

Is 1580 Vernon a suitable site for TMH?

Pictured: Cambie and Dunsmuir site



Stephen Bohus, BLA (October 27, 2020)

Put TMH at suitable locations such as Adanac and Commercial Pictured: 220 Terminal (at Main)



The parking lot at Adanac & Commercial is 21% bigger than 220 Terminal. Potential for ~40 to 45 units of Temporary Modular Housing. Also consider the Arbutus Corridor (plenty of available surplus land)

1580 Vernon Drive (Pictured: Greenhouses / Sole Food)



How was site identified? Why is it currently vacant? Google Street View, 2018, Grandview Viaduct.

and designated as Industrial in the RCS ODP, has been identified as a potential site for a temporary modular housing (TMH) project. The three-lot parcel at 1580 Vernon Drive has an aggregate land area of approximately 60,810 sq. ft. (0.565 ha), and is currently vacant and underutilised (see Figures 1 and 2).

No sidewalk at 1580 Vernon Drive



Is 1580 Vernon a suitable site for TMH?

No Direct Access to Clark Drive or East 1st Avenue



Is 1580 Vernon a suitable site for TMH?

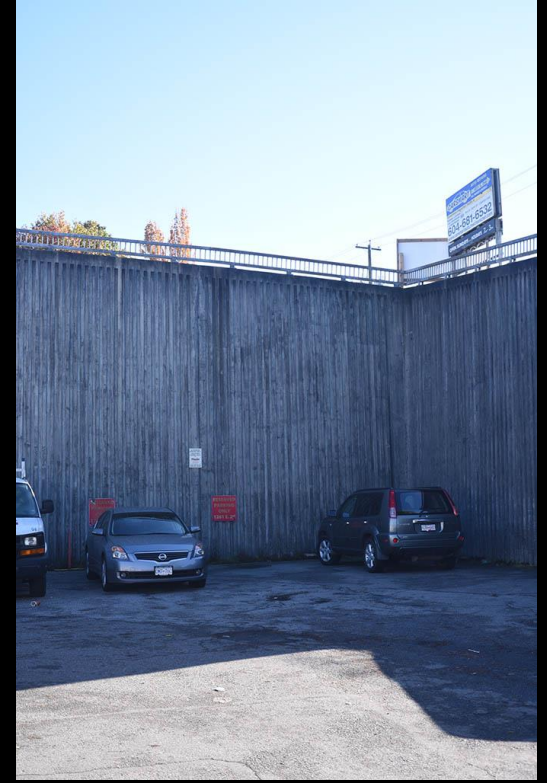


Steep slope on East 2nd Avenue to access Clark Drive



Is 1580 Vernon a suitable site for TMH?

Steep slope on East 2nd Avenue to access Clark



Mobility issues

Is 1580 Vernon a suitable site for TMH?

Fishbowl – Lack of Privacy for residents



**View down into the site (looking down)
From Grandview Viaduct and from Clark Drive**

Is 1580 Vernon a suitable site for TMH?



