

2021-03-11 Item 3 - Amendment to Downtown Official Development Plan – Area K3 (Granville Street) - (Opposed - 31)										
Date Received	Time Created	Subject	Position	Content	Full Name	Contact Name	Organization	Contact Info	Neighbourhood	Attachment
03/10/2021	13:16	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	What is happening to Vancouver's downtown? Please take a look at any other large urban centres and see if they are doing this. There is enough social housing in the Yaletown area. There are families that live in Yaletown and this is making it unsafe, property values are diminishing. Taxes are rising, people need social housing but why put them in an area where they can't afford anything around them. Thing about common sense is that it's not every common. I think women's housing on the corner of Seymour and Davie is fine but all these other proposals are just absurd.	P B	No Name No Name (ps)		[REDACTED]	Downtown	No web attachments.
03/10/2021	14:18	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	In simple terms NO. This affected area of Granville Street is already a pressure cooker of too many services and social Housing sites. We do not need more, more garbage, more disturbing drug dealers & addicts roaming our streets, more dug This is our 3rd request to be put on the speakers' list for March 11 with the city to oppose, with yet any confirmation.	SaveOurCityVancouver	Save Our City! Vancouver	Save Our City Vancouver	[REDACTED]	Downtown	No web attachments.
03/10/2021	15:18	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	I'm a homeowner in Yaletown and I'm vigilantly opposed to relocating the cities homeless to the Granville district. The yaletown that I've bought into and have paid taxes for has taken a drastic turn for the worse in recent years, with homeless living in parks, alleys, leaving dangerous and infectious needles in public spaces, breaking into private residence spaces, smashing car windows on streets and in parkades, going through trash and rubbish bins and leaving a mess all throughout alleys and public walkways, etc. Our neighbourhood no longer feels safe with the massive influx of public housing and at risk members of society being housed in our back yard. It's no longer safe for a female to walk my dog at night. Things have gotten drastically worse and Yaletown has quickly taken a turn in a massive wrong direction. I am absolutely opposed to opening up any further shelters, converting hotels to heroin dens, and housing the most dangerous of society in what is supposed to be one of the cities nicest areas. It is no longer safe for children to play in parks, it's not safe for my dog to walk in a park with needles left around, the influx of another 1000 high risk criminals and offenders / thieves / and drug users is NOT welcomed but he people who actually pay the taxes and pay for this neighbourhood to call home. This is a massive misstep for the entire city of Vancouver. Clean up the criminals in tents and welcome them into your homes and backyards if you are fortunate enough to have a detached home with a back yard. I don't see any of you allowing mental patients, sex offenders, drug addicts, thieves and criminals in your back yards' Why don't you start as an example and let the heroin users shoot up in your playgrounds. It's time for a massive reality check with council. Wake up you are ruining our city by pushing through crap that this that no resident of the area approves of.	Byron Elliott	Byron Runka	Common Sense	[REDACTED]	Downtown	No web attachments.

