

Kennett, Bonnie

From: Mackenzie Leyland s.22(1) Personal and Confidential
Sent: Thursday, March 15, 2018 1:34 PM
To: Public Hearing
Subject: 1133 Melville - Support for rezoning & commercial development

Dear Mayor and Council,

I would like to offer my support the proposal for 1133 Melville as someone who lives directly across from the property in question at s.22(1) Personal and Confidential and as someone who works in real estate and understands the limited supply of new office space.

As a nearby resident, I am excited to see something other than a parkade on this site. The property is currently underutilized and desperately needs an update to go with the changing community. The proposed plans help enhance the area, not only architecturally but also from a safety point of view with more eyes on the ground from new retail and restaurant spaces at grade. The mid-block connection looks far superior than the one that exists today and brings some green space into the area.

From an economic standpoint, it is no secret that finding suitable office space is becoming incredibly difficult. Although it speaks to our healthy economy that the space is in demand, it is creating a barrier for businesses to fully realize their economic potential and for businesses who aren't currently located in Vancouver to come to our city. Even the increased supply from the recently constructed buildings and future supply of the recently approved proposals for office space have been and will continue to be quickly absorbed. It is clear that what has been approved to date will not satisfy the emerging demand.

This project brings a lot of good to the community and I urge the Mayor and Council to take this into consideration and approve this proposal.

Thank you for your time and consideration.

Regards,

Mackenzie Leyland

Kennett, Bonnie

From: Shannon Huish s.22(1) Personal and Confidential
Sent: Thursday, March 15, 2018 3:11 PM
To: Public Hearing
Subject: 1133 Melville Street – Rezoning

Mayor and Council,

I am writing to express my support for the 1133 Melville Street rezoning application. I work in close proximity to the proposed development, at The Printing House on 535 Thurlow Street, which shares an alleyway with the proposed development.

The location of this development is a logical area to provide additional office space. It is so easily accessed by the SkyTrain and bus systems; employers looking for office space know that is a great benefit to employees to have the ease of being able to get work quickly and not have to pay for gas parking or insurance. The proposal, if approved, would bring many new businesses to our block and which will benefit other local business in the area such as ours.

I also appreciate the retention of the mid-block connection from Melville to the alley and the addition of publicly accessible greenery and a space for lunchtime breaks as well as the addition of new retail and restaurant space.

Thanks for taking the time to consider this input. I look forward to seeing this project move forward.

Best,

s.22(1) Personal and Confidential

Shannon Huish | *Manager*
s.22(1) Personal and Confidential

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Kennett, Bonnie

From: Amanda Payne [REDACTED]
Sent: Tuesday, March 20, 2018 8:53 AM
To: Public Hearing
Subject: 1133 Melville Street – Rezoning Application

Dear Mayor and Council:

I would like to endorse this proposed development at 1133 Melville Street in Vancouver's central business district as a member of the community who works a block away at [REDACTED]

The existing building, that substantially comprises a parking stack, is underutilized and should be providing additional office space for Vancouver's growing economy. As an easily accessible and connected city, we are attracting a lot of high-profile tenants who cannot seem to find the space to house their businesses (or their employees for that matter). The proposal at 1133 Melville Street can help alleviate the low office vacancy rate.

In addition to the above, the architecture offered in this proposal will be a great addition to Vancouver's skyline and the bamboo grove with a pocket park will be a nice enhancement to the mid-block connection. If this proposal is approved, I look forward to seeing what retailers and restaurants will be coming to the area.

Sincerely,
Amanda Payne

Kennett, Bonnie

From: Khandan, Mona s.22(1) Personal and Confidential
Sent: Thursday, March 22, 2018 9:06 AM
To: Public Hearing
Subject: 1133 Melville Street

Vancouver's Mayor and Council,

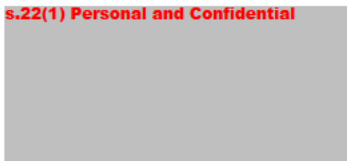
I would like to offer my support for the 1133 Melville Street proposal.

I work one block away from the proposed development in s.22(1) Personal and Confidential and am very excited to see the proposal include additional restaurant and retail space. This will give the business community a greater variety of lunch spots in the area as well as (hopefully) some more local retailers we can support.

