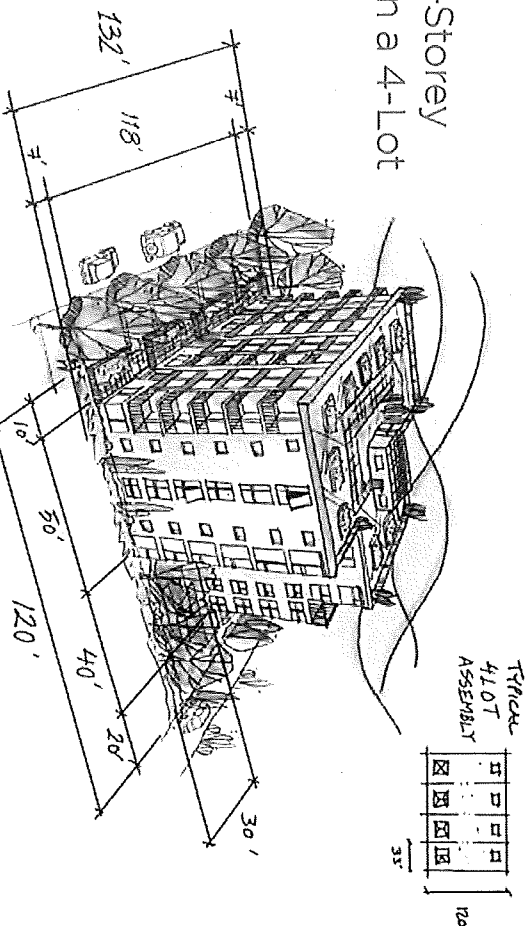


Clark Drive (please look at scale of existing buildings)



# A healthier building form?

Figure 6.28: 6-Storey  
'T' Typology on a 4-Lot  
Assembly



Why were number of housing units  
reduced?  
(97 to 90)

Deepen affordability with wood frame

More welfare rate?

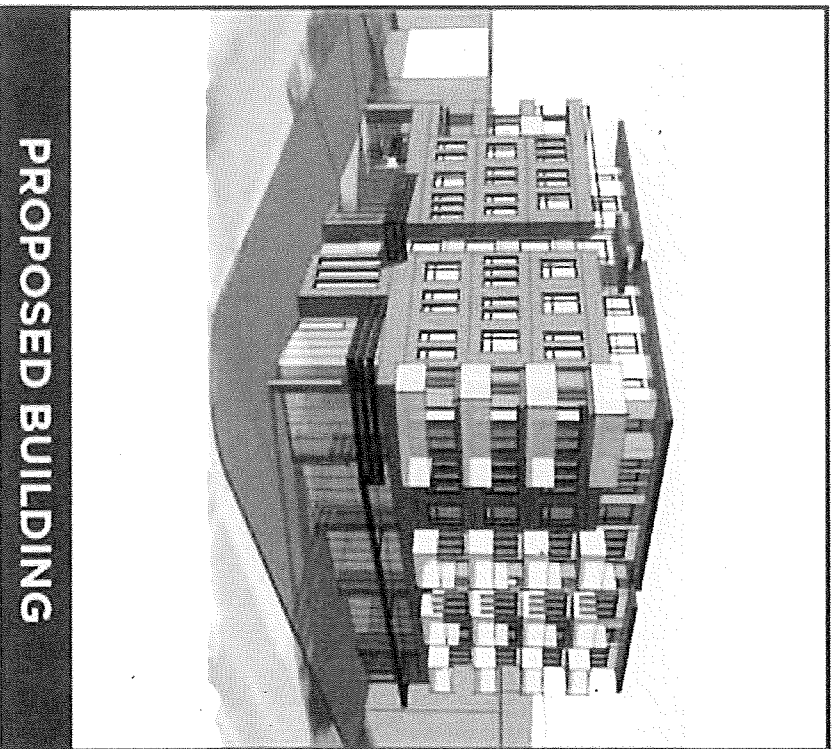
Liveability:

Connection to ground.

