

Castro, Maria

From: Ross Moore "s.22(1) Personal and Confidential)"
Sent: Friday, November 10, 2017 9:07 AM
To: Public Hearing
Subject: Please see enclosed letter of correspondence for 525 West 8th Ave.
Attachments: Ltr - rezoning 525 W. 8th Ave.pdf

See attached.

Regards,

Ross Moore | Senior Vice President
Personal Real Estate Corporation
Advisory/Transaction Services



Cresa Vancouver
Tenant Advisory Services

"s.22(1) Personal and Confidential)"



Cresa Vancouver
1040 West Georgia Street, Suite 1020
Vancouver, BC V6K 2R3
"s.22(1) Personal and Confidential"

cresa.com
Commercial Real Estate Services

September 8, 2017

To Whom It May Concern,

Re: Proposed Rezoning: 521-525 West 8th Avenue, Vancouver

As an office leasing professional who does work across the metro region, including the Broadway Corridor, I am writing to give my support to the proposed rezoning of 525 West 8th Ave.

The Broadway Corridor office market, and in particular the Broadway and Cambie submarket, have long been characterized by limited supply and has greatly restricted tenants' ability to find space and grow their respective businesses. Cresa's latest Broadway Corridor vacancy survey shows the vacancy rate at just 4.0%, significantly below Downtown at 7.4% and well below the Metro Vancouver average of 9.2%.

Demand for space in the Broadway Corridor has long been healthy. Tenants as varied as NGO's, professional services, not-for-profits, associations, charities and of course health care support services connected to VGH, are all attracted to this market with its proximity to the downtown core, but at a lower price point. This has changed in recent years as supply has not kept up with demand and as a result Broadway rents now rival, and in some cases, surpass downtown rents for comparable space.

Furthermore, the emergence of neighbouring Mount Pleasant as a highly sought-after office location for tech-centric tenants has begun to spill over into the Broadway corridor. Along with the rising importance of access to SkyTrain, the area within a few block radius of the Broadway-City Hall station has become much in demand. Future projections all suggest demand for office space in this submarket will only increase as the Vancouver region cements its reputation as a technology hub. As a result, the Broadway/Cambie submarket is almost assured of robust demand.

It should also be noted the Broadway Corridor for most of the past 25 years has been largely void of new state of the art office development. The aging inventory, while still meeting most user's requirements is starting to be an issue for more high-density users who require higher specs and operating systems.

In summary, the proposed development is much needed if Vancouver wishes to continue attracting new businesses, and those connected to the technology sector. I am in complete support of this rezoning.

Sincerely,

"s.22(1) Personal and Confidential"

Ross Moore, SVP
Leasing Advisor

Castro, Maria

From: Sam Pfeiffer "s.22(1) Personal and Confidential)"
Sent: Friday, November 10, 2017 12:25 PM
To: Public Hearing
Subject: 521-527 West 8th Avenue

Dear Mayor and Council,

I am writing to share my interest in seeing the commercial building at 521-527 West 8th Avenue approved. I live in the area at 1018 Cambie Street and would be very interested to see our neighbourhood grow into a commercial centre. We already have great local amenities including shops and restaurants. With the development of Olympic Village and other residential developments along Cambie, the population is growing and so it would be great to see more local jobs created to really see this area cemented as a complete community.

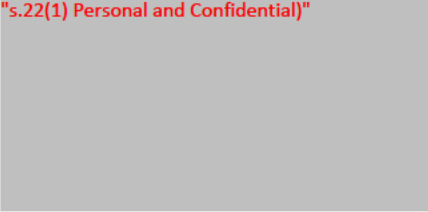
With local tech firms like Amazon moving jobs to Vancouver it is integral that we ensure our city has enough commercial space to house that growing market. When I moved to Vancouver I was told to expect a pay cut because the commercial opportunities are limited compared to other major cities like Toronto. And sure enough I found that advise to be true. It would be great to see Vancouver become not only the best place to live because of the natural environment but also for the economic opportunities.

