

**From:** Karen Geary  
**To:** [Public Hearing](#)  
**Subject:** Speaker 55 Tonight  
**Date:** Thursday, February 21, 2019 6:30:12 PM

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Hi,

I am scheduled to speak in slot #55 tonight. I am unable to make it in time due to lack of childcare. My husband has to work late tonight.

If it is possible to speak on my behalf, I am against the project due to the enormous size and scale of the development. It is a cold, institutional, monolithic building with too many services located in a single facility. There is nothing similar in design or scale in this neighborhood.

I do not envy your decision. I have conflicting feelings about voting against this project but I feel I must as I do not support the project in its current design.

I am against any drunk tank facility, which will bring incarcerated and inebriated strangers from all over the city to sober up and be released a block from my family (and 6 year old daughter). The numbers I read were upwards of 4000 per year. One of the speakers last night said up to 7000 per year. I believe a sobering facility would be better located near a hospital and/or law enforcement facility - not integrated with families.

I don't appreciate the housing portion of the development being marketed as 100% social housing, when in fact 50% of the units will be at CMHC market rates - rates that low income families could never afford.

This project needs to be greatly scaled down and WITH meaningful input from area residents before getting my approval. The residents want social impact studies which have never been provided. There is no other development of this size combining such services with a large residential component anywhere in Canada. Please don't approve an \$81 million dollar experiment across the street from our home!

PLEASE VOTE TO PUT THIS DEVELOPMENT ON HOLD PENDING FURTHER STUDY.

Thank you,

Karen Geary

"s.22(1) Personal and  
Confidential"

Council Person,

I implore you to reject the proposed public housing & detox facility proposed for the site at the corner of Clark & First Ave.

First I'd like to separate the issues; the proposed 90 plus residential units at this location is a very poor idea!

1 St Ave is a major traffic artery into downtown Vancouver, Clark Dr. is a major commercial artery carrying heavy industrial trucks to and from the waterfront? Clark Dr. itself is a bleak industrial area, consisting of warehouses, auto repair shops of many types, transmission repair shops, paint shops etc. Immediately across Clark Dr. from the site is the large Davis Trading scrap yard. In short, it is a horrible location to consider residential accommodation! Traffic, noise, pollution, an area devoid of retail shops, restaurants etc.

Who would want to live in such an environment? Would you? Now, to even consider mixing this with a detox facility is <sup>NOT RIGHT</sup> sheer madness! The same issues apply to persons in need of help through drug addiction, what sort of environment is this for troubled individuals? A very poor one! This project was originally brought forward by the previous Vancouver administration, the now nonexistent "Vision Team"; that no longer exist as a political entity in Vancouver.

They invited BC Housing & the provincial Health authorities to bring forward this proposal. The city's contribution being the square city block of land they valued at 16.5 million. The total cost of this project is budgeted to be \$87,000,000! Eighty seven Million dollars! A staggering amount for what will amount to be a regrettable "White Elephant" project!

I propose that the new city council reject this project completely; re zone the site for a commercial tower; depending on the SFR the site could probably bring double or triple the \$16.5 million with this \$30-\$40 million the city could then build more accommodation than the 90 proposed units at a variety of more livable locations.

Only last week, JLL Multifamily Realtors listed two apartment buildings in the Burnaby area, a total of 117 units, with a good mix of studio, one bedroom & two bedroom apartments for a total of 27.5 Million. These in a much more livable location than the proposed project.

Now for the issue of the detox facility. The net bed gain from the existing east 2 Ave facility & the Harbor lights mission at Hastings & Gore is negligible. I have it in writing from BC Health executive Ms Laura Case (signatory to this proposed project) that they have operated there detox site on east second avenue for 30 years with "no problems" - to this I say fine, if it's not broke, don't fix it.

They also want to close their facility at Gore & Hastings, moving this accommodation to the Clark & 1 St. Ave project? Why?

How would the current downtown east side people now using this site get to the Clark Drive facilities? There is no direct bus service.

The main point being, there is a total of 71 million dollars proposed to be spent here! For a negligible net gain in accommodation!

If interim space is needed, it can easily be rented in the industrial flats area between Main St & Clark Ave. This would avoid having undesirable elements foisted on a residential area.

When I spoke in person to Ms. Case; I told her there was overwhelming opposition to the detox project, she replied - "no neighborhoods <sup>want</sup> what this type of facility" I asked straight out if there was anything the residents of Grandview could do or say to stop this proposal. She replied - "No, the application will proceed".

At the June 2018 information event (that I attended) regarding this proposed project, that was presented at Britannia school, hosted by the neighborhood group "GWAC" There was a large delegation from the City of Vancouver, BC Housing, Ministry of Health, architects, along with a city hired public relations firm, in total about 20 individuals from various departments of government. Attending this event were about 20 concerned people from the area.

The meeting itself was poorly handled by the GWAC chair, pointed questions were

disallowed. There was no support in the room from the residents; many questioned the choice of this large facility in the neighborhood. I personally asked ~~~" What possible benefit this could be to our neighborhood"? The GWAC Chairperson disallowed my question!?

The bottom line is, this was not a community consultation event, it was this large group of officials from various levels of government telling us what they were going to do, regardless of our opinions or opposition.

This project is a monstrosity in the making; it will only exacerbate an already serious drug addiction issue, solving nothing, bringing undesirable elements into our community.

The open street bazaar of drug dealing & stolen goods on Hastings St will shift to our neighborhood, we don't want it! Would you?

This will do nothing to stop the ongoing drug overdose deaths now running at about four per day! This even with supervised downtown housing & safe injection sites nearby! Put simply, the current system is NOT working!

I have had conversations with front line first responders, and ambulance workers, working in the Main & Hastings area, they agree this proposed project is unwarranted & will do no good! They suggest that the appropriate approach be long term treatment at facilities in remote locations - far from the temptations of the city! Where no drugs are available.

BC has an abundance of remote areas & inlets that would be perfect for this type of facility. Once there & stabilized the patients could begin lifestyle re-training, in a wide variety of vocations that such as such as log house building, stone masonry training, fish farming, oyster farming, green houses, etc. In short a self-sustaining community approach. In a healthy, drug free environment.

This done the death rate from overdoses would drop to zero, with no drugs available & relapse impossible.

Currently the only people pushing this faulted, poorly thought through multiple use projects at Clark & First Avenue are non-elected officials in various levels of government.

I implore the newly elected Vancouver council to reject this project completely!!

It's time for some forward long term thinking to correct this social evil.

A huge facility in Grandview is a nightmare that will solve nothing!

In fact make matters worse!

To sum it all up, the vast majority of the hard working, family oriented men & women of Grandview are firmly against this project.

The Commercial Drive business association is against this project.

Front line "First Responders" are against this project.

It has been wisely said that ~~~ "The road to Hell is paved with good intentions "!

I implore you to please reject this project!

Sincerely,

Terry Patrick

Grandview resident