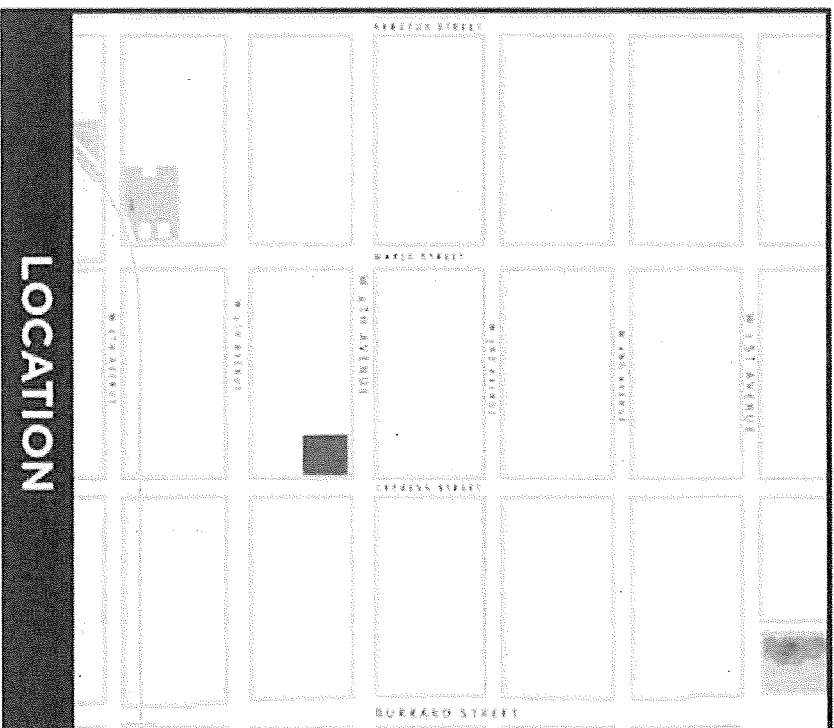
Places for community



# Rezoning Application - 1906-1918 West 4th Avenue



**PROPOSED BUILDING**



**LOCATION**

The City of Vancouver has received an application to rezone the subject site from C-2B (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a five-storey mixed-use building. The proposal includes:

- Commercial uses at grade;
- 32 secured market rental units above;
- a total floor area of 3,055 sq.m (32,887 sq. ft.);
- a total floor space ratio (FSR) of 3.13;
- a building height of 18.9 m (62 ft.); and
- 2 levels of underground parking.

