

Item 3 - Amendment to Downtown Official Development Plan – Area K3 (Granville Street) - Oppose (10)												
Date Received	Time Created	Subject	Position	Content	Full Name	Contact Name	Organization	Contact Info	Neighbourhood	Attachment		
03/11/2021	15:45	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	I do not agree with this motion - Granville St is famous for its commercial/entertainment activity.. it should remain and continue to be activated/animated by commercial uses. I'm not sure how this amendment serves to be a solution for those in need. by transferring this area to residential, i am concerned that we overlook the commercial demand for the street and create more problematic framework for policing (the street is busy and loud enough) - already a challenge for policing. Overall i do not believe that this amendment suits the long term vision for the street which should be an entertainment hub with worldwide appeal. A centrepoint for arts, culture, shopping, dining and entertainment. I sincerely hope that the City listens to the many stakeholders and regular people that know the street rather than ramming home a poorly thought out policy for short term gain.	Martin Moriarty	Martin Moriarty		[REDACTED]	Unknown	No web attachments.		
03/11/2021	15:47	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	By not allowing a proactive and progressive approach to mixed use development, the planned vision of a vibrant entertainment and shopping strip along Granville Street has already choked the life out of a historically important and vibrant Vancouver street. The proposed K-3 amendment is a further dagger in Granville Streets heart and soul. The Street needs to remain in keeping with its commercial business history. Retaining commercial uses especially street front type businesses and tourist service businesses is key to a vibrant area. There exists ample residential zoned areas surrounding the general K-3 area that can easily manage additional residential density. Increased residential uses on the street conflict with past City and DVBA visions for entertainment, restaurant and shopping. Converting Hotel Units to single room occupancy units is very short term view of trying to fix a long term housing problem with inadequate and short term accommodation type units at the cost killing tourism and potentially causing longterm economic instability to the downtown area. There is a huge shortage of medium level hotel rooms and short term accommodation already in Vancouver. This amendment os a very bad idea that does not respect Vancouver's history and economic well being for small and medium sized businesses. I STRONGLY OPPOSE THIS K-3 AMENDMENT. BRING LIFE BACK TO GRANVILLE STREET THROUGH PROGRESSIVE ECONOMIC AND CULTURAL PLANN NG AND ALLOW THE SURROUNDING RESIDENTIAL AREAS TO ABSORB THE NCREASED HOUS NG NEEDS.	Victor Vela	Victor Vela		[REDACTED]	Unknown	No web attachments.		
03/11/2021	16:33	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Please stop allowing more residential and social housing in this area. You need to keep Granville entertainment district an entertainment district. Already by moving in low income people into the area you have created what is very much like a second East Hastings. There is so much crime around my building now because of the poor judgement of the city council. People with needles in their arms, drug deals, prostitutes performing acts in the alley, human shit at door, constant break ins to buildings and cars. You must maintain the Granville area as a district for businesses and support those businesses. That includes pubs, bars, clubs, and afterhours and other forms of entertainment and ART. Stop acting like these industries, lives of artists, and careers are not important and stop making this city so unappealing to the youth. This is an inappropriate area for more housing that will interfere with entertainment businesses. Don't push music out of the city and stop bring more crime to its center.	Maryse Andersen	Maryse Andersen		[REDACTED]	Downtown	No web attachments.		
03/11/2021	16:38	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Good afternoon I currently work at the Telus Gardens office tower at Seymour and Georgia Street. I am opposed to this plan as it is going to put more people at risk closer to the entertainment district. We already have endless issues with our staff at our office people being attacked walking near Granville Street. We need to keep this area of the city focused on business uses not lower income residential. Two of our staff members live close to Emery Barn park and those have both to The West End because they were fearful for their safety. Please keep put downtown core alive and safe and NOT approve this plan. Thanks	Brodie Henrichsen	Brodie Henrichsen		[REDACTED]	I do not live in Vancouver	No web attachments.		
03/11/2021	16:38	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	' The K3 bylaw amendment provides a very important opportunity for the City to enable critically important innovation in off-site prefabricated mass-timber buildings. ' Encouraging new forms of construction and embodied carbon reductions can dramatically change the liveliness, happiness and community at the center of the city. ' The K3 zone has the opportunity to deliver on a new paradigm that is entirely in line with council policies to successfully combat housing affordability and climate change . ' This amendment incentivizes innovative, sustainable, and equitable developments. The combination of mass timber and prefabrication will enable carbon neutral and housing. ' Climate change is not going to be solved by reducing zoning options to very few uses. t is providing options that encourage innovation through increased density where it matters. ' To encourage density at the core is the best use of city planning principles to reduce the reliance on cars. Increasing housing stock is critical to affordability in Vancouver.	Lynn Embury-Williams	Lynn Embury-Williams	Canadian Wood Council	[REDACTED]	Unknown	No web attachments.		

