

## Burke, Teresita

---

**From:** Cathy van Poorten s. 22(1) Personal and Confidential  
**Sent:** Friday, February 15, 2019 11:58 AM  
**To:** Public Hearing  
**Subject:** Written submission in support: CD-1 Rezoning: 1636 Clark Drive and 1321-1395 East 1st Avenue

Hello,

I would like to submit my support for this application. There is a great need for these supports, services, and housing. I think that this building, and the services, supports, and housing it provides, would be a positive addition to our neighbourhood.

Sincerely,  
Cathy van Poorten

s. 22(1) Personal and Confidential

On Feb 8, 2019, at 12:51 PM, Public Hearing <[PublicHearing@vancouver.ca](mailto:PublicHearing@vancouver.ca)> wrote:

Hello,

Your request to speak to Vancouver City Council has been received for the following meeting and agenda item:

**Meeting Type:** Public Hearing  
**Meeting Date:** February 20, 2019  
**Meeting Location:** Third Floor, City Hall  
**Agenda Item:** 1. CD-1 Rezoning: 1636 Clark Drive and 1321-1395 East 1st Avenue

**You are Speaker Number 14 for this item.**

Your speaker number indicates your position to speak to Mayor and Council about the agenda item. Numbers are assigned in the order requests to speak are received.

Want to remove your name from the speaker's list? Email [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)

### **At the Meeting**

For each agenda item, after staff and applicants make their presentations, the Chair of the meeting invites speakers to make their presentations. You will have five minutes to address City Council (eight if you speak on behalf of three or more people or group representatives that attend). State your name, organization (if applicable), position on the recommendation (in support or opposed), and rationale. After you finish, any member of Council has up to five minutes to ask you questions.

[Track your turn on the @VanCityClerk Twitter feed](#)

Thank you for your interest in speaking to your elected City Council.



**The Kettle Society**  
Strength through mental health

February 14 2019

Dear Mayor and Council

The Kettle Friendship Society would like to register its support for the 1636 Clark Drive & 1321-1395 Project.

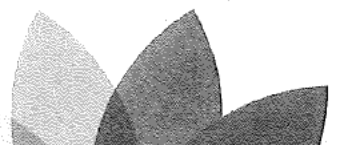
As a service provider in Grandview-Woodland for 42 years, we are cognizant of the many issues faced by people who feel marginalized. We feel the Clark & East First project is a positive step in helping to alleviate some of these issues.

- The lack of affordable housing for people who have mental health issues in the area is growing. Some of these individuals, who have lived in Grandview –Woodland for years, have become homeless due to a deficiency of safe suitable housing. Many have been forced to leave their community to find housing in other areas of the city, leaving the personal and professional supports they have utilized over the years for their wellbeing.
- For the many indigenous people we see at The Kettle the lack of treatment services that are culturally appropriate is a barrier for people who feel stigmatized by the current systems of treatment.
- The misuses of drugs and alcohol in Grandview-Woodland is an ongoing issue. These issues are in the community and people should not have to go to other communities to access these treatment services.
- Detox without transitional beds has been an ongoing issue in terms of people's relapse. Leaving detox straight for the street can be a recipe for failure. Support after detox utilizing withdrawal management is a key part of a person's recovery.
- The lack of safe accessible rental housing has also impacted people who work in Grandview-Woodland and have had to find housing in other areas.
- The Clark & East First project is an important step in helping address all the concerns we have related above.

While acknowledging that there are some concerns people in the neighbourhood have raised about this project, I remind City Council that opposition to these type of service's is not new.

April 2012 "A proposal by an East Side church to build supportive housing near East First Avenue and Victoria Drive is being opposed by nearby residents concerned with the size and nature of the project."  
<https://www.vancourier.com/news/vancouver-church-housing-proposal-perturbs-residents-1.377629>.

You would currently find it difficult to find anyone who opposes this project since its opening in August 2018.



"When RainCity Housing was preparing to open its supported housing facility five years ago on Vancouver's Fraser Street, the society met immense opposition. Residents and business owners filled town-hall meetings to express their anger, voicing concerns that tenants with mental health or addiction issues would pose safety concerns and attract drug dealers to the neighbourhood." The project became so controversial that RainCity's executive director received a death threat.

"But after it opened, the cries were silenced. Tenants of the abstinence-based transitional facility integrated into the community, and some found employment nearby."

<https://www.theglobeandmail.com/news/british-columbia/nimbyism-based-on-fear-of-the-unknown/article4590652/>

"Opposition to a planned 45,000-square-foot mental health centre at 2750 East Hastings St. was vociferous in 2007. But it appears the counselling and outreach facility hasn't had the corrosive effects on the community that were anticipated."

"Residents concerned about the impact the large Vancouver Coastal Health facility would have on their neighbourhood formed a group called Advocates for Hastings-Sunrise that collected hundreds of names on a petition and protested outside city hall. They questioned the wisdom of offering multiple services in one building instead of distributing them throughout the city."

"Patricia Barnes, executive director of the Hastings North Business Improvement Association, said she heard concerns from residents and business owners when the facility was planned, but the BIA supported the center's development. [We] have not had any concerns raised to us at all since they've moved in, she said."

<https://www.vancourier.com/community/vancouver-special/hastings-sunrise/hastings-sunrise-mental-health-centre-blending-into-area-1.576810>

We hope the Mayor and The City Counselors join us in welcoming this project into the neighbourhood.