**3.13 FSR**

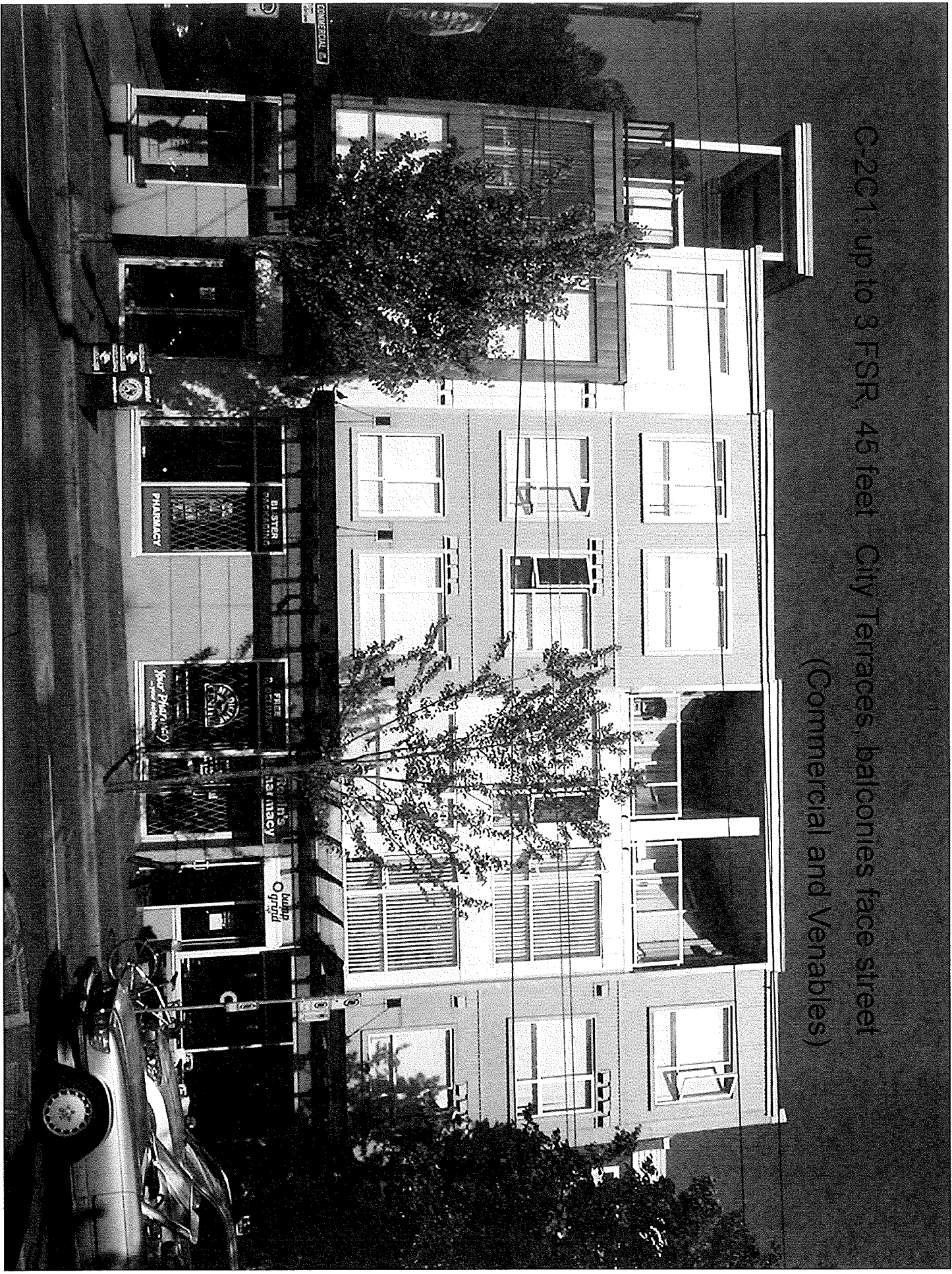
**62 ft**

**5-storeys**



1700 Kingsway (48 units of rental), 4-storeys on  
City land on long-term lease, 2.34 FSR

C-2C1: up to 3 FSR, 45 feet City Terraces, balconies face street  
(Commercial and Venables)



Can we keep this existing rental building?

Can we build around it? Stage new building construction?





**South side of 1<sup>st</sup> and Clark. Would rezoning set a precedent for other future development? ('blockbuster')**

**We can do better. Much better.**

**Institutional sized detox is  
incompatible with other uses on site.**

**Build wood frame. Take action on  
climate change.**

**We can do 2.4 FSR in 4-storeys too (or  
5 or 6) for social & low-cost housing.**

**Welfare rate units are needed.**

**We need to deepen affordability.**

**You have discretion as Council.**

**Zoning is RM-4A (78% of site), please follow rezoning policy in GWCP.**

**Voters wanted a course correction.**



**Can we save the trees on site?  
Will all trees be removed?  
(cut trees photo: Grandview Park)**



**Current zoning: RM-4A**

**Let's look at:**

**Use (residential)**

**Height (10.7m at south, 7.3m at north)**

**Density (earned, up to 1.45 FSR)**

**5.3** The Director of Planning may relax any of the regulations of this Schedule for the following developments where the Director of Planning is satisfied that the relaxation will serve to accomplish certain social and community goals, including where possible the retention of existing buildings, having regard to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