I sincerely hope you decide to approve this commercial development and continue to enforce policy that will help see our city grow economically.

Kind regards,

Sam Pfeiffer

"s.22(1) Personal and Confidential)"



Castro, Maria

From: Megan Lawrence "s.22(1) Personal and Confidential)"
Sent: Friday, November 10, 2017 12:55 PM
To: Public Hearing
Subject: 521-525 West 8th Ave

Hi Council,

I am sending this e-mail in regards to the proposal for 521-525 West 8th Avenue, which will be at Council for a Public Hearing on Tuesday. I first learnt of this application when I read your application sign on the site. I'm a resident in the area and think this would be a great move for Cambie Village. More commercial space in this part of town would be a great move for our City, and it would seamlessly fit into the area given the efficient transit hub of Cambie Broadway.

I work in HR and have just undergone an office move. It would have been nice to have the opportunity to look for more viable space outside the downtown core to relocate our business. I commend the applicant and the City for bringing this project forward and I hope to see it approved and on the ground asap.

Thanks!

Megan Lawrence.

"s.22(1) Personal and Confidential)"

Sent from my iPhone

Castro, Maria

From: Fraser McKeen "s.22(1) Personal and Confidential"
Sent: Friday, November 10, 2017 1:06 PM
To: Public Hearing
Subject: Support for Nov 14th Public hearing.

To Whom it may concern:

I am writing regarding Tuesday's public hearing for the new office building by Musson Cattel Mackey at 525 West 8th Avenue.

As a resident up the street who works for a small business in the film industry, I can attest to the need for smaller, more affordable office space outside the downtown core. The amenities in the neighbourhood will more than adequately support the future employees at this location, and the site is obviously well served by transit. With the expansion of the Millennium Line soon to come, this area will become more transit friendly and therefore more suitable for employment and attractive for employers to locate.

I recognize concerns around traffic congestion in this area. The only way to improve this is to encourage folks to get out of their cars and use transit. Construction will be a headache, however it will be temporary and we must rely on the developer and City to implement a construction management plan that will minimize impacts where possible. This is no reason to hold up or delay the approval of a new office building.

Finally, I'd like to commend the architect on an interesting building design. I think it will add interest to our skyline.

I hope you support this proposal at the November 14th Public Hearing.

Thank you,

Fraser McKeen

--

Fraser McKeen

"s.22(1) Personal and Confidential"

Castro, Maria

From: F Nik "s.22(1) Personal and Confidential)"
Sent: Friday, November 10, 2017 7:46 PM
To: Public Hearing
Subject: 521 – 527 West 8th Avenue

Dear Mayor and Council,

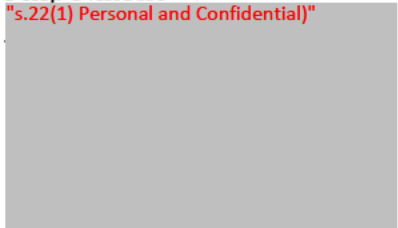
My name is Filip Nikolic and I am the former owner of Caffè Cittadella on the corner of West 7th Avenue and Ash Street. I'm writing to share my support for the proposed development at 521 – 527 West 8th Avenue. As a local business owner, I have been apart of this community for many years. Over this time, I have seen it evolve and grow substantially.

While I am conscious of the fact that the new proposal includes ground floor retail that may, in the long term, offer competition to businesses like Caffè Cittadella, I also acknowledge the wider benefits a commercial building like this could have on the Cambie Village community. I think the proposal put forth will boost our local economy, offer existing businesses the chance to widen their customer base, and will help ensure Cambie Village continues to thrive as an alternative business hub outside of Downtown.

I hope you approve this project at the Public Hearing on the 14th. Thank you for your time.