s. 22(1) Personal and Confidential

Nancy Keough  
Executive Director

s. 22(1)  
Personal

s. 22(1) Personal and Confidential

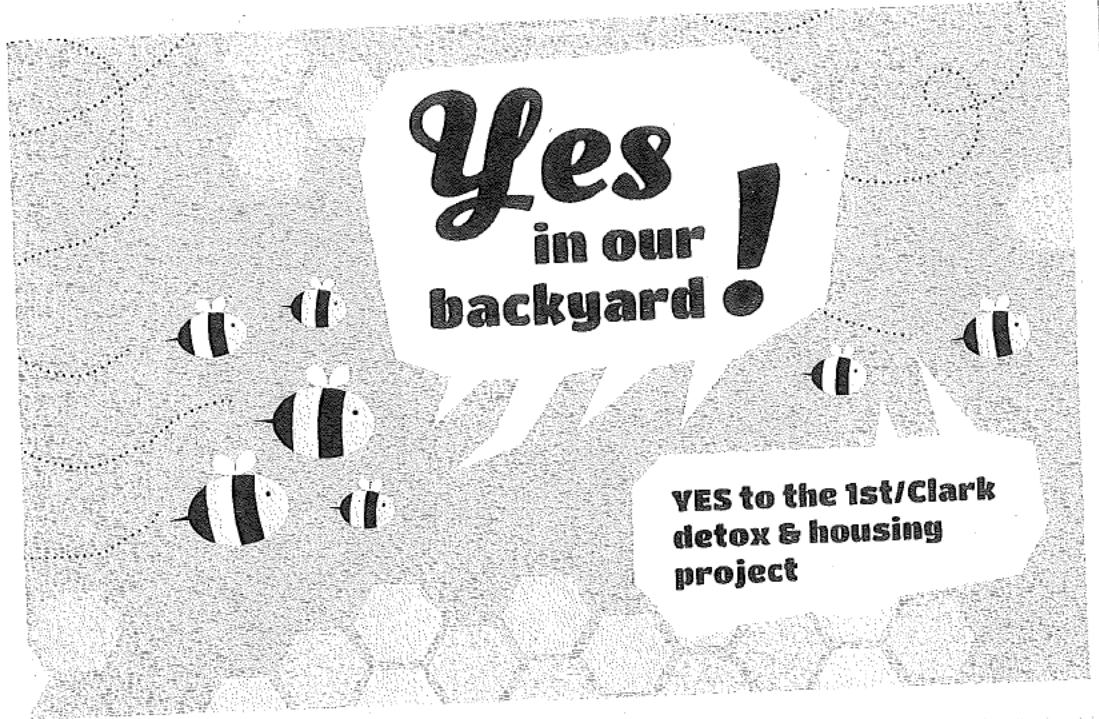
Kén Paquette  
Director, Community Services

s. 22(1) Personal and Confidential

Damian Murphy, Manager Kettle on Burrard

s. 22(1) Personal and Confidential

George Mander, Homeless Outreach Program



Dear Mayor and City Councillors,

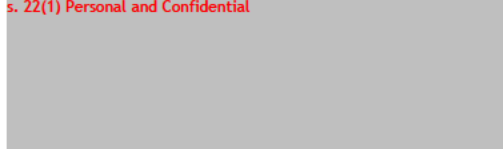
I support the rezoning of 1636 Clark Drive & 1321-1395 East 1st Avenue, and the proposed project including a withdrawal management centre and social housing.

If checked off, I support the urgent prioritization of social housing at welfare/pension rates for this project.

Name:

OWEN BRADY

s. 22(1) Personal and Confidential



Other comments:

WE NEED THIS

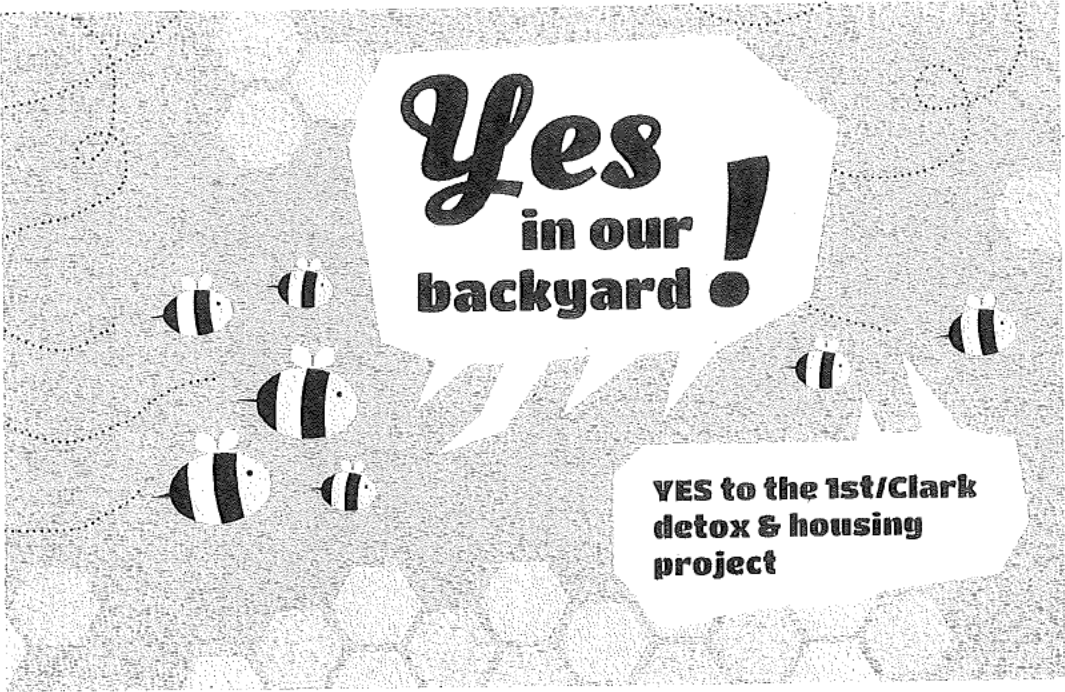
URGENTLY!



*PUBLIC HEARING*

Mayor & Council  
Vancouver City Hall  
453 W 12th Ave  
Vancouver, BC V5Y 1V4

RECEIVED



Dear Mayor and City Councillors,

I support the rezoning of 1636 Clark Drive & 1321-1395 East 1st Avenue, and the proposed project including a withdrawal management centre and social housing.

If checked off, I support the urgent prioritization of social housing at welfare/pension rates for this project.

Name: *Stuart Smith*

s. 22(1) Personal and Confidential  
[Redacted area]

Other comments:  
\_\_\_\_\_  
\_\_\_\_\_



*PUBLIC HEARING*  
Mayor & Council  
Vancouver City Hall  
453 W 12th Ave  
Vancouver, BC V5Y 1V4

RECEIVED  
CITY OF VANCOUVER



Dear Mayor and City Councillors,

I support the rezoning of 1636 Clark Drive & 1321-1395 East 1st Avenue, and the proposed project including a withdrawal management centre and social housing.

If checked off, I support the urgent prioritization of social housing at welfare/pension rates for this project.

Name: Brendan Dawe

s. 22(1) Personal and Confidential  
 [Redacted area]

Other comments: Very good



*PUBLIC HEARING*  
 Mayor & Council  
 Vancouver City Hall  
 453 W 12th Ave  
 Vancouver, BC V5Y 1V4



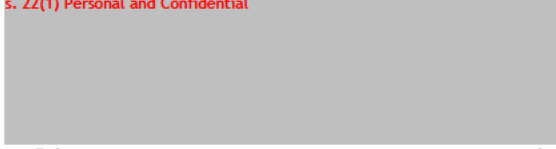
Dear Mayor and City Councillors,

I support the rezoning of 1636 Clark Drive & 1321-1395 East 1st Avenue, and the proposed project including a withdrawal management centre and social housing.

If checked off, I support the urgent prioritization of social housing at welfare/pension rates for this project.