- (a) one-family dwelling, one-family dwelling with secondary suite, or two-family dwelling, provided that the floor space ratio shall in no case exceed 1.00;
- (b) infill or additions to existing buildings, provided that the floor space ratio shall in no case exceed 1.45;
- (c) multiple dwelling or seniors supportive or assisted housing, provided that:
  - (i) all required parking spaces shall be provided underground or within the outermost walls of a building (but in no case with the floor of the parking area above the highest point of the finished grade around the building), except in the case of lots of 560 m<sup>2</sup> or less;
  - (ii) useable on-site open space shall be provided;
  - (iii) a minimum of 20 percent of total units within any building shall contain 2 or more bedrooms, except in the case of buildings designed specifically for use as senior citizens' housing or other similar use;
  - (iv) in no case shall the site coverage exceed 65 percent;
  - (v) the maximum floor space ratio shall be 1.45.

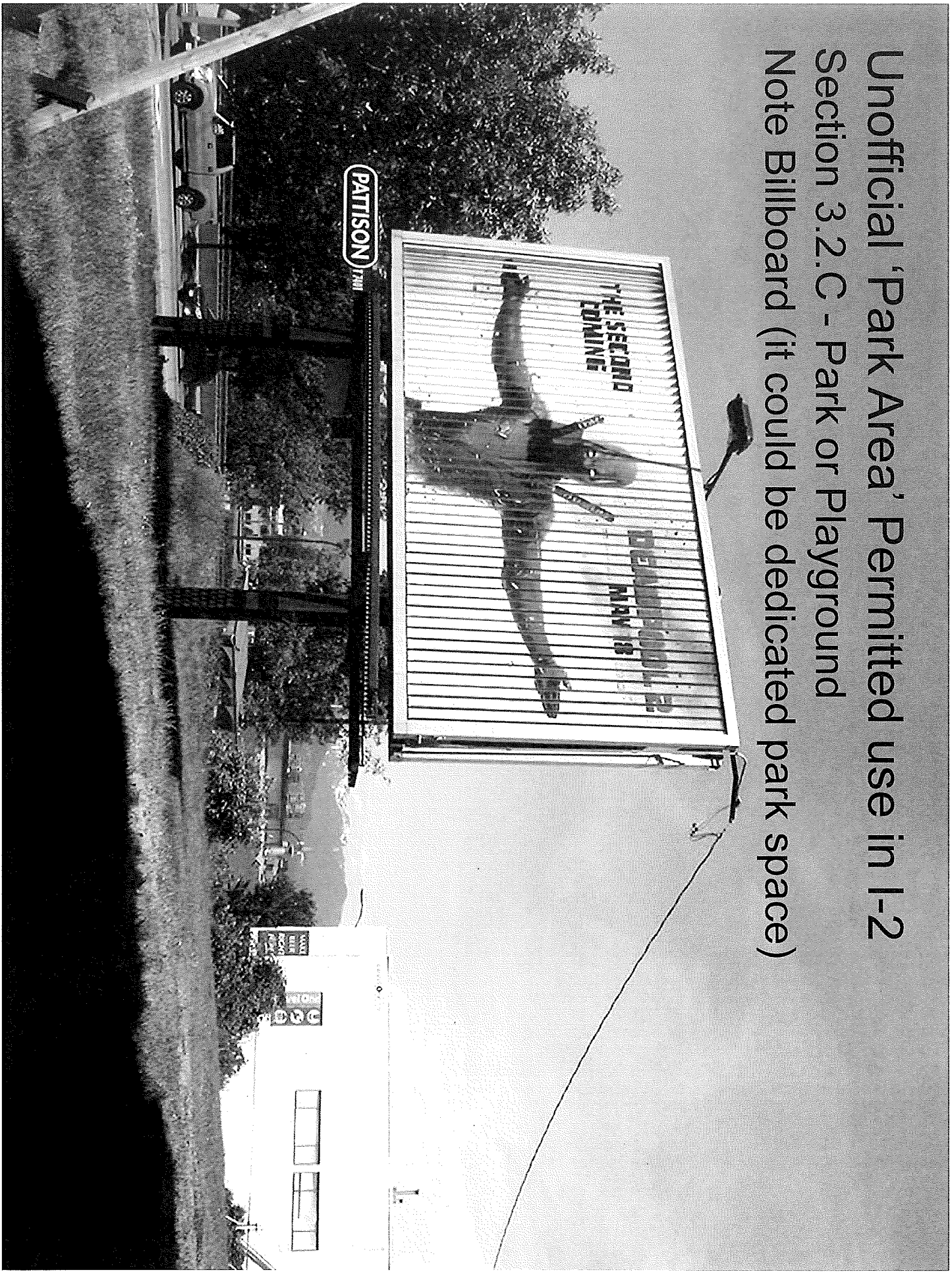
**1.45 FSR for multiple dwelling or seniors  
supportive or assisted housing**