Sincerely,
Filip Nikolic

"s.22(1) Personal and Confidential)"



From: Houtan Rafii "s.22(1) Personal and Confidential)"
Sent: Monday, November 13, 2017 3:43 PM
To: Public Hearing
Subject: Public Hearing on 525 West 8th, Cambie Village

Dear Mayor and Councillors,

As a local resident of the area, I am in support for more office space proposed at 521-525 West 8th Avenue. Cambie Village/ Fairview Slopes area is known for its mix of uses – residential, light industrial, retail, medical and office – as well as its strong transit connectivity with the rest of the city. As a result, this location of Broadway and Cambie would easily support an increase in office uses and new retail opportunities at grade. This is smart land-use planning.

As someone who shops at Whole Foods regularly, I can sympathize with concerns noted from immediate residents at Crossroads regarding traffic. However, I do not agree that a modest-sized office building here will add to the existing congestion in any significant way. It seems as though the architects have worked hard to design this building so to minimize impacts on both the commercial neighbour to the west, as well as those south of the property.

Thank you for your consideration, I hope you approve of this proposal.

Sincerely,

Houtan Rafii

"s.22(1) Personal and Confidential)"

Castro, Maria

From: Tyler Morrow "s.22(1) Personal and Confidential"
Sent: Monday, November 13, 2017 8:58 PM
To: Public Hearing
Subject: 521-527 West 8th Avenue Public Hearing:

To: publichearing@vancouver.ca

Subject: 521-527 West 8th Avenue Public Hearing

Dear Mayor and Council,

RE: 521-527 West 8th Avenue Public Hearing for consideration on November 14th, 2017.

I am writing in support of the proposed development at 521-527 West 8th Avenue. As a local resident I am very encouraged to see 8 storeys of office space including commercial retail uses at grade added to our neighbourhood. As you are of course aware, the City's *Metropolitan Core Jobs and Economy Land Use Plan* identifies the Broadway Corridor as a "Choice-of-Use" area for additional commercial capacity.

Given this sites location to rapid transit and the future plans for the Broadway extension the commercial land use proposed in this development would be very beneficial to our neighborhood. With the transit-oriented nature of this development in conjunction with the supplied parking on site and local car-share initiatives, I imagine the impact on local traffic would be significantly lower than if a residential building was being proposed in the same location.

Furthermore, our local economy will benefit from the injection of 8 floors of office workers. Local service and retail businesses would see an influx of customers which would greatly contribute to the vitality of the area.

As the local residential population continues to grow it would be great to also see the growth of a local commercial hub. So often we hear about the benefits of a Live/Work/Play lifestyle and I worked hard to buy in this community 5 years ago to be able to enjoy the amazing amenities this neighbourhood has to offer. I'm sure there are many others in the community who, like me, would revel at the opportunity to be able to work here too. Therefore, I hope to not only see this development approved, but I also hope that this approval encourages more commercial development in the area.

Thank you for considering my comments.

Regards,

Tyler Morrow

"s.22(1) Personal and
Confidential)"

From: Devon Hussack
Sent: Tuesday, November 14, 2017 1:47 AM
To: Public Hearing
Subject: 4. REZONING: 521-527 West 8th - Support

Greetings Mr. Mayor and Members of Council,

I am unsure if I will be able to attend the public hearing for 521-527 W 8th Avenue on November 14th. In case I am unable to attend, I wanted to submit a copy of my thoughts.

I am writing to express my strong support for the 521-527 W 8th Avenue rezoning application. This Gold LEED building will enforce our world class environmental stewardship while supporting Vancouver's growing economy by providing 61 thousand square feet of office space. An office building here is consistent with policies to intensify job space in central Broadway, as well as the central area plan.

