

Burke, Teresita

From: Adrian Garvey "s.22(1) Personal and Confidential)"
Sent: Friday, January 12, 2018 10:59 AM
To: Public Hearing
Subject: 1500 West Georgia Street Rezoning

Hi City of Vancouver,

My name is Adrian and I'd like to share my support for the 1500 West Georgia Street project. I've followed this project for some time now and am glad to see it coming to its decision hearing next week before Council. I think this project will be a great addition to Vancouver's skyline.

Not only is the building design really unique, but it will help in providing more homes for our city, support the local business community in the Downtown area, and will result in a large amenity contribution to assist in upgrading other aspects and services in our city.

Great project, great work, now let's get this approved!

Thanks,
Adrian Garvey

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


Burke, Teresita

From: Malcolm Seddon "s.22(1) Personal and Confidential)"
Sent: Friday, January 12, 2018 4:00 PM
To: Public Hearing
Cc: Daryl Simpson
Subject: 1500 West Georgia

January 12, 2018

City of Vancouver
Mayor and Council
453 W12th Ave.
Vancouver, BC V5Y 1V4

Attn: Mayor and Council

Ladies and Gentlemen:

Having lived all of my business life in world class cities- London, Toronto and Vancouver and having a focused perspective as a senior banker to the real estate industry, for which I am academically schooled, I feel I am in a unique position to state that Bosa, the developers of the 1500 West Georgia property, are unequivocally preeminent in their field and a huge asset to the Vancouver development community. Not only are their projects well conceived, designed, sensitive to broad community needs and demand, but the principals and staff consistently respond to the needs of all stakeholders. Of course, they are driven by profit, but as I see it, not at the cost of the community at large.

I have lived in two of Bosa's quotidian buildings, and am eagerly awaiting taking possession of my next home, which they are currently building. I have never been less than happy: these are quality providers of quality homes.

Vancouver has metamorphosed into a City state, one of those magnet cities for both domestic and international buyers, who know a good thing when they see it. People simply want to live here, in Vancouver: who wouldn't? Is it any wonder real estate prices are expensive when so much quality living is on offer here, particularly when, for many, the choice of where to live is more fluid than ever in history. Like other City states - Auckland, Sidney, London, San Francisco, etc., the benefits of living in such exceptional cities commands a price reflective of demand. This creates apparent inequities which need better solutions than presently on offer. I think they can be found. Let us however not kill the goose.

I am worried, however, that this search for equity by some essentially well-meaning individuals can serve as a lightning rod to worry and defeat good, viable projects that not only meet community needs but also feed the same community both financially and aesthetically, adding to the allure and magic of this great city.

Personally, I would be thrilled to call 1500 West Georgia home, but it would be a financial stretch. That doesn't mean that because I may find the price of entry financially challenging, it should not be built. I can equally cannot afford many areas of my once home town, London. Does that mean that Mayfair, Knightsbridge, Belgravia and the like, many of which contain some of England's great buildings and treasures should not have left the drawing board? I think not.

Big cities need big thinking, bold buildings and great developments.

I Am for 1500 West Georgia.

Sincerely

Malcolm Seddon, MBA.
Senior Vice President for Canada
Real Estate Lending
1991-2004

"s.22(1) Personal and Confidential"

A large grey rectangular redaction box covers the content of the letter below the signature.

Castro, Maria

From: A R "s.22(1) Personal and Confidential"
Sent: Sunday, January 14, 2018 5:18 PM
To: Public Hearing
Subject: 1500 West Georgia

Dear Mayor and Council,

I'm a Vancouver resident and work very close to 1500 West Georgia Street. My in-laws live in the West End, very close to this property. I would like to express my support for the proposal by Bosa properties and designed by Ole Scheeren.

I live in a high-rise condo and have for over a decade. In fact, my wife and I recently moved and were able to upgrade to a larger apartment. We are incredibly lucky to be in this position given real estate prices but the reality is that there would have been many others who would have bought our new unit if we had not. Our experience was similar to what you hear and read every day - that supply is very limited and demand is out of control. If you are looking for a specific type of home, like we were, then it becomes even more challenging since your options are even fewer.

While I agree that the City and the Province should also be exploring how to manage demand and investment in real estate, supply is still a critical part of the equation. Taller buildings in the downtown, especially in areas so close to shopping, transit, nature and amenities is a no brainer. West Georgia Street is the perfect location of a building like 1500 West Georgia Street. I hope that council approves the application.

Sincerely,

Arash

Castro, Maria

From: Rebecca Hartley "s.22(1) Personal and Confidential"
Sent: Sunday, January 14, 2018 11:28 PM
To: Public Hearing
Subject: 7. REZONING: 1500 West Georgia Street - Support

Greetings Mayor and Members of Council,

I am writing today to provide my support for the proposed rezoning of 1500 West Georgia Street, as it conforms to the West End Plan, and will bring positive change to this neighbourhood.