Moreover, as a member of the real estate community who follows the market trends and has frequent discussions with my peers, it is clear that the tech industry, including media, medical technology and software are all playing a large roll creating a high demand for office space while also contributing to driving our economy. We all know Vancouver is an attractive city for these companies and to keep up with the demand, we need to provide more office space.

We can start by approving this proposal in order to keep up with this demand.

Best regards,

s.22(1) Personal and Confidential


Mona Khandan
Director, Leasing
Retail Services

s.22(1) Personal and Confidential


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Kennett, Bonnie

From: Stephen Regan [REDACTED]
Sent: Tuesday, April 03, 2018 11:08 AM
To: Public Hearing
Subject: 1133 Melville Street development proposal
Attachments: 1133 Melville Ltr of Support 2018.pdf

Please see attached.

If you have any questions, feel free to contact me directly at [REDACTED]

Best



Three great streets.
One amazing neighbourhood.
DAVIE. DENMAN. ROBSON.

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

March 29, 2018

Dear Mayor and Council,

On behalf of the West End BIA, I am writing in response to the development proposal for 1133 Melville Street. While we recognize that this project is out of our catchment, it is close enough to warrant input from a long-standing proponent of economic growth in the Downtown core. Moreover, its proximity to Bute Street, a pedestrian and bike route that connects through the Jim Deva Plaza, could help strengthen that route and support the city's 'pavement to plaza' initiatives. With the City of Vancouver's other transportation improvements along West Georgia and West Pender Streets, connectivity to the West End from this part of downtown will be enhanced for other modes too, allowing for easier access to our businesses and for those who may live in the West End and work on Melville.

As you know, the West End Business Improvement Association's (WEBIA) mandate is to brand, promote and revitalize the West End. In this role we are actively working to create a distinctive brand by investing in activated streets – and plazas - promoting safety, bringing diverse events to the West End, and working collaboratively with the City of Vancouver and others to enrich the neighbourhood.

Therefore, we are excited to see development projects within close proximity to the West End moving forward as they in turn have an impact on the composition and character of the West End. This proposal is particularly interesting to us because it will add 600,000 square feet of office space to downtown Vancouver in a historically tight market. With significant residential growth underway in the West End it is important to complement this with job space in the downtown (and the West End!). A classic West End commute would be walking from an apartment south of Davie Village with water views, along Bute Street, through multiple plazas and across great retail streets, and landing 15 minutes later at a state of the art office building with mountain views. Classic West End livability.

We support the rezoning application for 1133 Melville Street. This proposal will provide opportunities for new businesses and those looking to expand in close proximity to downtown neighbourhoods like the West End, where employees may live, socialize and shop.

We would like to see City Council approve this application.

Sincerely,

s.22(1) Personal and Confidential

Stephen Regan
Executive Director

Kennett, Bonnie

From: Kerry Watson s.22(1) Personal and Confidential
Sent: Wednesday, April 04, 2018 2:37 PM
To: Public Hearing
Subject: 1133 Melville Street Rezoning
Attachments: 2018-04-03 - Letter to COV re 1133 Melville St. rezoning app.pdf

Darrell Ert
President and Chief Development Officer
Evolution Strategies Ltd.

s.22(1) Personal and Confidential

Empowering people to build stronger families, stronger businesses and stronger communities.

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E&OE



ES3 Advisory

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

March 29, 2018

To the Mayor and Council of the City of Vancouver,

I am writing to you in support of the rezoning application for 1133 Melville Street.

I own ES3 Advisory and have been a tenant in the Marine Building for the past two years. Having had various offices in different locations and having been in business since 1989, we have experienced numerous landlords. Oxford Properties however, is unique. They have set the highest standard for how buildings should be managed.

As issues may arise within our space, they are quick to respond and rectify problems that happen from time to time. They have proven to be a pleasure to work with and are always cordial and helpful. Moreover, they provide their tenants with low cost amenities and services that our employees value (including a gym, bicycle facility and meeting rooms), as well as fun and original events and challenges (such as healthy living challenges, tenant appreciation days, etc.).

Another building owned and managed by Oxford would be an excellent contribution to the current office space market in Vancouver.

Thank you for allowing me to provide my support for this proposal.