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03/10/2021	15:18	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Mar 15, 2021 Dear Sir/Madam, I am writing today to express my concerns as to what is happening on Granville St. I am the owner and operator of Roxyburger Restaurant located at 910 Granville St. We have been in business since 2002. In 2009 our business was basically closed for 6 months as the city did their 'redesign of Granville'. It was supposed to be the 'grand entry to the city'. We were barely able to survive the construction. But with renewed confidence that the city was going to help clean up the street we invested more money and plowed ahead. At the same time the Bosman Hotel was converted to low income housing for the mentally ill. The immediate impact was very noticeable. Discarded needles started to appear everywhere. Conflicts with customers and the homeless increased almost immediately. Staff began to feel unsafe walking home at night. The Alley behind us turned into a place where all manner of stolen property was rifled through and discarded. I realize that homelessness and mental illness is a very difficult and ongoing problem. Granville has always been home to several low income housing units. However, this was nothing compared to what has happened since the homeless encampment was moved to the Howard Johnson and other spaces on Granville St. My day usually starts early when I arrive at work and begin cleaning the human feces that is left on our front door and back steps. I step over a plethora of used needles trying not to get them jabbed in my shoes as they often do. I try to talk nicely to the people using my parking space to shoot up that I need to park as I am working in the building. This is the way I begin every day. Just today my 19 year old server had to ask several addicts to move while they were smoking crack just so she enter her work place. I had to stop writing this as someone just kicked over our sandwich board and broke it just now. (not the first time this has happened recently) The street that was once a proud and busy entrance to our beautiful city has now become a violent and dangerous place. My family will not come visit me at work after too many threats and altercations with homeless camps on our block. The addition of more low income housing on this street and in this neighborhood is not only reckless and dangerous to our businesses but also to the families that live a block away. I am both saddened and disgusted by the fact that City Hall is willing to destroy a neighborhood so easily. I have been here on this street for almost 20 years and it breaks my heart to see what has happened to this unique, vibrant part of our historical grand entrance to the city. I believe we can restore it to Granville Street to it's proper place as a world class entrance to a world class city. It will take help on the part of business owners, residence and, most importantly, our elected officials. Please do your duty and do not allow the placement of more social housing on our street and in our neighborhood.	Jay Bomford	Jay Bomford	Roxyburger		Downtown	No web attachments.
03/10/2021	15:44	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	I say 'NO' to more social housing development. It is creating a dangerous downtown community. The other day, there was a drug user outside my building shooting up. Conceirge was not even able to escort the person out due to the concierge's safety. This is dangerous as there are young kids who live in my building including my two little ones. More social housing = to more homeless drug users in the dtwn area. Dtnw is looking more and more like main and Hastings. Please utilize taxpayers' dollars more wisely and choose a social housing area somewhere else.	Diana	Diana			Downtown	No web attachments.
03/10/2021	15:53	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	There are several SROs in this area and seems like you're creating a secondary ghetto outside of the DTES.	Crystal Kwon	Crystal Kwon			Downtown	No web attachments.
03/10/2021	16:03	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Dear City Council, I am opposed to the k3 development. In a very short time frame there has already been a change to our community, and the k3 will only bring more chaos to what we are having to live with. Yesterday morning, as I walked my young daughter to school, we had to walk past two drug users openly using drugs in front of the Baza dance studio. Later that day, I witnessed a second open drug act in front of Shopper's Drug Mart in the afternoon. We have also been seeing more and more used needles and discarded drug paraphernalia outside our building and in our neighborhood. With the safe injection site and social housing created in the neighborhood, we have witnessed an increase in violent behavior and rants. Thank you	Jennifer Seslija	Jennifer Seslija			Downtown	No web attachments.

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03/10/2021	16:06	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	As a resident immediately adjacent to the K3 area. This plan is altogether a totally unacceptable concentration of social housing and services in one area. It is my belief that there are already too many social housing buildings within the k3 and the adjacent areas and that there does not need to be further developments for social housing here. For some reason Kitsilano Hostel is unsuitable as a location for a homeless shelter but the k3 area is more than suitable for social and homeless support. Granville Street has already become an unsafe dump and this would further increase its decline. I am not usually a single issue voter but any councilors who support this I will be voting for their direct competition who oppose this change and the increase in social housing in and around the k3 area. I do not understand how anyone in good conscience can see that this concentration of social housing is good for the neighbourhood as a whole. There is already a lack of policing and enforcement and I doubt there would be any increase if the change to the K3 area would be approved.	Johnathan Bateman	Johnathan Bateman			Downtown	No web attachments.
03/10/2021	16:12	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	I am strongly opposed to K3. While I understand there needs to be more social housing available, Granville St is not the place to do it. Yaletown, the Granville strip, and Downtown South hold too much of the burden of social housing and social services and it is not working! The area has become less safe and unsanitary, and I am sick and tired of it. Enough is enough. Our efforts should be focused on turning the Granville strip into a safe and vibrant entertainment district FOR EVERYONE. By adding more social housing, it will be less safe and will become the new DTES. There is so much opportunity for office space, retail, restaurants, art and cultural amenities to really help bring the economy back to life post pandemic. I implore you to leave social housing out of the Granville strip. It is currently not working with the Luggat, and more is not going make it better! Council members that vote in favour of K3 will be sending out a message that they don't care about tax paying residents of Vancouver and that they have small town ideas while boasting what a world class city we are.	Janis	Jan Tong			Downtown	No web attachments.
03/10/2021	16:31	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Please do not approve this. Even without social/rental housing, the area around seymour and helmecken street is horrible. I walk my kids home with tents on the sidewalks and people doing drugs. Yaletown are is supposed to be clean, sophisticated, higher-end and this will only ruin the amazing neighbourhood we are trying to uphold. Strongly strongly oppose this. If I had known about this earlier, I would have started a petition.	Vesna Ognjanova	Vesna Ognjanova			Downtown	No web attachments.
03/10/2021	17:17	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	As a resident of the Hornby/Helmcken neighborhood I am opposed to more social housing in this particular area. Since you have already increased the social housing this year, calls to police, calls to ambulance, open drug use, nuisance and trespassing have also increased. Also increased are our strata fees for enhanced security and cleaning. Needless to say- also increased is property tax with no additional relief in the pandemic. The same drug dealer has been arrested outside my door three times, yet still he operates his business freely without an appropriate City of Vancouver business licence no doubt. For these reasons I am opposing the addition of more social housing of this kind with consulting the community you are impacting.	Elsa Corsi	Ms ELSA CORSI			Downtown	Appendix A
03/10/2021	17:35	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Social housing near the entertainment district is a recipe for disaster. Noise complaints will soon follow and the workers in the area already don't see Granville as a safe street. I am not against SRO's but this area has far too many. Lets put some along the Skytrain developments. Concentration of services is not a good idea. If you want to say that you are against businesses than this decision highlights this council's anti business sentiment. I would even be okay with the housing put on Howe or Seymour, just not directly on Granville, near the GED.	Karm Sumal	Karm Sumal			Downtown	No web attachments.
03/10/2021	18:17	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	This should remain an entertainment district there are lots of places to live around that area I don't think it makes sense to put homes on top of the entertainment district so in future years you have less ability to entertain due to noise complaints. This can again be a thriving part of the city new office space will help.	Irshad Khan	Irshad Khan			Grandview-Woodland	No web attachments.

