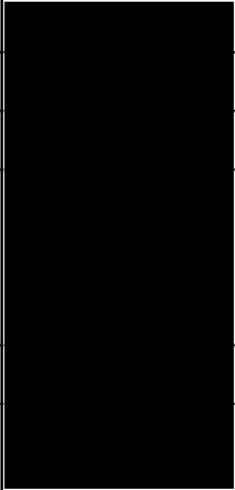


Item 3 - Amendment to Downtown Official Development Plan – Area K3 (Granville Street) - Support (19)										
Date Received	Time Created	Subject	Position	Content	Full Name	Contact Name	Organization	Contact Info	Neighbourhood	Attachment
03/11/2021	15:46	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	This amendment incentivizes innovative, sustainable, and equitable developments. The combination of mass timber and prefabrication will enable carbon neutral housing in line with the city's objectives. Not to mention that, high-quality mixed-use developments needed to revitalize areas are only financially feasible by having a large residential component which is only possible with this zoning amendment.	Mark Aseltine	Mark Aseltine		[REDACTED]	Hastings-Sunrise	No web attachments.
03/11/2021	15:47	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	Increased housing stock, especially rental, is critical to affordability in Vancouver.	Jennifer Lee	Jennifer Lee		[REDACTED]	Downtown	No web attachments.
03/11/2021	15:52	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	I am writing to share my support for this amendment. Increasing percentages of social and secure rental housing to 100% is an important step towards addressing our current housing crises. City staff have provided in-depth and well thought out report outlining the ways that this amendment will increase rental housing development while also maintaining the character and heritage status of this area. The move to use mass timber is an excellent idea given the city's focus on reducing the harms of the climate crisis. This neighbourhood has become increasing less busy (pre-pandemic) during the daytime, and adding housing will provide much needed diversity and community building into this section of the city. In general, I hope to see more policy aimed at reducing our carbon footprint and increasing secure and social housing density in all neighbourhoods of Vancouver, not just the downtown core.	Kelsey Timler	Kelsey Timler		[REDACTED]	Kitsilano	No web attachments.
03/11/2021	15:58	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	I live close to this area at Davie and Richards St. and walk by the Granville K3 Area daily. I am in support of this zoning amendment since it allows for increased rental housing stock which is critical to affordability in Vancouver. This is great location for dense housing since it is on a transit corridor at the heart of downtown which will allow for renters to live without cars, reducing traffic and enabling affordable living. The young people that will be able to live rental buildings here is very compatible with Granville, I can picture shorter-term renters who want to meet people, work downtown and going out for shopping, eating and parting on Granville St. as being a good fit. While I recognize that many people in opposition to this zoning amendment are concerned about increased social housing being incompatible with this area, and I myself somewhat agree, I think it is important to recognize that this amendment is for social housing AND secured market rental, the latter of which everyone should be favour of. Perhaps one idea for a compromise which responds to the concerns about social housing while still gaining the benefits of increased market rental while still encouraging sustainable development would be to revise the amendment so that it allows for the increased density for market rental, but not social housing, that way perhaps everyone would be relatively happy' Either way I am in support, but if the City wants to respond to the social housing concerns that is one solution. Increasing residential density (as well as adding more jobs like offices, restaurants, retail) on Granville will help increase activity in the street during the day and night which will help businesses rebound from covid and help revitalize the entertainment district and downtown core. Projects like Woodward's and the current Bonnis Properties proposal for further down Granville are good examples I can think of of dense mixed-use projects that have/will transform their neighbourhoods. Allowing for higher density is often what allows for these high-quality projects to be financially viable. If density is not increased, property owners may not be motivated to build new buildings which will improve the street and instead they'll just keep the same dilapidated buildings there and Granville will continue to be dead, like it currently is. The sustainability considerations in this amendment are also important and appreciated!	Ryan Gillespie	Ryan Gillespie		[REDACTED]	Downtown	No web attachments.
