

# Welcome

Thank you for taking the time to attend our pre-application open house for 1636 Clark Drive and 1321-1395 East 1<sup>st</sup> Avenue.

The purpose of today's pre-application Open House is to:



**Introduce you to the Project Partners and Project Team.**



**Provide you with area and community context.**



**Share details on the components of the proposal.**



**Listen to your feedback and answer your questions.**

After reviewing the boards, please take a moment to complete a comment form before you leave. We look forward to hearing your feedback on the proposal.

# Project Team

The City of Vancouver and the Government of BC, through BC Housing and Vancouver Coastal Health, have formed a partnership to address the urgent need for housing and health services in Vancouver.



BC Housing works in partnership with private and non-profit sectors, provincial health authorities, ministries and other levels of government and community groups to develop, manage and administer a range of subsidized housing options across the province.

As the project leader, BC Housing will lead the team through the City's review process for rezoning, development permit and land consolidation.



Vancouver Coastal Health provides health care services through a network of hospitals, primary care clinics, community health centres and residential care homes across Metro Vancouver, and along the Sea to Sky Highway and Sunshine Coast.

Vancouver Coastal Health will operate the withdrawal management centre and be responsible for the adult transitional housing component of the proposal.



The City of Vancouver, as the owner of the lands, will work with BC Housing to bring the rezoning application to Council and ensure all rezoning conditions are met.

Pending consolidation and rezoning approval by City Council, the City will enter into a long-term lease of the land with BC Housing. The City will also be responsible for the social enterprise component of the proposal.

BC Housing has assembled an experienced and highly qualified project team to assist with this proposal.

Architects



Landscape Architects



Civil Engineers



Energy Modelling



Urban Planning Consultants



# Grandview-Woodland Context

The Grandview-Woodland neighbourhood is a diverse and eclectic community with green space, shops and community amenities. The area contains a variety of housing types and a mix of shops, services, and employment spaces.



## Grandview-Woodland Neighbourhood Stats:



29,175 residents



6.8% population growth since 2011 compared to 4.6% for the City of Vancouver



Almost 40% of the total population is in the 20-39 age range



18.2% are single-parent families compared to 4.1% for the City of Vancouver



63.7% of dwellings are rented, compared to 53.1% for the City of Vancouver

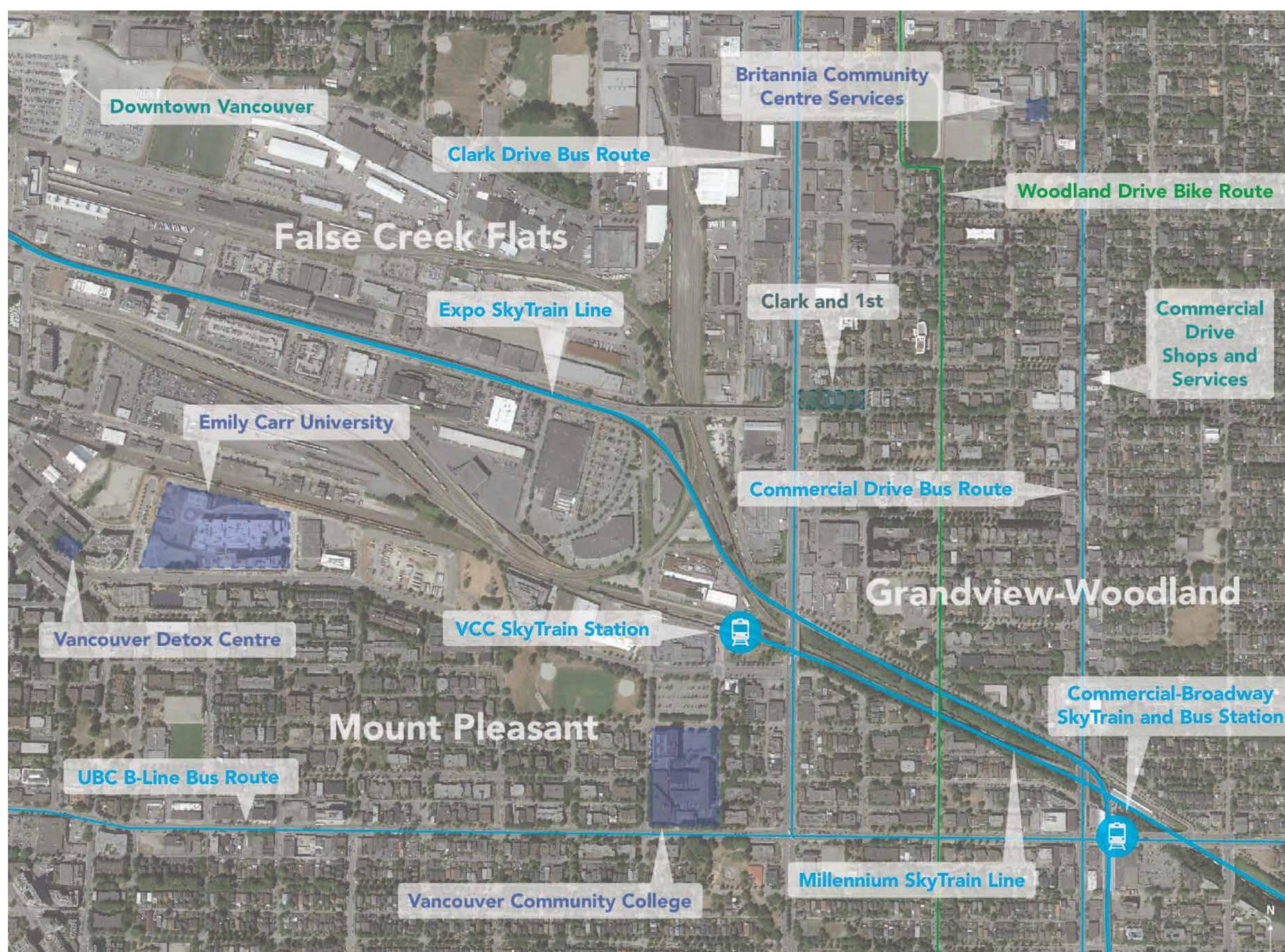


52% of residents use active modes of transportation (transit, walk, bike) compared to 49.5% for the City of Vancouver

Data Source: The City of Vancouver's Community Profile, 2016

# Area Context

The proposed development is located in the Grandview-Woodland Community near a range of employment spaces, community services, transit, and educational facilities such as Vancouver Community College and Emily Carr University.



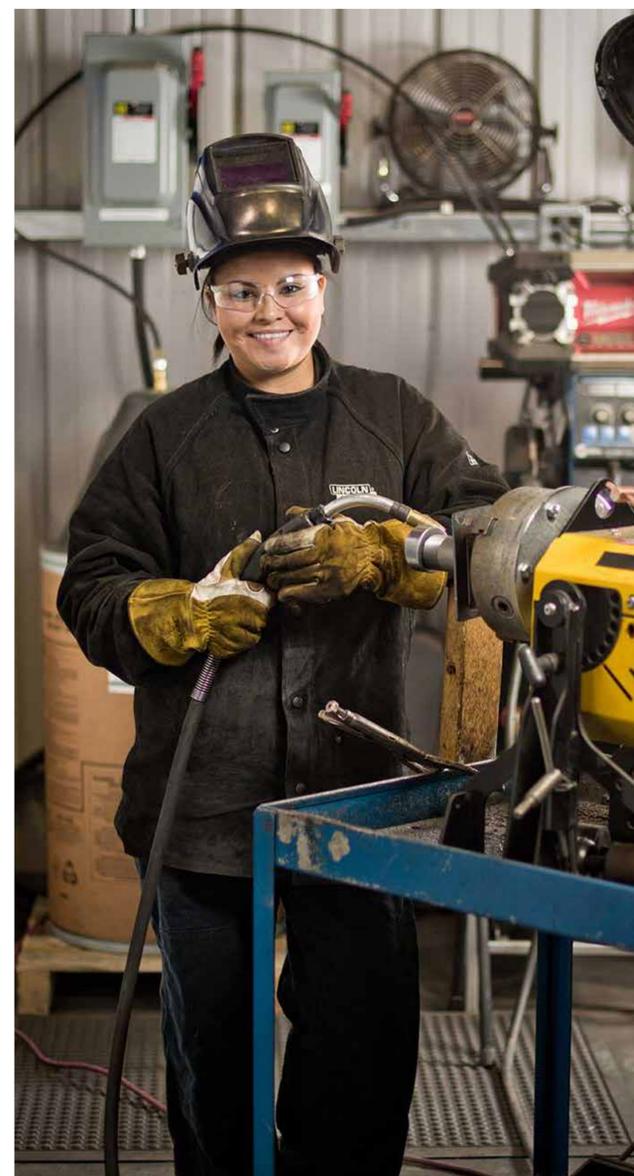
# Site Context

The property is located at the intersection of Clark Drive and East 1<sup>st</sup> Avenue. The surrounding area is characterized by a mix of residential housing forms and a range of industrial uses.