Name: Jennifer Bradshaw

s. 22(1) Personal and Confidential



Other comments:

Let's prioritize the voices of those that will USE this project!



*PUBLIC HEARING*  
Mayor & Council  
Vancouver City Hall  
453 W 12th Ave  
Vancouver, BC V5Y 1V4

**Burke, Teresita**

---

**From:** Marcuse, Ian  
**Sent:** Friday, February 15, 2019 10:04 PM  
**To:** Public Hearing  
**Subject:** Support for the Clark and 1st (1636 Clark Drive and 1321-1395 East 1st Avenue) Proposal

Dear Mayor and Council,

I am writing to express my support for the proposed Clark and 1st (1636 Clark Drive and 1321-1395 East 1st Avenue)

I am a 30 year resident of Grandview Woodland who currently lives at Paloma Co-op, 3 blocks from the proposed development. I work in the community as a community food developer with the Grandview Woodland Food Connection. I also worked with the Grandview Woodland Drug and Alcohol Coalition, a group that worked to de-stigmatise poverty and substance use. I am, as you may surmise, very passionate about this community and community building.

I have also been reno-evicted and have seen many of my friends forced to leave this community due to the high cost of housing. For this reason, I feel that we desperately need more social housing. My suggestion however is that the housing created work best to support existing residents of Grandview Woodland at risk of dislocation or eviction. I feel firmly that people should have the opportunity to remain in the community where they have lived.

In addition, and as someone who has worked in social services and many social justice issues over the years, I fully support the treatment and other services proposed in our community. To those who say these services are not appropriate in a residential neighborhood, are these people who seek treatment not residents as well? Do people not deserve to have treatment options close to home? I say yes.

Thank you for your consideration,

--

**Ian Marcuse**

5. 22(1) Personal and Confidential

**Vancouver**



**Burke, Teresita**

---

**From:** Jim Balakshin s. 22(1) Personal and Confidential  
**Sent:** Friday, February 15, 2019 10:57 PM  
**To:** Public Hearing  
**Subject:** We need more projects like Clark and 1st (1636 Clark Drive & 1321-1395 East 1st Avenue)!

To Whom it May Concern,

I am writing this letter in support for the rezoning application at Clark and 1st Avenue. This is a much needed facility that will greatly support and benefit our community.

Through my experience working at a non-profit, neighbourhood house, I have witnessed the increasing need for services in our community, and overall lack of effective resources. This proposal will not only deliver much needed services, it will provide those services in a dignified and mindful way.

Issues affecting the health and wellbeing of our community are complex. The current disjointed and disconnected approach to service provision needs to be improved. We need solutions that are culturally appropriate, trauma-informed, and client-centred that reflect multi-dimensional cultural and socio-economic factors.

We cannot ignore the need in our community any longer. While we may not have the capacity or jurisdiction as a City to solve all of the problems affecting the wellbeing of our community, this is something we can take action on immediately. We all need to contribute to supporting our neighbours, and finding opportunities to provide compassionate and effective steps to foster community health and wellness.

Jim Balakshin  
s. 22(1) Personal and Confidential

**Jim Balakshin** *(he/him/his pronouns)*  
s. 22(1) Personal and Confidential

**Burke, Teresita**

---

**From:** Ian M s. 22(1) Personal and Confidential  
**Sent:** Saturday, February 16, 2019 11:21 AM  
**To:** Public Hearing  
**Subject:** Support for 1636 Clark Drive & 1321-1395 East 1st Avenue

I'd like to voice my support for the rezoning application at 1636 Clark Dr. & 1321-1395 E. 1st Ave.

With the closing of other facilities at E. Cordova and E. 2nd Ave., Vancouver Coastal Health needs to continue their valuable work, and provide service for the community at large.

The revised application is an improvement, by allowing family units easier access to the rooftop gardens, and larger set-backs from the streets and improved pedestrian access.

With these improvements I think this project can be a 'good neighbour' and should be approved in a timely manner.

Best,

-Ian M.

**Burke, Teresita**

---

**From:** Nozomi Imanishi s. 22(1) Personal and Confidential  
**Sent:** Saturday, February 16, 2019 10:56 AM  
**To:** Public Hearing  
**Subject:** RE: Clark and East 1st Proposal Project

My name is Nozomi Imanishi and I am a neighbour and renter in the Grandview Woodlands area. I would like to speak in support of the project at Clark Drive and East 1st Ave.

I would welcome a safe building like the one proposed for people in need of affordable housing, vibrant new social enterprises and in house withdrawal treatment. The need for these types of buildings are so great and I believe in the long run help to bring about a more healthy thriving social fabric here in Vancouver.

Thank you for taking the time to take my support and view into consideration.

Nozomi Imanishi

**Burke, Teresita**

---

**From:** Samantha Homenick s. 22(1) Personal and Confidential  
**Sent:** Saturday, February 16, 2019 4:13 PM  
**To:** Public Hearing  
**Subject:** REZONING: 1636 Clark Drive and 1321-1395 East 1st Avenue

Hello,

I am writing to say I am a Mount pleasant resident that is in full support of this project.

People need homes in the midst of this housing crisis. My hope is that the social housing program will truly be affordable, unlike some other programs such as the Rental 100 that is completely unrealistic for many people in this city. \$2500 for a 2 bdrm is not "affordable".

The poisoned drug supply that is killing people in this city needs many more resources to address it.

More detox facilities are a good start.

Samantha Homenick

s. 22(1) Personal and Confidential

**Burke, Teresita**

---

**From:** Cameron White s. 22(1) Personal and Confidential  
**Sent:** Saturday, February 16, 2019 4:43 PM  
**To:** Public Hearing  
**Subject:** Support for REZONING: 1636 Clark Drive and 1321-1395 East 1st Avenue

I would like to express my support for this project. While not a resident of the neighborhood, I work nearby and bike through it everyday. I recognize the need for More projects like this. We are in the midst of both an opioid and housing crisis, and this serves the needs of both. I encourage counsel to approve this proposal as well as future projects like this throughout the city.

I can't say to be personally affected by the opioid crisis but I am a renter with a young family and very familiar with the housing crisis.

Thank you,  
Cameron

## Burke, Teresita

---

**From:** Michael Dyce s. 22(1) Personal and Confidential  
**Sent:** Saturday, February 16, 2019 6:04 PM  
**To:** Public Hearing  
**Subject:** 1636 Clark Dr and 1321-1395 East 1st Ave

To whom it may concern:

I'd like to voice my support for the proposed housing and treatment project at the Above address. The city needs more treatment beds and transitional housing. I've been sober for 10+ years and used services at DayTox and it's essential.