While that is required under policy, as is the roughly 900 thousand dollars in DCL fees given to the city, this building does not just meet guidelines, but is also considerate to it's neighbours. By sculpting the building, the architects have not only created a lovely design, but they've also taken into consideration concerns about lost views from the southern residents and shadowing on it's northern neighbours. It even responds well to the office building next door by providing ivy climbing it's western wall, which I'm sure is a better view than having to look across into another cubical. Other sections are in a fritted glass, which will not only help control solar gain, but also provide neighbouring residents with some added privacy. The existing streetscape is respected with a three story podium and the retention of retail space. There are also area improvements, such as the widening of a now rain protected, patterned sidewalk. I know that might some seem like a small improvement to some but, given the forecast for this week, this is an aspect I can really appreciate.

I know some are forecasting that the traffic on 8th will be worsened by this building. While I agree that the situation in front of Whole Foods can be frustrating, I believe this building will not add to that pain. It is important to note that this building delivers less than 12% of the parking that exists at the neighbouring Crossroads building, and so the increase in traffic will be comparatively small. I also trust that, as the city engineers' offices are located in Crossroads, they are very informed when it comes to the traffic situation. I believe this is particularly underscored in this article by Graham Anderson from the Vancouver Observer dated Mar 12, 2011:

New life for unused parking lots

"Jerry Dobrovolny, the city's Director of Transportation, works out of a corner office in the Crossroads building at Cambie and Broadway. His desk overlooks False Creek, the downtown peninsula, the North Shore mountains, and the Cambie Bridge. From this perspective, he sees the impact of shifting travel patterns on a daily basis.

"I've never seen the bridge backed up," he says.

Dobrovolny also notes the falling occupancy rates at downtown parkades, and adds: "That's because of the success of the Canada Line."

<https://www.vancouverobserver.com/city/2011/03/12/new-life-unused-parking-lots>

Given the expert opinion of your chief engineer, and that the location is with a 5 minute walk of 2 Canada Line stations, the busiest bus route in North America, and several bike routes, I am confused as to why the minimum parking requirement for this building is so high. Clearly a development in this location would be

better served if it was able to provide even more space for end of trip facilities and car share rather than so many empty parking stalls. In my opinion, this makes as much sense as believing that those who stand at the seawall near Drake Street look towards the southern skyline and consider that the view of City Hall is more important than creating employment space.

I know sometimes it is hard for us to look that far ahead, to plan for these needed changes; after all, the Crossroads building itself was built in 2007. In 2011 when I met my realtor at Max's Deli, admittedly at the Oak St location, not the one here that became Max's Burgers, there was still an autobody shop across the laneway, not the condos of today. It's easy to for one to forget this area has, for decades, been considered under the same area plan as the Downtown Peninsula and will still continue to be under the City Core 2050 plan. That means, like this region, this city, this area will see changes and, like across the Creek, these changes will continue to be impactful. That is the price we chose to pay living in the heart of a city that is now firmly on the global stage. If Vancouver and it's residents are to thrive, we need places for people to work. Without them, the city will simply fail it's residents and end up as an urban resort. In short, we need to adapt to these changes.

None the less this project cannot only look to the future, but must also look to today, and it does so. Since it's application, it has been shortened by one story, it meets all height restrictions and stepping requirements of the Fairview Slopes, and really should be an expected part of the natural growth of the second largest jobs district in British Columbia. As such, I can only hope that you approve this rezoning and give your staff the resources to better support, encourage, and ease the restrictions on similar projects in the future.

Thank you for your time,
Devon Hussack

Source for parking stall numbers in Crossroads building.
<http://www.jodiwigmore.com/crossroads/>

Castro, Maria

From: Kate Reid "s.22(1) Personal and Confidential)"
Sent: Tuesday, November 14, 2017 9:52 AM
To: Public Hearing
Subject: 525 West 8th Avenue Public Hearing

Hi,

I am a resident (and own) at 522 West 8th Avenue, the building immediately south of this proposed redevelopment, and I am in support of the plan for 525 West 8th Avenue. I feel it positively impacts and helps continue to grow the Cambie/Broadway area into a dynamic work/live community. I feel there is no justified concern over traffic nor any negative impact on traffic from the project.