# Proposal Components

Our vision for Clark Drive and East 1<sup>st</sup> Avenue includes affordable housing, health and wellness services, and social enterprise space.



## Affordable Housing

The preliminary proposal includes 60 - 100 rental units for low to moderate income households. This may include single people, people with disabilities, seniors, and families. The housing will be owned by BC Housing and will be operated by a non-profit provider. The proposal will meet the City of Vancouver's definition of social housing.

## Withdrawal Management Centre Including Transitional Beds

The withdrawal management centre will be operated by Vancouver Coastal Health and will include a range of treatment services, academic teaching and research, and 20 short-term transitional beds. Services in the centre will be trauma-informed and culturally-appropriate, incorporating best practices in client care. The short-term transitional beds will provide continued support for clients having completed detox and in transition to longer-term solutions.

## Social Enterprise

The City-owned social enterprise component will focus on Indigenous healing and wellness through employment. Opportunities are still being explored with Indigenous non-profits and other community partners to determine the program of the social enterprise space.

# Addressing the Housing Crisis

Vancouver is experiencing a housing crisis which has put populations such as seniors, single-parent households, and youth at increased risk of homelessness.



Vancouver's Rental Vacancy Rate has been below 1% for the past decade. A healthy vacancy rate is considered to be between 3 to 4%.  
*[Rental Market Report CMHC, 2017]*

The vacancy rate in Grandview-Woodland was estimated to be at 0.4% at the end of 2017.  
*[City of Vancouver Community Profiles 2016: Grandview-Woodland]*



76% of all new households in Vancouver from 2011 to 2016 were renter households.  
*[Rental Market Report CMHC, 2017]*

Renters comprise over half of the households in Vancouver. Almost two-thirds of homes in Grandview-Woodland are rented.  
*[Rental Market Report CMHC, 2017]*

Rents have increased dramatically in recent years. In Vancouver...



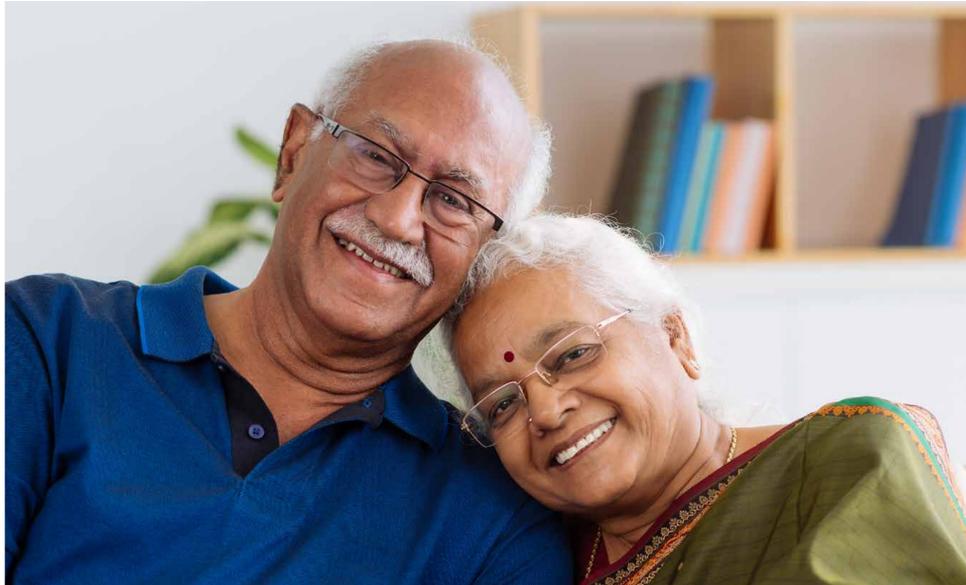
46% of renter households are spending more than 30% of their annual income on rent and utilities  
*[Canadian Rental Housing Index, 2015]*

25% of renter households are spending more than 50% of their annual income on rent and utilities  
*[Canadian Rental Housing Index, 2015]*

For the third consecutive year average rents have increased faster (5.9 %) than the provincially-allowable increase (3.7%)  
*[Rental Market Report CMHC, 2017]*

# Affordable Housing

The preliminary proposal includes 60-100 rental housing units for low to moderate income households. This may include single people, people with disabilities, seniors, and families.



The partners are working to maximize the affordability of the rents in all the units, and more detail on the rents and affordability proposed will be provided as the proposal advances to rezoning.

The proposal will provide:

- ✓ Housing owned by BC Housing and operated by a non-profit operator
- ✓ Housing secured as rental for the life of the building
- ✓ At least 1/3 of the units secured at Housing Income Limits (HILs) or below, meeting the City of Vancouver's definition of social housing

## What are Housing Income Limits (HILs)

Housing Income Limits are determined each year based on Canadian Mortgage and Housing Corporation criteria. They represent the income required to pay the average market rent for a unit in the private market.

# Withdrawal Management Centre

There is an urgent need in Vancouver for expanded, state-of-the-art withdrawal management services.