The neighbourhood is well suited for this sort of merged social housing. I lived in the Commercial area many years ago and I think it's a great opportunity for this neighbourhood. People are always fearful of "junkies" and drugs, but in the end we have facilities and social housing mixed throughout the city and these are people who want to be sober. People are people. Denigrating people and thinking them less because of their addiction (which is an illness) is not excuse to rally against this type of build. Everyone needs support in life, and the vocal opposition has used fear and ignorance as an excuse fight this.

A large building like this provides maximum use of land. This area isn't that great because of traffic so a building if the type would be very useful here. It also brings in new infrastructure to the area and also some new interest.

Thanks for your time!

Michael Dyce

**Burke, Teresita**

---

**From:** EM Kastner s. 22(1) Personal and Confidential  
**Sent:** Saturday, February 16, 2019 7:46 PM  
**To:** Public Hearing  
**Subject:** 1636 Clark Drive

As a member of the Grandview-Woodlands community for 12 years, I wholeheartedly support this development and this facility. It is very much needed. I believe the NIMBY's are loud but very few. Yes, yes, yes in my backyard!

Thanks,

Erin Kastner

s. 22(1) Personal and Confidential

## Burke, Teresita

---

**From:** Dave Staniforth s. 22(1) Personal and Confidential  
**Sent:** Sunday, February 17, 2019 12:34 PM  
**To:** Public Hearing  
**Subject:** I support the 1st and Clark Rezoning Proposal

This letter is to express my support for the 1st and Clark project. I live with my family just a few blocks from where this development will be built and I fully support the vision of this project. Having worked as a nurse in mental health and substance use for many years I can speak to the need and the value of this project. I am also excited that here is a social housing component although I would ask council to find a new formula for defining what affordable housing rates are in the city, at present they are too high. I am excited for this projected to be approved and I voted for Mayor Stewart in large part because I felt a council with him at the head would have a better chance of approving progressive projects such as this one.

Sincerely,

Dave Staniforth  
s. 22(1) Personal and Confidential  
Vancouver BC



**Burke, Teresita**

---

**From:** Jordan Ross s. 22(1) Personal and Confidential  
**Sent:** Sunday, February 17, 2019 10:07 PM  
**To:** Public Hearing  
**Subject:** Supporting the 1st and Clark Rezoning Proposal

Dear Mayor & Council,

I am a resident of Vancouver and have a personal connection and experiences with mental health initiatives. I support the 1st and Clark Rezoning to develop social housing and detox facility at 1st and Clark. Keeping in mind the housing crisis we our facing, the opportunity to say 'yes in my backyard' is clear and needed.

I care deeply about those who live in this city, including those who are homeless and those who use drugs, and desire to see a welcoming community that includes those who need help most, providing ways to support their journey.

I strongly encourage councillors to approve the project.

Thank you,

Jordan Ross

## Burke, Teresita

---

**From:** Andy Longhurst s. 22(1) Personal and Confidential  
**Sent:** Monday, February 18, 2019 11:35 AM  
**To:** Public Hearing  
**Subject:** Clark and 1st (1636 Clark Drive & 1321 - 1395 East 1st Avenue)

Dear Mayor and Council:

s. 22(1) Personal and Confidential

I am writing in strong support of the proposal for Clark and 1st (1636 Clark Drive & 1321 - 1395 East 1st Avenue) (<https://rezoning.vancouver.ca/applications/1636clark/index.htm>).

I am writing as a resident in the neighbourhood and also as a health policy researcher. I have studied the barriers to the implementation of substance use services, and published research on the topic (<https://www.tandfonline.com/doi/abs/10.1080/13562576.2016.1140403>).

In this research, I have found that despite the clear evidence on the need for a public health response to substance use, the necessary services and supports are often opposed by business associations, developers, and landowners based on the erroneous belief that crime will increase and property values will fall. Academic research has found that this does not occur. (See, for example, [http://www.bccsu.ca/wp-content/uploads/2016/10/insite\\_report-eng.pdf](http://www.bccsu.ca/wp-content/uploads/2016/10/insite_report-eng.pdf) and [http://furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing\\_LowRes.pdf](http://furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf))

I strongly support the proposal and the following elements that will bring much-needed non-market housing and substance use services to our neighbourhood:

- 90+ units of affordable rental/social housing
- A City-owned social enterprise program space focusing on Indigenous healing and wellness through employment
- A state-of-the-art withdrawal management centre, including 20 short-term transitional beds
- An academic teaching, research and learning hub to support knowledge transfer and best practices in withdrawal management
- Trauma-informed, culturally appropriate services to meet the needs of Indigenous and other community members in need

It is important that a public health lens is applied to this important project. Too often a vocal minority mobilizes opponents through a campaign of misinformation and fear.

I urge Mayor and Council to align with the academic evidence and increase access to substance use services and supportive housing in an effort to improve population health and provide services that will help combat the ongoing public health emergency -- the opioid overdose crisis.

I strongly support this proposal and respectfully urge Mayor and Council to approve this rezoning.

Sincerely,  
Andy Longhurst, BA, MA

**Burke, Teresita**

---

**From:** Ian Robertson s. 22(1) Personal and Confidential  
**Sent:** Monday, February 18, 2019 11:42 AM  
**To:** Public Hearing  
**Subject:** I support the 1st and Clark Rezoning Proposal

Dear Mayor & Council,

I am a resident of Fairview Slopes, but my partner works in the neighborhood of this project, and I'm in the area often. I support the 1st and Clark Rezoning Proposal (Rezoning Application - 1636 Clark Drive & 1321-1395 East 1st Avenue) to develop a social housing and detox facility at 1st and Clark. Recognizing the housing crisis our city faces, the opportunity to say 'yes in my backyard' is clear and needed. I request and hope that city councillors to approve the project.

I care strongly about this neighbourhood - including those who are homeless and those who use drugs - and desire a thriving and welcoming community that includes them without judgement, providing avenues for their support and healing. I encourage you to approve this rezoning.

Thank you,  
Ian Robertson  
Fairview

**Burke, Teresita**


---

**From:** Michael J.S. Cox s. 22(1) Personal and Confidential  
**Sent:** Monday, February 18, 2019 11:47 AM  
**To:** Public Hearing  
**Cc:** rseveryone  
**Subject:** Clark and 1st (1636 Clark Drive & 1321 - 1395 East 1st Avenue)

I wish to register my unconditional SUPPORT in FAVOUR of the supportive housing and detox centre that is proposed for this neighbourhood: which is next door to my neighbourhood. Unfortunately some people think that this centre will result in more street people or, I don't know, rowdiness, or lower the value of adjoining properties (which wouldn't be a bad thing, generally). The fear-mongering by a vocal few should not drown out the support for more affordable housing. As long as the building is designed with care to fit into this area, I see no reason why it ought not to be built.