Kate Reid

This email (including any attachments) is confidential and intended for the named recipient(s) only. It may be subject to legal or other professional privilege and contain copyright material.

Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake.

Access to this email or its attachments by anyone else is unauthorised. If you are not the intended recipient, you may not disclose, copy or distribute this email or its attachments, nor take or omit to take any action in reliance on it. If you have received this email in error, please notify the sender immediately, delete it from your system and destroy any copies.

We accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unauthorised access.

Any views or opinions presented in this email or its attachments are solely those of the author and do not necessarily represent those of the company.

Castro, Maria

From: Rob Simzer "s.22(1) Personal and Confidential)"
Sent: Tuesday, November 14, 2017 3:17 PM
To: Public Hearing
Subject: Re: Public Hearing 521-527 West 8 Ave
Attachments: 1876_001.pdf

Good afternoon,

Just confirming you received the attached letter.

Unfortunately I won't be able to attend the meeting this evening.

Thanks,
Rob

City of Vancouver
City Clerk's Office
453 West 12th Avenue
Third Floor
Vancouver, BC, V5Y 1V4

Dear Mayor and Council,

RE: Rezoning Application at 521-527 West 8th Avenue

I was happy to receive the public hearing notice for the 521-527 West 8th Avenue rezoning application. As a resident of the neighborhood, I'm in favour of seeing buildings with a combination of retail space on the ground level with either commercial or residential space above.


Given projections for low commercial vacancy rates in the near future, I'm concerned Vancouver will miss out on potential job creation opportunities if more space isn't added. This building could relieve some of that pressure while being situated in a development-friendly neighborhood.

The location is both walkable, and well serviced by rapid transit. Furthermore, the 8th Avenue location is in a prime location to benefit from the potential Millennium Line Broadway Extension initiative.

The project is in line with the City of Vancouver's densification goals, provides economic opportunities during and post-construction, and is in line with building heights in the neighborhood. I urge Vancouver City Council to approve the rezoning application.

Thank you,

"s.22(1) Personal and Confidential"



Robert Simzer



From: Rania Hatz
Sent: Tuesday, November 14, 2017 3:55 PM
To: Public Hearing
Subject: RE: 521-525 West 8th Avenue
Attachments: Cambie Village, Vanlux support.docx

November 14, 2017

Dear Mayor and Council,

The Cambie Village Business Association would like to express support for the proposed development at 521-525 West 8th Avenue.

The Cambie Village Business Association (CVBA) is one of 22 Business Improvement Areas (BIAs) in Vancouver and currently has over 300 members over 20 blocks along Cambie from the bridge to W.25th.

Currently, the CVBA is experiencing lower vacancy rates than most commercial zones. Although this is great for the economy, it also means we're turning away many businesses that would like to locate here.

This proposal will offer additional office and commercial/retail where it is most needed.

Given this site's location within our BIA district, we are pleased to offer support for the project.

The CVBA believes this project to be a positive contribution to the community, and wholeheartedly endorse this proposal for approval by Council.

Sincerely,

Rania Hatz, Executive Director

Cambie Village Business Association

The Heart of Vancouver

604-710-2954



November 14, 2017

Dear Mayor and Council,

The Cambie Village Business Association would like to express support for the proposed development at 521-525 West 8th Avenue.

The Cambie Village Business Association (CVBA) is one of 22 Business Improvement Areas (BIAs) in Vancouver and currently has over 300 members over 20 blocks along Cambie from the bridge to W.25th.

Currently, the CVBA is experiencing lower vacancy rates than most commercial zones. Although this is great for the economy, it also means we're turning away many businesses that would like to locate here.

This proposal will offer additional office and commercial/retail where it is most needed.

Given this site's location within our BIA district, we are pleased to offer support for the project.

The CVBA believes this project to be a positive contribution to the community, and wholeheartedly endorse this proposal for approval by Council.

Sincerely,

Rania Hatz, Executive Director
Cambie Village Business Association
The Heart of Vancouver
604-710-2954