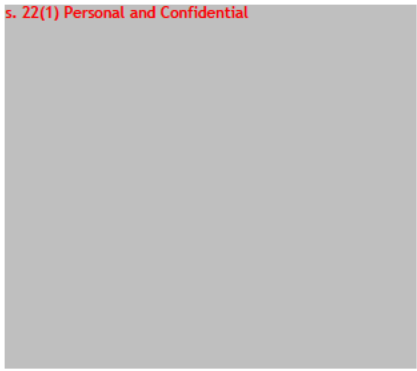


Donato and Angela Calogero

s. 22(1) Personal and Confidential



Saturday, February 16, 2019

Re: Re-zoning of 1636 Clark Drive and 1321-1395 East 1st Avenue to CD1

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

Dear sir/madame

We have lived on Graveley Street in the community of Grandview-Woodland for more than 52 years. I was 6 months of age when my family moved here. We have heavy concerns about the proposed zoning change from RM-4N and I-2 to CD-1. This development will construct a large complex containing a 24 hour, 7 days a week detox facility and social housing complex in our dense residential neighbourhood. I care for a senior and the family next door have a child less than 2 years of age. Families, children and seniors are the fibre of this community, a community that is welcoming and has diversity of cultures, ages and economics. We support and have significant social housing currently within meters of the identified site.

Overview

The proposal of combining a 51 bed Detox Centre with 20 additional transition beds, a Sobering Centre with 15 units for involuntary (Subject Intoxicated in a Public Place (SIPP)) and 5 voluntary units make this a hospital sized facility in a residential neighbourhood - 91 beds/units.

Grandview-Woodland will be the third highest community in Vancouver, next to Downtown and Strathcona, for Social Housing to population ratio. The existing ratio of Social Housing is something we are proud of but the addition of 90 Social Housing units in the proposed development will see three major complexes within 50 meters of each other with a total of over 370 Social Housing units. It has been proven time and

time again that a mix of housing of all types with recreational amenities and businesses/services provides for healthier and diverse communities. This shows poor community planning and foresight was used to select the site at East 1st Avenue and Clark Drive.

Lack of fact-based analysis, building inefficiencies and community outreach and consultation

Combining a Withdrawal Management/Sobering Centre with Social Housing is a high-risk experiment. The two examples brought forth as comparable are in Victoria and Portland, Oregon. The Victoria example has *no* social housing and the one in Portland isn't built yet. Also, combining the Vancouver Detox Centre on East 2nd Avenue and the Harbour Light Detox on Cordova Street, along with the net loss of one bed for a growing population, puts all the detox services into one location for the city. This is expected to be done without evidence that it can all function and for it to be placed into a small residential neighbourhood. Are the City and our population willing to take the risk of spending over 80 million dollars on an unproven complex with these valuable and needed services?

There are also major design flaws. Aside from 34 parking spaces for 90 housing units (some containing three bedrooms) where the only street parking is on the west half-block of McLean Drive, there are no traffic calming and mitigation measures for a site surrounded by Clark Drive and East 1st Avenue. Both described as two small highways when the project was assessed by the Urban Design Panel. There is no study, nor answers provided, on the housing and socio-economic mix of this development.

The project partners have stated that there was never an alternate site for this facility which also indicates a lack of proper planning and consideration. This project had a lack of transparency with no public consultation and with many of the key decisions made in secret prior to the announcement in February 2018.

Does not conform to the Grandview-Woodland Community Plan (GWCP)

One of the major key understated facts about this project is the loss of a **community park** located in the western three lots of the site. This green space has been adopted by the community and has been in the public realm for over 50 years since the two houses on the lots were demolished.

The GWCP *demand*s an addition of Parks because of the severe lack of green spaces found in the area. In Vancouver, 1.1 hectares per 1000 residents is the average- in Grandview-Woodlands, **.4 hectares** of parkland exists for every 1000 residents. Locals businesses have built park benches, residents have planted flowers, children play in the Park and collect berries in the summertime, snowmen were built on the site as was witnessed recently and I played in the Park as a child. The City purchased the Arbutus Corridor in Kerrisdale and Kitsilano which added a significant green-way to that area - Grandview-Woodland would like the same, even as small as it

is. With this project and re-zoning exempt from **Community Amenity Contributions (CACs)**, the construction of this facility *would not add an amenity, but would take one away*. Limited costs would incur to keep 'the Park' as is. The Park is already established and with a view of industry and downtown, all residents and guests of Vancouver can enjoy this small and cherished community space as it has been enjoyed for years.

In the context of the GWCP, as with other communities in Vancouver, additions of housing and health services are a common narrative. The proposed development contravenes the Plan in many important ways.

The Grandview Woodland Community Plan for building shape is not long, rectangular and monolith as designed but 'T' -shaped. The Floor Space Ratio (FSR) set in the GWCP is at 2.4, not at an FSR of 3.22. Industrial Land (3 lots at the west end of the site) MUST be kept Industrial and precludes them from being used for residential, clinical and social enterprise (only permitted in General Urban in the Regional Context Statement Official Development Plan (RCS ODP). Upper floors are to be set back 3 meters (10 ft.) at the rear, above the third floor, to allow some natural light to go past the vertical buildings currently proposed at 6 and 10 storeys. These proposed towers overwhelm the area for height and scale.

Pace of Change Policy Bulletin

The Grandview-Woodland Community Plan-"Pace of Change" Policy Bulletin is being asked to be waived and shouldn't be granted. The demolition of entire blocks in the community is not in the spirit of the pace of change which was to manage the pace of old housing/rental stock development and control the rate of wholesale demolition that was feared after the adaptation of the GWCP. Demolishing an additional block more than the 5 developments authorized contravenes the Bulletin and why it was put in place.

Working alongside the community for better solutions

The overall site selection of the block east of Clark Drive and north of East 1st Avenue is a poor one. It is a major north-south truck route and heavy east-west traffic on East 1st Avenue creates significant noise, pollution and danger to pedestrian traffic as was identified in the several City reports.

The proposed re-zoning and development of these lands requires a re-think and a **yellow paper** is requested to document and detail the analysis behind the development to the public and City Councillors. The **community Park** at the southwest corner should be kept as parkland. This would move any facility away from the intersection and allow any residents and/or patients a pleasant place that is safe and clean.

Please feel free to correspond and we would be more than eager to assist and to answer any questions.

Sincerely,

Donato and Angela Calogero

AC/dc

Burke, Teresita

From: Will s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2019 9:35 AM
To: Public Hearing
Subject: 815-825 Commercial and 1680 Adanac0

As a land owner in the area I do not approve of this development if it is over 4 stories.

Burke, Teresita

From: Deborah M s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2019 5:07 PM
To: Public Hearing
Subject: 1st & Clark Development

Dear Councillors,

I am writing to express my opposition to the 1st & Clark development as proposed.

I (and my neighbours) welcome more families, variety of housing and support neighbourhood sized addiction services in our community.

My opposition is to the size and scope of this massive facility and the lack of neighbourhood impact studies that a project of this financial and social cost demands.

With the exception of the parking and traffic studies there are no facts only hearsay as to how this large facility will impact the neighbourhood.

Is it supposed to put me at ease that St Francis Xavier, the private school near the small detox on 2nd, where children are dropped off and picked up daily by car and who do not reside in the area have not been negatively affected?

It should concern council that these (privileged) children are being compared to the children who reside near 1st and Clark. The kids in my neighbourhood walk to school, often unaccompanied by an adult. They play on the sidewalks and boulevards in the summer. Many live in social housing which is abundant in this particular corner of Grandview Woodlands and many are considered at-risk.

It should concern council that new Vancouver sobering tank will result in thousands of strangers a year who have no ties to this vulnerable neighbourhood will be released at the doorstep of one of the city's oldest & largest social housing complexes, Grandview Terrace.

It should concern council that 1st and Clark is one of the highest crash zones in the city averaging 100 motor vehicle accidents a year. With less than half the required parking spaces and only one direct bus route motor vehicle traffic is expected to increase significantly putting neighbourhood kids, elders and facility clients at risk.

The proposed facility is no small detox like 2nd avenue. It is no Blackburn Building like the one being built in Portland. It is no Victoria Detox. The 1st & Clark facility is like no other... anywhere.