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03/10/2021	18:46	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	I live [REDACTED] & one of the new social housing buildings proposed will be behind our building. Already Granville St. is deteriorating consistently, I do my best to avoid it as it looks/smells so unpleasant & as the deterioration has been going on 4 many years, I'm baffled by the fact that the city hasn't cleaned it up by now. I'm embarrassed to show anyone this area of d/t Vancouver as it is. It's also on it's way to look like another disgusting Main/Hastings too. More social housing on Granville will only add to that & our back alley will be a nightmare with noise/garbage/criminal activity if it's built behind us. Please don't do this.	Nikki C. Mann	Nikki Email_downtownn ikki_gmail_com		[REDACTED]	Downtown	No web attachments.
03/10/2021	19:51	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Social housing on an important commercial street like Granville is a terrible decision. Granville street is for entertainment, tourists, festivals, retail and commercial activities. It needs to be vibrant filled with retail, office, hotel rooms. Why put social housing here. There are many more locations downtown that are better suited and safer than the entertainment district.	Chris Tsoromocos	Chris Tsoromocos		[REDACTED]	Kerrisdale	No web attachments.
03/10/2021	20:24	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Put the social housing near the new St. Paul's Hospital development by the viaduct so they can be near medical help. There are too many social housing buildings in downtown as it is. The vibrancy of downtown has declined on Granville St near Nelson south of Robson and putting more social housing downtown won't solve this problem. But if you're going to put more social housing, do it by the new hospital and NOT in downtown.	J B	J B		[REDACTED]	Downtown	No web attachments.
03/10/2021	20:27	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	DO NOT put housing near Granville or ANY other Entertainment district!! As it is the city has to shut down at 10pm because of people crying and dying of noise level etc and all other petty complaints, this is just going to cause more problems down the road for everyone! Please can council create a vibrant and lively downtown core with lots of entertainment options for people to get out and enjoy city life rather being imprisoned with all these arbitrary rules and regulations and a million bylaws that sucks the life out of this beautiful boring city!	Yousuff Joosab	Yousuff Joosab		[REDACTED]	Marpole	No web attachments.
03/10/2021	20:37	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Hello, a few simple words, not based on research, statistics or politics: the downtown core is full of dog shit, human excrements, skeletons of stolen bicycles, abandoned camping sites, blackened walls from fires lit to warm homeless people in makeshift tents, entrances to empty stores used for man and dog. Futuristic view of Mad Max scenario. One thousand rooms, more proposed - has anyone asked us, the silent majority who pays, and pays and supports. And in return gets petty thievery, excrements and a scary depreciation of quality of neighbourhood. I have no ready made solution to offer but object the geographical concentration, dumping', of a section of society which is well outside acceptable standards, interfering with our rights to enjoy life, streets, neighbourhoods. thank you Martin Pucher	MARTIN PUCHER	MARTIN PUCHER	RESIDENTS AND TAX PAYERS	[REDACTED]	Downtown	No web attachments.
03/10/2021	20:54	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	I am a resident of Yaletown near David Lam Park. As recently as yesterday (March 9) a pair of individuals created an encampment in David Lam Park meters from a VSOCC daycare. To provide a further anecdotal evidence, my family has encountered a marked increase in drug paraphernalia littered in the park. Moreover, we have noticed an increase in individuals with apparent drug abuse or mental health issues in the area. Such an individual accosted my friend while she was walking with her children. Police were notified. As a mother with two children under 6 years old, I can assure you that Yaletown feels less safe as a direct result of drug-abuse and vagrancy growing seemingly unchecked downtown. I support vulnerable individuals receiving care. I support people being safely housed. However, I implore the council to consider the real, negative effects of this development on the other residents in this area. Without a commensurate increase in police monitoring, clean-up crews and mental health facilities, approval of the K-3 development will hasten the decay of general safety downtown. Until appropriate safety measures can be debated and included in the budget, please vote against the K-3 measure.	Allison	Allison Wert		[REDACTED]	Downtown	No web attachments.
03/10/2021	20:58	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Granville Street is an entertainment district and NOT a place for social housing or shelters. As a resident of Downtown, I strongly oppose. It is simply financially irresponsible. Those areas are for tourism and businesses.	John Lok	John Lok		[REDACTED]	Downtown	No web attachments.