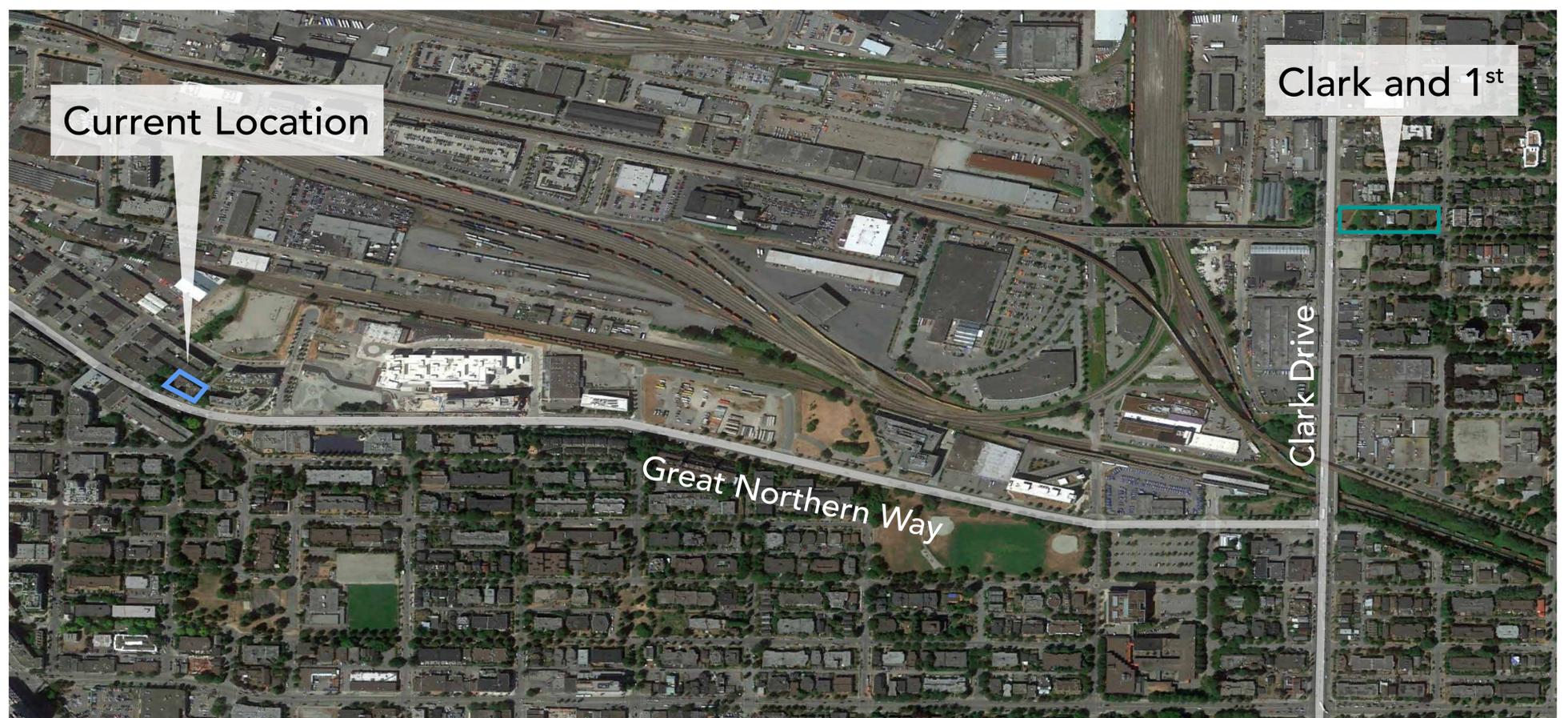


The current Vancouver Detox Centre at 377 East 2<sup>nd</sup> Avenue is undersized and is no longer able to meet the growing demand for withdrawal management programs in Vancouver. The existing facility has failing infrastructure, spaces that do not meet minimum criteria and a facility design that does not support the best practices of care. Securing a replacement for this facility has long been a priority for Vancouver Coastal Health.

***"I have been the principal at St. Francis Xavier School for the past nine years and have never had to respond to concerns that came from being in close proximity to the Vancouver Detox Centre."***

Principal Fader, St. Francis Xavier School

The existing Vancouver Detox Centre on East 2<sup>nd</sup> Avenue is located approximately 10 blocks from Clark and 1<sup>st</sup>. The current facility has operated in this location for over 30 years and is in close proximity to a number of schools and campuses, commercial properties, and a dense residential neighbourhood. There have been no reported issues from the surrounding community.



# Withdrawal Management Centre

The proposed new withdrawal management centre will include a range of trauma-informed, culturally-appropriate services such as in-patient and out-patient withdrawal management, sobering, and at-home withdrawal management all offered in one location.

Throughout the application process, Vancouver Coastal Health will continue to engage with Vancouver residents and community groups, particularly those who have used withdrawal services or who face barriers to service, to inform the facility design.

## Preliminary plans for the withdrawal management centre include:



### Treatment space

54,896 sq ft of state-of-the-art treatment space.



### 20 transitional beds

20 transitional beds for those transitioning to longer-term care options such as residential treatment programs.



### Trauma-informed care

Evidence-based, trauma-informed care and services such as residential and out-patient withdrawal management.



### On-demand at-home treatment

The centre will include the START program which is part of a larger province-wide strategy to meet the need for more home-based withdrawal management care.



### Internal vehicular access

Internal vehicular servicing and loading to mitigate traffic impacts and disruption to neighbours.



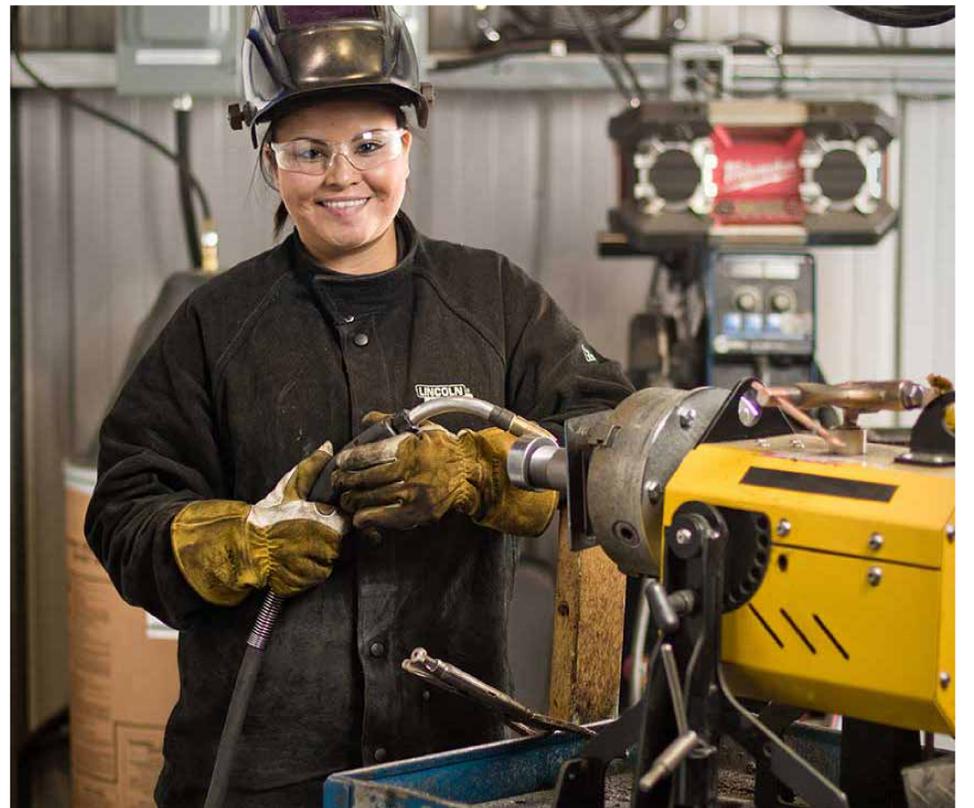
### Academic teaching and learning centre

Academic teaching and learning centre to allow opportunities for medical professionals and academic researchers to build and transfer knowledge for the best possible addiction treatment.