I ask that common sense prevail and the Council press pause on 1st and Clark. I believe with the neighbourhood's help something great can be built here. Let's take a step back, get facts and be an example for the rest of Vancouver.

Thank you,

Deborah Merlo

I am a resident. I live and work near the proposed site and like many of my neighbours have had someone close to me suffer from addiction.

Burke, Teresita

From: Jeffery Town s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2019 10:13 PM
To: Public Hearing
Subject: Opposed: 1st & Clark Rezoning Application

VIA EMAIL SUBMISSION: publichearing@vancouver.ca

February 18th, 2019

To whom it may concern,

Re: Vancouver Development – 1st & Clark – 1636 Clark Drive & 1321-1395 East 1st Avenue in Vancouver

<https://www.bchousing.org/partner-services/public-engagement/projects/vancouver-1st-clark>

As a homeowner and resident of the Grandview area I am writing to express deep concern and full opposition to the proposed zoning changes as they currently stand to the 1st & Clark site and the consultative process leading up to this stage.

I am completely **against this project** due to the following:

- **Lack of positive intent and true collaborative consultation** that involve those that actually live and have invested in the community within a 5-10 block radius of the proposed site:
 - Residents who have questions and concerns are being bullied and vilified by city officials, supporters from outside the neighborhood and special interest groups with questionable motives and funding.
 - The process leading up to this point has not been consultative or democratic for those that will be directly impacted by the rezoning and proposed project.
 - City Officials and staff have alienated the neighborhood and community. I've attended all meetings, open houses and the majority of those in attendance who live in the community are not in favour of the rezoning and proposal as it stands.
- **Due process and research has not been done on this project.**
 - City Officials cannot provide historical evidence of projects where the combination of affordable market housing, detox, addiction facilities and low-income subsidy housing has worked.
 - As a Vision Vancouver legacy project there has been 81 million dollars of taxpayer money proposed and there isn't a study to prove this will be successful – that in itself should put pause on this application and project.

- **I am against the size and scope of the proposed project:**

- **DETOX** – I do not support the conglomeration of several major detox facilities in Vancouver at this one location and do not support closing of 2 established detox centres, and do not support the subsequent reduction of beds from these closures.
- **HOUSING** – I support the need for additional housing options for those that require it in Vancouver however the current scope of this project does not form to the Grandview-Woodland Community Plan – it is literally too large when compared to the rest of the neighborhood. The highest structure in the area is three stories high and the Grandview plan calls for a maximum of four stories while this facility is proposed at 6 stories on McLean and up to 10 on Clark.
- **SOBERING** – I support sobering centres that are close to law enforcement facilities and not a residential neighborhood. I do not support locating Vancouver’s only 24-hour sobering centre away from police oversight where clients will be leaving this facility on foot, in a high-traffic area poorly served by public transit. I am also concerned about releasing city-wide clients on to our community streets.
- **SOCIAL ENTERPRISE** – I support the creation of a Social Enterprise Centre. I do not support using this proposed 3,700 square-foot facility to justify rezoning of industrial land protected in Section 6.4.4. of the Grandview Woodland Community Plan.

- **This proposed rezoning ignores the Grandview Woodland Plan in size and scope.**

- After four years of consultation the city is moving towards completely disregarding and ignoring the agreed upon plan of the community and neighborhood. This is a mistake.


I propose pausing this fast-tracked project that is polarizing and laden with issues. Involve the community through true consultation and decrease the physical size and scope of this project. Encourage thoughtful design that works within the neighborhood and is within the scope of the Grandview Woodlands plan. Focus on the housing needs of the city and don’t look to 1st and Clark as a band-aid solution for every issue we need to tackle in Vancouver. The conglomeration of these proposed facilities into one major space has already alienating and ignored the desires of the residential community that wants to work with you not against you.

Thank you for your time in reading and hearing my concerns, please feel free to connect with me should you require any further information.

Kind Regards,

Jeff Town

s. 22(1) Personal and Confidential



Burke, Teresita

From: Trevor Campbell s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2019 10:23 PM
To: Public Hearing
Subject: OPPOSED – 1st & Clark Rezoning Application

VIA EMAIL SUBMISSION: publichearing@vancouver.ca

February 18th, 2019

To whom it may concern,

Re: Vancouver Development – 1st & Clark – 1636 Clark Drive & 1321-1395 East 1st Avenue in Vancouver

<https://www.bchousing.org/partner-services/public-engagement/projects/vancouver-1st-clark>

As a homeowner and resident of the Grandview area I am writing to express deep concern and full opposition to the proposed zoning changes as they currently stand to the 1st & Clark site and the consultative process leading up to this stage.

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 - Residents who have questions and concerns are being bullied and vilified by city officials, supporters from outside the neighborhood and special interest groups with questionable motives and funding.
 - The process leading up to this point has not been consultative or democratic for those that will be directly impacted by the rezoning and proposed project.
 - City Officials and staff have alienated the neighborhood and community. I've attended all meetings, open houses and the majority of those in attendance who live in the community are not in favour of the rezoning and proposal as it stands.
- **Due process and research has not been done on this project.**
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 - As a Vision Vancouver legacy project there has been 81 million dollars of taxpayer money proposed and there isn't a study to prove this will be successful – that in itself should put pause on this application and project.
- **I am against the size and scope of the proposed project:**

- **DETOX** – I do not support the conglomeration of several major detox facilities in Vancouver at this one location and do not support closing of 2 established detox centres, and do not support the subsequent reduction of beds from these closures.
- **HOUSING** – I support the need for additional housing options for those that require it in Vancouver however the current scope of this project does not form to the Grandview-Woodland Community Plan – it is literally too large when compared to the rest of the neighborhood. The highest structure in the area is three stories high and the Grandview plan calls for a maximum of four stories while this facility is proposed at 6 stories on McLean and up to 10+ on Clark.
- **SOBERING** – I support sobering centres that are close to law enforcement facilities and not a residential neighborhood. I do not support locating Vancouver's only 24-hour sobering centre away from police oversight where clients will be leaving this facility on foot, in a high-traffic area poorly served by public transit. I am also concerned about releasing city-wide clients on to our community streets.
- **SOCIAL ENTERPRISE** – I support the creation of a Social Enterprise Centre. I do not support using this proposed 3,700 square-foot facility to justify rezoning of industrial land protected in Section 6.4.4. of the Grandview Woodland Community Plan.
- **This proposed rezoning ignores the Grandview Woodland Plan in size and scope.**
 - After four years of consultation the city is moving towards completely disregarding and ignoring the agreed upon plan of the community and neighborhood. This is a mistake.

I propose pausing this fast-tracked project that is polarizing and laden with issues. Involve the community through true consultation and decrease the physical size and scope of this project. Encourage thoughtful design that works within the neighborhood and is within the scope of the Grandview-Woodlands plan. Focus on the housing needs of the city and do not look to 1st and Clark as a band-aid solution for every issue we need to tackle in Vancouver. The conglomeration of these proposed facilities into one major space has already alienated and ignored the desires of the residential community that wants to work with you not against you.

Thank you for your time in reading and hearing my concerns, please feel free to connect with me should you require any further information.

Kind Regards,

Trevor Campbell

s. 22(1) Personal and Confidential

Burke, Teresita

From: Kevin MacDonald s. 22(1) Personal and Confidential
Sent: Monday, February 18, 2019 11:38 PM
To: Public Hearing; Stewart, Kennedy; Fry, Pete; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; Dominato, Lisa; Hardwick, Colleen; De Genova, Melissa; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; 1636 Clark Drive Rezoning
Subject: Opposition to 1636 Clark Drive Development

Dear Mayor and Councillors,

First of all, congratulations on your (mostly) new positions. I look forward to seeing your efforts in 2019 and beyond to make Vancouver a more affordable place to live, enhance and maintain our parks and create a sensible and efficient building permit process.

I am writing to you because I have major concerns about the development at 1636 Clark Drive and the zoning changes needed for this massive new development in Grandview Woodland and how it fits in (or doesn't) with the Grandview-Woodland Plan and the community.