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03/10/2021	21:48	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	To whom it may concern: I object to this proposal as puts high risk individuals in close proximity to several children's play areas. We often find drug paraphernalia in the surround area and landscaping. Public urination in this area and drug use is getting out of control. Living in Yaletown is no longer desirable for families with young children nor is it safe. Our building is close to this proposed site and already we have had trespassing and stealing from our property of people looking for things to sell. I have reported these incidents to police.	Michelle Man	Michelle Man	a concerned citizen		Downtown	No web attachments.
03/10/2021	22:18	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	This is a family friendly neighborhood with lots of children, daycares, and schools around. As such, we oppose the rezoning of our neighborhood for the purposes of sheltering the homeless.	Atoosha Zargar	Atoosha Zargar			Downtown	No web attachments.
03/10/2021	22:18	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	This is a family friendly neighborhood with lots of children, daycares, and schools around. As such, we oppose the rezoning of our neighborhood for the purposes of sheltering the homeless.	Atoosha Zargar	Atoosha Zargar			Downtown	No web attachments.
03/10/2021	22:24	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Absolutely not !!! Create more housing in dtes not the rest of downtown - I don't want to see this in my neighborhood	Golnaz sham	Golnaz sham			Downtown	No web attachments.
03/10/2021	22:26	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Absolutely not ! create some in shaughnessy- or mayors neighborhood	Fatima shamloo	Fatima shamloo			Downtown	No web attachments.
03/10/2021	23:43	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Absolutely not ! create some in shaughnessy- or mayors neighborhood	Fatima shamloo	Fatima shamloo			Downtown	No web attachments.
03/10/2021	23:45	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Oppose all of K3 plan !!! No safe injection site in yaletown !	Golie shamloo	Golie shamloo			Kitsilano	No web attachments.
03/11/2021	00:17	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	It has been a very negative impact having the Howard Johnson Hotel housing people with addiction problems. We've been in this neighbourhood for the last 10 years and it has become petty crime central, along with anti Asian racism, drug consumption in public areas where children play. The neighborhood has become unsafe, there are stalkers occasionally following my wife strolling our new born into our building. I see cars being broken into from my window 3 to 4 times a week, I see people urinating and defecating on the sidewalks. Your decision will be a temporary fix but in the long run this will affect in a very negative way thousands of people who built a strong community in this neighbourhood.	S K	S K			Downtown	No web attachments.
03/11/2021	07:33	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	No more social housing in the downtown core.	Ian Turnbull	No Name No Name (ps)			Unknown	No web attachments.
03/11/2021	08:16	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	I oppose housing being built on the Granville district and this mayor and council need to open there eyes and ears and listen to the people of Vancouver.	Jatinder Kular	Jatinder Kular			South Cambie	No web attachments.
03/11/2021	08:49	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3	Oppose	The DVBA sent this letter in December 2020 regarding the DODP amendment RE Area K of Granville Street.	Charles Gauthier,	Charles Gauthier	Downtown Vancouver		Downtown	Appendix B