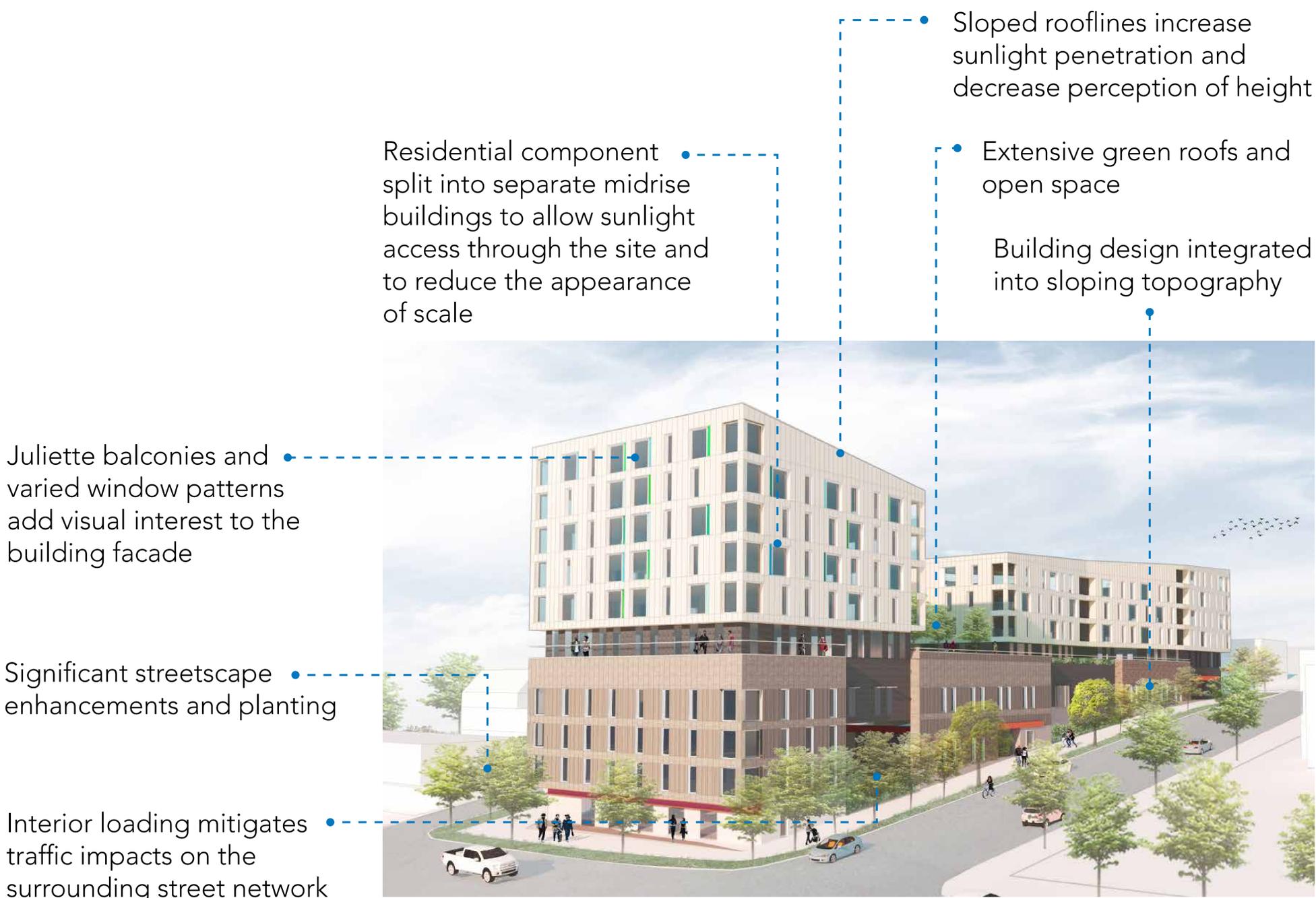
# Social Enterprise

The proposal includes a social enterprise program space focusing on Indigenous healing and wellness through employment.

This will be owned by the City of Vancouver who will work with partners to explore opportunities for this space.



# Project Details



## Project Statistics

Program Element	Total Area
<b>Affordable Housing</b>	<b>91,494 sq ft (8,500 sq m)</b> <b>60 - 100 units</b>
<b>Withdrawal Management Centre</b>	<b>54,896 sq ft (5,100 sq m)</b> <b>51 in-patient beds</b> <b>20 short-term transitional beds</b>
<b>Social Enterprise</b>	<b>2,992 sq ft (278 sq m)</b>
<b>Total Proposed Floor Area</b>	<b>149,383 sq ft (13,878 sq m)</b>
<b>Site Area</b>	<b>44,767 sq ft (4,159 sq m)</b>
<b>Floor Space Ratio (FSR)</b>	<b>3.34</b>

# Design Concept



View looking northeast

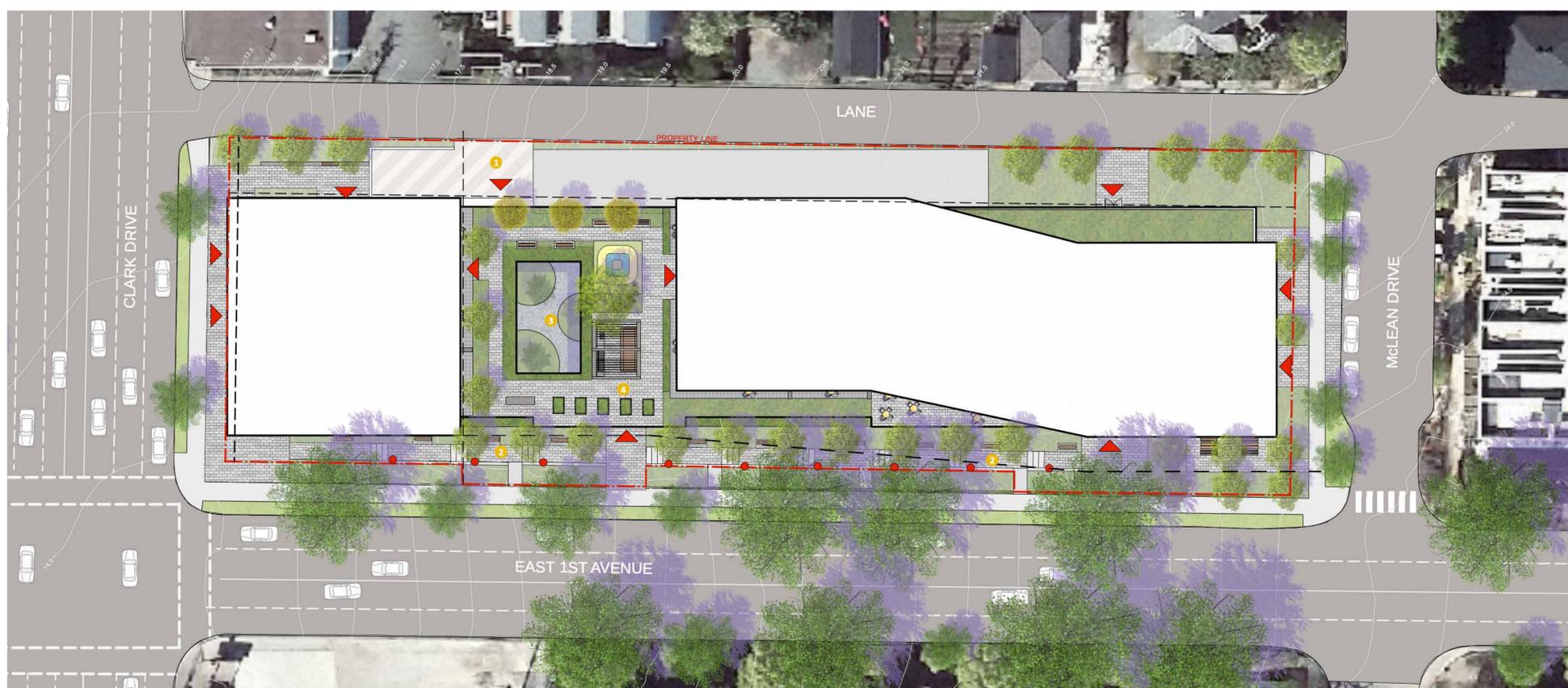
# Design Concept



View looking north across East 1<sup>st</sup> Avenue

# Landscape Plan

The landscape plan will include reflective and active spaces, promoting health and wellness on a variety of scales. The landscape plan will provide access to nature, spaces for movement and exercise, and social gathering spaces.