Michael Cox

s. 22(1) Personal and Confidential



## Burke, Teresita

---

**From:** Emily Parsons Dickau s. 22(1) Personal and Confidential  
**Sent:** Monday, February 18, 2019 12:08 PM  
**To:** Public Hearing  
**Subject:** I support the Clark and 1st Rezoning (1636 Clark Drive & 1321-1395 East 1st Avenue)

Hello,

My name is Emily Parsons Dickau s. 22(1) Personal and Confidential  
s. 22(1) Personal and Confidential

I am fully in support of the rezoning proposal for Clark and 1st avenue.

I think that the proposed detox and housing project would be a great addition to our neighbourhood. Over the past 13 years that I have lived in Grandview Woodlands I have seen more and more people being pushed out of this neighbourhood because of increasing inaffordability. It feels so important to me that people who have historically called this neighbourhood home can continue to live here, regardless of their income. I also support our neighbourhood having this detox centre as a visible symbol to the city that we care about the health and well being of our neighbours.

Last winter a man who has lived in our neighbourhood for years, Tom McGregor, died while sleeping outside. Because of the alcohol in his system, he was unaware of how cold he was and his body couldn't regulate properly. I can't help but wonder if the type of facility that's being proposed could have made a difference in Tom's life.

I am deeply hopeful that this proposal is accepted. As a home owner in Grandview Woodlands, this is the kind of thing that I want in my neighbourhood.

Thank you for your thoughtful discernment on this issue.

Sincerely,

Emily

## Burke, Teresita

---

**From:** Alex Thornton s. 22(1) Personal and Confidential  
**Sent:** Monday, February 18, 2019 12:46 PM  
**To:** Public Hearing  
**Subject:** Support for 1636 Clark Drive Rezoning Application

To Vancouver City Council members,

I would like to voice my strong support for the rezoning and development of BC Housing's proposal at 1636 Clark Drive!

Vancouver is facing devastating challenges related to addictions and lack of housing, and this project could do a lot to help marginalized citizens in our community by providing affordable homes and life-changing services. Given these immense challenges, I would only expect the rejection of this proposal to happen if there were serious and fatal flaws in the proposal, and as of yet none have really surfaced. Neighbourhood concerns about the changes this new facility might bring to area are valid, but only up to a point. Concerns about design elements, traffic, minor changes to shadowing, etc, are all fine to consider, but given the life and death consequences of addiction and a lack of secure housing, it's hard to argue in good faith that the proposal's inability to be everything for everyone is reason enough to reject it when the good it will do for those who desperately need it is certain.

This location is already a quite heavily trafficked arterial and is generally a noisy industrial area. It's hard to imagine many other possible locations that would less "disruptive" to neighbours in our dense city.

I urge you to support this proposal and in future to encourage more projects of this nature!

Thank you and kind regards,

Alex Thornton

s. 22(1) Personal and Confidential

## Burke, Teresita

---

**From:** Alison Atkinson s. 22(1) Personal and Confidential  
**Sent:** Monday, February 18, 2019 4:58 PM  
**To:** Public Hearing  
**Subject:** Support for rezoning application

Hello to City Council and Mayor,

I'm writing in support of the proposed rezoning for the 1st and Clark project. I am a single family homeowner, resident, and parent in Grandview Woodlands.

It is important to me and my family that we live in a city where we take care of one another. This includes people who are experiencing addiction, and other health issues. I trust the health and planning professionals who have designed and are advocating for the site to be developed as is, and I am encouraged that the project includes social and supportive housing, something we need more of in our community.

I imagine you will be hearing from quite a few irate GW residents carrying on about the many changes our neighbourhood has gone through already. My family and I live in GW because we want to live in a community that is eclectic, diverse, and urban. I'm a lot more concerned about the changes resulting from the big new single family houses being built near our home than I am about the presence of a building that will serve vulnerable people in our community.

Thank you for your time and attention.

Alison Atkinson

s. 22(1) Personal and Confidential

**Burke, Teresita**

---

**From:** Tu Nguyen s. 22(1) Personal and Confidential  
**Sent:** Monday, February 18, 2019 5:46 PM  
**To:** Public Hearing  
**Subject:** 1st and Clark Proposal

To whom it may concern:

I am a recent graduate of the family medicine residency program at UBC and I'd like to show my support for this housing initiative. The opioid crisis is clearly widespread and has resulted in many preventable deaths from overdose. Having a dedicated withdrawal management centre would help patients who are willing to seek help for their addictions, but are unable to find safe places to do so. Without centres such as the one you are proposing, patients need to be seen on an outpatient basis through their family doctors or psychiatrists. While this is an essential service, patients are relying on access to a physician during business hours, which increases the risk of relapse if they are unable to see a physician when they are in crisis and experiencing cravings. This proposed project would help these patients in need and also significantly relieve the pressure on an already constrained health care system. I truly hope this project will move forward.

Sincerely,

Tu Nguyen

---

**Tu Nguyen** s. 22(1) Personal and Confidential  
s. 22(1) Personal and Confidential



## Burke, Teresita

---

**From:** Kyla Epstein s. 22(1) Personal and Confidential  
**Sent:** Monday, February 18, 2019 8:24 PM  
**To:** Public Hearing  
**Subject:** Support for Clark and 1st (1636 Clark Drive & 1321 - 1395 East 1st Avenue)

Attention: City of Vancouver staff, council, and mayor.

I am emailing you in support of the proposed BC Housing affordable supportive housing project and detox centre at 1636 Clark Drive & 1321 - 1395 East 1st Avenue. I have lived in this neighbourhood for a many years and have no concerns about this project moving forward.

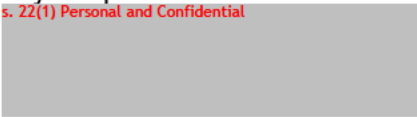
I know from my time as the former Chair of Vancouver Public Library that supportive housing makes a significant difference in the lives of those who most need access to a variety of services. This, combined with the issues our city and province are facing with respect to substance use, makes this project vital.

As a future neighbour, local parent, and community member I am fully in support of this project. This project is part of bringing to life the commitments from the COV and BC Housing to support those affected by mental health and addiction issues.

Please approve this project.  
Thank you!

Kyla Epstein

s. 22(1) Personal and Confidential



## Burke, Teresita

---

**From:** Stephen Bennett s. 22(1) Personal and Confidential  
**Sent:** Monday, February 18, 2019 8:25 PM  
**To:** Public Hearing  
**Subject:** 1636 Clarke Drive and 1321-1395 East 1st Avenue - Letter of Support

Dear Mayor and Council

On behalf of the Affordable Housing Societies I am writing to express my support for the application to rezone the properties at 1636 Clarke Drive and 1321-1395 East 1st Avenue from I-2 (Industrial) and RM-4N (Multiple Dwelling) to CD-1 (Comprehensive Development).