This massive housing complex and detox centre at Clark Drive and East 1st Ave seems very problematic. I have read as much info as I can find on the project and I find it very concerning. There is quite a lot of info that has been researched and provided by a group called community 1st at their website <https://community1st.ca/>. I tend to agree with most if not all of what they say on their website. Namely: "We vehemently believe the size & scope of this project is ill-conceived & under researched & will over-burden this vulnerable neighbourhood." and "We are "YIMBY" (yes in my backyard). We support addiction services. We have welcomed 500+ social housing units & homeless shelter all existing within a 3 block radius of this development." We have what I think is the largest (if not, then one of the largest) concentration of low income housing, co-ops, First Nations housing and assisted living residences in the city. We have a wonderfully diverse and integrated neighbourhood. But this massive building is not in line with everything else that exists in the neighbourhood. Why can't other parts of the city be more integrated? Why are these types of facilities always on the East Side?

There is a massive "health district" being planned for Main and Terminal where the new St Paul's Hospital is being built. It is totally beyond comprehension as to why you do not approve and start building this detox centre there right away? It is far better located to be near other health services, transit and other infrastructure. Building could also start right away without anybody having to be evicted.

Also, many hours and dollars were used to create the Grandview Woodlands Plan. It is still a very flawed document but at least there are some decent recommendations. Why after all of that work would you go ahead and permit something that is so out of whack with the GW plan?

Why would you ever want to locate a new health care facility in a residential neighbourhood? The only reason the detox centre near main and 2nd is now in a residential neighbourhood is because the light industry that used to be around it has been replaced by housing.

Please study this more carefully. I assume once you do you will come to your senses and realize that the proposed location at Clark Dr and East 1st would certainly be a great location for more housing (in a properly sized building) but that a medical facility should not be located there.

Sincerely,

Kevin MacDonald

February 19, 2019

Mayor & City Council
City of Vancouver
453 W. 12th Avenue
Vancouver, BC
V5Y 1V4

Dear Mayor & City Council

Re: The 1st & Clark Rezoning Application

There are a number of concerns about the project. Vancouver has a major housing crisis and I understand that this project will destroy 18 units of affordable housing. Furthermore, it will displace some long term residents who lived in the neighbourhood for over 20 years.

The City needs to ensure that these residents find an affordable relocation while the complex is being built. Additionally, the City must allow these residents to return to the new complex at the same rent.

As for the 90 Units of social housing, these units need to be offered at 30% of the HILs rate. I would also like to see a plan for long term housing for those that finish the detox treatment. There is no point in having a detox centre if former patients have to go back to living on the street.

Thank you for your consideration.

Yours Sincerely

Don Walchuk
Vancouver BC

s. 22(1) Personal and
Confidential

Burke, Teresita

From: Colin L Campbell s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 2:40 AM
To: Public Hearing
Subject: 1st & Clark&1321-1395 East 1st Avenue in Vancouver

To call concerned,

I have family living in this area of Vancouver whom I visit regularly and I am very concerned about this proposed development and its impact on the local residents and the area in general.

It appears that there have been 47 emails in support of the proposal and 9 emails opposing.

It is interesting to note, that it appears that the supporting emails are coming from an 'email generator' led by a group called "Abundant Housing" who are funded by Developers – is this correct ?? or incorrect information. If correct, could this mean that Vancouver City Council have a Conflict of Interest issue here given that Development Applications are handled by Council ??

Are Vancouver City Council aware that the residents (voters) are feeling bullied and intimidated by the way this proposal is being handled.

1. It appears that the proposed building would be 10 Storeys which is higher than any of the other buildings in the area.
2. Why is Vancouver City Council looking to re-zone the area for this project? Does this mean that if any of the established building owners apply to extend the height of their building, that this will also be approved ?? which will then change the entire look/feel of the area.
3. Do any of the governing bodies involved in this decision have any examples/proof that this type of development is successful, if so, bring the information to the discussion table.
4. Has there been any honest study done on the impact of how this proposal is likely to affect the residents and local businesses ?
5. Vancouver Coastal Health said "there's a need for more addiction treatment services and housing in Vancouver. This new space will answer those needs under one roof" What proof do you have that this statement is valid and correct.
6. It is time that the Vancouver City Council, Vancouver Coastal Health (Bonnie Wilson) listen to and take on board, the genuine concerns of the residents and businesses that will be affected by this development and see if there is a better alternative.

Kind regards,

Mary Campbell

Burke, Teresita

From: Ron Town s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 5:52 AM
To: Public Hearing
Subject: Rezoning application.

City of Vancouver:

We are opposed to the rezoning of 1st and Clark.

It will be too dense, too many people in a small area.

Please consider the residents who live here. They are the taxpayers and the ones who vote.

Thank you.

Lynda and Ron Town

Sent from Yahoo Mail on Android

Burke, Teresita

From: Ronald Town s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 6:23 AM
To: Public Hearing

February 18th, 2019

To whom it may concern,

Re: Vancouver Development – 1st & Clark – 1636 Clark Drive & 1321-1395 East 1st Avenue in Vancouver

<https://www.bchousing.org/partner-services/public-engagement/projects/vancouver-1st-clark>

As a homeowner and resident of the Grandview area I am writing to express deep concern and full opposition to the proposed zoning changes as they currently stand to the 1st & Clark site and the consultative process leading up to this stage.

I am completely **against this project** due to the following:

- **Lack of positive intent and true collaborative consultation** that involve those that actually live and have invested in the community within a 5-10 block radius of the proposed site:
 - Residents who have questions and concerns are being bullied and vilified by city officials, supporters from outside the neighborhood and special interest groups with questionable motives and funding.
 - The process leading up to this point has not been consultative or democratic for those that will be directly impacted by the rezoning and proposed project.
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 -
- **Due process and research has not been done on this project.**
 - City Officials cannot provide historical evidence of projects where the combination of affordable market housing, detox, addiction facilities and low-income subsidy housing has worked.
 -
 - As a Vision Vancouver legacy project there has been 81 million dollars of taxpayer money proposed and there isn't a study to prove this will be successful – that in itself should put pause on this application and project.
- **I am against the size and scope of the proposed project:**
 - **DETOX** – I do not support the conglomeration of several major detox facilities in Vancouver at this one location and do not support closing of 2 established detox centres, and do not support the subsequent reduction of beds from these closures.
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is literally too large when compared to the rest of the neighborhood. The highest structure in the area is three stories high and the Grandview plan calls for a maximum of four stories while this facility is proposed at 6 stories on McLean and up to 10 on Clark.

- **SOBERING** – I support sobering centres that are close to law enforcement facilities and not a residential neighborhood. I do not support locating Vancouver’s only 24-hour sobering centre away from police oversight where clients will be leaving this facility on foot, in a high-traffic area poorly served by public transit. I am also concerned about releasing city-wide clients on to our community streets.
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- **This proposed rezoning ignores the Grandview Woodland Plan in size and scope.**
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I propose pausing this fast-tracked project that is polarizing and laden with issues. Involve the community through true consultation and decrease the physical size and scope of this project. Encourage thoughtful design that works within the neighborhood and is within the scope of the Grandview Woodlands plan. Focus on the housing needs of the city and don’t look to 1st and Clark as a band-aid solution for every issue we need to tackle in Vancouver. The conglomeration of these proposed facilities into one major space has already alienating and ignored the desires of the residential community that wants to work with you not against you.

Thank you for your time in reading and hearing my concerns, please feel free to connect with me should you require any further information.

Kind Regards,
Lynda Town
Sent from [Mail](#) for Windows 10

Burke, Teresita

From: Ronald Town s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 6:30 AM
To: Public Hearing
Subject: rezoning application

February 18th, 2019

To whom it may concern,

Re: Vancouver Development – 1st & Clark – 1636 Clark Drive & 1321-1395 East 1st Avenue in Vancouver

<https://www.bchousing.org/partner-services/public-engagement/projects/vancouver-1st-clark>

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- HOUSING – I support the need for additional housing options for those that require it in Vancouver however the current scope of this project does not form to the Grandview-Woodland Community Plan – it is literally too large when compared to the rest of the neighborhood. The highest structure in the area is three stories high and the Grandview plan calls for a maximum of four stories while this facility is proposed at 6 stories on McLean and up to 10 on Clark.
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Kind Regards,
February 18th, 2019

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I am completely **against this project** due to the following:

- **Lack of positive intent and true collaborative consultation** that involve those that actually live and have invested in the community within a 5-10 block radius of the proposed site:
 - Residents who have questions and concerns are being bullied and vilified by city officials, supporters from outside the neighborhood and special interest groups with questionable motives and funding.
 - The process leading up to this point has not been consultative or democratic for those that will be directly impacted by the rezoning and proposed project.

