

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Name	Organization	Contact Info	Neighbourhood	Attachment
04/07/2021	16:54	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Please see the attached letter outlining Tourism Vancouver's concerns with the proposed amendments to the Downtown Official Development Plan - Area K3 (Granville Street)	Ted Lee	Ted Lee	Tourism Vancouver	[REDACTED]	Unknown	Appendix A
04/07/2021	18:44	PH2 - 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)	Oppose	Hi, I am unable to make the call this evening as I've had to go back to Ontario last minute for a family emergency. I managed to get on in-flight WiFi to listen in and pass along my feedback. I truly hope that Council members take the time to listen to the public and our concerns regarding the possibility of rezoning a portion of Granville into additional Social Housing. It's no secret how our neighbourhood has significantly deteriorated in terms of safety and cleanliness since the Howard Johnson and other SROs were made available along Granville Street. We were promised that the need to house less fortunate individuals would be spread out into other neighbourhoods and not concentrated here. Living so close to Granville and having to see first-hand what happens when you place troubled individuals into a middle-class community has been incredibly alarming. I've had to recently attend counselling specifically to deal with my mental health. The reason' Being chased with needles. Being threatened. Witnessing open drug use (ironically enough OUTSIDE of the OPS, not inside it). Witnessing kids yelled at by the park. This experiment has not worked out and we simply cannot take anymore as a community. Some say that this is the only solution, but I can assure you having experienced all of the downfall (with little positives) associated to social housing in our area, adding more will be absolute detrimental. It's clear that the majority of council has an agenda regarding this and they refuse to acknowledge or care for anyone else aside from the homeless. There are other ways to deal with this. Please reconsider.				[REDACTED]	Downtown	No web attachments.

April 7, 2021

City of Vancouver, City Clerk's Office
453 West 12th Avenue, Third Floor
Vancouver, BC, V5Y 1V4
Dear Mayor Kennedy and City Council:

Re: Amendment to Downtown Official Development Plan--Area K3(Granville Street)

I am writing to provide feedback regarding the proposed Official Development Plan (ODP) Amendment for Granville Street in Area K3 -Granville Street between Drake and Helmken.

Today we learned of the acquisition of the Hosteling International property Vancouver Central Hostel at 1025 Granville street by BC Housing. On July 31st, 2018, City of Vancouver council approved the Interim Hotel Development Policy to flag issues related to the loss of hotel rooms in the city. This was in response to the loss of 2,200 rooms from 2008 to 2018 and reaffirms the importance of hotels and related meeting facilities to the city's economy, especially in the downtown and emerging office areas. This policy was implemented to moderate the loss of hotel rooms and encourage new hotels while limiting impacts to existing housing. This includes the introduction of a hotel conversion policy to minimize the loss of rental housing stock and of hotel rooms with an aim to produce no net loss in the city's hotel room stock until new targets are brought forward to Council for consideration. Since then, the Employment Lands and Economy Review Phase 2 Report in Section 3 has also highlighted the importance of preserving and creating space for hotels. It recommends continuing to monitor the impact of COVID-19 on office and hotel demand as well as identifying options for augmenting office and hotel capacity.

Since the beginning of the COVID-19 pandemic in March 2020, Vancouver has lost an additional 676 rooms. Roughly 80% has been due to acquisitions for transformation into affordable housing while 20% has been the result of bankruptcy. The loss of hotel rooms connects to the amendment to the ODP amendment to Granville Street in Area K3. We are concerned what this amendment might mean for existing hotel stock on Granville Street. The current transformation of affordable entry level hotel properties such as the Howard Johnson at 1176 Granville street will have an impact on the health and viability of a retail renewal on Granville street as we rebuild from COVID-19. It is important to protect commercial office, hotel and retail uses along Granville street. The hotels on Granville street are a critical part of the economic ecosystem of the street.

We are certainly aware of the need for new affordable residential stock in the city core. However, we strongly encourage adopting mitigating measures against the loss of hotel supply and which could include relaxations to FSR heights along Area K-3 and be part of a review of the entire Granville street.

We thank you for your consideration.

Sincerely,



Ted Lee
Chief Financial Officer and Director of Destination Development