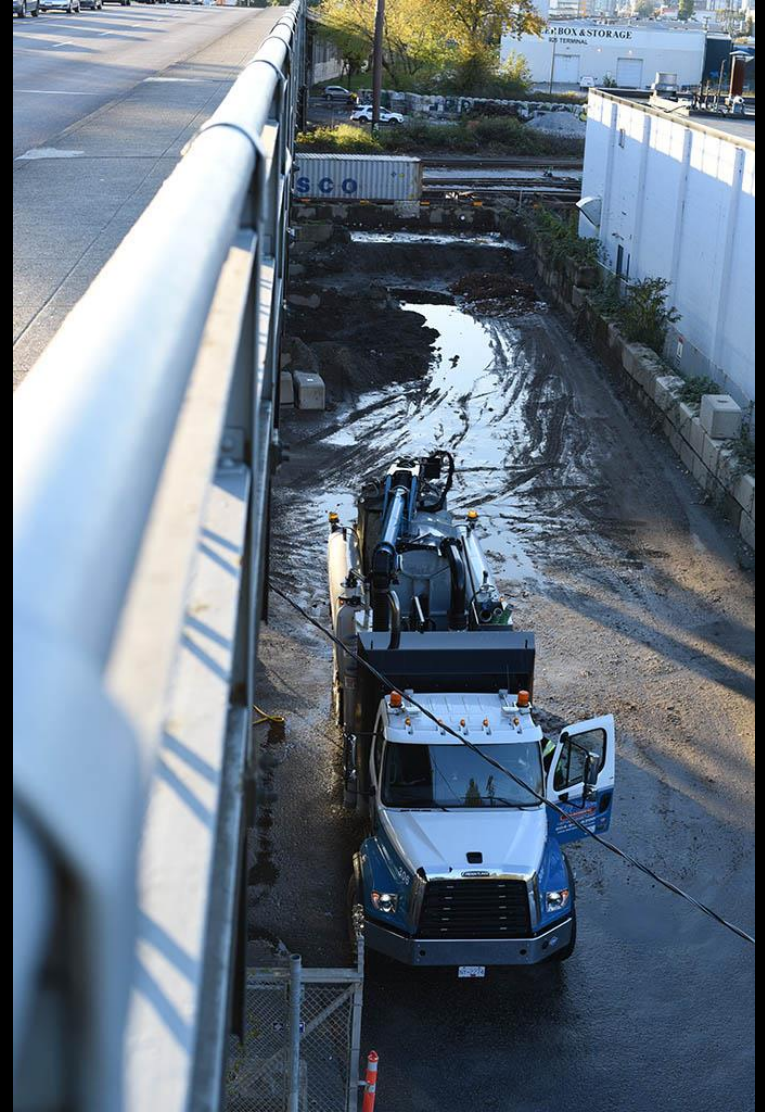
Photo credit: Esteban Bernal

Former Shoreline – Liquefaction / Seismic safety



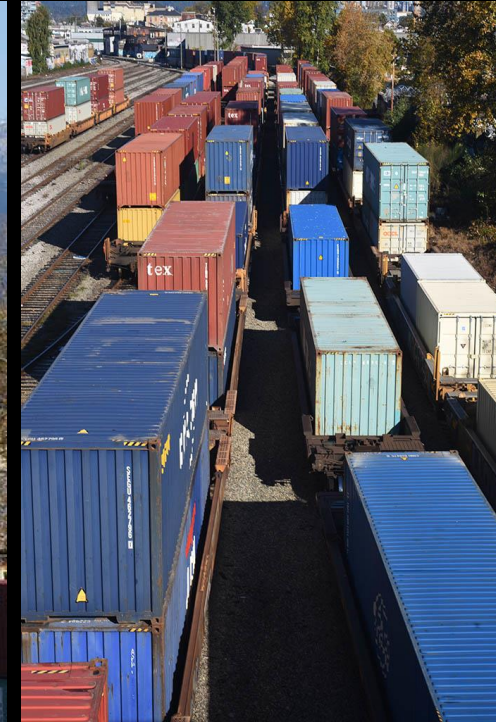
Is 1580 Vernon a suitable site for TMH?

Silt Recovery Site CoV at 1599 Vernon (dust, trucks)



Is 1580 Vernon a suitable site for TMH?

Railway Corridor (Noise)



Is 1580 Vernon a suitable site for TMH?