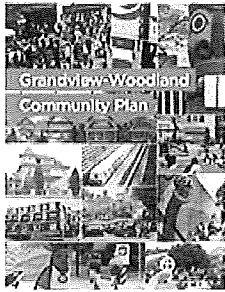
**(density is conditional and must be earned)**

**RM-4N should be a starting point for review**

**(compared to the proposed upzoning)**

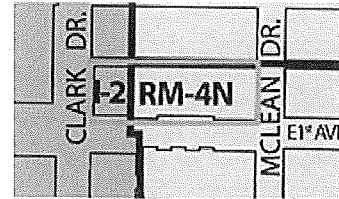
Unofficial 'Park Area' Permitted use in I-2  
Section 3.2.C - Park or Playground  
Note Billboard (it could be dedicated park space)





## What does the Plan say?

Section 6.4.2 contains a rezoning policy applicable to residential parcels in Britannia-Woodland (RM-4N). Section 6.4.4 covers policy for industrial lots (I-2).



### Light Industrial Districts

#### I-2

##### Industrial District

The intent is to permit industrial and other uses that are generally incompatible with residential use on lots that are currently zoned for residential use. The intent is to provide a means for the development of industrial and other uses on lots that are currently zoned for residential use.

### Multiple Dwelling Districts

#### RM-4, RM-4N

##### Multiple Dwelling Districts

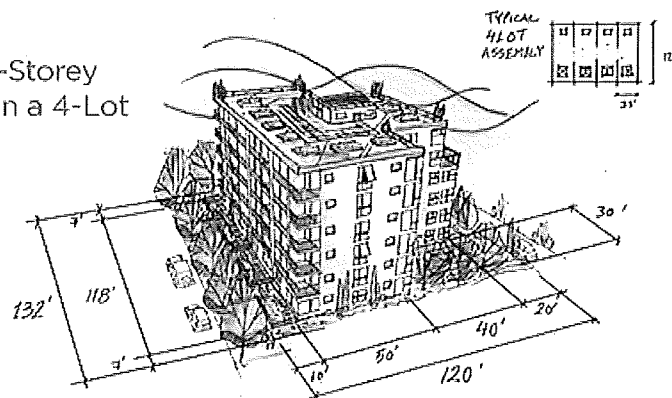
The intent is to permit medium density residential development, including a range of multiple dwelling types, to encourage the creation of new buildings and to provide a means for the development of multiple dwelling units on lots that are currently zoned for residential use. The intent is to provide a means for the development of multiple dwelling units on lots that are currently zoned for residential use.

## 6.4.2 East 1st Avenue

### Policies

- Consider applications for 100% secured rental housing, as follows:
  - Height: up to 6 storeys.
  - Density: up to 2.4 FSR.
  - Site frontage: 36.6 m (120 ft.) (minimum).
  - Setbacks: Front 3 m (10 ft.) / Side 2.1 m (7 ft.) increasing to 9.1 m (30 ft.) for the rear 19.8 m (65 ft.) of the site to create courtyards / Rear 6.1 m (20 ft.).
  - Upper floors setback 3 m (10 ft.) at rear, above the third floor.
  - Maximum building width: 36 m (118 ft.).
  - Locate parking entrances at the rear of the building with access from the laneway (at the base of the "T").
  - 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.