03/11/2021	15:59	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	The K3 zone is an opportunity for the city to increase the housing stock in the heart of downtown Vancouver, along an already established transit hub. The amendment also allows for new innovation in building materials and techniques that can both address affordability and climate change. Moving away from high energy materials like concrete is one of the greatest changes we can make as a city to reduce our carbon footprint. Concrete is also an extremely expensive material to build with which only increases the challenges of providing more affordable housing. Mass-timber and prefab allow for innovation and provide new strategies to tackle the cities climate goals.	Pierre Vacheresse	Pierre Vacheresse		[REDACTED]	Downtown	No web attachments.
03/11/2021	16:00	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	Amending the downtown zoning restrictions by allowing new forms of development and encouraging sustainable building innovations like mass timber could help the city reach their affordable housing and climate change goals. Changing the zoning plan could also increase housing availability.	Jacqueline Stewart	Jacqueline Stewart		[REDACTED]	Unknown	No web attachments.
03/11/2021	16:00	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	This k3 zoning amendment unlocks a great force of innovation to produce a mutually inclusive synergy for the city at a whole from all aspects of street building, livability and sustainability to the very present housing affordability crisis that effects all of us in the city; mass timber, low embodied, building. The Zoning amendment and related urban design guidelines encourage new forms of construction that show huge impacts to overall ghg emissions that if encouraged more city wide and then globally, would bring us down closer to our global 7% annual ghg emissions recommended by the Intergovernmental Panel on Climate Change. At the street and neighbourhood scale, COVID along with general neglect of the area, has left Granville street barren during the day when it once was a high street of Vancouver downtown. More density in this area decreases reliance on cars, and builds out a highly pedestrian friendly streetscape with an amazing and diverse uses to create vibrant streetscape at our core for successful city building.	Clayton Blackman	Clayton Blackman		[REDACTED]	Unknown	No web attachments.

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03/11/2021	16 02	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	Rental units are needed everywhere in Vancouver, but particularly in Downtown. Everyone should have the right and access to affordable housing in the neighbourhoods they so choose. It is also very important that buildings are built using carbon conscious materials such as mass timber. Embodied emissions are the next forefront of sustainability and this would support the Climate Emergency Action Plan. Living in Vancouver 10 years I have only seen things become more and more unaffordable to purchase so rental is increasingly important.	Alison Walker	Alison Walker			Fairview	No web attachments.
03/11/2021	16 21	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	I'm a student, and I need there to be more rental housing in the city so that I can live here in the future. 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.	Fiona Lang	Fiona Lang			Unknown	No web attachments.
03/11/2021	16 26	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	Vancouver is a great city, however being a student, I am extremely concerned about my ability to live in the city after I graduate due to the cost of housing. I believe this proposal does an excellent job of allowing for innovative housing projects which can help meet current and future housing demand and make Vancouver more affordable to people like me.	Roan Raina	Roan Raina			Unknown	No web attachments.
03/11/2021	16 26	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	This particular project is a critically important innovation in off-site prefabricated mass-timber buildings. Exactly what progressive urban centers require, and a further opportunity for Vancouver to be a progressive innovator in green-building technology. Climate change is not going to be solved by reducing zoning options to very few uses. It is providing options that encourage innovation through increased density where it matters. This is a simple opportunity to support premium quality urban densification that is also affordable and low carbon!	Mike Burtch	Mike Burtch			Mount Pleasant	No web attachments.
03/11/2021	16 34	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	Hello All, Unlike some people I do not have 5 million to drop on an apartment and I would prefer to not live on the streets.	Matthew mong	Matthew mong			Kitsilano	No web attachments.
03/11/2021	16 38	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	We support the use of prefabricated Mass Timber buildings toward the following civic and public objectives, as are particularly relevant on Granville Street as a busy downtown route: 1) Mass Timber buildings can reduce construction trucking of inbound materials and outbound waste by 2/3 compared to conventional construction. 2) Mass Timber construction is quieter and does not produce dust that is harmful to health (such as silica dust from chipping and grinding of concrete). 3) Mass Timber construction is able to complete typically a few months faster than conventional methods, reducing the duration of construction inconveniences to neighbours, pedestrians, and drivers. The above community benefits of this type of construction may be more relevant to project critics, than the significant reduction in embodied carbon that is also facilitated by this type of construction.	Brent Olund	Brent Olund	Urban One Builders		Mount Pleasant	No web attachments.
