

February 16, 2018

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

**Attn: Mayor & Council**

Dear Mayor and Council,

I am a nearby resident and I support the current proposal for 400 West Georgia Street.

I love living in downtown Vancouver because of the waterfront views and the ease with which I can get around. Vancouver is a forward-thinking, innovative city that prioritized pedestrian-friendly and transit design considerations above the design elements that cater to the inefficient and unsustainable automobile.

West Georgia Street is an important corridor in the lively and engaging pedestrian network and will be increasingly important due to the newly approved False Creek Flats redevelopment plan. I believe this proposal is an aesthetically unique contribution to this new urban fabric and will contribute to the innovative Vancouver model of a dense, highly walkable, transit-oriented urban core.

I hope the City of Vancouver will support and continue to encourage designs that set us apart from other cities and elevate us into the forefront of urban design.

Best regards,

s.22(1) Personal and Confidential

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Pers  
onal  
and

Donna Hamilton



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

Attn: Mayor & Council

Dear Mayor and Council,

On behalf of the Vancouver Economic Commission, I am writing in response to the development proposal for 400 W Georgia Street.

The Vancouver Economic Commission's mandate is to position Vancouver as a globally recognized city for innovative, creative and sustainable business. As such, we strive to strengthen our Technology, Digital Entertainment and Green Economy sectors through strategic programs and initiatives that address employment trends and economic growth in these sectors.

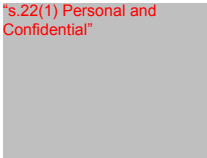
As an organization with a vested interest in the Tech sector, it is important to seek out and support opportunities that lead to an advantageous environment for businesses and increases Vancouver's appeal for businesses globally. We have supported this proposal from the outset and have paid close attention to the application process. The proposed development is not only attractive to us because of its focus on sustainability and inspiring architecture—although these are qualities we also support—but because it will provide tech-oriented work space that supports collaboration and creativity through its open, fluid and flexible design.

Vancouver's office market is currently the tightest in the country, inhibiting economic growth with a lack of office space diversity. New office space is quickly absorbed as we saw with the Exchange tower that was added to last year's inventory while the vacancy rate still dropped. The Vancouver Economic Commission is in full support of the application to rezone 400 West Georgia to accommodate the construction of the proposed office tower. Considering that the current use of the property is not conducive to adjacent land uses, or the long-term aspirations of the neighbourhood, we encourage the approval of this application.

The City has the responsibility and the capacity to support creative and technologically-based businesses and job growth by advancing projects like this one. We would like to see City Council approve this application.

Regards,

s.22(1) Personal and  
Confidential



Ian McKay  
CEO, Vancouver Economic Commission



February 16, 2018

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

Attn: Mayor & Council

**Re: 400 West Georgia Office Tower**

Dear Mayor and Council,

On behalf of the Downtown Vancouver Business Improvement Association (DV BIA) I support the application for the office building at 400 West Georgia Street.

The DV BIA represents the shared interests of 8,000 businesses and property owners in the central 90-block area of Vancouver's downtown core.

The DV BIA is invested in the long-term success of the city centre as a diverse community that is innovative and adaptable in order to attract new businesses and respond to emerging trends, while also preserving its unique character. We continuously work to establish programs to address cleanliness, beautification, sustainability, and the promotion of downtown as a destination. As such, the addition of new office space, aiming for LEED Platinum certification, improvement of sidewalks, and the addition to West Georgia's "ceremonial" nature, are all components that the DV BIA supports.

Diverse office space is a critical element for the long-term success of our city and our economy. Increasingly, Vancouver competes not with suburban office markets but with other cities that may be more attractive to businesses for a variety of reasons. Talent tends to want to be in vibrant urban areas that cater to their lifestyle. Businesses are responding to this need in many North American cities where large technology companies who would traditionally seek out suburban locations are increasingly moving into the urban core. This is the environment to which Vancouver has to respond. Our downtown office space has to be able to compete with other cities on this level.

Through the ReImagine Downtown engagement process we learned that the public wishes to see exciting and unique architecture in Downtown Vancouver. The cantilevered pods and exterior green walls are striking features of the futuristic design for 400 West Georgia.

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Vanterre Projects Corp

**VICE CHAIR:**

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Starbucks Coffee Company

Jon Wellman  
Bentall Kennedy

**PRESIDENT AND CEO:**

Charles Gauthier  
Downtown Vancouver BIA

In addition, 400 West Georgia Street not only presents the opportunity for much needed office space it is also in a prime location where future employees will benefit from close proximity to transit, shopping and services. The addition on the 400 block of West Georgia also means that a missing link between the city's cultural institutions and the rest of the downtown core is finally made. The existing public spaces at the Central Library and the Queen Elizabeth Theatre will benefit from additional activity in the area.