The provision of affordable housing, combined with a state-of-the-art withdrawal management centre, and Indigenous healing and wellness space are all much needed resources for the City and for the Grandview-Woodland neighborhood. The partnership between the City of Vancouver, BC Housing and Vancouver Coastal Health, has proposed an impressive development that will deliver housing and support services for low-to-moderate income households and marginalized members of our community.

We strongly encourage Mayor and Council to continue to show leadership to ensure that this significant project will be approved for Vancouver residents and to approve the rezoning application as has been requested.

Stephen Bennett

s. 22(1) Personal and Confidential



## Burke, Teresita

---

**From:** Ryan Bird s. 22(1) Personal and Confidential  
**Sent:** Monday, February 18, 2019 9:57 PM  
**To:** Public Hearing  
**Subject:** comments on 1636 Clark Drive & 1321-1395 E 1st Ave

Hello,

I would like to register my support for the development proposed at this location. I believe that these resources are sorely needed in this city and that having them in one location will benefit so many people struggling with addiction and other issues. I live four blocks from the proposed development and I welcome this building and its services in our neighbourhood along with the benefits it will bring my fellow Vancouverites. I visited the open house at VCC and had questions answered. I believe that the City responsibly consulted the community and listened to comments, both supportive and against.

That said, I know that the current occupants of the area who will lose housing will be looking at a large increase in their living costs and don't know what their future may be like. The housing, as I understand it, will be 50% at HILs and 50% at market. Reasonable housing is a large issue over the whole city, and while this development is very important to me, I don't believe that potentially causing more homelessness makes this an ideal solution.

I urge the City to consider one or all of the following to balance the needs of current residents and the needs of future users of the facility:

- 1) allow tenants to return to the new complex at the same rent or close to it, keeping their housing affordable;
- 2) offer the more long-term/vulnerable tenants temporary affordable relocation in the meantime; and
- 3) work to increase the affordability of the housing complex and, more importantly, change the City's definition of social housing from "at least 30% at HILs rate" and the rest at market rate to something sensible that's not defined by the heavily-inflated market rates that are moving residents and neighbours to nearly unaffordable living in this city.

Thank you for your work and I know that balancing the needs of so many is difficult. I hope that you can make life better for current tenants and future users of this project.

Best Regards,  
Ryan Bird

--

Living is more important than watching numbers in a bank, enthusiasm is more vital than resignation or boredom, and happiness, in the end, is all that really matters.

- Brad MacDuff

## Burke, Teresita

---

**From:** Owen Brady s. 22(1) Personal and Confidential  
**Sent:** Monday, February 18, 2019 10:31 PM  
**To:** Public Hearing  
**Subject:** 1. REZONING: 1636 Clark Drive and 1321-1395 East 1st Avenue

Mayor and Council,

I am writing to express my support for the rezoning at 1st & Clark. I attended the community open house and a community meeting at a local coffee shop. At both events, I found the presentations by the proponent team to be very convincing as to the need for this building and that the location and mix of services are a good match.

It is unfortunate, given the severe restrictions on new housing in this city and the opportunity for senior government investment in below market homes at this location, that more homes will not be built on this site. If there is an opportunity to allow more floorspace for housing as part of the hearing process, I urge council to take such action.

This project will help meet the needs of many in the community, from those struggling with addiction to those struggling to find adequate housing. While I would support facilities like these elsewhere in the neighbourhood, this location is in keeping with the Grandview-Woodland Community Plan and is on the down-slope toward Clark; it's hard to imagine any other location would receive broader support. Please approve this rezoning.

Best regards,

Owen Brady

## Burke, Teresita

---

**From:** Timothy Dickau s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 19, 2019 9:56 AM  
**To:** Public Hearing  
**Subject:** re: 1st and Clark

Dear Mayor & Council,

I am a resident of Grandview-Woodlands and a pastor of Grandview church at 1<sup>st</sup> and Salsbury. We have recently completed the co-here housing project at 1<sup>st</sup> and Victoria Drive a year ago. This community of mostly low-income people who now live there, some of whom are dealing with substance abuse, have become an integral and constructive influence in our neighborhood. While our project raised fears for a small number of people in our community, those fears have proved to be unfounded. In fact, the opposite has occurred. Many neighbors are now supportive of this housing as they are witnessing the positive impact the residents have had.

In light of our project's success, I strongly support the 1st and Clark Rezoning Proposal (Rezoning Application - 1636 Clark Drive & 1321-1395 East 1st Avenue) to develop a social housing and detox facility at 1st and Clark. Recognizing the housing crisis our city faces, the opportunity to say 'yes in my backyard' is clear and needed.

Our experience in the co-here project also points towards the value of affordability. All of the folks on social assistance in our building pay the housing portion of their income assistance and no more. This arrangement makes these homes a long-term economically viable place to put down roots. I encourage you to make more of the units in the 1<sup>st</sup> and Clark development affordable for the least among us.

I have lived in this neighborhood for 30 years. My hope is that our part of the city can continue to be a place that all people can make a lasting home.

I strongly urge you approve the rezoning.

Sincerely,

Dr. Rev. Tim Dickau

s. 22(1) Personal and Confidential

Vancouver, B. C.



# BCNPHA

BC Non-Profit Housing Association

s. 22(1) Personal and Confidential

February 19, 2019

Mayor and Council  
City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

*Submitted via publichearing@vancouver.ca*

**RE: Rezoning – 1636 Clarke Drive and 1321-1395 East 1<sup>st</sup> Avenue**

Dear Mayor and Council,

I am writing to express our organizational support for the application to rezone the properties at 1636 Clarke Drive and 1321-1395 East 1<sup>st</sup> Avenue from I-2 (Industrial) and RM-4N (Multiple Dwelling) to CD-1 (Comprehensive Development).

This is an impressive, and desperately needed, development as social housing, a state-of-the-art withdrawal management centre, and Indigenous healing and wellness space are all crucially needed resources for the City.

Housing affordability, addiction, and addressing the healing needs of Indigenous community members are critical issues affecting the City of Vancouver, and this development takes a significant step in responding to the need for long-term affordable housing combined with supportive addiction programs and the added amenities of space for Indigenous healing, social enterprise and jobs programs.

With the Clark and First project, BC Housing, Vancouver Coastal Health and the City of Vancouver have, once again, taken the lead to create affordable, safe and supportive homes for the low-to-moderate income households and marginalized members of our community.

We have followed the process of this particular application and recognize the extensive outreach and engagement that has been undertaken, particularly the meetings held with concerned neighborhood organizations.

We are confident that continued open dialogue with local residents and careful planning will ensure that changes in the surrounding neighbourhood will be mitigated.