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03/11/2021	16:44	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Dear Mayor and Council, My wife and I own The Templeton on 1087 Granville Street. The Templeton is a 50's diner that started in this location in 1934. We have owned the diner for several years and we employ about 10-15 employees depending on the season. We would like to voice our opposition to this development. Our main concern is the increase in Social housing and the negative effects on our neighborhood and business. Our area already has a very high density of SRO's especially after the Howard Johnson has been converted to social housing. Other neighborhoods can and should do their part as well in this crisis. Since these changes in our neighborhood with the Howard Johnson conversion, the impacts to Granville Street has been disastrous. There has been many businesses that have closed down that will never return. We have had more break ins and issues with the vulnerable population than ever before. We have never had so many issues with addicts, needles and human feces. There are so many issues daily that we don't even bother calling the police anymore. Granville Street is at a tipping point of becoming another East Hastings. The Templeton has been in this location through a World War, many recessions and now a pandemic but now it seems like we may have to consider moving our restaurant because of the decisions of this council and BC housing. We have already personally moved out of the area because we couldn't take it mentally anymore. I'm sorry to say but what we are doing is not working to help the vulnerable population and people with addiction. We have to at least admit that when something is not working we need to change the way we're looking at this. I am speaking from personal experience. My brother died from an overdose so trust me when I say I want to help people with addiction. He died alone in an SRO with no facilities or support staff. Has the mayor or council ever actually been in to any of the SRO's downtown? The conditions are sad. Giving an addict an SRO is giving them a place to overdose and die alone. They need proper support facilities with professional health staff and a safe drug supply. This is the only way out of this. More rooms with no safe drug supply and no professional health staff will mean more overdoses and more people dying alone.	Mark Moody	Mark Moody	The Templeton		Downtown	No web attachments.
03/11/2021	16:52	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Dear Mayor and Council; Please accept this correspondence on behalf of ourselves and our Clients who Own several buildings in the Downtown Official Development Plan ' K3 (Granville Street) Area. This correspondence is intended to voice non-support for this Amendment as it stands. With limits to frontage, density, and age of buildings ' this Amendment represents a lost opportunity for these blocks of Granville Street. We would encourage that these blocks continue to be viewed together with the entire downtown Granville Street from Waterfront to the Granville Street Bridge as well as beyond as a connector from downtown's Central Business District to Central Broadway. These two areas represent the two largest economic zones for activity in the province, as well as a central entertainment and arts district, and significant area of heritage assets and potential for housing of all incomes. With this in mind, there is much greater opportunity, in our opinion for a broad mix of housing options, offices, and other job spaces, including towers, for these two blocks. And in our view, should not be limited to what is currently presented in the Amendment. Sincerely, James Tod on behalf of Dee Corp	James Tod	No Name No Name (ps)	JTA Development Consultants on behalf of Dee Corp		Downtown	No web attachments.
03/11/2021	16:55	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Granville Street, including the K3 zone, should not under any circumstances have any expanded residential uses ' whether such residential uses are for social, rental or market housing or otherwise. Only the expansion of commercial density and art & culture uses should be allowed. Granville Street has always been a predominantly commercial street - it should continue to remain as one. Commercial density, whether unrealized currently or actually existing, should neither be reduced nor replaced by residential uses. This street is historically a commercial Use street, and this Commercial Use of the street is an important part of its heritage - it should be respected, enhanced, grown and not reduced. Focus should be consistent with past densities and therefore be increased to reflect that history - where buildings were built to a 5-6 FSR like the former Tom Lee Building at 929 Granville Street (~6 FSR) for example, versus only or predominantly increasing residential uses and densities alone. Residential uses conflict with the inherent nature of a street that includes the City's Entertainment District, and a street that has large, bright and often kinetic neon signage, festivals, large gatherings and the general hustle and bustle of a commercial street with extended retail and business hours beyond normal hours. Residential uses want quiet ' this conflicts with the noise and activity of increased entertainment, restaurant and arts & culture uses. Granville Street is known for its immense activity and the noise and excitement that go hand in hand with the same. Generally speaking most residents want and seek a quiet home. And therefore, increasing residential uses on arguably the busiest and loudest street in the City is counterintuitive, and conflicts with commercial uses - and quite simply lacks common sense. Please note that the municipality of Vancouver is 115 square km and any new or old housing requirements, whether for rental, social or market housing, can be substantially located on more appropriate streets or areas. We need commercial space to drive the economy. The conversion of K3 properties allowing for increased residential use and density will cause the loss of existing small businesses, above grade offices and other commercial uses, and the loss of hotel space. We should not have policy that diminishes neither existing nor potential commercial space. It makes sense to increase only the commercial density of downtown's Granville street, including on the K3 zone. I urge Council to exercise logic, and do its best to keep the Granville Street in line with its historic use as a commercial, hotel, tourist, entertainment and cultural ' and not allow for quick fix, ill advised plans for the expansion of residential uses as the K3 amendment proposes. The majority of people in this City share the same vision of wanting to see Vancouver become a world class City, but policy like this will only restrict and inhibit that level of g	Dimitri Bonnis	Mr Dimitri Bonnis			Downtown	No web attachments.