Figure 6.28: 6-Storey 'T' Typology on a 4-Lot Assembly



## 6.4.4 Clark Industrial

Much of the western portion of Britannia-Woodland accommodates land for light industrial use.

The plan does not contemplate any land use changes in this industrial area but recommends future work on design guidelines to improve safety and the public realm (see *Cedar Cove, Portside Industrial I-2 design guidelines policy*).

**Burke, Teresita**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Thursday, February 21, 2019 1:27 PM  
**To:** Public Hearing  
**Subject:** 1636 Clark Drive & 1321-1395 East 1st Avenue Development

## Emotion Stress

### 1636 Clark Drive & 1321-1395 East 1st Avenue Development

#### I AM NOT IN SUPPORT OF REZONING FOR THE ABOVE PROJECT.

I was at the Public Hearing yesterday, which was difficult for me because of my disability, I lasted 3 hrs. Today I'm in too much pain to attend again but will watch online. I wanted to add my my last comments about the emotional stress I've been going through.

After receiving a notice from the city in Feb. of last year that I would be losing my home of 30 years to this development, I've been so overwhelmed with worry. I know I'm not alone, the rest of the tenants losing their homes feel the same way, especially with the rental situation in Vancouver. I'm on disability and affordable housing is not affordable to the majority of people in Vancouver, especially people with a low income. Stress is one of the main trigger's which causes me to have painful spasms in my neck, I have Cervical Dystonia.

City Hall has relocation policy, but in the last year we have only been offered twice, listings that are double the amount of what I've been paying, not sure about the other tenants. My current rent is \$ 980 for a two bedroom. I'm terrified that I will be relocated outside of the city or offered a micro unit or end up homeless. Their policy says they will try and find something comparable to what we have now within 10% of what we are paying, but they can't seem to find these places so far. I've been on disability for 8 years now, renting out the second bedroom is how I've survived lately. My last room-mate moved out in Nov. and I'm barely making ends meet as is. I love my home and this neighbourhood. I love my belongings and the thought of having to get rid of them, because I will be placed in a tiny unit, puts me in tears. I also own 2 beautiful cats and most places aren't pet friendly.

My other concerns are what they're planning to replace our homes with, a large Detox, Sober Tank and outpatient services 24/7. In the policy they're suppose to offer us replacement units in the new development. Yes, above this facility will be social and affordable housing, but if this bold experiment is approved as is, I'm not sure how I would feel living above all the activity going on below. However, if changes are made, I would be happy to take advantage of this opportunity as long as it's comparable and as long as I can afford to do so, but more research and revising have to be done first.

Christine Percival  
s.22(1) Personal and Confidential

## Burke, Teresita

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**From:** Marta Zilberts s.22(1) Personal and Confidential  
**Sent:** Thursday, February 21, 2019 2:32 PM  
**To:** Public Hearing  
**Subject:** first and clark

I am opposed to the monstrous drug rehab centre planned for the North East corner of Clark Drive and First Avenue. The residents do not need to be extorted by junkies, crackheads and methheads.

Commercial Drive does not need another venue for hard drug dealers to sell their wares,(as per the kettle) Just think what has happened to local parks that are full of hard core drug dealing.

Addicted people need medical care which is suitable for the proposed new St. Pauls hospital complex.

## Burke, Teresita

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**From:** Dana Cromie <[REDACTED]>  
**Sent:** Thursday, February 21, 2019 2:47 PM  
**To:** Public Hearing  
**Subject:** Proposed for 1st and Clark

Hello Council

re: Social Housing, Sobering Centre, Detox, and Social Enterprise Facility proposed at 1st and Clark

Please register that I am opposed to this project as presented.

The City of Vancouver needs detox throughout the City, not consolidated in one facility. There is no economy of scale when addressing social issues.

Sincerely,  
Dana Cromie

[REDACTED]