As a local business in the neighbourhood we are also offering our support and participation in any long-term process that would be required to ensure that all of our neighbors will be able to support this project in the long-run.

We strongly encourage Mayor and Council to continue to show leadership to ensure that this significant project will be approved for Vancouver residents and to approve the rezoning application as has been requested.

Sincerely,

s. 22(1) Personal and Confidential

Jill Atkey,  
Chief Executive Officer  
BC Non-Profit Housing Association  
[www.bcnpha.ca](http://www.bcnpha.ca)

*About BCNPHA: Formed 25 years ago, BC Non-Profit Housing Association (BCNPHA) is the provincial umbrella organization for the non-profit housing sector comprised of nearly 600 members, including non-profit housing societies, businesses, individuals, partners and stakeholders. Together non-profit housing societies manage more than 100,000 units of long-term, affordable housing in over 2500+ buildings across the province.*



Mayor and Council Feedback

s. 22(1) Personal and Confidential

Case created: 2019-02-16, 11:34:00 AM

Incident Location

s. 22(1) Personal and Confidential

Contact Details

Name: Sam Anderson (ps)
Address:
Address2:
Phone:
Alt. Phone:

s. 22(1) Personal and Confidential

Request Details

- 1. Describe details (who, what, where, when, why): I am wholly in favour of the proposed rezoning at 1636 Clark Drive & 1321-1395 East 1st Avenue for the development of a social housing and detox centre.
2. Type of feedback: Positive
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 Social Housing Project
10. Neighbourhood: Downtown
11. Original Client: Sam Anderson



## Burke, Teresita

---

**From:** Drummond Lawson s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 19, 2019 10:23 AM  
**To:** Public Hearing  
**Subject:** Written Correspondence re. 1636 Clark Drive and 1321-1395 East 1st Avenue

Hi Public Hearing Team -

Please accept the below written correspondence for the hearing tomorrow night.  
Please remove my name from the speaker list (number 45); I will not be able to make the meeting in person.

Dear Mayor and Council -

I am writing in support of the development proposal at 1636 Clark / 1321-1396 1st Ave. As a homeowner on Woodland Drive nearby the proposed facility, I wish to express clear support for the construction of high quality and effective public institutions in the area. I have lived in the Grandview Woodland area for over 5 years and am often disappointed by the NIMBY-ism that can characterize my neighbourhood. Addictions, treatment, and recovery are important community health issues that justify significant investments and novel approaches like the proposed facility. The facility's design makes good use of its location. If it can offer effective services to address the drug crisis in our city it will be an asset to the city, to its inhabitants, and to the neighbourhood.

Drummond Lawson  
s. 22(1) Personal and Confidential



**Mayor and Council Feedback**

s. 22(1) Personal and Confidential

Case created: 2019-02-16, 05:08:00 PM

**Incident Location**

s. 22(1) Personal and Confidential

**Contact Details**

Name: Steve Coventry

s. 22(1) Personal and Confidential

**Request Details**

- |     |  |   |
|-----|--|---|
| 1.  | Describe details (who, what, where, when, why):                                | Dear Mayor and Council<br><br>I am writing to voice my support for the application to build a detox and public housing complex at Clark Dr. and 1st Avenue.? As a resident of East Vancouver, I understand the urgent need for such a facility in the city.? I urge you to vote to allow this facility to be built.? Thank You. |
| 2.  | Type of feedback:  | Positive  |
| 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 Social Housing Project   |
| 10. | Neighbourhood:   | Hastings-Sunrise  |
| 11. | Original Client:   | Steven Coventry   |
| 12. | Original Email address:  | s. 22(1) Personal and Confidential  |

## Burke, Teresita

---

**From:** Lee Anne Michayluk s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 19, 2019 12:39 PM  
**To:** Public Hearing  
**Subject:** Support for the Clarke and First rezoning application

Good afternoon,

I am writing to express my support for the application to rezone the properties at 1636 Clarke Drive and 1321-1395 East 1<sup>st</sup> Avenue from I-2 (Industrial) and RM-4N (Multiple Dwelling) to CD-1 (Comprehensive Development).

As the CEO of a multi-disciplinary affordable and healthcare-based housing society, I understand the need for an integrated service model that offers the support folks need to stabilize and become positive contributors within their communities. The provision of affordable housing, combined with a comprehensive withdrawal management centre and wellness space are all much needed resources for the City and for the Grandview-Woodland neighborhood. The partnership between the City of Vancouver, BC Housing and Vancouver Coastal Health ensures an effective development that will deliver housing and support services for low-to-moderate income households and marginalized members of our community.

I and our organization strongly encourage Mayor and Council to continue to show leadership to ensure that this significant project, and others like it, will be approved for Vancouver residents and to approve the rezoning application as has been requested.

Thank you for your consideration,

**Lee-Anne Michayluk** s. 22(1) Personal and Confidential

### CONFIDENTIALITY NOTICE:

The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

## Burke, Teresita

---

**From:** Donna Clark s. 22(1) Personal and Confidential  
**Sent:** Sunday, February 17, 2019 12:31 PM  
**To:** Public Hearing  
**Cc:** info@votecope2018.ca  
**Subject:** Re: Public Hearing: 1636 Clark Drive & 1st Ave.

I strongly support this social housing in the neighbourhood of Grandview-Woodlands. I have been a resident here for 37 years. Currently, I live at 1638 East 3rd Ave.

I have a deep concern that the most vulnerable and targeted members of our community are given top priority when it comes to housing. Everyone deserves to have safe, accessible and affordable housing.

As part of a larger housing policy, not only do I support this housing but that there be housing on this scale or greater in all neighbourhoods in the City. This housing also needs to be adequately maintained!

Thank you for your time.

Sincerely,

Donna Clark

s. 22(1) Personal and Confidential

cc: Vancouver Tenants Union; COPE

## Burke, Teresita

---

**From:** Donna Clark s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 19, 2019 12:53 PM  
**To:** Public Hearing  
**Subject:** Re: Public Hearing: 1636 Clark Drive & 1st Ave.

On paper it looks like a great project to support, i.e. a brand new detox centre with transition beds and social housing, but unfortunately it is destroying 18 units of super affordable housing and displacing longterm tenants (some 20+ yrs).

Even though the City is the owner and landlord of the existing properties, the tenants are unsure of what kind of protection they will get, beside right of first refusal. The problem is what's advertised here as "social housing" is actually 50% at HILs rate and 50% at market. HILs rate means you would need to make around \$40k to afford a studio (and go up from there).

The difference in rent between the current units and the proposed ones of the same size, can mean double or triple rent, especially for the longer term tenants. The tenants we've spoken to said that so far the relocation offers made to them have been much higher than they can afford. It goes against basic morality to displace longterm tenants from City owned property, some of whom are worried about becoming homeless in order to build a "social housing" complex that cannot house them.

