

#### 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
10/19/2020	22:39	PH1 - 4. Amendment to the Regional	Other	Please receive my attached letter and photograph - I wasn't sure the illustration included in my letter would transfer well to this comment box Thank you	Donato Calogero		s.22(1) Personal and Confidential	Grandview-Woodland	Appendix A
10/21/2020	12:09	PH1 - 4. Amendment to the Regional	Other	Dear Mayor Stewart and City Councillors Please receive my letter regarding the proposed amendments to the Regional Context Statement Official Development Plan for 1580 Vernon Drive. Kindest regards and thank you,	Donato Calogero		s.22(1) Personal and Confidential	Unknown	Appendix B

Donato and Angela Calogero

s.22(1) Personal and  
Confidential

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Saturday, October 17, 2020

**Re: Changes to the Regional Context Statement Official Development Plan for  
1580 Vernon Drive**

<https://vancouver.ca/people-programs/1580-vernon-drive.aspx>

Dear Mayor Stewart and Vancouver City Councillors

We have lived on Graveley Street in the community of Grandview-Woodland for more than 54 years. I was 6 months of age when my family moved here. We have heavy concerns about the proposed changes to the Regional Context Statement Official Development Plan for 1580 Vernon Drive. The change from Industrial to General Urban for this site would allow two proposed buildings containing 98 temporary modular homes to be located there.

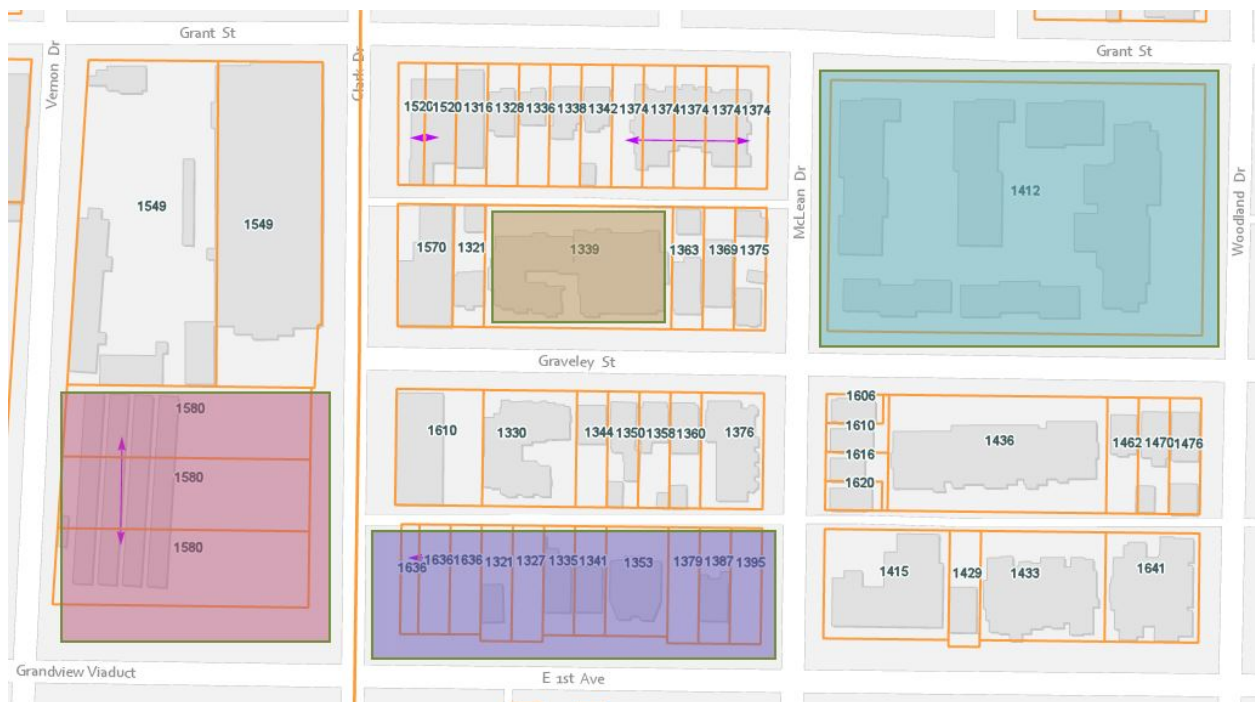
**Overview**

The proposed site is in an area and city block which currently has significant social housing in it. A further 97 units is currently in the Development Permit stage which will be over top of the City's new Withdrawal Management (Detox) Center. The Withdrawal Management Center will be operating 24-hours a day, contain 20 transitional beds and the City's 24-hour Sobering Center for those who are intoxicated and non-violent. Although we support housing for those in need, this letter is being sent to increase awareness of what you're being asked to change and how it will affect a small, congested and heavily densified neighbourhood on the western edge of Grandview.

**Saturation of one type of housing surrounding a Withdrawal Management Center**

The 1300 Block of Graveley Street is illustrated in the map below. Within and behind the lane of this block, across McLean Drive and across Clark Drive, for the proposed Temporary Modular Housing (TMH) site at 1580 Vernon, there will be four Social Housing Complexes three of which will encompass full blocks - a total of **360 units of Social housing**. It has been proven time and time again, as has been shown in Regency Park in Toronto, that massing Social Housing in one location is an unhealthy formula - the best neighbourhoods are those that have a mix of housing: rental, co-op, ownership, supportive etc. and with a mix of services and amenities.