- City Officials and staff have alienated the neighborhood and community. I've attended all meetings, open houses and the majority of those in attendance who live in the community are not in favour of the rezoning and proposal as it stands.
-
- **Due process and research has not been done on this project.**
 - City Officials cannot provide historical evidence of projects where the combination of affordable market housing, detox, addiction facilities and low-income subsidy housing has worked.
 -
 - As a Vision Vancouver legacy project there has been 81 million dollars of taxpayer money proposed and there isn't a study to prove this will be successful – that in itself should put pause on this application and project.
- **I am against the size and scope of the proposed project:**
 - **DETOX** – I do not support the conglomeration of several major detox facilities in Vancouver at this one location and do not support closing of 2 established detox centres, and do not support the subsequent reduction of beds from these closures.
 - **HOUSING** – I support the need for additional housing options for those that require it in Vancouver however the current scope of this project does not form to the Grandview-Woodland Community Plan – it is literally too large when compared to the rest of the neighborhood. The highest structure in the area is three stories high and the Grandview plan calls for a maximum of four stories while this facility is proposed at 6 stories on McLean and up to 10 on Clark.
 - **SOBERING** – I support sobering centres that are close to law enforcement facilities and not a residential neighborhood. I do not support locating Vancouver's only 24-hour sobering centre away from police oversight where clients will be leaving this facility on foot, in a high-traffic area poorly served by public transit. I am also concerned about releasing city-wide clients on to our community streets.
 - **SOCIAL ENTERPRISE** – I support the creation of a Social Enterprise Centre. I do not support using this proposed 3,700 square-foot facility to justify rezoning of industrial land protected in Section 6.4.4. of the Grandview Woodland Community Plan.
- **This proposed rezoning ignores the Grandview Woodland Plan in size and scope.**
 - After four years of consultation the city is moving towards completely disregarding and ignoring the agreed upon plan of the community and neighborhood. This is a mistake.

I propose pausing this fast-tracked project that is polarizing and laden with issues. Involve the community through true consultation and decrease the physical size and scope of this project. Encourage thoughtful design that works within the neighborhood and is within the scope of the Grandview Woodlands plan. Focus on the housing needs of the city and don't look to 1st and Clark as a band-aid solution for every issue we need to tackle in Vancouver. The conglomeration of these proposed facilities into one major space has already alienating and ignored the desires of the residential community that wants to work with you not against you.

Thank you for your time in reading and hearing my concerns, please feel free to connect with me should you require any further information.

Kind Regards,
Ron Town

s. 22(1) Personal and Confidential

Burke, Teresita

From: Michael Coderre s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 7:53 AM
To: Public Hearing
Subject: 1st and Clark Project - I OPPOSE THE PROJECT IN ITS CURRENT STATE. MORE RESEARCH AND COMMUNITY OUTREACH IS NEEDED!!!!

Dear Council

I am a resident within the above mentioned neighbourhood, as well as an employer in a nearby (Strathcona) neighbourhood. I would like to go on record that I do not support the 1st and Clark development as proposed. The proposal in its current state is incomplete, inaccurate and lacks the significant amount of verifiable research upon which the project itself is being defended or rationalized. In addition, it is completely biased toward the largely unsubstantiated opinions of those partners/stakeholders engaged in the proposal and Brooke Pooni, the firm used to spin the project into a package and message designed to be more palatable for the public and those decision makers who can impact the initiation of the project. The complete lack of meaningful neighbourhood consultation and community impact studies in an already vulnerable area is reprehensible, and only scratches the surface in terms of the scope of research that SHOULD accompany a project of this magnitude and the neighbourhood impact it could potentially have.

Before \$81,000,000.00 tax dollars are spent, current residents displaced, at-risk families potentially compromised, dangerous traffic patterns and general disruption are created, the community deserves proper research and facts proving the undeniable suitability of this location. Also absent to date, has been the meaningful engagement of our community to address our concerns with those facts rather than being offered "best guess answers" to our questions. This engagement MUST ALSO include the "post-project" plan to ensure adequate monitoring, security and general efficacy of the project. Proceeding with the approval of this project and the zoning required to move it forward, in the absence of those very important components previously mentioned, is tantamount to performing a social experiment in our neighbourhood, with everyone crossing their fingers and HOPING for the best. Not good enough.

To be clear, this is not a judgement on whether or not this is the right project in the right place at the right time...it is a statement that we really don't have enough information and research to support an informed judgement either way! The scope is massive. Accordingly, I support a motion to "Pause" the development until an improved consultation process is put in place, research on impact provided and the new City Plan starts to take shape. Anything less would be imprudent and irresponsible.

Thank you
Michael Coderre

Burke, Teresita

From: Michael Coderre s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 8:06 AM
To: Public Hearing
Subject: 1st & Clark Project - I OPPOSE !!!

Dear Council

I would like to go on record as opposing this proposal in its current form. The scope is massive for such an under-researched \$81M + expenditure. The extent of any meaningful engagement with the community who will be most impacted by the project should embarrass the current City Council. Our community has been left feeling like any "consultation" to this point has been a simple matter of going through the motions with the outcome pre-determined. To date, the approach has been half baked, largely unsubstantiated, under-researched and flavoured with the "our way or the highway" attitude we had come to expect from the previous Vision administration.

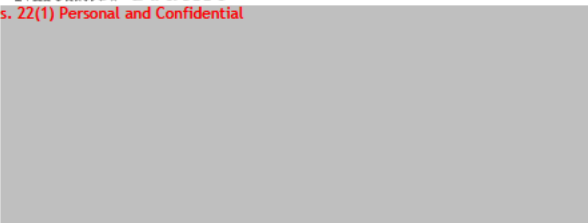
PLEASE THINK OF ALL THE PEOPLE IT IS YOUR DUTY TO SERVE, NOT JUST THOSE WHO LOBBY HARDEST. THE POSSIBLE DOWNSIDE IMPLICATIONS OF SUCH A PROJECT IF RESEARCHED AND EXECUTED POORLY COULD BE CATASTROPHIC FOR OUR COMMUNITY. IT IS YOUR DUTY TO FORCE THE PARTNERS OF THE PROJECT TO VERIFIABLY PROVE BEYOND THE SHADOW OF A DOUBT THAT THIS COSTCO APPROACH TO SOCIAL SERVICES WILL NOT DAMAGE THE COMMUNITY BY PROVIDING VERIFIABLE PRECEDENT!!!!

Thank you

--

Michael Coderre

s. 22(1) Personal and Confidential



Burke, Teresita

From: Jaco & Esther Zwanenburg s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 8:05 AM
To: Public Hearing
Subject: Fwd: East 1st-Clark proposal: do not support

On February 18, 2019 at 20:46:17, Jaco & Esther Zwanenburg s. 22(1) Personal and Confidential wrote:

Good morning/afternoon,

With this email we would like to inform you that we can NOT support the E1st/Clark detox /addiction treatment facility and social housing complex proposal for the following reasons:

1. Scale of project. The amount of social housing units, clinical beds for detox, drunk tank and addiction treatment beds is too large for our neighbourhood.
2. Combining detox population with drunk tank visitors. Motivated clients will be confronted with unmotivated visitors.
3. Spending 81 Million dollars for a project that will be the largest in BC, without proper research done of effectiveness.

We are asking you to reconsider the proposal as is, do proper research and include our neighbourhood in this process.