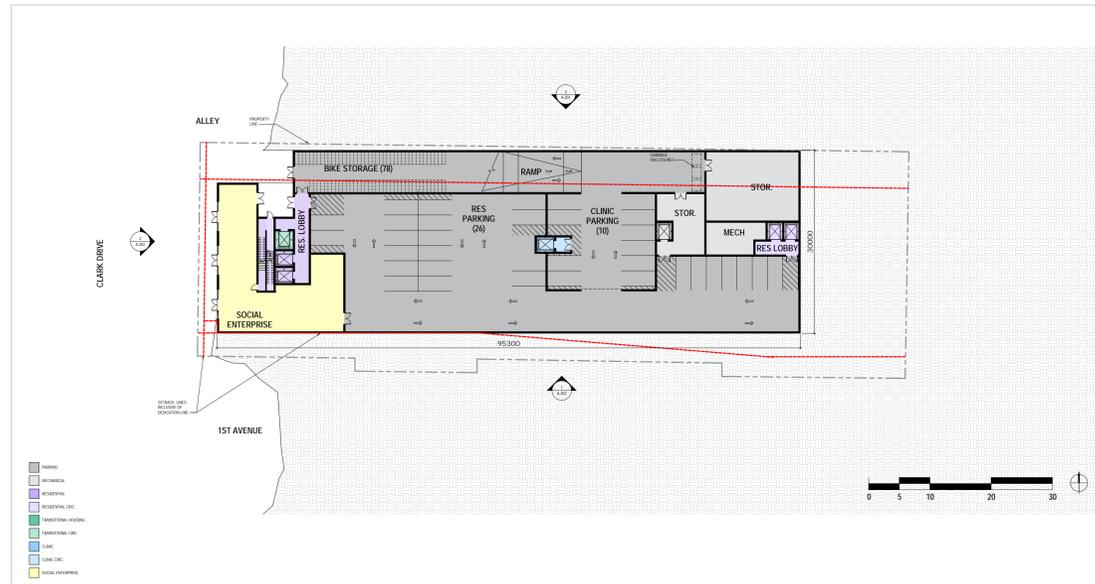


## LEGEND

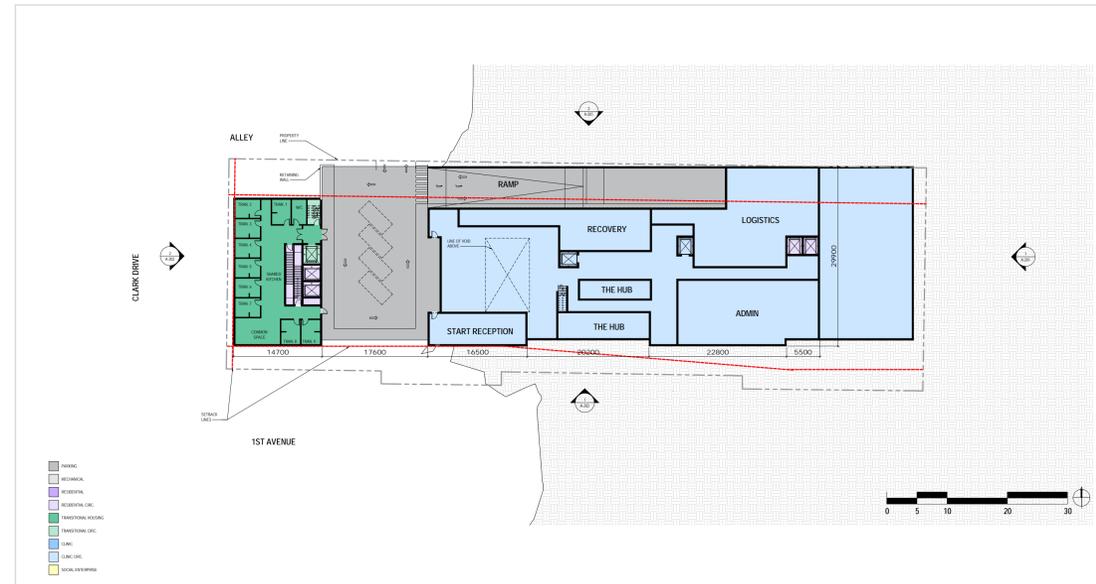
- 1. ARRIVAL COURT
  - 2. COMMUNITY WALK WITH SEATING AND POTENTIAL PUBLIC ART
  - 3. SUNKEN WESTCOAST ZEN GARDEN
  - 4. ROOF DECK AMENITY GARDEN
    - OUTDOOR KITCHEN
    - SMALL PLAY AREA
    - FOOD GARDEN
- BUILDING ENTRIES
  - POTENTIAL PUBLIC ART SEQUENCE
  - STEPS AND WALL WITH SEATING AREA
  - COMMUNITY KITCHEN WITH TRELLIS
  - SMALL PLAY AREA
  - FOOD GARDEN PLANTERS