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03/11/2021	17:14	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Granville Street, including the K3 zone, should not under any circumstances have any expanded residential uses ' whether such residential uses are for social, rental or market housing or otherwise. Only the expansion of commercial density and art & culture uses should be allowed. Granville Street has always historically been a predominantly commercial street - it should continue to remain as one. Commercial density, whether unrealized currently or actually existing, should neither be reduced nor replaced by residential uses. This street is historically a commercial Use street, and thus Commercial Use of the street is an important part of its heritage - it should be respected, enhanced, grown and not reduced. Focus should be consistent with past densities and therefore be increased to reflect that history - where buildings were built to a 5-6 FSR like the former Tom Lee Building at 929 Granville Street (~6 FSR) for example, versus only or predominantly increasing residential uses and densities alone. Residential uses conflict with the inherent nature of a street that includes the City's Entertainment District, and a street that has large, bright and often kinetic neon signage, festivals, large gatherings and the general hustle and bustle of a commercial street with extended retail and business hours beyond normal hours. Residential uses want quiet ' this conflicts with the noise and activity of increased entertainment, restaurant and arts & culture uses. Granville Street is known for its immense activity and the noise and excitement that go hand in hand with the same. Generally speaking most residents want and seek a quiet home. And therefore, increasing residential uses on arguably the busiest and loudest street in the City is counterintuitive, and conflicts with commercial uses - and quite simply lacks common sense. Note the municipality of Vancouver is 115 sqkm and any new or old housing requirements, whether for rental, social or market housing, can be substantially located on more appropriate streets or areas. We need commercial space to drive the economy. The conversion of K3 properties allowing for increased residential use and density will necessarily cause the loss of existing small businesses, above grade offices and other commercial uses, and the loss of hotel space. We should not have policy that diminishes neither existing nor potential commercial space. It makes sense to increase only the commercial density of downtown's Granville street, including on the K3 zone. I urge Council to exercise logic, and do its best to keep the Granville Street in line with its historic use as a commercial, hotel, tourist, entertainment and cultural ' and not allow for quick fix, ill advised plans for the expansion of residential uses as the K3 amendment proposes.	Kirk Bonnis	Kirk Bonnis				Downtown	No web attachments.
03/11/2021	17:16	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Granville Street Including K3 Block should not have expanded Residential Uses- Social or otherwise Granville Street has always been a commercial street & needs to remain as a commercial street Commercial space and uses should not be lost to residential uses Developing buildings for residential uses will be a loss of existing and potential commercial space - the commercial area will be reduced on the ground floor - any assertion that they will be replaced is not true SRO's were build as short term hotels - never for long term and many do not have washrooms and kitchens We have a shortage of hotel rooms - they should not be converted to any use except as they are HOTEL USE We should not have people that have addictions or are prone to addiction anywhere near the Granville Street Entertainment District Residential uses conflict with the inherent nature of a street that includes the City's Entertainment District, and a street that has large lights and neon signage , festivals , large gatherings and the general hustle and bustle of a commercial street with extended retail and business hours, beyond normal hours. Granville Street is known for its immense activity and associated excitement . Generally speaking most residents wish and seek a quiet home. And therefore increasing residential uses on the busiest and loudest street in the City is counter intuitive and and quite simply does not make sense. Residential uses and K3 changes do not support success of existing small businesses - cause gentrification and force out small business This will cause greater problems for policing K3 changes do not correspond to the DTBIA vision for the street - especially the Restaurant Row Vision Street should be used for business , entertainment , food & beverage uses and arts. Also Change will be bad for Tourism	Lakis Sidiropoulos	Lakis Sidiropoulos				Dunbar-Southlands	No web attachments.