Sincerely,

Esther and Jaco Zwanenburg-Hoendoorn
s. 22(1) Personal and Confidential

Burke, Teresita

From: Esther Hogendoorn s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 8:07 AM
To: Public Hearing
Subject: Fwd: East 1st-Clark proposal: do not support

On February 19, 2019 at 08:05:22, Jaco & Esther Zwanenburg s. 22(1) Personal and Confidential wrote:

On February 18, 2019 at 20:46:17, Jaco & Esther Zwanenburg s. 22(1) Personal and Confidential wrote:

Good morning/afternoon,

With this email we would like to inform you that we can NOT support the E1st/Clark detox /addiction treatment facility and social housing complex proposal for the following reasons:

1. Scale of project. The amount of social housing units, clinical beds for detox, drunk tank and addiction treatment beds is too large for our neighbourhood.
2. Combining detox population with drunk tank visitors. Motivated clients will be confronted with unmotivated visitors.
3. Spending 81 Million dollars for a project that will be the largest in BC, without proper research done of effectiveness.

We are asking you to reconsider the proposal as is, do proper research and include our neighbourhood in this process.

Sincerely,

Esther Hogendoorn

s. 22(1) Personal and Confidential

5

Burke, Teresita

From: Hynes, Rodney s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 9:18 AM
To: Public Hearing
Subject: Rezoning Application -- 1636 Clark Drive & 1321-1395 East 1st Avenue / / I Oppose this project.

I do not support this project. I live directly across the street and believe that the detox/drunk tank portion of the project is oversized and wrong for a residential neighbourhood. Expand the housing and reduce or eliminate the drunk tank/detox part of the building to align it more with community's scale and needs. I do not believe any aspect of this project – either in the design or preliminary “consultation” took into account the needs or wants of current residents.

Rodney Hynes

s. 22(1) Personal and Confidential

Burke, Teresita

From: Katrina Zaitsoff - s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 9:21 AM
To: Public Hearing
Subject: 1st & Clark Rezoning

To whom it may concern,

Our family relocated to commercial drive 3 years ago as its become one of the more "affordable" areas in Vancouver. Since then we've become rooted in the neighbourhood and community.

I DO NOT SUPPORT THE PROJECT MOVING FORWARD AS PROPOSED, FOR 1st AND CLARK BY BC HOUSING AND VANCOUVER COASTAL HEALTH, for the following reasons:

Coming from downtown / gastown, I am familiar with and witnessed the multitude of problems in the area, and do not dispute the community needs help - which is why we believe such a building should be closer to the problem, ie in gastown / the downtown eastside.

We have legitimate concerns on the location; for safety of the people; 1st ave is extremely busy, I have personally witnessed 2 pedestrians hit by a car, and clark drive with an abundance of semi traffic from the port.

The other 2 corners of the project are I believe relatively quiet and residential streets, which the added traffic and congestions in / out of such a large building would bring plus the initial construction (years) of the project.

We also have concerns on the size of the project, and variety of services offered in 1 such building. I believe if a developer were to propose a comparable in size mainly residential building / project it would be denied, so the special treatment, exemptions or lack of research into the communities concerns is appalling.

Please take the time to listen to those who are trying to protect our community by brining up such concerns. Much appreciated,

KATRINA ZAITSOFF

s. 22(1) Personal and Confidential

Burke, Teresita

From: s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 9:41 AM
To: Public Hearing
Subject: Fwd: Against the First & Clark Rezoning

As a resident of the Grandview-Woodland Community, I have grave concerns about the complete lack of community consultation, social impact studies and exploration of options for this development. There are no precedents for having a detox centre and sobering centre in the middle of a housing complex. When asked for other examples of this combination, VCH keeps directing us to developments that have not been built. This is an \$80 million social experiment in an already vulnerable neighbourhood, that has been pushed through without due consideration of its impact on the community or the people intended to live there. I urge Council to reject, or at very least postpone, the rezoning of Clark & 1st until adequate research on its feasibility and community impact can be undertaken.

Lori Jamison

s. 22(1) Personal and Confidential

Burke, Teresita

From: Jennifer Weintraub s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 9:48 AM
To: Public Hearing
Subject: Against the First & Clark Proposed Development

To whom it may concern,

I am a resident of the Grandview-Woodland Community, and have sincere concerns about the complete lack of community consultation, social impact studies and exploration of options for the proposed development at 1st & Clark.

1. There are no precedents for having a detox centre and sobering centre in the middle of a housing complex. When asked for other examples of this combination, VCH keeps directing us to developments that have not been built.
2. This is an \$80 million social experiment in an already vulnerable neighborhood, that has been pushed through without due consideration of its impact on the community or the people intended to live there.

I urge Council to reject, or at very least postpone, the rezoning of Clark & 1st until adequate research on its feasibility and community impact can be undertaken.

Regards,
Jennifer Weintraub
s. 22(1) Personal and Confidential

Burke, Teresita

From: trevor arntzen s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 9:59 AM
To: Public Hearing
Subject: 1636 Clark Drive & 1321-1395 East 1st Avenue Development

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

The facility's conflicting uses; a detox centre, family homes and sobering centre exists no where and is contrary to common sense.

This size & scope of this massive facility will overwhelm this small corner of Grandview-Woodland. This location is currently occupied by neighbours living in affordable rentals, a green space that has been used by the community for over 50 years and is surrounded by family homes.

The City's own Parking & Traffic studies have already shown this location unsuitable due to lack of parking and dangerous access from Clark Drive & 1st Avenue.

TO MOVE FORWARD WITHOUT COMMUNITY IMPACT STUDIES OR PRECEDENT, AND A PLAN TO MITIGATE THE ILL EFFECTS OF POTENTIAL FAILURE IS A DISSERVICE TO THE NEIGHBOURHOOD, YOUR CONSTITUENTS AND AN IRRESPONSIBLE ABUSE OF \$81M OF TAX DOLLARS.

It is your responsibility as Council to ensure proper time and study is afforded to this project before approval is even considered.

Thank You
Trevor Jones Arntzen

Burke, Teresita

From: Sookie's gmail s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 10:08 AM
To: Public Hearing
Subject: 1st and Clark detox centre proposal

I'll be totally honest with you, I moved away and sold my house knowing this centre was likely to go in. I have two kids and there was no way I was going to raise them beside a detox centre. This detox centre has been sugar-coated from the get-go. There have been no studies proposed, no additional policing resources planned (they say there will be no problems but no one believes that), no examples of facilities such as this, on this scale, with this variety of services in a downtown core that have successfully integrated with their surrounding community. Those proposing this project have continued to put the community second to their desires. I feel strongly that this project is out of scale in services and size. I feel that already the community has too high a density of social housing. The nearby school is suffering, there is no daycare, there are vagrants all over the neighbourhood already, prostitution, theft and break-ins. Why put a detox centre in the middle of an already problematic community, a community that has been trying hard to evolve? Services like this should be small scale and integrate with a community, not overwhelm it.

What happens to all the people who cycle through the detox centre when they leave? Studies I have read say they don't move far, they go to a populated area nearby and often cause more problems. The problem with the police report that said the former detox centre had no problems is because they are only referring to potential issues at their door. The reality is that people from that centre destroyed nearby kids parks, leaving needles (I have spoken to former residents), they migrate to the rail station (we all know how shady that has become) or they cause problems in Olympic village - god forbid we tarnish that gem. It seems former city councillors think it's better to move problems to an already struggling neighbourhood. While we all agree this city needs solutions to housing (though federal and provincial govts moved too fast and are hurting the economy at the expense of this), and we need solutions to drug problems...we don't need the solution all in one place. Yesterday I read a story about someone caught on the highway near chilliwack trafficking large amounts of fentanyl - but because the drug sniffing dog had no room to sit down properly given the highway barrier the drug pusher was let go with no charges - because the dog did not follow protocol! Can we please look at the sad state of the legal system and corruption here in tandem with helping people? Otherwise no one is dealing with the root cause and just the symptoms. IF we are going to be the stringent helping criminals seek justice, can we not be that stringent helping families who have put down roots and built a community that they want to cherish?

Best

Susanne Jespersen

s. 22(1) Personal and Confidential

Burke, Teresita

From: Christine Percival <[REDACTED] s. 22(1) Personal and Confidential>
Sent: Tuesday, February 19, 2019 10:17 AM
To: Public Hearing
Subject: 1636 Clark Drive & 1321-1395 East 1st Avenue Development

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

The facility's conflicting uses; a detox centre, family homes and sobering centre exists no where and is contrary to common sense.

