

4. Amendment to the Regional Context Statement Official Development Plan By-law for 1580 Vernon Drive

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
10/26/2020	23:49	PH1 - 4. Amendment to the Regional Context Statement Official Development Plan By-law for 1580 Vernon Drive	Oppose	Please see attached letter. Thanks, Larry A. Bengé, Co-chair Dorothy Barkley, Co-chair Coalition of Vancouver Neighbourhoods	Larry A. Bengé	Larry Bengé	s.22(1) Personal and Confidential	Unknown	Appendix A
10/27/2020	11:17	PH1 - 4. Amendment to the Regional Context Statement Official Development Plan By-law for 1580 Vernon Drive	Oppose	The proposal to change the land use for 1580 Vernon Drive is ill-advised. This parcel of land is unsuitable for Temporary Modular Housing. Any cursory site analysis would rank it as the least suitable site if you compare it with the TMH sites already in the City. TMH sites should go into communities. I support TMH at sites such as Adanac and Commercial Drive; this site is larger than the property at 220 Terminal. There is no TMH west of Oak Street, yet there are plenty of very suitable sites. Please have a look at the Arbutus Corridor, for example at on 7th Avenue just east of Arbutus. The staff report is incomplete and does not answer key questions. Which organization is the intended operator? Is it low barrier? What mix of tenants is the City considering? How contaminated is the site? There were crews drilling on the site in mid-September. Is this the only site that the Property Endowment Fund wants to provide for TMH? What are the precedents that could be set by allowing protected Industrial Land to be used for housing? Does the City thus intend to put all future TMH on industrial lands that don't have proper support services, outside of community cores? How did planning staff post the sign in the incorrect location at Clark and 1st, in the southwest corner? Is giving the DoP the authority to approve a building in the future, behind closed doors, a robust consultation process? I think not. The decision on whether or not to put TMH at 1580 Vernon will happen with Council at the Public Hearing. Please do consider the saturation of social housing already in the area. Council approved 97 units of social housing along with a Detox Centre and sobering centre across the street at 1st and Clark (NE corner). There's an entire block of social housing at McLean and Graveley, and the majority of a block at McLean and 2nd (three towers). Will this Council support putting TMH and social housing in ALL communities across Vancouver? Or does it prefer to overload and oversaturate a few neighbourhoods, such as Strathcona, Grandview-Woodland and Mount Pleasant with social housing? The choice is up to you. Thank you for your consideration. Sincerely, Stephen Bohus BLA (Bachelor of Landscape Architecture) Grandview-Woodland resident	Stephen Bohus	Stephen Bohus		Grandview-Woodland	No web attachments.
10/27/2020	13:36	PH1 - 4. Amendment to the Regional Context Statement Official Development Plan By-law for 1580 Vernon Drive	Oppose	It has come to my attention that you are considering changing the designation of land at 1580 Vernon Drive from 'industrial' to 'general urban', in order to accommodate a new Temporary Modular Housing (TMH) project. I am all for TMH, but I have a number of concerns about the plans for this particular site and would appreciate a response. 1) Why has no information sign been posted on the site to notify the community of the City's intention to change the site's designation? This kind of change from 'industrial' to 'general urban' could set a precedent for further changes in industrial land use, which I thought we as a city had committed to protect. 2) How did City staff come to identify this site as being suitable for an additional 98 units of social housing, with there already being so much existing or planned social housing in the area? Grandview-Woodland is doing more than its fair share in providing places for social housing, shouldn't social housing be more fairly distributed across the city? 3) How indeed did staff determine that this site, situated next to two extremely busy roads, is suitable for social housing? The site is right next to Clark Drive (one of the main routes to the port, with heavy semis-trailers hurtling by at frightening speeds, day and night) and East 1st Avenue - a busy commuter corridor for cars heading out of the city towards Highway 1. Locating temporary modular housing here is sure to lead to road traffic accidents and fatalities. I look forward to hearing your responses.	Sally Crane	Sally Crane (ps)		Grandview-Woodland	No web attachments.



COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

October 26, 2020

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

Re: Proposed Developments at the Intersection of 1st Avenue & Clark Drive

The Coalition of Vancouver Neighbourhoods (CVN) supports the City's placing a priority on creating more affordable housing in the City. However it is **opposed** to the number of rezonings proposed for the intersection of East 1st Avenue and Clark Drive.

There are currently three projects proposed: BC Housing has announced plans to put 98 units of social housing in two Temporary Modular Housing buildings at 1580 Vernon Drive; there is the Withdrawal Management (Detox) Centre which is slated to occupy the full block on the north east corner of 1st & Clark, which includes 6 and 10-storey podiums and is in the final Development Permit stage and, now, a 5-storey building, again at 1st Avenue and Clark Drive for a tower on the southwest corner of the intersection. The South East corner of 1st and Clark, the former location of Chevron, is now owned by Wesgroup and is likely to be redeveloped which would promise ongoing construction for years on all four corners.

This much density and congestion, on a high volume intersection along a designated truck route to the ports without off-setting amenities to support them and with an already high concentration of supported housing in the vicinity will not make for a successful or healthy community. There is a loss of scale and space in a residential area on the east side of Clark and the loss of critical & eroding industrial area on the west side.

We anticipate that if the city pushes these initiatives through, and there are no amenities for the new occupants other than in Grandview Woodland, there will be a daily migration into a community already under-served by too few parks, the school grounds, and an already unsettled Commercial Drive.

We feel compelled to ask why the concentration of social housing is to be primarily located in Strathcona, Mount Pleasant and Grandview-Woodland? Social housing should be more equitably distributed citywide at scales that fit into each neighbourhood so as not to overwhelm only a few areas that are already amenity deficient. And wherever the social housing is located there needs to be the supports the residents require along with the housing.

We urge you to listen to the affected neighbourhoods that are requesting alternative locations be considered for dispersing social housing in communities currently with little or no social housing and at scales that better fit in the context of each area with the required supports.

Sincerely,

s.22(1) Personal and Confidential



<https://development.vancouver.ca/pc1221e2nd/index.htm>

PROJECT DESCRIPTION:

The project at 1221 East 2nd Avenue, referred to as "1st & Clark" is a speculative 11-story industrial office project. Development by Clark Group, Inc. for Industrial District, Street 100 East and 100 West, located in the Downtown Eastside, the project will be designed to integrate the industrial fabric of the location of the 1st & Clark area. The project will be designed to integrate the industrial fabric of the location of the 1st & Clark area. The project will be designed to integrate the industrial fabric of the location of the 1st & Clark area.



THE PROJECT AS VIEWED FROM THE INTERSECTION OF 1ST AVENUE & CLARK DRIVE.

Item	Description	Value
1	Site	1000
2	Site	1000
3	Site	1000
4	Site	1000
5	Site	1000
6	Site	1000
7	Site	1000
8	Site	1000
9	Site	1000
10	Site	1000
11	Site	1000
12	Site	1000
13	Site	1000
14	Site	1000
15	Site	1000
16	Site	1000
17	Site	1000
18	Site	1000
19	Site	1000
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21	Site	1000
22	Site	1000
23	Site	1000
24	Site	1000
25	Site	1000
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33	Site	1000
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48	Site	1000
49	Site	1000
50	Site	1000

1st & Clark

ISSUED FOR DEVELOPMENT PERMIT, AUG 5th 2020

TKA+D
ALLIANCE PARTNERS

Addressing / Project Title:

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1st & Clark
Cover
A000

1221 East 2nd Avenue



1580 Vernon Drive



[1636 Clark Drive](#) Withdrawal Management Centre