03/11/2021	16:40	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	The K3 amendment simultaneously advances quality rental housing supply in combination with innovation in mass-timber mid to high rise construction (up to 9 storeys), enabling a path towards repeatable and scalable solutions that can become carbon neutral, catalyzing innovation in urban livability, construction and a new mass-timber construction industry! The future for housing is in off-site prefabrication with mass-timber, to build smarter, to empower people to live better and to catalyze urgently needed change. We have solutions that can make Granville Street vibrant with a viable socially inclusive and culturally rich future with this amendment. The K3 amendment has the opportunity to deliver on a new paradigm that is entirely in line with council policies to successfully address housing affordability for a broad spectrum of society and combat climate change. This amendment will allow for industry first, fully prefabricated 9 storey mass-timber high rise of mixed-use market rental housing for families and professionals in need of a quality housing product in close proximity to work, culture, education and social life. Projects on sites up to 75' wide can deliver up to 60 beautiful, highly sustainable family homes that can be Passive House certified, boast a near carbon neutral footprint with excellent common amenities such as a shared courtyard and rooftop gardens. Buildings will be mixed use including attractive retail/restaurants, offices and a range of homes from 1-3BRs. We believe that buildings under this amendment, will, to the contrary of concerns not create urban decay, but the absolute opposite, by providing highly desirable market housing for complete communities, providing a viable alternative for a broad inclusive spectrum of people, adding much needed positive life to the Granville downtown corridor on currently underdeveloped or even vacant sites, in addition to the considerable merits to enhance housing choice, supply and affordability, and move us towards a measurable response to climate change. The provincial and federal governments, and the industry, have made investments in the millions of dollars to advance the development of construction innovation in consistent and repeatable mass-timber construction technology to date, and this opportunity to initiate this implementation in Vancouver at scale through this amendment, that many of us have worked together with the City and industry for many years, should neither be delayed nor squandered. This K3 amendment incentivizes innovative, sustainable, and equitable mixed-use carbon neutral housing, and provides a very important opportunity for the City to enable critically important innovation in housing typology and off-site prefabricated mass-timber buildings. We strongly support council to enact this critical initiative.	Oliver Lang	Oliver Lang	Intelligent City		Kitsilano	No web attachments.
03/11/2021	16:47	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	I strongly believe we need more social housing in Vancouver to address the serious issues unhoused, low-income, and young people face in finding affordable places to live. Sustainability should be a top priority in all construction in the city moving forward, so I am in favour of this plan.	Jordan Johnston	Jordan Johnston			South Cambie	No web attachments.

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03/11/2021	16:48	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	I support affordable housing.	Maria Phelan	Maria Phelan			Unknown	No web attachments.
03/11/2021	16:58	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	Looking forward to progress on the Granville Strip	Timothy Judah	Timothy Judah	JUDAH/BLACKMON		Fairview	No web attachments.
03/11/2021	16:59	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	The attitude displayed in the statements of opposition demonstrate the classism, racism, and ableism that permeates Vancouver. The increasing and constant gentrification that happens throughout the city should be of the utmost concern to Vancouver citizens and council members. Comments about the lack of housing are constantly brought up and yet the idea of creating more opportunities always faces opposition. Increase the amount of housing (with a heavy emphasis on accessibility) is our duty to our community and those who share our space in this city. Economically, it makes sense to have more housing available than we currently do. An area that faces difficulty in housing due to lack and unaffordability seems would only benefit from new developments.	Rachel Morse	Rachel Morse			South Cambie	No web attachments.
03/11/2021	17:08	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Support	Mass timber buildings are more sustainable and need affordable housing!	Jeffrey Smith	Jeffrey Smith			Unknown	No web attachments.