This size & scope of this massive facility will overwhelm this small corner of Grandview-Woodland. This location is currently occupied by neighbours living in affordable rentals, a green space that has been used by the community for over 50 years and is surrounded by family homes.

The City's own Parking & Traffic studies have already shown this location unsuitable due to lack of parking and dangerous access from Clark Drive & 1st Avenue.

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It is your responsibility as Council to ensure proper time and study is afforded to this project before approval is even considered.

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All For Now
C. Percival

Burke, Teresita

From: s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 10:46 AM
To: Public Hearing
Subject: Opposition to Clark and First Proposal

Good day,

As a resident for the past 12 years up the street at Graveley & Woodland, I first moved in with my husband. We now have two young children, age 6 & 8.

There are many positives of the neighbourhood, which is why we live here. However, we have also experienced the negatives. I'm not going into these now as my main concern is the development proposal at First Ave and Clark.

Size and Architecture:

My family and I attended an open house last year. We were shocked at the size of the building. It is too large for the site. It looks like an institution (concrete prison) and does not fit into the heritage feel of the neighbourhood. As First Ave is one of the main routes to the city, is this the building we want to greet commuters, tourists and others visiting our beautiful city? It is cold and institutional. It's gray and flat. This development does not belong on this site. Does it follow the Grandview-Woodlands plan? It should be built elsewhere. Where are the alternate sites? Were any other sites even considered? First and Clark is not suitable. We expressed our concerns and were met with indifference.

Parking:

We have lived two years with limited parking. There has been construction/ renovation at the social housing directly across the street. They use the perimeter of the complex for parking. We also have the Mobi bikes installed. In total we have lost about 35-40 parking spots. With this complex, comes more people with cars. We absolutely do not have the ability to accommodate a development with this enormous size and maintain parking for all the local residents. It's just not fair. We just want to be able to park our car with ease close to our house, with two young children, coming home late at night or at dark- it is unacceptable and less than ideal that we have to park 4 blocks from my own home. This proposed development places an additional burden on parking resources in the immediate blocks and beyond.

Rehabilitation: Here is one example of why the location is not suitable for individuals seeking rehab from drug and alcohol addiction:

As I walk to my car (a few blocks from my house as I've already explained), I see a resident of the social housing complex jump into vehicle. They do a quick exchange (money for drugs), and the vehicle drops off the resident down the street. Of course it is not my business, I'm not naive. I know what's going in, it's my duty to watch out for kids and tell them which people to stay away from in the neighbourhood. I've spoke to this person, he is open about his drug use/ obviously doesn't want to get arrested so he does the exchange in private. I've seen the mode used several times over the years- this is not conducive to those seeking rehab. If those in recovery see the ease of access to drugs, they may relapse. This development needs to be in an area that is safe for them in order for them to recover.

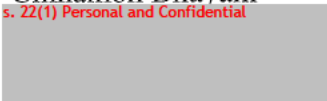
Next example: We live on a corner. A popular spot for individuals to smoke and drink and throw their containers into our bushes or on our front lawn. Weekly, we pick up beer cans, and other alcohol containers. Not conducive for those seeking treatment for alcohol and drug addiction.

I hope these concerns are taken seriously. I do have others however the ones I've discussed are the main issues. We love our neighbourhood. There's good and bad. We've worked hard to be where we are today. We don't want to move. We want our neighbourhood to continue to thrive and grow. Please do not allow this development to go through at Clark and First.

I've sent my concerns to at least 5 councillors. I received one response from Lisa Dominato (thank you).

Sincerely,
Cinnamon Bhayani

s. 22(1) Personal and Confidential



Burke, Teresita

From: Colin L Campbell s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 11:04 AM
To: Public Hearing
Subject: OPPOSED to Rezoning Application of 1st & Clark&1321-1395 East 1st Avenue in Vancouver

To call concerned,

I have family living in this area of Vancouver whom I visit regularly and I am very concerned about this proposed development and its impact on the local residents and the area in general.

It appears that there have been 47 emails in support of the proposal and 9 emails opposing.

It is interesting to note, that it appears that the supporting emails are coming from an 'email generator' led by a group called "Abundant Housing" who are funded by Developers – is this correct ?? or incorrect information. If correct, could this mean that Vancouver City Council have a Conflict of Interest issue here given that Development Applications are handled by Council ??

Are Vancouver City Council aware that the residents (voters) are feeling bullied and intimidated by the way this proposal is being handled.

1. It appears that the proposed building would be 10 Storeys which is higher than any of the other buildings in the area.
2. Why is Vancouver City Council looking to re-zone the area for this project? Does this mean that if any of the established building owners apply to extend the height of their building, that this will also be approved ?? which will then change the entire look/feel of the area.
3. Do any of the governing bodies involved in this decision have any examples/proof that this type of development is successful, if so, bring the information to the discussion table.
4. Has there been any honest study done on the impact of how this proposal is likely to affect the residents and local businesses ?
5. Vancouver Coastal Health said "there's a need for more addiction treatment services and housing in Vancouver. This new space will answer those needs under one roof" What proof do you have that this statement is valid and correct.
6. It is time that the Vancouver City Council, Vancouver Coastal Health (Bonnie Wilson) listen to and take on board, the genuine concerns of the residents and businesses that will be affected by this development and see if there is a better alternative.

Kind regards,

Mary Campbell

Burke, Teresita

From: Mitch Bax s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 8:41 AM
To: Public Hearing
Cc: "s.22(1) Personal and Confidential"
Subject: 1636 Clark Drive PUBLIC HEARING

City of Vancouver and Concerned Members of the Board,

I'd just like to voice my concern regarding the development proposal at 1636 Clark.

The transparency of this operation has been incredibly scarce, especially considering how controversial it is. With the local community so strongly opposed it's hard to believe there isn't better information to convince community members why this is a reasonable idea.

I'd love to speak at the hearing, ask some questions, and hope that someone there can shed some light on a project that seems ill advised, under researched, and absolutely overstepping the boundaries of a "community first" project.

Sincerely,

P.S Jeff I CC'd you here as you have been a contact regarding all of this and I want to make sure my messages are getting across to someone.

Mitch Bax

s. 22(1) Personal and Confidential



Burke, Teresita

From: Ben Carman s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 11:18 AM
To: Public Hearing
Subject: I do NOT support the project at Clark & 1st

I am firmly against the proposed building at Clark & 1st. I believe it is poorly planned and that there is no proof that a building as large, and with such a broad range of services, won't have a massive negative impact on the community and neighbors.

I am a next door neighbor to the project and already deal with people trying to break in to our building, and leaving drug paraphernalia in our gardens and doorways.

The Commercial Drive area is already dingy enough and the last thing the area needs is a large amount of people with substance abuse issues, to be brought into a residential neighborhood and released.

Please rethink this project as having all these services under one roof sounds like an awful plan considering our substance abuse epidemic in Vancouver. Possibly consider this for a more commercialized area that's away from homes, schools, and families. Or, tear down the treatment center and build up in the existing location on E 2nd where it has stood for a long time with no incidences.

Thank you,

Ben



Mayor and Council Feedback

s. 22(1) Personal and Confidential

Case created: 2019-02-19, 10:58:00 AM

Incident Location

s. 22(1) Personal and Confidential

Contact Details

Name: Christine Percival
Address: ,
Address2:
Phone:
Alt. Phone:

s. 22(1) Personal and Confidential

Request Details

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

1636 Clark Drive & 1321-1395 East 1st Avenue Development
I AM NOT IN SUPPORT OF REZONING FOR THE ABOVE PROJECT.
The facility's conflicting uses; a detox centre, family homes and sobering centre exists no where and is contrary to common sense.
This size & scope of this massive facility will overwhelm this small corner of Grandview-Woodland. This location is currently occupied by neighbours living in affordable rentals, a green space? that has been used by the community for over 50 years and is surrounded by family homes.
The City?s own Parking & Traffic studies have already shown this location unsuitable due to lack of parking and dangerous access from Clark Drive & 1st Avenue.
TO MOVE FORWARD WITHOUT COMMUNITY IMPACT STUDIES OR PRECEDENT, AND A PLAN TO MITIGATE THE ILL EFFECTS OF POTENTIAL FAILURE IS A

DISSERVICE TO THE NEIGHBOURHOOD,
YOUR CONSTITUENTS AND AN
IRRESPONSIBLE ABUSE OF \$81M OF TAX
DOLLA

It is your responsibility as Council to ensure
proper time and study is afforded to this
project before approval is even considered.