With the proposed addition of 98 TMH units, to the already and soon to be existing 262 units and the 24-hour Withdrawal Management Centre (which will combine the two existing detox facilities into one), a '*super complex*' is starting to form in this one neighbourhood.



**360 units** of Social Housing and 24-hour Withdrawal Management Centre



1580 Vernon Drive TMH (proposed) **98 units**



1339 Graveley Street Vancouver Native Housing Society **36 units**



1510 McLean Drive Grandview Terrace **129 units**



1636 Clark Drive Withdrawal Management Centre **97 units**

**The way ahead**

The use of this site, if a change is made for it to be used as General Urban to incorporate 98 units of TMH, will be ‘temporary’, for ten years, until more permanent housing is built. We understand this and support housing, but ten years is a very long time.

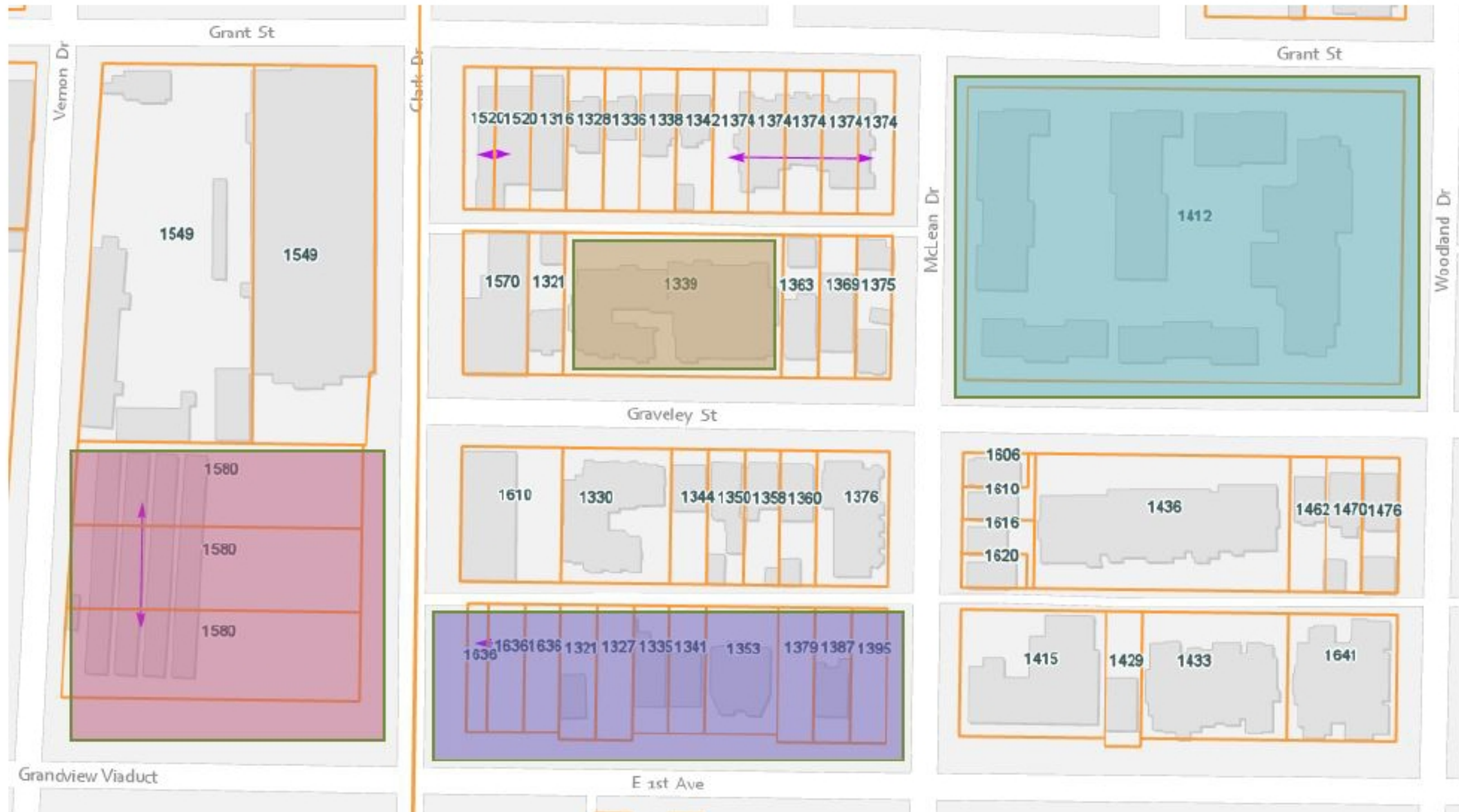
We encourage that you monitor our small neighbourhood and consider other developments in future that diversify the housing and moves away from one general type - and that this ‘*super complex*’ does not continue to grow.

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



**360 units** of Social Housing and 24-hour Withdrawal Management Centre



1580 Vernon Drive TMH (proposed) **98 units**



1339 Graveley Street Vancouver Native Housing Society **36 units**



1510 McLean Drive Grandview Terrace **129 units**



1636 Clark Drive Withdrawal Management Centre **97 units**