While I support the detox centre, I believe the City needs to:

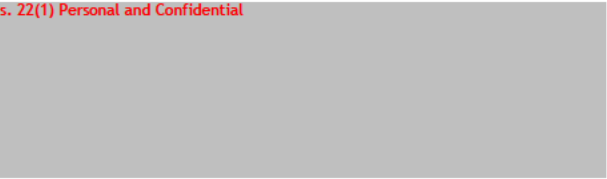
- 1) allow all tenants to return to the new complex at the same rent
- 2) offer the more longterm/vulnerable tenants temporary affordable relocation while the new complex is built
- 3) work to increase the affordability of the housing complex and change the City of Vancouver's definition of social housing from "at least 30% at HILs rate and the rest at market" to something sensible that's not tied to inflated market rates.

Thank you for your time.

Sincerely,

Donna Clark

s. 22(1) Personal and Confidential



## Burke, Teresita

---

**From:** Eugene McCann s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 19, 2019 2:04 PM  
**To:** Public Hearing  
**Subject:** Support for 1636 Clark Drive & 1321 - 1395 East 1st Avenue proposal

February 19 2019

Dear Mayor and Council:

I am writing to express strong support of the proposal for 1636 Clark Drive & 1321 - 1395 East 1st Avenue (<https://rezoning.vancouver.ca/applications/1636clark/index.htm>).

I am a resident of East Vancouver. I live at 1646 East Georgia St., a fifteen-minute walk from the proposed project.

I am also a professor at SFU with an interest in urban policy-making. I have co-authored research on barriers to the implementation of services to people who use drugs (<https://www.tandfonline.com/doi/abs/10.1080/13562576.2016.1140403>). This research found that while there is a large amount of evidence that public health responses to substance use are essential to improving the lives of people who use drugs, necessary services and supports are often opposed by business associations, developers, and landowners based on their belief that crime will increase and property values will fall. Academic research has found that this is not the case. (See: [http://www.bccsu.ca/wp-content/uploads/2016/10/insite\\_report-eng.pdf](http://www.bccsu.ca/wp-content/uploads/2016/10/insite_report-eng.pdf) and [http://furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing\\_LowRes.pdf](http://furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf)). Indeed, according to the Furman Center report, “the evidence refutes the frequent assertions by opponents of proposed developments that supportive housing has a sustained negative impact on neighboring property values.”

I strongly support the following elements of the proposal:

- 90+ units of affordable rental/social housing
- A City-owned social enterprise program space focusing on Indigenous healing and wellness through employment
- A state-of-the-art withdrawal management centre, including 20 short-term transitional beds
- An academic teaching, research and learning hub to support knowledge transfer and best practices in withdrawal management
- Trauma-informed, culturally appropriate services to meet the needs of Indigenous and other community members in need

I have lived in East Van for five years and I deeply value the diversity and inclusionary nature of the neighbourhood. Approving this development would underscore your commitment to preserving and enhancing the inclusivity of this neighbourhood and of the city as a whole. These core values should not be undermined by a few loud voices that are motivated by unfounded fears.

I urge you to approve this rezoning.

Sincerely,

Eugene McCann

s. 22(1)  
Personal and  
Confidential

## Burke, Teresita

---

**From:** Kathy Parsons s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 19, 2019 2:10 PM  
**To:** Public Hearing  
**Subject:** I support the Clark and 1st Rezoning (1636 Clark Drive & 1321-1395 East 1st Avenue)

My name is Kathleen Parsons and I live at 1982 E 5th Avenue V5N 1M2. I have lived here for 15 years and I volunteer(ed) at Grandview church, Kinbrace Community Society and Pacific Theatre, among others. And I have been part of supporting the Co-Here affordable housing project at the corner of Victoria and 1st.

I support the proposed project of rezoning Clark and 1st in order to welcome and support people needing affordable housing and a detox centre etc.

I want all people to feel welcome in my neighbourhood and as I have been lucky enough to afford to live and work in Vancouver I want to support those who struggle to survive here. I encourage this project to make the housing as affordable as possible.

thank you, Kathy Parsons



## Burke, Teresita

---

**From:** Jen Claus s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 19, 2019 2:24 PM  
**To:** Public Hearing  
**Subject:** I support the 1st and Clark Rezoning Proposal

[  
Dear Mayor & Council,  
I attend First Christian Reformed Church of Vancouver in the Grandview Woodlands neighbourhood. I support the 1st and Clark Rezoning Proposal (Rezoning Application - 1636 Clark Drive & 1321-1395 East 1st Avenue) to develop a social housing and detox facility at 1st and Clark. Recognizing the housing crisis our city faces, the opportunity to say 'yes in my backyard' is clear and needed. I call on city councillors to approve the project.

I care strongly about my neighbours - including those who are homeless and those who use drugs - and desire a thriving and welcoming community that includes them without judgement, providing avenues for their support and healing. I encourage you to approve this rezoning.

Thank you,

Jennifer Claus

## Burke, Teresita

---

**From:** bridgette badowich s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 19, 2019 3:00 PM  
**To:** Public Hearing  
**Subject:** Clark & 1st

Dear Council,

I write this email with respect to the development proposal at Clark and 1<sup>st</sup>, more specifically located at 1636 Clark Drive and 1321-1995 East 1<sup>st</sup> Avenue. As a current resident of the Gastown area in Vancouver, a past Emily Carr student, and past Commercial Drive/Grandview resident, I fully support the services provided by the abovementioned project as our city needs the services Clark and 1<sup>st</sup> will provide including treatment facilities and affordable housing.

I would be happy to speak to a representative to voice my support further and include my contact details below.

Best,

Bridgette Badowich

s. 22(1) Personal and Confidential



## Burke, Teresita

---

**From:** Molly Millar s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 19, 2019 3:00 PM  
**To:** Public Hearing  
**Subject:** Clark and 1st (1636 Clark Drive & 1321-1395 East 1st Avenue)

Hi there,

My name is Molly Millar at #3-3336 Heather St, Vancouver, BC, V5K 3Z7.

I am in support of this project because it addresses the needs of many Vancouver residents. As we are all aware, we are in the midst of an opioid crisis and the more smart resources dedicated to this crisis, the better. We need to support those who are battling their addictions and provide accessible resources here in the city.

We are also in the midst of an affordable housing crisis so I am supportive of the affordable/social housing aspect of this proposal.

I note that underground parking has increased from 31 to 80 spots. I would like to understand how this proposal will address active transportation modes including bike parking, access to public transit and dedicated spaces for ride sharing options like Modo, Car2Go, Zipcar etc.

Best  
Molly Millar