# Floor Plans

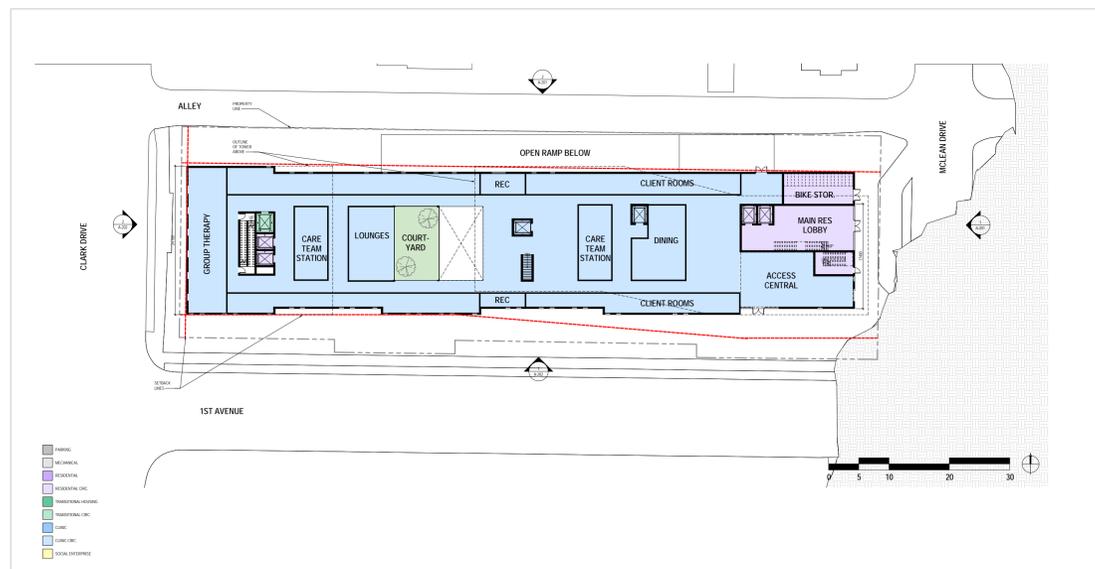
## Ground Floor



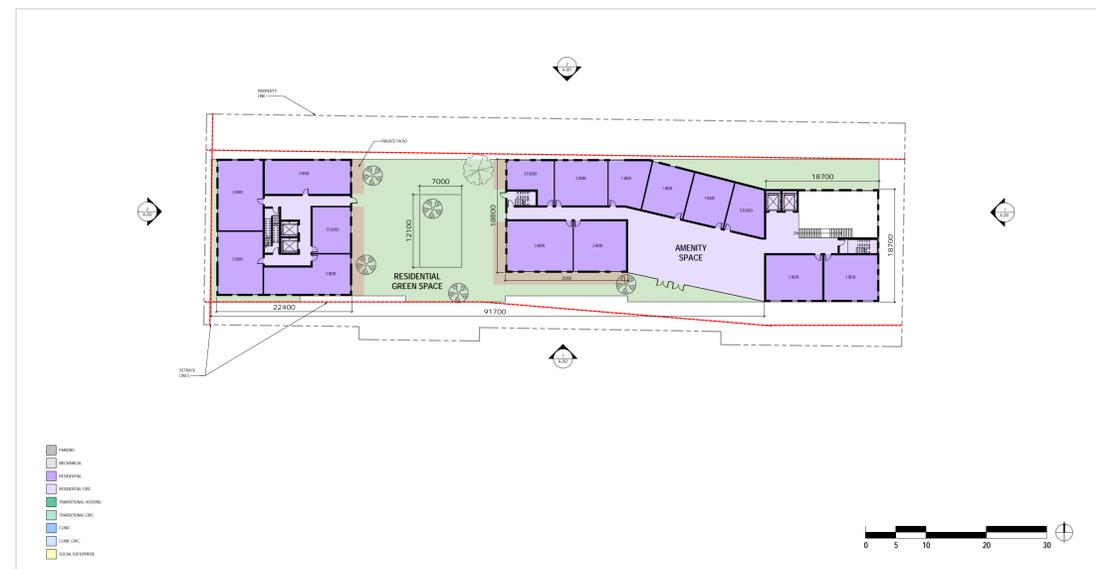
## Floor 2



## Floor 3



## Floor 4



# Floor Plans

## Floor 5 & 6



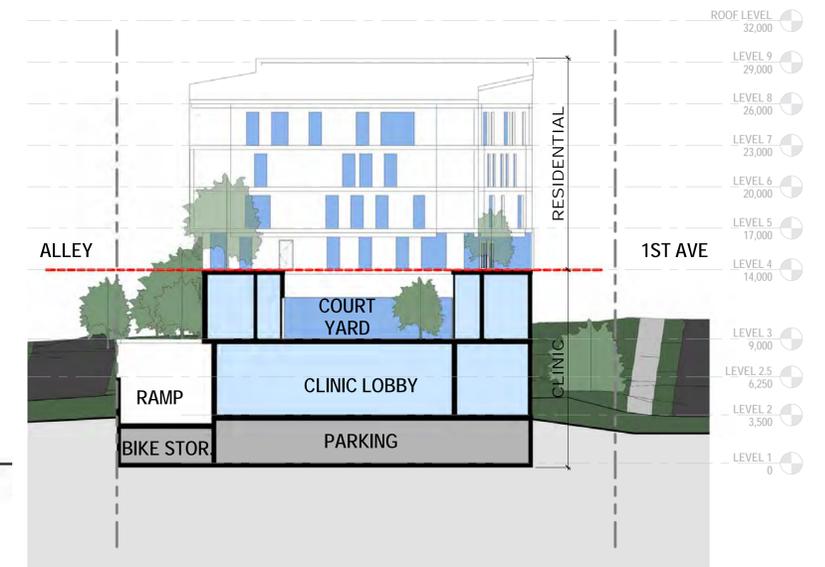
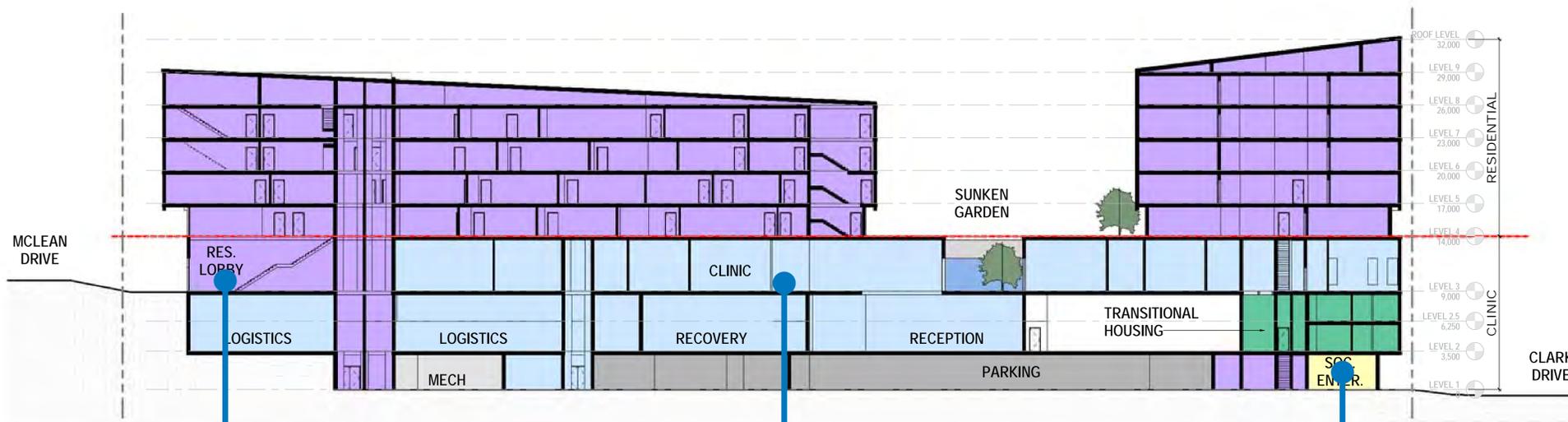
## Floor 7



## Floor 8



# Sections



**Affordable Housing**



**Withdrawal Management Centre**



**Social Enterprise**

# Elevations



**North Elevation**



**East Elevation**

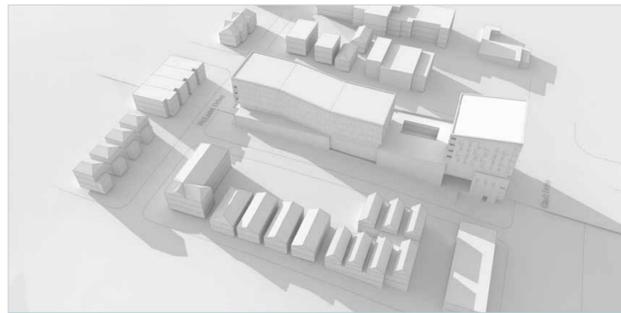


**South Elevation**

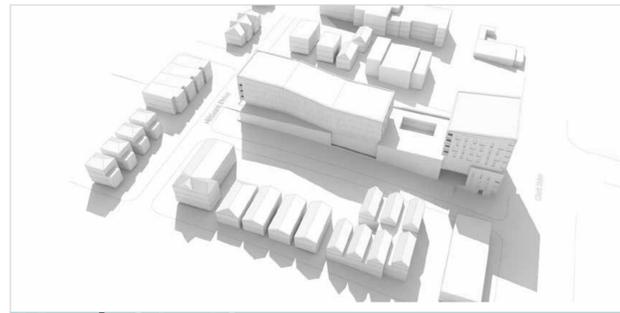


**West Elevation**

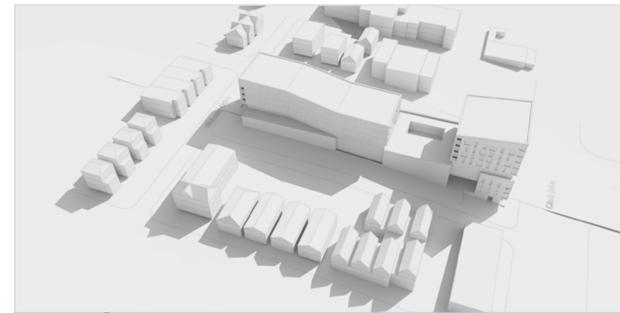
# Shadow Studies



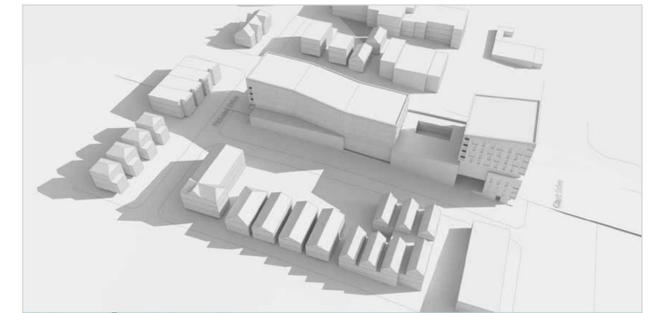
March 21 - 9am



March 21 - 12pm



March 21 - 3pm



March 21 - 5pm



June 21 - 9am



June 21 - 12pm



June 21 - 3pm



June 21 - 5pm



September 21 - 9am



September 21 - 12pm



September 21 - 3pm



September 21 - 5pm

# What Informs the Proposal for Clark and 1<sup>st</sup>?

The proposal is informed by...



City of Vancouver Policies,  
such as the Grandview-  
Woodland Community Plan



Project Partners  
Mandate



Housing and  
Healthcare Needs  
in the Community



Community Input



Existing Property  
Conditions &  
Constraints

# Policy Context

Regional and City policies, including the Grandview-Woodland Community Plan have helped to guide the proposal for Clark and 1<sup>st</sup>.



## **Metro Vancouver Regional Growth Strategy (2011)**

The Metro Vancouver Regional Growth Strategy is the guiding document to help all municipalities in the Lower Mainland accommodate over 1 million people and 500,000 new jobs by 2040. Key strategies of the Regional Growth Strategy (RGS) emphasize the creation of vibrant, livable, complete communities in urban centres by providing affordable and diverse housing options, employment and amenities.