Sincerely,

s.22(1) Personal and Confidential



Darrel Ert
President and CDO

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Dubuque, Maury s.22(1) Personal and Confidential
Sent: Wednesday, April 04, 2018 5:12 PM
To: Public Hearing
Subject: 1133 Melville Street-Rezoning Application
Attachments: Colliers - 1133 Melville.pdf

Please see attached letter regarding the rezoning application for 1133 Melville Street. Thank you for your consideration.

Maury D. Dubuque
Senior Managing Director | Vancouver Brokerage
s.22(1) Personal and Confidential



March 27, 2018

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

Attn: Mayor & Council

Re: 1133 Melville Street, Vancouver BC

Dear Mayor and Council,

Established in 1898 in Vancouver, Colliers has grown to become Canada's largest commercial real estate services firm with 15,000 skilled professionals operating in 68 countries.

As long standing experts in Vancouver's real estate market, we would like to support the proposal at 1133 Melville Street and the addition of office and retail space to a very challenging and compressed market.

Q4 of 2017 represented the eighth straight quarter where office vacancy rates tightened. Meanwhile tenant demand exceeded 2.2 million square feet at that time. By way of example, a business requiring 10,000 square feet of A class space in the CBD has one option. If that business is 20 or 30,000 square feet, no options exist. The lack of office space is stifling business and employment growth.

The tech sector, which is critical for Vancouver's economy, is a large percentage of the overall demand as changes in the industry demand more knowledge-based, innovative and collaborative work environments. New spaces also must have the ability to build in the necessary amenities to attract and retain young professionals who often seek an urban location, close to transit and access to outdoor space. This proposal delivers on all of these requirements.

We would like to offer our support, as it is vital that Vancouver continues to support the tech industry and all businesses by providing office space for our growing economy.

Thanks,

s.22(1) Personal and Confidential

Maury Dubuque
Senior Managing Director | British Columbia
Colliers International

Kennett, Bonnie

From: Charles Hotel s.22(1) Personal and Confidential
Sent: Friday, April 06, 2018 9:51 AM
To: Public Hearing
Cc: s.22(1) Personal and Confidential
Subject: RE: 1133 Melville Support
Attachments: LGM Letter - 1133 Melville.pdf

Please see the attached letter in support of Oxford Properties.

Yours very truly,

Charles Hotel
Executive Vice President & General Counsel
s.22(1) Personal and Confidential

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April 6, 2018

Dear Mayor and Council,

As the owner of LGM Financial Services Inc. (LGM), a Vancouver-based finance and insurance company, I am writing to you in support of Oxford's rezoning application of 1133 Melville Street in Vancouver, British Columbia.

We began as a tenant of Oxford's in 2006 as a relatively small group leasing out approximately 3,000 square feet of space. Since then, we have grown substantially and now occupy approximately ten times the amount of space that we started with over 12 years ago. Over the years, Oxford has been a fantastic partner to work with in accommodating the growth of our business.

I, and by extension LGM, have the belief that client experience and relationships are the best ways to build a successful business and feel that Oxford has the same belief. Oxford staff continue to build tenant experiences and relationships daily whether it be a friendly hello in the lobby or coming to make sure all is in order with our space.

Moreover, as an office with many employees with varying needs, we appreciate Oxford's focus on providing a wide range of building amenities such as their bike facility, conference rooms and fitness centre.

The city should approve this proposal and support companies that truly believe in building relationships, experiences and healthy living.

Thank you,

s.22(1) Personal and Confidential

Adam Hill

Kennett, Bonnie

From: Zoe Boal s.22(1) Personal and Confidential
Sent: Thursday, April 12, 2018 5:03 PM
To: Public Hearing
Subject: Public Hearing: 1133-1155 Melville Street

Dear Mayor and Council,

I am writing in support of the proposed development at 1133-1155 Melville Street. I work in the immediate area and as someone who is on Melville Street almost every day, I am very encouraged to see a new office building replace what currently exists on this site. I think the design of this building is really interesting and I look forward to seeing the end result!

Providing more office space in the Downtown CBD is a City priority that I support. Our local economy will benefit from the injection of 36 floors of new office workers, and local service and retail businesses will see a direct influx of customers that will greatly contribute to the vitality of the area.

I think this is a very well rounded high-quality proposal and I hope that it is approved at the upcoming public hearing. Should you wish to discuss my comments further, feel free to contact me directly.

Kind regards,
Zoe Boal

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