Having lived in Vancouver for the past 6 years, I am happy to see more visually exciting architecture, like the now under-construction Vancouver House, coming up in the city. In contrast to the stereotype of Vancouver consisting dull buildings, 1500 West Georgia will help continue to set the Georgia Street Corridor apart as a striking gateway to our city. While I would have been happier to see the project allow for more height and density, I will take satisfaction that those working downtown will see a chance to shorten their commute by finding a home in one of the new 220 market units proposed. Existing residents will also reap benefits, as the project is considerate to existing neighbourhood residents, as it provides upgrades to the public plaza, while a retention of the at grade retail space will ensure it feels open to the public. Perhaps the refurbishment of this space will allow nearby residents and office workers to be more tempted to grab a coffee, pull up a chair, and enjoy the feel of the plaza. This design ensures both the old and new towers are treated respectfully, and is a physical example of the West End Plan's intention for the neighbourhood.

Thank you for your time, and please allow the visionary policies set out in the West End Plan be brought to life.

- Rebecca Hartley

Castro, Maria

From: Devon Hussack "s.22(1) Personal and Confidential"
Sent: Monday, January 15, 2018 12:35 AM
To: Public Hearing
Subject: 7. REZONING: 1500 West Georgia Street - Support

Hello Mr Mayor and Members of Council,

I am writing you to express my support for the 1500 W Georgia rezoning application. This proposal fully complies under the West End plan, a policy that was born from the neighbourhood's understanding that the Downtown Peninsula would require more density and height to sustain not only Vancouver's way of life, but the future of our culturally and socially diverse city. With the rebuilding of the public plaza, along with \$60 million in development fees paid to the City, I think we can all agree that this project respects that goal.

Still, that is not the only aspiration of Vancouver's that is furthered by this project. With the reconstruction of the plaza allowing for more sustainable features to be included, The retention of the iconic, for it's time, Crown Life building should appease both heritage enthusiasts and the employees who work in it.

Lastly, while I doubt that many who work in the area will be able to afford the prices of units in this new building, under the locals first plan, perhaps the residents of the luxuriously valued homes of Vancouver's western single family home neighbourhoods will be tempted to purchase a unit in this new tower. This would open opportunities for that land to be put to better use to house Vancouver's missing middle. If only this land would have been allowed to be better utilized with a higher FSR and taller version of this building, perhaps we would not have only provided more housing here, but in Vancouver's other neighbourhoods as well. Instead, we are to be content that this building won't block a view of homes on the North Shore that is already overgrown by trees at Queen Elizabeth Park. Unlike the potential for this site, hopefully my letter is not lost in the trees.

Thank you for your time,
Devon Hussack

Castro, Maria

From: Gavin Duffus "s.22(1) Personal and Confidential)"
Sent: Monday, January 15, 2018 9:16 AM
To: Public Hearing
Subject: DVBIA Letter of Support re: 1500 West Georgia Street Rezoning
Attachments: DVBIA letter re 1500 W Georgia Rezoning.pdf

Hello,

Please find attached a letter from the Downtown Vancouver Business Improvement Association (DVBIA) in regards to the rezoning for 1500 West Georgia Street.

The public hearing is tomorrow (Tuesday January 16, 2018 at 6:00pm).

Thank you,

Gavin

Gavin Duffus, MPI
Economic Development Manager
Downtown Vancouver Business Improvement Association (DVBIA)
"s.22(1) Personal and Confidential)"

January 15, 2018

Mayor and Council
3rd Floor, City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4

Support for 1500 West Georgia Street CD-1 Rezoning (Bosa Properties)

The Downtown Vancouver Business Improvement Association (DVBIA) supports the proposed rezoning application for 1500 West Georgia Street. The building will add a unique architectural landmark to the downtown skyline, and the project will generate 56.9 million dollars of amenity contributions (CACs) to be invested in the community.

This proposed development project will contribute to the City's affordable housing supply goals through the contribution of 8.45 million dollars to the Affordable Housing Reserve as part of the CAC package. These funds will help ensure that downtown Vancouver will have a diverse mix of housing options for individuals and families of varying income levels.

Through the Reimagine Downtown Vancouver public engagement process we found there is a strong desire for Vancouver to be an architectural leader, with skylines that get people talking. This building will deliver on that vision. Furthermore, the height of the tower is appropriate for the area and will help achieve the "dome shaped" skyline as described in the West End Community Plan.

The residents of 1500 West Georgia will live the sustainable downtown lifestyle and contribute to the vibrancy of the community. We look forward to welcoming them and many more neighbours to come.