December 15, 2020

Thomas Daley, Planner
City of Vancouver



Feedback on proposed Official Development Plan Amendment for Granville Street in Area K3 -Granville Street between Drake and Helmcken

Granville Street needs a refresh. The street will benefit from a comprehensive vision for the street design and land use between Robson Street and the Granville Bridge. This important and historic commercial corridor is underutilized and underperforming.

While we are encouraged to see some attention given to Granville Street with this proposed zoning amendment, we do not feel that zoning for residential is where the focus should be. We would prefer to partner on a complete plan for the entire corridor (Robson to the Granville Street bridge) that will enhance existing commercial uses and integrate opportunities for new businesses and development.

The feedback period for this amendment is too short. We ask that the consultation period be extended to January 15, 2021 to ensure that stakeholders have ample time to provide comments prior to the referral report.

Our initial feedback regarding the amendment is as follows:

Residential development on Granville should require retainment of commercial spaces.

At our November 30th workshop we asked participants to describe the current strengths of Granville Street. The participants described Granville as lively and vibrant, and bustling with commercial activity. It is the businesses that draw people to the area for shopping, dining, socializing, and entertainment. Our goal is to enhance the commercial opportunities on Granville Street, not replace them. Any existing square footage of commercial space on redevelopment sites should be replaced as a requirement of the redevelopment. We welcome more mixed-use buildings with street-level retail, several floors of commercial (office or hotel), and residential on the top floors. We have seen the success of mixed-use buildings in other parts of the downtown peninsula such as Yaletown and Gastown. The tenants of mixed-use buildings contribute to the prosperity of businesses at street level.

Residential development on Granville should not replace existing hotel stock or opportunities for new hotel development.

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Hudson Pacific Properties

PRESIDENT AND CEO:

Charles Gauthier
Downtown Vancouver BIA

There is a shortage of hotel rooms in Vancouver, as noted in the City's Employment Lands and Economy Review summary. In particular, there is a shortage of affordable hotel rooms on the downtown peninsula. Granville Street is one of the remaining areas with affordable hotels. These hotels are essential for facilitating overnight visitations to the downtown area, and visitors are an essential customer base for downtown businesses. The conversion of the Howard Johnson hotel at 1176 Granville Street to social housing, albeit serving a great public need to house the homeless that the DVBIA supports, has resulted in the loss of 100 hotel rooms available to thousands of tourists annually who would be supporting many of the nearby bars, restaurants, retail outlets and other street-level businesses.

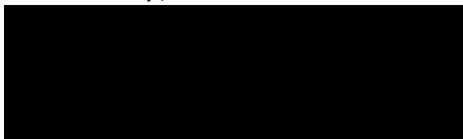
This area cannot afford to lose any more hotels. To encourage new stock in hotel rooms, we recommend that the revised zoning allow for relaxations in FSR and height to allow for additional hotel use that would be above 5 FSR and the current height limit.

New residential development should introduce a more diverse socio-economic mix to the area.

The majority of housing on Granville Street is currently supportive or low-income housing (SROs). If more residential development were to be added to the area, the aim must be to create a more diverse socio-economic mix with market rents. To further concentrate strictly low-income housing into one small area would increase stigmas and other challenges that the street is currently facing. There are many other locations where new social housing developments can and will be built throughout downtown and elsewhere in the city.

We are unable to support this proposed downtown official development plan amendment at this time unless our suggestions are incorporated and concerns are addressed.

Sincerely,



Charles Gauthier, MCP
President & CEO

Cc.

Selina Bull, Planning Analyst, Community Planning
Neil Hrushowy, Director, Community Planning
Gil Kelley, General Manager of Planning, Urban Design and Sustainability

Mayor and Council