2.	"s.22(1) Personal and Confidential"	
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:	Grandview-Woodland
11.	Original Client:	Christine Percival
12.	Original Email address:	s. 22(1) Personal and Confidential
13.	Original address:	"s.22(1) Personal and Confidential"

Additional Details

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

Map and Photo

- no picture -

Burke, Teresita

From: Supervan s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 11:41 AM
To: Public Hearing
Subject: 1st and Clark Development - OPPOSED AS PRESENTED

Dear Council

It is frankly troubling that most of the "pro" advocacy with regards to this project is coming from a confrontational approach. Most of those in support of this project have chosen to evaluate its merits strictly on an emotional basis and at the expense of common sense (which is to be well-researched prior to proceeding). In addition, they hide behind the US vs. THEM smokescreen with shouts of NIMBYism etc. The fact is that most, if not all of us in current opposition to this project are of course in agreement that the City needs solutions to all of the individual crisis-driven needs upon which this plan is loosely based....we are after all, neither stupid NOR ignorant (or disgusting depending what you read). We are however GREATLY concerned that not nearly enough community consultation, research, neighbourhood impact study and post-build risk mitigation has been done when considering an \$81M + multi purpose institution to be dropped into a neighbourhood already disproportionately populated with at risk families. While those in support may disagree, we feel completely justified in asking the hard questions about impact and expecting better than vague responses and "best guess, cross your fingers" answers.

Think about it...within an existing base of over 500 social housing units, second in concentration only to Strathcona, the intent is to drop in a facility that stands the potential to pose significant risk to the existing population. Is it unfair for existing residents to be in a state of fear and expect proper verifiable assurances?

In closing, we are NOT OPPOSED to finding solutions to all of the crises surrounding us. We even want to be part of that solution in all the ways that research tells us unequivocally that it makes sense. We must however be certain these solutions will not create more problems.

PARTNERS, DO YOUR HOMEWORK AND PRESENT A MORE MEANINGFUL, JUSTIFIABLE AND VERIFIABLE CASE. THERE IS A GROCERY LIST AVAILABLE OF UNANSWERED OR POORLY ANSWERED QUESTIONS TO WORK ON.

SLOW DOWN AND DO THE WORK!!!

Thank you
S. James

Burke, Teresita

From: Anne Jamieson s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 11:53 AM
To: Public Hearing
Subject: Rezoning application 2st & Clark to McLean

To whom it may concern:

As a resident of the Grandview Woodland area, I sent in a letter last Fall urging that City Council not approve the the rezoning application for the immense structure that was planned for those city blocks. Is the letter I sent not on file somewhere, and is it not available for the present City Council to read and take into consideration?

In that letter I made several points:

The structure itself is huge and has no aesthetic appeal. It does not fit in with the residential area where it is proposed to be built.

More to the point, however, is its proposed function as a mix of detox centre, transitional housing for those exiting from that program, family social housing (which includes unaffordable units referred to as "social housing" in that category), as well as spaces for some kind of evisaged social services.

If this huge proposed structure had been slated in its entirety for actual social housing (housing for those who could not otherwise afford to live in this area)

I and countless others I have talked to would not oppose it.

But what kind of (and whose) hare-brained idea was it to put a detoxification centre into the mix?

First of all the location for clients undergoing detox/rehab makes no sense at all. Easy transport and access to drugs and alcohol practically outside their doorstep. The list goes on.

Not to mention that there is already transitional housing in Baptist Housing at 2nd and Woodland for individuals exiting from detox centres. (As the seniors in those towers die off they are apparently being replaced by recovering addicts. One senior reported to me that she witnesses frequent brawls in the building since this policy started).

One wonders if the future for Grandview Woodland is to be a sort of ghetto for recovering addicts and alcoholics. One may well ask why this area of the city has been disproportionately targeted to take on the results of social problems that the three levels of government have so far failed to address.

The team of professionals and bureaucrats that has been working on this plan for the past two years has presented the plan as a fait accompli during several "public consultations" carried out in several locations. Committed as they are to having it happen come what may, they have been deaf to the opinions expressed by the residents of the area.

I hope that the new City Council will take a different approach and that it will not rubber stamp this ill-conceived rezoning application.

Yours sincerely,

Burke, Teresita

From: Witmar Abele s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 12:12 PM
To: Public Hearing
Subject: 1636 Clark Drive and 1321-1395 East 1st Avenue

I am writing this e-mail to voice my opposition to the proposed rezoning of the above referenced properties. My main concern is the mix of uses for this site. A sobering center and drug addiction program of the scale that is being proposed seems incompatible with housing for low income families. My opposition is not with the housing component but with the sobering centre and addiction treatment component. As a suggestion for an alternative location, this component would fit well with the newly announced St Paul's Hospital either integrated into the facility or co-located as a stand-alone facility on the same site or nearby. At this location there would be no conflict with residential uses, and it would benefit from proximity to health care facilities at St Pauls.

I urge council to not rush into approving this application but instead to "hit the pause button" so as to provide more time to properly evaluate the potential risks of this proposal and look for a better alternative location.

Kind regards,
W. Abele
Grandview Woodlands resident

Burke, Teresita

From: s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 12:27 PM
To: Public Hearing
Cc: Stewart, Kennedy; Fry, Pete; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; Dominato, Lisa; Hardwick, Colleen; De Genova, Melissa; Kirby-Yung, Sarah; Swanson, Jean
Subject: 1636 Clark Drive & 1321-1395 East 1st Development - Public Hearing Feb 20th

Dear Councillors,

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

I am writing to register my opposition to the proposed detox centre development currently up for consideration by City Council. I would like to state that I am in no way opposed to social housing projects, but there are many logical reasons why this project demands further consideration before decisions are made.

I am extremely disappointed in the way the public has been completely left out of the loop with regards to the consultation on this project. As a resident of the area, I can attest to not being given any information regarding this development until signs were already up. In fact, I wasn't even informed (along with half of the other residents) that public meetings were being held, once receiving a hand delivered letter the day after a meeting.

You can't help but wonder if the reason for this location being selected has more to do with it being a reduced income neighbourhood where, historically, residents are much less likely to be in a position to complain or have their voices heard. The process has felt quite underhanded throughout, and I hope that tomorrow there is at least some opportunity to have our voices heard.

Although I am aware that community plans are in no way binding, it is worth noting that the Grandview Woodland Community plan has been completely IGNORED by deceptive developers claiming in their literature that the application is being considered under the GWCP. How can it possibly be, when not only the pace of change policy has been ignored, but so have the guidelines around height, building shape and density. This deceptive marketing has been indicative of the entire consulting process during the lifetime of this development proposal. Most neighbours in the area are barely aware of the development at all.

In addition to the points above -

- There will actually be a net loss of care beds as a result of 2 facilities being shuttered that had 57 beds total, while the proposed facility has only 51. This is a perfect example of the deceptive marketing being carried out by the stakeholders of this project, to trick people into thinking that going against this project was akin to protesting social services
- **NO COMMUNITY IMPACT STUDY HAS EVEN BEEN COMMISSIONED.** Furthermore, both the traffic and parking study compiled on behalf of the development stakeholders demonstrated that there would be nearly 180 parking spots required (I believe 81 are currently being

planned) and that the area was an extremely high traffic risk. The City's own parking and traffic study showed this location to be unsuitable. Why is it being considered?

- The facility's conflicting uses; a detox centre, family homes and sobering centre exists nowhere and is contrary to common sense. Nowhere in North America has this been attempted.
- The size and scope of the planned facility will completely change the face of the whole neighbourhood, with no other buildings even half the size. This location is currently occupied by neighbours living in affordable rentals, a green space that has been used by the community for over 50 years and is surrounded by family homes.
- This location is NOT easily accessed by transit or bike. There is only 1 bus route & no bike lane or route connected to it. As a result many people will come to the site by car, circling the neighbourhood trying to find parking which will endanger the area's kids.
- THESE 2 INTERSECTIONS ARE HIGH CRASH ZONES. ICBC stats recorded over 500 accidents at Clark Drive & East 1st!

