

March 11, April 1, 2021, Public Hearing: Amendment to Downtown Official Development Plan – Area K3 (Granville Street) (opposed - 28)

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Name	Organization	Contact Info	Neighbourhood	Attachment
04/01/2021	08:26	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	The proposed amendment does not work well with the entertainment district. Adding SRO to this district will not only put people who are in recovery in harm's way but also will make other people do not want to come to the area. This is evident by the amount of theft and issues that come up in the area since the changes of the Howard Johnson hotel into SRO. The city does not even put any effort to clean up and make sure the area is safe anymore.	Fabian Muljono	No Name No Name (ps)		[REDACTED]	Downtown	No web attachments.
04/01/2021	09:52	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3	Oppose	Please see the attached document in opposition to the K3 development plan	Nate Sabine	Nate Sabine	This Is Blueprint Management	[REDACTED]	Downtown	Appendix A
04/01/2021	11:25	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Residential uses conflict with the City's ONLY Entertainment District, and a street that has neon signage, festivals and large gatherings with extended business hours doesn't jive with residential use	Jessica Hathaway	Jessica Hathaway		[REDACTED]	Downtown	No web attachments.
04/01/2021	11:26	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	I believe Granville St has always been a predominantly commercial street - it should continue to remain as one. Commercial density, whether unrealized (unbuilt FSR density) currently or actually existing, should neither be reduced nor replaced by residential uses.	Martin Moriarty	Mar in Moriarty		[REDACTED]	Shaughnessy	No web attachments.
04/01/2021	11:28	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Residential uses want quiet - this conflicts with the noise and activity of increased entertainment, restaurant and arts & culture uses.	Isabel Mendez	Isabel Mendez		[REDACTED]	I do not live in Vancouver	No web attachments.
04/01/2021	11:32	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	This proposal will destroy Vancouver's Heritage. Granville Street has a rich history of being an entertainment, commercial oriented street that services a broad range of downtown residents' needs. Keep our culture, keep our Granville Street Heritage. Vote no to this amendment!!	Victor Vela	Victor Vela		[REDACTED]	Unknown	No web attachments.
04/01/2021	11:35	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Granville Street is distinct in the City, and has a meaningful role as a commercial centre with intensity and some focus. Residential uses surround it, appropriately. Adding more residential uses to the street will erode its capacity to remain a distinct commercial-focused (and entertainment) centre in the city. Let Granville remain distinct, to safeguard the potential for it to intensify and strengthen as a distinctive commercial centre in the future.	Derek Newby	DEREK NEWBY		[REDACTED]	I do not live in Vancouver	No web attachments.
04/01/2021	11:38	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	I believe this segment of Granville St should remain focused on being an Entertainment District and be mainly commercial use. Any addition of residential will not be a good mix. There are already lots of residential in the surrounding area. By focusing mainly on increasing the commercial components of Granville Street will provide more jobs opportunities and benefit the downtown area both socially and economically.	Michael Kwan	Michael Kwan		[REDACTED]	Unknown	No web attachments.
04/01/2021	11:40	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Granville is an iconic street in Downtown Vancouver noted for commercial, shopping, hotel and entertainment. I hope Council doesn't change the right thing here and opposes this K3 plan and will continue to look at Granville as a commercial, shopping, entertainment and employment growth hub.	Charles Lingren	Charles Lingren		[REDACTED]	Kitsilano	No web attachments.
04/01/2021	11:46	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, hotel, and arts & culture density and uses should be allowed	Mario Negris	Mario Negris	CBRE Limited	[REDACTED]	Mount Pleasant	No web attachments.
04/01/2021	11:48	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	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.	Chloe Hamelin	Chloe Hamelin		[REDACTED]	Downtown	No web attachments.
04/01/2021	11:50	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Granville St has always been a vibrant people-oriented strolling street with many great entertainment and dining options. Deviating from this vibrant area and the future opportunities for increased tourism, is counter-intuitive to what makes Vancouver great and the area of what is the core people-place of Vancouver!	David Goldman	DAVID GOLDMAN	Goldman Investments Ltd	[REDACTED]	Downtown	No web attachments.