Sincerely,

"s.22(1) Personal and Confidential"



Charles Gauthier, MCP  
President and CEO  
Downtown Vancouver Business Improvement Association

**Burke, Teresita**

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**From:** M Leung "s.22(1) Personal and Confidential"  
**Sent:** Saturday, February 17, 2018 11:58 AM  
**To:** Public Hearing  
**Subject:** 400 West Georgia Street development - comment

Dear Mayor and Council,

I am writing in support of the proposed office development at 400 West Georgia Street.

As a resident of Vancouver who lives 5-minute walk from this location, I see the potential for increased activity—both jobs and retail—at this relatively quiet corner of the downtown core. I am also excited to see some design-forward building plans to shape our city, so am supportive of the proposal's unique 'Japanese lamp'.

Thanks for taking my comments.

Michael Leung

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**Norm Taylor**  
Executive Vice President & Managing Director  
CBRE Limited, Real Estate Brokerage

1021 West Hastings Street, Suite 2500  
Vancouver, BC V6E 0C3

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February 16, 2018

Mayor Gregor Robertson and Council  
City of Vancouver  
453 West 12th Avenue  
Vancouver, B.C. V5Y 1V4

Dear Mayor Robertson and Council,

**Re: 400 West Georgia Street, Vancouver**

On behalf of CBRE Ltd., I am writing in response to the development proposal for 400 West Georgia Street.

CBRE is the world's largest commercial real estate services firm, active in the Vancouver commercial real estate market since 1984. Over the past 33 years, our office has provided the real estate community with expertise in office, industrial, retail, and investment sales and leasing. As experts in Vancouver's real estate market we would like to express our support for additional office space. Specifically, office space that can accommodate the technology sector.

Office supply in downtown Vancouver is in high demand with consistently low vacancy and significant new supply a few years away. CBRE's Q4 2017 Marketview report indicated a downtown office space vacancy rate of 5%, a 50% decrease from Q4 2015. While low office vacancy is a testament to the economic vitality of the city, it presents a challenging environment for many new and expanding businesses. To allow for job growth and ensure competitive rental rates, new office space is needed.

A key driver for Vancouver's tight office market has been growth in the technology sector. Throughout North American cities, technology companies have been moving into urban centers to be close to a large labour pool, public transit, and services. In 2017, close to 30% of Vancouver's office space was absorbed by technology companies.

This growth in the technology sector has been supported and encouraged by the City of Vancouver. Specifically, by the Vancouver Economic Commission through the Vancouver Economic Action Strategy (which specifically outlines initiatives that support investment and growth in the technology sector).

Ensuring the city can continue to accommodate the growth in this and other sectors, significant new office projects are needed. As experts in the commercial real estate industry, we would encourage council to approve the development of this project as a way to address the succinct shortage of office space downtown.

Regards,

s.22(1) Personal and Confidential

Norm Taylor  
Managing Director of CBRE Vancouver

## Burke, Teresita

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**From:** Amanda Leier s.22(1) Personal and Confidential  
**Sent:** Monday, February 19, 2018 9:45 AM  
**To:** Public Hearing  
**Subject:** 400 West Georgia Street

City of Vancouver Mayor and Council,

I work at TELUS Garden on West Georgia Street, an ideal location for office space due to its proximity to transit, retail and restaurants. I also live on Citadel Parade, at the end of Georgia Street.

As a neighbour of the 400 West Georgia development, I am writing to express my support of the project. The Budget parking lot that currently stands there is a void in the urban fabric. When I walk home, I usually choose to take Robson Street to Beatty as it is more animated and a more pleasant walk. This new project will help to reanimate Georgia Street and tie together the block where the library is.

I look forward to seeing a vibrant mix of buildings on Georgia Street, something any metropolitan city should encourage and celebrate.

I hope that council will endorse this project,  
Amanda Leier

## Burke, Teresita

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**From:** Carmen Wong "s.22(1) Personal and Confidential"  
**Sent:** Monday, February 19, 2018 10:19 AM  
**To:** Public Hearing  
**Subject:** 400 West Georgia Street

To the City of Vancouver Mayor and Council,

My name is Carmen Wong and I am employed at a company within the Telus Garden building at 510 West Georgia Street. Our new office location within the Telus Garden has been very beneficial to my colleagues and myself as it is centrally located for both business and professional necessities. As well, the fact that is a close proximity to various Skytrain stations/lines and major bus stops make it accessible and convenient for all.

As someone who works in the neighbourhood, I'd like to support the proposal for the 400 West Georgia Street project. The current state of the unused rental car lot is not only unappealing but is also wasted real estate that could be used to a much fuller potential. With the addition of a new office building, I trust that the currently dilapidated corner will be revived positively. Additionally, this will extend the appeal of the West Georgia block further East.

Thanking the council in advance for their time in reading my email and hoping my insight regarding the potential office building at 400 West Georgia will be put into consideration.

Best regards,

Carmen Wong