To move forward without community impact studies or precedent, and a plan to mitigate the ill effects of potential failure is a disservice to the neighbourhood, your constituents and an irresponsible abuse of \$81m of tax dollars.

I appreciate your consideration, and look forward to tomorrow's public hearing.

Kind regards,

Luke Summers,

s. 22(1) Personal and Confidential

Burke, Teresita

From: Galib Bhayani s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 12:40 PM
To: Public Hearing
Subject: Opposition to development proposal First and Clarke

As a resident of Graveley and Woodland for the past 12 years I would like to voice my concern with respect to this proposal. Firstly I think more consultation is needed by all parties and stakeholders including the broader community. At the last open house I voiced my concern over many issues that are ongoing within the neighborhood. These include limited parking, high traffic use by non residents using the side streets as a bypass to avoid the volume at First and Clarke, inconsistent bylaw enforcement for parking and long stay violators, garbage and needle collection from the streets, sidewalks, boulevards and back lanes. I asked what the specific traffic plans and bylaw enforcement plans are and to this date do not feel enough has been done to satisfy residents that these concerns have been addressed. Is this proposal consistent with the longer plan for Grandview Woodlands? What are the thoughts of the VPD? I would like to hear from their community officers, their mental health experts, their school liaison officers and the deputy chief responsible for operations as to their thoughts and not just the crime statistics. I would like to hear from medical practitioners and academics as to recidivism rates and success of treatment programs. I would like to hear what other options were examined and the reasons they were overlooked. Finally while not opposed to treatment programs, evidence based decisions needs to be made in strong consultation and partnership with the local community. Thank you.

Dr Galib Bhayani
s. 22(1) Personal and Confidential

Burke, Teresita

From: s conner s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 1:23 PM
To: Public Hearing
Subject: rezoning Clark & 1st

Hello,

I would like to go on record as saying I oppose this development. I don't believe proper due diligence has been performed re: how this development will affect the neighbourhood. I also feel it goes against the spirit of the Grandview-Woodland Plan.

Thanks

Shawn Conner

s. 22(1) Personal and Confidential

Burke, Teresita

From: Darryl Staples s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 1:31 PM
To: Public Hearing
Subject: Rezoning Application 1st Ave & Clarke Drive

Dear Sir / Madame,

My wife and I have owned our heritage home (1423 Woodland drive) since 1994. Over the 25 years we have lived in our neighbourhood we, like many of our neighbours have put love and care as well as a great deal of money into our homes and property. Whether it be block watch, helping neighbours or just looking out for one another what has developed is a caring fringe-of-downtown community. We do enjoy the character of our eclectic neighbourhood.

Aside from the City of Vancouver owning the 1st and Clarke property, the site is not at all suitable for a drug rehabilitation facility. Clarke and 1st is the gateway to Grandview Woodlands. Certainly the proposed mega multistory drug rehabilitation facility would be confirmation that the City of Vancouver Council has given its stamp of approval that the Downtown Eastside is now fine to move east.

When we bought our 1423 Woodland Drive property it was clear our area had residential zoning which focused on retaining the heritage character with respect to development. That said, the number of mega rezoning proposals for our area of late have been overwhelming.

Please record that I am definitely against the rezoning of 1st Ave. and Clarke St. to accommodate any drug rehabilitation facility. Turning the gateway to Grandview Woodlands into a mega drug rehabilitation site more than likely will change the character of our community. I suggest the City sell the 1st and Clarke properties and reinvest the money in a more suitable less visible location, certainly much further away from the downtown eastside.

Regards

Darryl Staples

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 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 their 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 want 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

Burke, Teresita

From: John Middleton s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 1:57 PM
To: Public Hearing
Subject: 1st & Clark Redevelopment

Dear Councillors,

I live at 1635 McLean Drive, Vancouver. I am apposed to the redevelopment of the 1st & Clark project in its current proposed form.

As I have commented in all of the open house / information sessions, I have no problem with the site being redeveloped to a higher density form of residential. This makes sense. However, including the Coastal Health component makes no sense to me at all. To place such a large facility of this type here is hard to understand. It is, as I believe you know, completely out of character with the neighbourhood. There is very limited transit and no amenities / services in the immediate area. This appears to be a simple case of shoe horning a facility into a site simply because the City owns the site.

If there was any foresight in this process, a site such as Commercial & Broadway St would have made far more sense - a built up commercial area / busiest rapid transit station in Metro Vancouver / clean slate to incorporate a facility into a new large format redevelopment.

I am also frustrated by the ignorance of those who suggest we, in our neighbourhood, are against social and assisted housing in our area because we are against the project. I'd be interested to hear where there are more assisted living residential units in other neighbourhoods in Vancouver. I have lived here for almost 10 years and thoroughly enjoy the diversity and character of the neighbourhood.

Regards,

John Middleton

Burke, Teresita

From: Shannon Norris s. 22(1) Personal and Confidential
Sent: Tuesday, February 19, 2019 2:04 PM
To: Public Hearing; Shannon Norris
Subject: Public Hearing for 1636 Clark Drive and 1321-1395 East 1st Avenue Rezoning application

Dear Council Members,

I reside in the Grandview-Woodlands community. I specifically chose this community for its neighborhood feel. I moved out of an area with multiple high rise developments to be in this close-knit community. In this wonderful community, there is a mixture of townhomes and small apartment complexes. There are several low-income housing complexes close by. Everyone is respectful of one another and the atmosphere is welcoming and friendly.

The proposal for the rezoning of 1636 Clark Drive and 1321-1395 East 1st Ave has multiple negative implications to this close-knit community. I am writing to express my concern and opposition to this rezoning application.

Here are my concerns and reasoning for opposing this application:

1. Building Design/Size

-The scale of the building is not congruent with the current community landscape. This community is built on small complexes, duplexes and single dwelling homes. The sheer size/magnitude of the proposed building exceeds current height restrictions, has an institutional look to it and does not belong on one of the busiest corners in the community.

-The zoning for this area restricts the size to 6 stories – this is well exceeding that and could create a slippery slope for other developers sending the wrong message

-It is not congruent with the Grandview Woodland Plan, sending the message that the city does not care about community plans

-Affordable housing is needed, however, it can be created within the current zoning guidelines

2. Scope of the project

-The project is a combination of affordable housing, detox center and sobering unit. No one has satisfactorily informed me of what the connection between affordable housing and a detox center is. I find it insulting that the two are being connected. The city runs the risk of ostracizing the very people that it is trying to serve. Currently the low income housing in the community blends in with all of the other housing. The institutional nature of the proposed building does not do this.

-No one has satisfactorily informed me of any similar such projects of this scope. Shutting down some resources in the city to centralize in one small community doesn't make sense. What are the comparators?

3. Traffic & Parking

-The corner of East 1st and McLean drive is already very busy with many accidents reported annually. The sheer number of staff and residents for this proposed project is too large for the location that is already overburdened with traffic and higher than normal accident rates.

-The parking assessment completed verified that indeed there are not enough parking stalls for the proposal. The minor adjustments made to the original proposal only allowed for minimal additional parking. The plan actually takes current parking away for residents as the space in front of McLean Dr is being proposed as a drop off/ pick up area. People currently rely on this street parking which is hard to find during peak hours,

4. Detox Center and Sobering Unit

-Sobering Unit – taking involuntary and inebriated individuals and bringing them into 1 small community/residential neighborhood does not make sense. When I inquired about this I was told that the former detox center had no complaints from a school teacher that worked at the school close by. This is not a fair comparator. I was referencing the sobering unit and the response was about a detox center that was located in a part of the city that is mainly industrial (Great Northern Way acted as a barrier where both schools and businesses were only occupied during day-time hours).

-Why close the former detox center? If there were more than one in the city of Vancouver, the need for such a large building would be removed.

Unfortunately, I am not able to attend the public hearing as I am working out of town. Please reply to this email so that I am re-assured that my voice is still being heard despite not being able to attend in person.

Sincerely,

Shannon Norris