Industrial Area



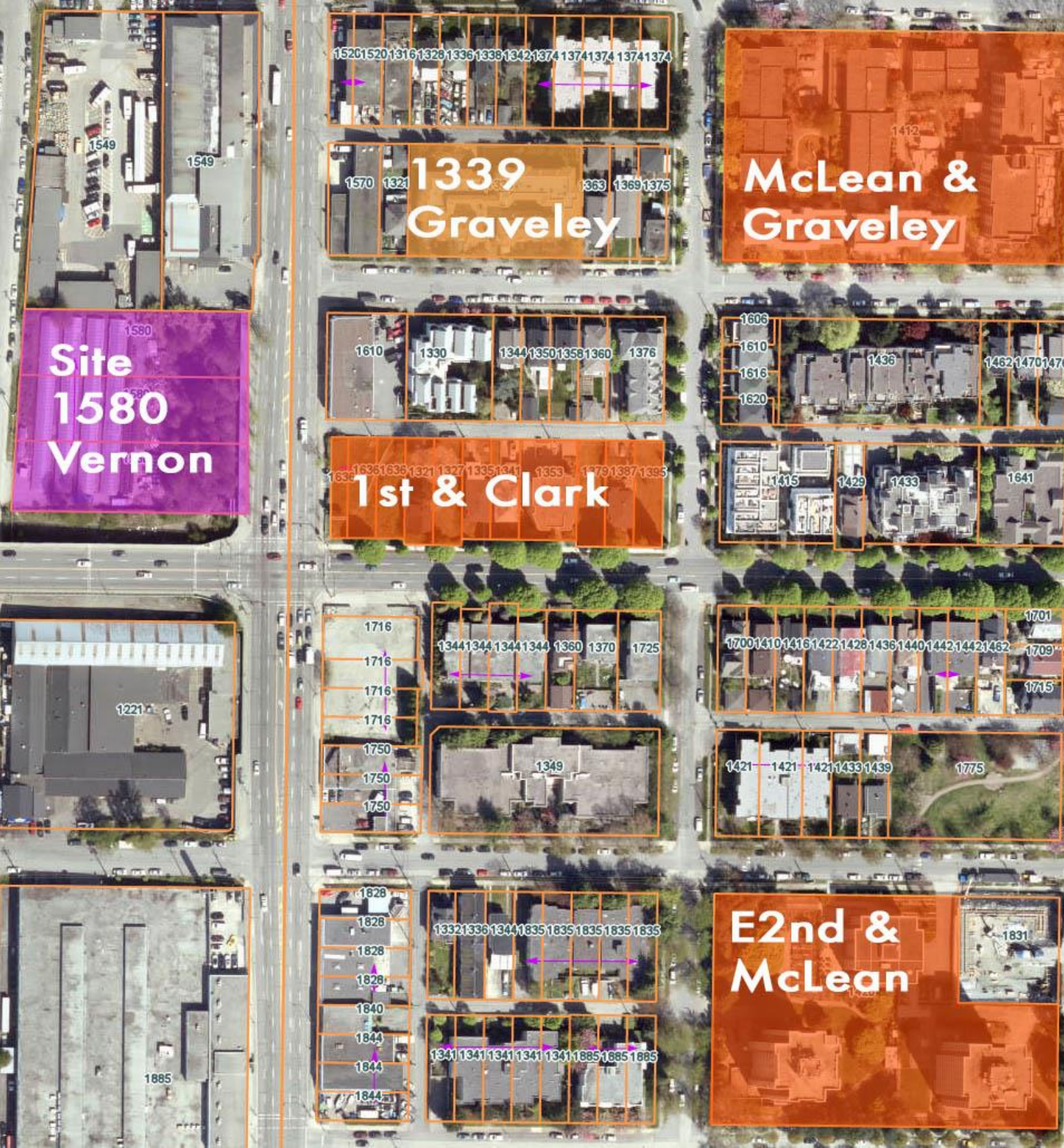
Is 1580 Vernon a suitable site for TMH?

High volume of traffic (1st Avenue and Clark)



Is 1580 Vernon a suitable site for TMH?

Social housing and low-cost housing in vicinity



Social Housing concentration (nearby sites)



2nd and McLean



Is 1580 Vernon a
suitable site for TMH?

Entire City block: Graveley and McLean

Social Housing (existing & future), other housing



1st and Clark 97 units social housing,
detox & sobering facilities
Other low-cost & supported housing
in vicinity. No analysis in report.