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04/01/2021	11:54	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Granville has always been a cherished commercial district. A place for people young and old to shop, eat and socialize. It is an important part of Vancouver's nightlife. Adding housing into the area will change that vibe and it will create conflict between residents who want to have a quiet place to live, and those who want to enjoy the social aspects that Granville has to offer. Having a vibrant and welcoming nightlife and social atmosphere is an essential part of a world-class city like Vancouver and we need to maintain a distinction between districts like this and other district in the city that may be more suitable for residential purposes.	Shane Coblin	No Name No Name (ps)			Kensington-Cedar Cottage	No web attachments.
04/01/2021	11:57	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	This city is turning into a joke. Mayor Kennedy has an affinity for homeless people and criminals and not the tax payers. Get Kennedy out of office as soon as possible. He's ruining our great city. Absolute oppose this	Aaron Case	Aaron Case			South Cambie	No web attachments.
04/01/2021	12:00	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	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 neon signage, festivals, large gatherings and the general hustle and bustle of a commercial street with extended retail and business hours beyond normal hours.	Howard Malchy	Howard Malchy			Kitsilano	No web attachments.
04/01/2021	12:05	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Granville street has historically been an arts and entertainment district. It has bright neon signage, loud music, and crowds. This is not a setting that is conducive to residential use whatsoever. Moreover, this motion jeopardizes the historic identity of one of Vancouver's staple districts.	Connor Hamilton	Connor Hamilton			Unknown	No web attachments.
04/01/2021	12:05	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 where such residential uses are for social, rental or market housing or otherwise. Only the expansion of commercial, hotel, and arts & culture density and 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 (unbuilt FSR density) currently or actually existing, should neither be reduced nor replaced by residential uses. Commercial Use of the street is an important part of its heritage - it should be respected, enhanced, and grown and not reduced. Focus should be consistent with past density allowances and therefore be increased at a minimum 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 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. What is proposed in the K3 will require major losses of ground floor area commercial uses. 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 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. Granville Street, including the K3 zone, should not under	Alexander Kucher	Alexander Kucher			Downtown	No web attachments.
04/01/2021	12:05	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Granville street is an important tourist street in the heart of the city and should not house homeless. The homeless should be housed on softer streets that are near supportive services.	Maria Tsoromocos	Maria Tsoromocos			Kerrisdale	No web attachments.

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04/01/2021	12:06	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	I strongly oppose the low income housing plan on Granville Street. This is not the area of the city this should happen in. Granville has a rich history of the arts, and commercial retail operators. It should not turn into the next skid row like Main and Hastings. Please don't do this to our city.	Samuel Goldman	Samuel Goldman			Unknown	No web attachments.
04/01/2021	12:09	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	I urge Council to exercise logic, and do its best to keep 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.	Justin Ergas	Justin Ergas			Downtown	No web attachments.
04/01/2021	12:34	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	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 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. I urge Council to exercise logic, and do its best to keep 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.	Jonathan Lai	Jonathan Lai			Downtown	No web attachments.
04/01/2021	12:35	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Granville Street has always historically been a predominantly commercial street - it should continue to remain as one. Commercial density, whether unrealized (unbuilt FSR density) currently or actually existing, should neither be reduced nor replaced by residential uses.	Bill Bonnis	Bill Bonnis			Unknown	No web attachments.
04/01/2021	12:39	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	This is premium real estate in the middle of the downtown core. Let's use our brains and think if social housing which is directly correlated to an increase in crime and brings negative impacts to existing businesses and values in the surrounding areas is the best use for this historic district. Vancouver is massive. There are plenty of locations for social housing more well suited than the proposed. Is this location necessary for the proposed? As the downtown core has limited space, how does this impact the future growth of our city? How many people and businesses are negatively impacted compared to the few who gain value from this? This proposal is truly perplexing. I implore Council to provide a well thought out and logical answer to "why this is the best use of this land"	Ryan Brinkhurst	Ryan Brinkhurst	No relation to any affected stakeholders, just Vancouver residences		West End	No web attachments.
04/01/2021	12:54	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	I strongly oppose this!! 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, hotel, and arts & culture density and uses should be allowed.	Jim Platis	Jim Platis			Downtown	No web attachments.
04/01/2021	13:04	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	We need expansion of commercial use not residential uses, this is downtown where everyone goes to enjoy the shops food etc.	Antonia	Antonia			Unknown	No web attachments.
04/01/2021	13:11	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Granville has a rich history of being a commercial, arts venues and entertainment, and hotel district. This should be preserved. I am opposed to this motion.	M Saunders	M Saunders			Downtown	No web attachments.
04/01/2021	13:12	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	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 neon signage, festivals, large gatherings and the general hustle and bustle of a commercial street with extended retail and business hours beyond normal hours.	Caroline Sze	Caroline Sze			Unknown	No web attachments.
04/01/2021	13:16	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, hotel, and arts & culture density and uses should be allowed.	Fergus Cameron	Fergus Cameron	Avison Young		Dunbar-Southlands	No web attachments.



BLUEPRINT MANAGEMENT LTD.
#300 – 415 West Cordova St.
Vancouver, B.C.
V6B 1E5

March 30, 2021

Honorable Mayor Stewart, City Councillors
Vancouver City Hall
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

Re: K3 Development Plan

Vancouver-based Blueprint Management Ltd. is one of the largest lifestyle, concert and event companies in western Canada, dedicated to providing the best in entertainment. For the last 40 years, we've owned and operated several nightclubs, live music venues, and restaurants in the Granville Entertainment District and downtown in general.

The recent announcement of the possible addition of the K3 Development Plan is very concerning. The increase in violence, open drug use, theft, vandalism, and human waste since the Howard Johnson's was taken over last summer has been staggering. We at Blueprint question the wisdom of bringing more of those suffering from drug addiction, mental illness, and abject poverty into the City's only designated Entertainment District. In our view, as we've seen the last several months already, the mixture of those in-need, those seeking entertainment or simply trying to do their jobs is not a healthy or sustainable one.

We believe that the issues of poor mental health, addiction, and homelessness are problems to be borne by all of us as a society. The epidemic that we see ourselves in has no easy answers or one blanket solution. However, it is our position that the idea of adding more SROs to the proposed area would not serve the greater good, and will end up creating many more serious and lasting problems than it solves.

Sincerely,

Nate Sabine
Director of Business Development - Blueprint