Sincerely,

"s.22(1) Personal and Confidential"

Charles Gauthier
President and CEO
Downtown Vancouver Business Improvement Association

CHAIR:

Dani Pretto
Vanterra Projects Corp

VICE CHAIR:

Gary Pooni
Brook Pooni Associates

SECRETARY-TREASURER:

Lorenzo Pederzani
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Fleishman-Hillard

Richard Lui
Polaris Realty

Christopher Lythgo
Business Development Bank of
Canada

Rose Ma
Block 81 Holdings Ltd

Brad Simmons
Rosewood Hotel Georgia

Chris Stokes
QuadReal Property Group

Caroline Ternes
Starbucks Coffee Company

Jon Wellman
Bentall Kennedy

PRESIDENT AND CEO:

Charles Gauthier
Downtown Vancouver BIA

Castro, Maria

From: Ted Hannah "s.22(1) Personal and Confidential"
Sent: Monday, January 15, 2018 12:26 PM
To: Public Hearing
Subject: 1500 West Georgia St.

City of Vancouver
453 W 12th Ave
Vancouver, BC V5Y 1V4

Attn: Mayor & Council

Dear Mayor and Council,

My name is Dr.Ted Hannah and I am an elected Elder of Session and Trustee of the Central Presbyterian Church located at 1155 Thurlow Street in the West End of Vancouver. I am also a resident of the neighbourhood. As a member of this community I would like to express my support for the development proposal for 1500 W Georgia Street.

As you likely are aware, our church entered into a partnership with Bosa a number of years ago that has allowed us to redevelop our church property with a new sanctuary, new church facilities, affordable housing for seniors managed by the church, and over 160 market rental housing units. This will allow us to remain in the community that we have been a part of for over 100 years. These new facilities also mean that we are able to better meet the needs of our congregation and our programs and community work now and in the future. As a member of Central's Building Committee, I can also attest to the fact that throughout this process we have enjoyed a positive working relationship with the Bosa team and I can speak to their commitment to communities and to the quality of their work.

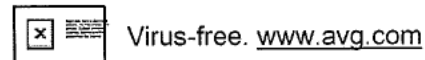
As a member of our church I support new residents coming into this community and keeping the vibrancy and diversity of the West End. As a church we have evolved with this community and are anticipating its next chapter. As a resident of the West End I understand that new residents will be good for our retailers, and the amount of funds coming from this project will contribute to much needed upgrades to some of the area's facilities.

I encourage City council to approve this application.

Sincerely,

Dr.Thomas Edward (Ted) Hannah
"s.22(1) Personal and Confidential"

practice random kindness and senseless acts of beauty



Castro, Maria

From: Chris Lambert "s.22(1) Personal and Confidential"
Sent: Monday, January 15, 2018 2:07 PM
To: Public Hearing
Subject: 1500 West Georgia Public Hearing

January 15, 2018

City of Vancouver
Mayor and Council
453 W 12th Ave
Vancouver, BC V5Y 1V4

Attn: Mayor & Council

Dear Mayor and Council,

I live and work in Downtown Vancouver and I would like to express my support towards this one-of-kind development. Our city desperately needs some interesting architecture and this building's design is a welcome addition to our skyline.

Another benefit of this project is the amount of money that will be contributed to new infrastructure and community amenities. The West End in particular has been slowly outgrowing its roads and community resources. The community contributions from this project will allow for much needed upgrades to existing infrastructure and community facilities.

Kind regards,

Chris

Castro, Maria

From: Sid Landolt "s.22(1) Personal and Confidential"
Sent: Monday, January 15, 2018 2:35 PM
To: Public Hearing
Subject: 1500 W Georgia Street - Public Hearing - Letter of Support
Attachments: 1500 W Georgia Public Hearing letter[1].pdf

Sidney Landolt

"s.22(1) Personal and Confidential"

JANUARY 15, 2018

City of Vancouver
453 West 12th Ave.
Vancouver, BC, V5Y 1V4

[VIA EMAIL]

Re: Support for 1500 W. Georgia – Public Hearing

Dear To Whom It May Concern,

I am writing this letter in support of the project being proposed at 1500 W Georgia Street.

For 5 years my office was located in the office building on this site and I speak from personal experience that this area of the downtown, Vancouver, peninsula is in real need of improvement.

I am currently in the neighborhood of Howe and Beach, and the construction of the architecturally significant building, Vancouver House, has started a revival in the neighborhood of businesses and residential buildings. I feel the same condition exists in the 1500 W. Georgia neighborhood and a building of this architectural character will bring both an identity and a positive contribution to the revitalization of this neighborhood.

In addition to the benefit that this building will bring to the neighborhood, the financial impact is significant with contributions of CAC's & DCC's of over \$60 million and public art and neighborhood charity contributions of over \$500,000.

No matter how you look at this project, there is significant positive impact to the City and the people and businesses in this neighborhood.

Best regards,

"s.22(1) Personal and Confidential"

Sid Landolt
President, S&P Real Estate

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