

Burke, Teresita

From: Katie Maslechko <[REDACTED] "s.22(1) Personal and Confidential">
Sent: Monday, February 19, 2018 4:12 PM
To: Public Hearing
Subject: Support for 400 West Georgia Street Redevelopment

Dear Mayor and Council,

Please accept this letter in support of the proposed project at 400 W Georgia Street. I am a member of the real estate & development community and believe that this project is a positive contribution to Vancouver's current office space market.

As a member of the industry, I see firsthand the lack of office space in Vancouver and the effect it has on local business, as well as businesses looking to expand into this market. This proposal will alleviate some of the demand and make office space more accessible to those who need it.

Thank you,

Katie Maslechko

Burke, Teresita

From: Rebecca Hartley <[REDACTED] s.22(1) Personal and Confidential >
Sent: Monday, February 19, 2018 11:13 PM
To: Public Hearing
Subject: 5. REZONING: 400 West Georgia Street - Support

Greetings Mayor and Members of Council,

I am writing to note my support for the proposed rezoning of 400 West Georgia Street.

As a resident of Vancouver who often enjoys walking downtown, I was excited to hear of this project. I find the design proposed very attractive and eye-catching, which is fitting for a street as important as Georgia. I find the large green walls are fitting for a place such as Vancouver, and provide the building with a feeling of vitality. The varied materials and textures, along with the building's shape, make it very unique.

That said, this project has more going for it than its good looks. It would provide an additional twenty-three stories of office space, something that is in a short supply given Vancouver's burgeoning tech sector. Building occupants will even reap the benefit of the greenery draping the tower, as these living walls would be visible from the inside as well. As for the streetscape, the applicant has made good effort at creating a connection between this new site and the existing Library Square. This inviting space may be enjoyed by the building's occupants, and the public at large. An additional improvement is the small retail spaces included at grade, which will provide activity and create new connections in the neighbourhood.

My one complaint about this project is that I wish it could provide a higher floor space ratio. Perhaps allowing for some work space to be located below grade, like the nearby Telus building, would be a good compromise for sites that are limited by the view cone guidelines. I look forward to seeing more innovative and provocative designs such as this in the future.

Finally, I would like to note that, under current guidelines, I could have chosen to submit each paragraph of this letter as separate submissions. In this way, my one opinion would count as three separate motions of support. I choose not to do this, even though it is allowed, as I feel this undermines the public process, and is against the spirit of engagement. With this problem brought to your attention, I look forward to seeing a remedy proposed for this loophole in order to prevent an abuse of our civic system.

Thank you for your time,

- Rebecca Hartley

Burke, Teresita

From: Devon Hussack <[REDACTED] s.22(1) Personal and Confidential >
Sent: Monday, February 19, 2018 11:32 PM
To: Public Hearing
Subject: 5. REZONING: 400 West Georgia Street - Support

Greetings Mr. Mayor and Members of Council,

I'm writing to express my support for the 400 West Georgia rezoning application. While some may automatically support this project as it adds badly needed job space to our critically lacking office market, I believe this project deserves your support for many more reasons than this reason alone.

While the addition of roughly 370 thousand sqft to our Central Business District is obviously appropriate, this project also responds well to it's surroundings with the attention it has paid to the functionally, and ceremonially, important Georgia Street, and the socially important Library Square Plaza. I feel it is crucial this project has not been forced to push away from Library Square, but rather the design allows for a respectful embrace, and bridges the public realm. While this is not yet perfect, groundwork has clearly been laid that will allow these neighbouring spaces to be further integrated and enhanced in the development application process.

What is more obvious is that this building's design and form continues the trend of high quality architecture we have seen in our city. It is wonderful to see this building embrace Vancouver's Greenest City Agenda. Not only does the project achieve a LEED Platinum target, but with it's living walls cantilevering over 24 stories, a natural green element will be brought back to an area that has been wasted as a parking lot for far too long.

Unfortunately, the terms 'parking lot' and 'wasted space' go hand in hand in our downtown core. While I understand the need for multimodal transportation in a thriving city, it does seem silly that this building is required to provide 188 stalls of parking. As the site is located on a major bus route, and only 2 blocks away from several major LRT lines, I feel that 6 underground floors of parking only acts to increase costs, which disincentivizes future projects. Given this location, I would ask that the council amend the proposal to allow for a further decrease in the amount of required parking. A fair trade off could allow for a further increase to the current 7 ride share spaces and 113 Class A bike spaces.

In the responsible growth of our city, these trade-offs and exchanges are important. With almost 10 million dollars in DCL, CAC, and public art contributions, I believe that the 3.42 million dollars this project will bring to childcare facilities in the Metro Core is a sign the developer understands that, with the addition of employed parents comes a need for childcare.

For the future of our Vancouver, it is important to have spaces for people to earn a living, to fund places for their children to be cared for, and to ensure our city is interconnected and green. With that said, I ask you to approve this application. Just please lower the amount of parking stalls that will sit empty in the future.

Thank you for your time,

Devon Hussack



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

604 662 3000 Tel
604 684 9368 Fax

www.cbre.ca

February 20, 2018

Attn: Mayor & Council
City of Vancouver
453 W 12th Ave
Vancouver, BC V5Y 1V4

Dear Mayor and Council,

Re: Development Proposal at 400 West Georgia Street, Vancouver, BC

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

CBRE Group is one of the world's largest commercial real estate services firms, 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. Within our Vancouver office, I founded The High Technology Facilities Group, where we exclusively represent technology tenants in the marketplace and have a deep understanding of their needs. Consequently, on behalf of my team and our office, we would like to express our support for additional office space, specifically office space able to accommodate the tech 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 market report indicated a downtown office space vacancy rate of 5%, a 50% decline from what it was in early 2016. This includes the absorption of the Exchange Tower, which added over 250,000 sf of space to the market. While this is a testament to the economic vitality of the city and the expansion of businesses 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 America, there has been a recurring trend that technology companies are moving into urban centers to be close to their talent pool, transit, and services. In 2017, close to 30% of Vancouver's office space absorption was by tech firms.

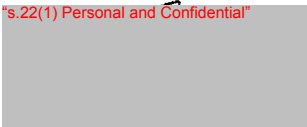
This growth in the tech sector has been supported and encouraged by the City of Vancouver, specifically by the Vancouver Economic Commission through the Vancouver Economic Action Strategy which specifically outlines initiatives that support investment and growth in the technology sector.

Ensuring our City can continue to accommodate the growth in this and other sectors, significant new office projects are needed. As a result, we are strong proponents of this project at 400 West Georgia to allow much needed office space to help address the current shortage.

Yours truly,

CBRE LIMITED

"s.22(1) Personal and Confidential"



Blair Quinn Personal Real Estate Corporation
Executive Vice President | The High Technology Facilities Group
CBRE Limited
Direct Line: (604) 662-5161