**Is 1580 Vernon a
suitable site for TMH?**



1339 Graveley (Vancouver Native Housing Society)

Signage (posted in wrong location)



Site is across the street (northwest corner, 1st & Clark). City staff posted notification sign on southwest corner)

Signage insufficient – TMH only in the fine print

AMENDMENTS TO THE REGIONAL CONTEXT STATEMENT OFFICIAL DEVELOPMENT PLAN

1580 Vernon Drive

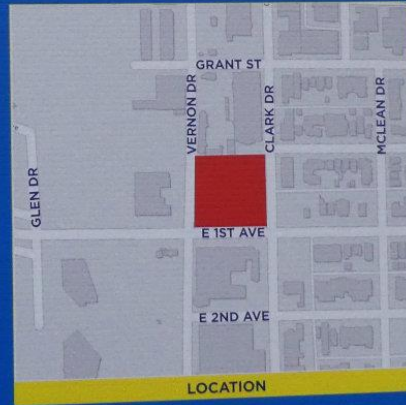
DETAILS:

Council will consider amendments to the Regional Context Statement Official Development Plan. If approved, it would temporarily change the designation of the lands located at 1580 Vernon Drive from Industrial to General Urban.

The City-owned site has been identified as a potentially viable site for temporary modular supportive housing. Residential uses are not permitted on lands that are not designated for General Urban use under the Regional Context Statement Official Development Plan.

Should Council approve the amendment, a development permit application would be submitted for review with a requirement for local community consultation.

APPLICANT: City of Vancouver
515 West 10th Avenue
Vancouver, BC
V5Z 4A8



What's happening:

Public Hearing:

Tuesday, October 27, 2020 at 6:00 pm
to be convened by electronic means
vancouver.ca/councilmeetings

Submit comments: vancouver.ca/public-hearing-comments
Register to speak: vancouver.ca/speak-to-council
Speakers are highly encouraged to participate by phoning in.

Decision by Council

For more information:
phone 3-1-1



Council will consider amendments to the Regional Context Statement Official Development Plan. If approved, it would temporarily change the designation of the lands located at 1580 Vernon Drive from Industrial to General Urban.

The City-owned site has been identified as a potentially viable site for temporary modular supportive housing. Residential uses are not permitted on lands that are not designated for General Urban use under the Regional Context Statement Official Development Plan.

Is this appropriate notification for the Public?

Why is sign in the wrong location? Who is responsible?

No Open House held. Why not?

Approval allows DoP to make decision. Not DPB

Not a 'rigorous' process. No Open House held.

under the Director of Planning's delegated authority (section 3.2.10 of the Zoning and Development By-law), The decision on the development permit will be based on feedback from the local area along with a staff review through a rigorous and well-established process

Many unanswered questions:

- **Who is the intended operator?**
- **Is it low-barrier? mix of residents?**
- **Will there be a Community Advisory Panel or Good Neighbourhood Agreement? Monitoring?**
- **How was the site identified?**
- **Are certain parts of the City off limits for TMH?**
- **Precedent setting for Industrial Land?**

Role of Property Endowment Fund (PEF)



**Does PEF make the decisions or does Council?
Did we vote for City Council for the the PEF?**

Solutions:

**External professional review of staff report
(outside of Vancouver)**

**Do a meaningful analysis of all feasible sites for
TMH in the ENTIRE City of Vancouver.**

Choose the best site(s) based on evidence

Is there soil contamination? What are the results?



Context



Silt Recovery Site CoV at 1599 Vernon



Is 1580 Vernon a suitable site for TMH?

No Direct Access to Clark Drive or 1st Avenue, no sidewalk



Is 1580 Vernon a suitable site for TMH?

Is 1580 Vernon a suitable site for TMH?

No sidewalk



Signage (posted in wrong location)



Site is across the street (northwest corner, 1st & Clark). City staff posted notification sign on southwest corner)