*The proposal supports the densification of a compact urban area by providing a mixed-use health services facility and multi-family housing. The social enterprise component will help to provide resources and build skills for participants near employment spaces. The proposal includes an amendment to the RGS to enable mixed health services, residential, and social enterprise uses on part of the property which is currently designated for industrial use. This change is intended to create a number of short and long-term employment opportunities.*



## **Housing Vancouver Strategy & 3-Year Action Plan (2017)**

The Housing Vancouver Strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The targets were based on the core goals of retaining a diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units.

*The proposal will advance the City's housing targets through the provision of 60 - 100 new social housing units. The new units will serve a range of incomes, and at least 35 percent of the units will serve families.*

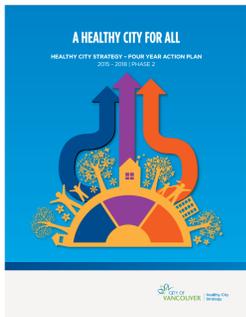


## **Social Housing or Rental Tenure (SHORT)**

SHORT is a one-year pilot program which is designed to prioritize affordable housing projects through the rezoning, development and building permit approval process.

*The project is a participant in the SHORT program as it meets key program objectives, including delivering affordable housing units and leveraging partnerships with senior levels of government.*

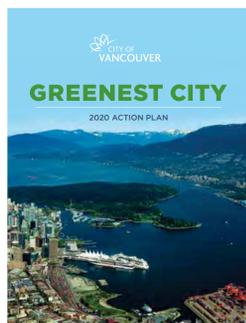
# Policy Context (continued)



## Healthy City Strategy (2014)

The Healthy City Strategy is comprised of goals intended to improve the health and well-being of all residents in Vancouver through a range of key determinants, such as access to high-quality housing, food, employment, services, learning opportunities and transportation.

*The proposal contributes to the city's health and wellbeing by delivering a range of affordable housing units, access to skill-building, and wellness services. The Vancouver Coastal Health facility will address the urgent need for expanded withdrawal management services in this community. The proximity to transit, bike routes, shops, and services contribute to a healthy, active lifestyle.*



## Greenest City 2020 Action Plan (2011)

The Greenest City 2020 Action Plan contains guiding policy directions that encourage compact, complete communities, which promote walking and cycling and are well served by transit, services, amenities, and green space.

*The property's proximity to a frequent transit route and commercial shops, services and employment opportunities encourages the use of public transit, cycling and walking. The proposal includes a landscaped roof and streetscape enhancements to improve the public realm and provide access to green space.*



## Green Buildings Policy for Rezoning (2017)

In April 2017, Council adopted an update to the Green Rezoning Process (also known as the Green Buildings Policy for Rezoning). This updated policy offers two pathways to compliance: Near Zero Emissions Buildings or Low Emissions Green Buildings (i.e. achieve LEED Gold in building design and construction).

*The proposal responds to the Green Buildings Policy by following the Low Emissions Green Building path and contains sustainable design elements such as innovative storm water retention systems and a large rooftop greenspace.*

# Grandview-Woodland Community Plan

The Grandview-Woodland Community Plan (GWCP) provides a framework to direct positive change for the community and has helped to inform the proposal for Clark and 1<sup>st</sup>.



## Community Plan Principles and Values

## Proposal Response

### Affordable Housing



- Housing should include a range of densities, heights and unit types.
- Provide a range of affordable housing options to meet the diverse needs of the community.
- Policy in the GWCP allows for the consideration of a modest increase in height and density for the delivery of non-market housing.

- ✓ The proposal aims to provide 60 - 100 homes that meet the City of Vancouver's definition of social housing.
- ✓ The proposal will provide affordable housing for residents with low to moderate incomes.

### Reconciliation and Partnerships with the Aboriginal Community



- Develop unique and respectful ways to acknowledge and celebrate the historic and current presence of Aboriginal people in Grandview-Woodland.

- ✓ The project partners are committed to designing and operating the building in collaboration with Indigenous partners.

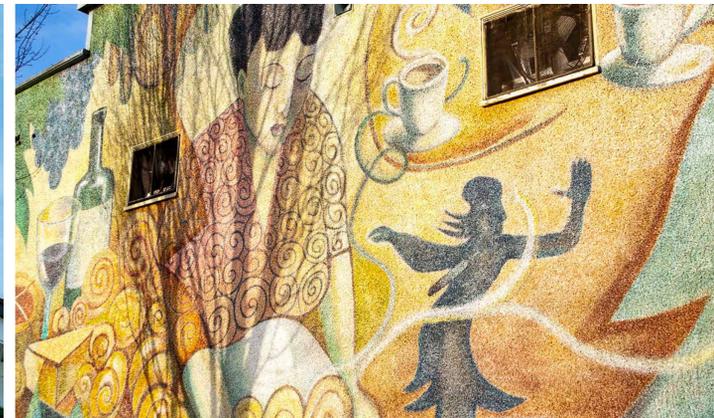
### A Resilient, Sustainable, Safe and Healthy Community



- Support health partners in the creation, renewal and expansion of facilities for harm reduction, addiction, and mental health.
- Develop unique responses to social and environmental issues.
- Ensure proper social infrastructure and services for residents including health and wellness.

- ✓ The proposal's withdrawal management centre will provide health and wellness services which will support a resilient, sustainable, safe and healthy community.
- ✓ Services will be culturally sensitive and trauma informed to better meet the needs of clients.

# Grandview-Woodland Community Plan (continued)



## Community Plan Principles and Values

## Proposal Response



### Enhance culture, heritage and creativity

- Support and enhance spaces for cultural and social activities. Including gathering and support spaces.
- Work in partnership with urban Indigenous groups to bring forth historical knowledge for future preservation.

- ✓ The proposal provides rooftop green space to allow residents of the building to gather.
- ✓ The design and programming of the building will be informed by engagement with Indigenous partners.



### Sustainable Transit Options

- Support transit-oriented community development and encourage shorter trips.
- Emphasize walking and provide infrastructure to help encourage pedestrian activity.

- ✓ The proposal is located on a frequent transit route, a 3-minute walk from many shops and services on Commercial Drive, and will provide lighting, seating, and landscaping to enhance the pedestrian experience.



### Protect and Enhance Civic Places

- Ensure residents have access to green spaces, including urban forests, parks, open spaces and space for food production.

- ✓ The proposal includes significant streetscape enhancements. A rooftop amenity space for residents will feature trees, landscaping and space for urban agriculture.



### A Robust Resilient Economy

- Develop employment space strategies and ensure job space is well integrated with the transportation network.

- ✓ The proposal includes a social enterprise space which will be focused on employment as an essential component of health and wellness.



### A Green, Environmentally Sustainable Urban Pattern

- Cluster a mix of land-uses close to transit, shops services, employment zones and create a complete community to reduce greenhouse gas emissions.

- ✓ The proposal will be a certified Low Emissions Building and will provide housing close to employment spaces, shops, services, and transit infrastructure.

# Britannia-Woodland Area

The Grandview-Woodland Plan identifies the Britannia-Woodland sub-area as well suited for affordable housing with a range of housing forms ranging from detached houses to 10-storey buildings.



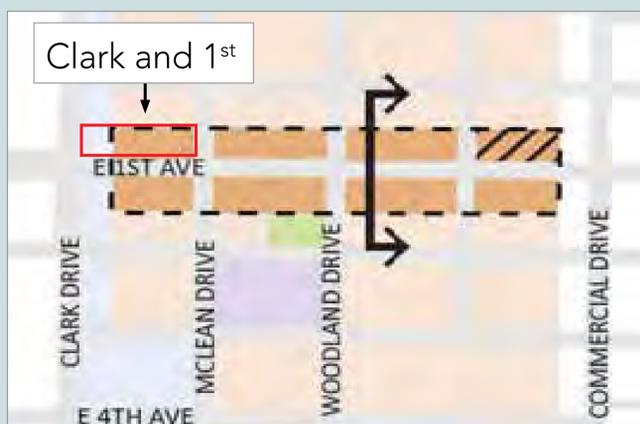
The proposal will build on the key strengths of Britannia-Woodland as an affordable neighbourhood with a mix of housing forms that integrate with employment-generating industrial activities.

