

# Clark & East 1<sup>st</sup>



Clark & East 1<sup>st</sup> conceptual rendering looking southwest from McLean Drive

BC Housing, in partnership with Vancouver Coastal Health and the City of Vancouver, has submitted a rezoning application for 1636 Clark Drive and 1321-1395 East 1<sup>st</sup> Avenue.

The proposal for Clark & East 1<sup>st</sup> is a response to Vancouver's affordable housing crisis and the urgent need for expanded, state-of-the-art withdrawal management services.

## The proposal for Clark & East 1<sup>st</sup> includes:



**Approximately 90 units of affordable rental housing** for low-to-moderate income households to be operated by a non-profit housing provider. The proposal will meet the City of Vancouver's definition of social housing.



**City-owned social enterprise program space** focusing on Indigenous healing and wellness through employment.



**A state-of-the-art withdrawal management centre** including 20 short-term transitional beds, an academic research hub, and trauma-informed, culturally appropriate services.

# Withdrawal Management Centre Details

The current Vancouver Detox Centre at 377 East 2<sup>nd</sup> Avenue is no longer suited to meet the best practices in client care. The proposed withdrawal management centre will facilitate lifesaving recoveries and ongoing wellness for its clients.



## The proposed withdrawal management centre includes:

- A total of **51 inpatient withdrawal management beds** in the new facility
- Outpatient and **home-based withdrawal management services**
- A total of **20 new beds of short-term transitional housing** which will provide support for people who have completed initial treatment and are transitioning to longer-term care
- A **sobering centre** for keeping people safe while they sober up
- Services that are **trauma-informed** and **culturally appropriate**, intended to meet the needs of Indigenous and other community members in need
- Facilities such as **gathering spaces, counselling rooms, dining areas, and care team stations**
- An **academic teaching, research, and learning hub**
- A plan to **staff the facility 24/7**

## Proposal Components



Approximately 90 units of affordable rental housing



A state-of-the-art withdrawal management centre



City-owned social enterprise program space



Aerial view facing northeast

# Revised Proposal Details



Conceptual rendering of west façade, including the social enterprise space, as viewed from Clark Drive

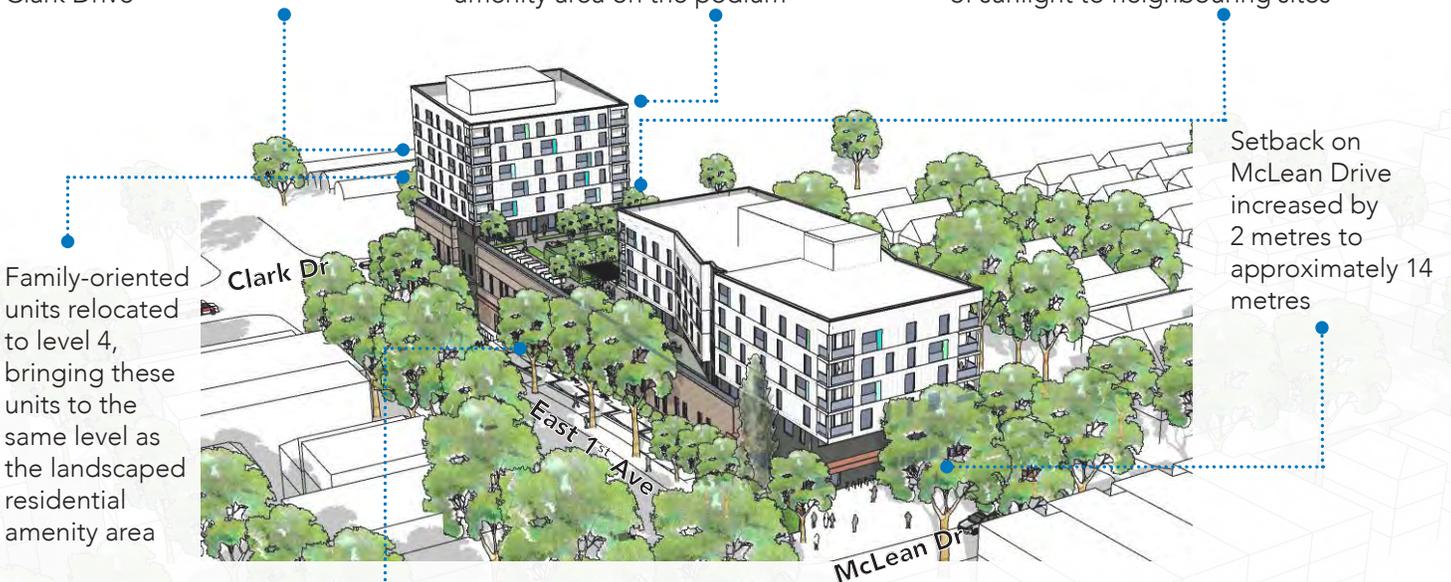
In August 2018, BC Housing submitted an updated proposal, which was refined based on feedback from the community, City staff, and the City of Vancouver’s Urban Design Panel. Changes include a wider setback on McLean Drive, additional parking, changes to massing to increase sunlight penetration into and through the site, and additional design refinements.

## Key changes include:

An additional 6-foot stepback for the residential component along Clark Drive

An additional floor added to the Clark Drive building to enable a widened amenity area on the podium

Widening of the podium garden to 110 feet, which permits deeper penetration of sunlight to neighbouring sites



Family-oriented units relocated to level 4, bringing these units to the same level as the landscaped residential amenity area

Setback on McLean Drive increased by 2 metres to approximately 14 metres

One additional level of underground parking, increasing the number of parking stalls from 39 to 81

Clark & East 1<sup>st</sup> Conceptual Rendering looking northwest