Britannia-Woodland Policies	Proposal Response
 <p><b>Welcoming Neighbourhood</b> Remain a neighbourhood that accommodates new and existing residents in affordable rental housing.</p>	<p>✓ This proposal will provide opportunities to remain in or relocate to this neighborhood through expanding affordable housing options for low to moderate income households.</p>
 <p><b>Urban Design Character</b> Allow for a variety of building heights and scales within the multi-family residential neighbourhoods.</p>	<p>✓ The residential component of the proposal has been separated into two volumes with different heights, on top of a two storey podium. The building has been articulated to reflect the various scales of buildings in the neighbourhood.</p>
 <p><b>Industrial Land-uses</b> Continue to be an integrated neighbourhood that accommodates employment generating uses.</p>	<p>✓ The proposal aims to provide a social enterprise that will support the employment-generating industrial lands.</p>

## Britannia-Woodland East 1<sup>st</sup> Avenue Land Use

The Grandview-Woodland Community Plan identifies the east side of the site along East 1<sup>st</sup> Avenue for heights up to 6-storeys.

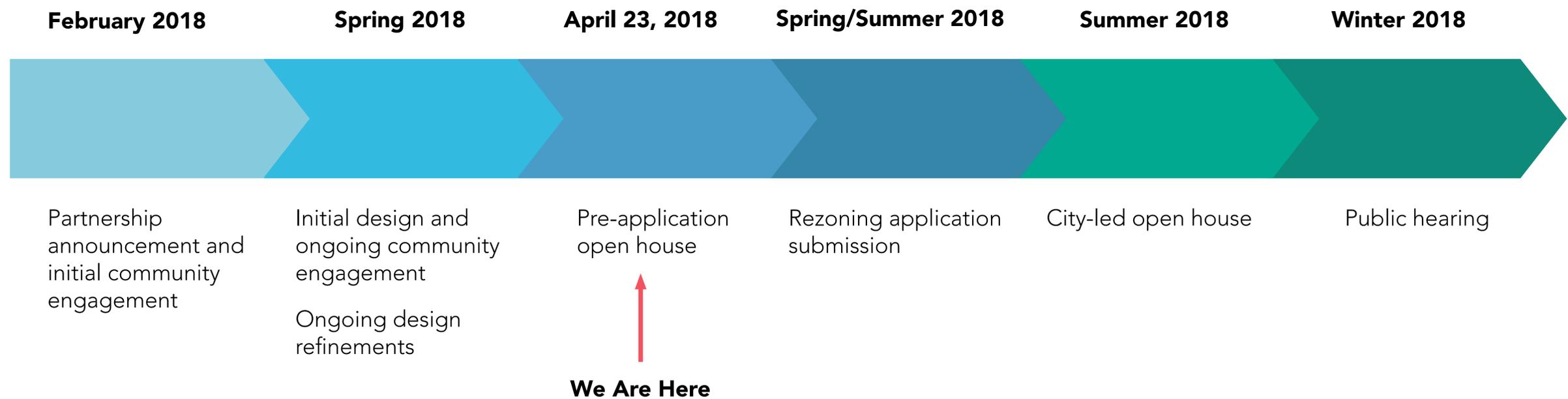
The west side of the site along Clark Drive is currently zoned I-2, which permits 100 ft (10-storey) buildings.



Legend	
	Park
	School / Institutional
	I - Light Industrial
	Apartment (6-storeys)
	At-grade commercial

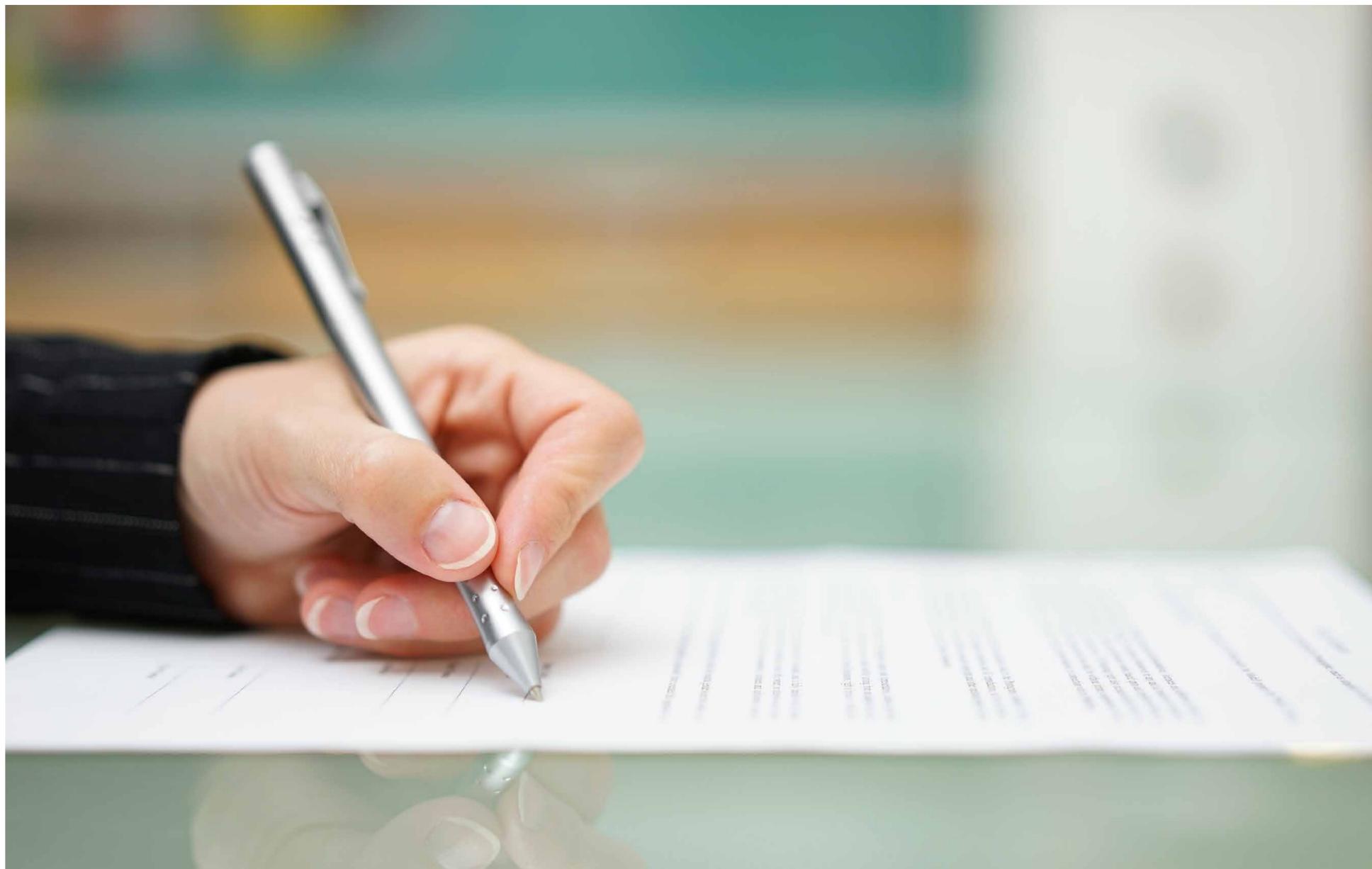
# Timeline and Next Steps

There will be multiple opportunities for community input throughout the development application process. The proposed development is subject to a rezoning approval by Vancouver City Council and a development permit approval process. Community members will be notified by mail when the rezoning proposal will go before Council.



# Share Your Feedback

Thank you for attending today's open house. Please complete a comment form before you leave.



**For more information, please visit:**  
[www.bchousing.org/1st-clark](http://www.bchousing.org/1st-clark)



**Questions? Please contact:**  
[communityrelations@bchousing.org](mailto:communityrelations@bchousing.org)