

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

Cc: Thien Phan, Rezoning Planner thien.phan@vancouver.ca

**Support for 1166 West Pender Street – Office Tower Rezoning  
Application**

Office space in Downtown Vancouver is in high demand. Downtown class A office vacancy rates dropped to 2.8%, down from 4% in Q4 2018 according to a recent CBRE report. New office developments are needed downtown to relieve the pressure on the tight office market and to expand Vancouver's economy.

The Downtown Vancouver BIA encourages office development in our district. Downtown is where office workers want to be. Companies find it easier to recruit and retain employees when their office is located in an accessible and walkable location. Downtown based businesses also benefit from the close proximity to services, clients, and business partners.

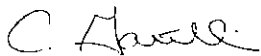
The location of the proposed office tower at 1166 West Pender is well suited for office development as there are many commercial towers in the immediate vicinity.

The building will be built to high standards of sustainability and energy efficiency. It is located two blocks from Burrard skytrain station, providing future office tenants a convenient option for a car-free commute.

Finally, the architecture and design will enhance the skyline, and the mid-block pedestrian promenade across the site will improve the public realm at street level.

For these reasons the DV BIA is supportive of the proposed rezoning application.

Sincerely,



Charles Gauthier, MCP  
President and CEO

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**PRESIDENT AND CEO:**

Charles Gauthier  
Downtown Vancouver BIA

## Wong, Tamarra

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**From:** Claire Immega s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 09, 2019 7:55 AM  
**To:** Public Hearing  
**Subject:** 1166 West Pender Street

Dear Mayor Stewart and Council:

I write regarding agenda item 4 at today's public hearing, and to express my support for the planned tower at 1166 West Pender Street.

I live in the s.22(1) Personal and Confidential and work downtown in the financial district. A new Class A office tower on the west side of the downtown will, in my opinion, support the residential community in the West End and Coal Harbour, especially as density increases and new home are built. Walkability is a important goal for our City for community and ecological reasons, and in my opinion we should prioritize healthy, happy places to work near healthy, happy places to live (like the West End).

While Vancouver faces housing scarcity, it also faces commercial space scarcity, and the City should continue its efforts to promote positive commercial development that adds to the street front and improves the community, which in my opinion the planned project at 1166 West Pender will do. I think the stepped back green design and the other features will add to the physical neighbourhood in a significant way. Overall the planned building is beautiful and innovative and will add to Vancouver's architectural legacy.

Thanks for the opportunity to be heard.

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Claire Immega | Partner

s.22(1) Personal and Confidential

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**Wong, Tamarra**

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**From:** Claudia Kempe 5.22(1) Personal and Confidential  
**Sent:** Tuesday, July 09, 2019 9:10 AM  
**To:** Public Hearing  
**Subject:** 1166 West Pender Street Project

Dear Mayor Stewart and City Councillors,

The Greater Vancouver Board of Trade was hoping to participate in today's Public Hearing at City Hall to express support for the project at 1166 West Pender Street, however due to unforeseen circumstances we are unable to send representation. Please accept the comments below in lieu of a verbal submission.

The Greater Vancouver Board of Trade (GVBOT) submits these remarks to Vancouver City Council in support of the proposed 32-storey commercial office building at 1166 West Pender Street. For more than 130 years, the GVBOT has worked to assist businesses to thrive and create wealth for our region through trade and economic development. When businesses can compete and succeed, they create the jobs and tax dollars required to fund the services that we all count on. It is important that steps are taken to develop sufficient commercial space to accommodate future job growth, economic activity, and to ensure the success of our businesses.

Office rents are climbing in Vancouver as unprecedented demand and limited available space are applying upward pressure on prices. The [CBRE 2019 Global Prime Office Occupancy Costs report](#) found that between Q1 2018 and Q1 2019, Vancouver's downtown prime office market saw occupancy costs rise by 12.9%, the largest year-over-year increase in occupancy costs of any Canadian city and seventh highest in the world. Since 2017, Vancouver's office rents have increased by 31.1%. There is a need to bring more commercial space online by building new, or intensifying existing supply so that businesses can afford to do business, remain competitive, and stay – or come to – Greater Vancouver.

1166 West Pender Street will provide much needed commercial space for the businesses in our region. The project positively addresses the shortfall in office space that our region faces in a location that is well-suited and conducive to doing business – near public transit and within the city's Central Business District.

The Greater Vancouver Board of Trade supports the 1166 West Pender Street project by Reliance.

Sincerely,

**Claudia Kempe**  
5.22(1) Personal and Confidential

## Wong, Tamarra

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**From:** John R. Singleton s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 09, 2019 10:15 AM  
**To:** Public Hearing  
**Subject:** Proposed Development of Office Tower at 1166 West Pender Street

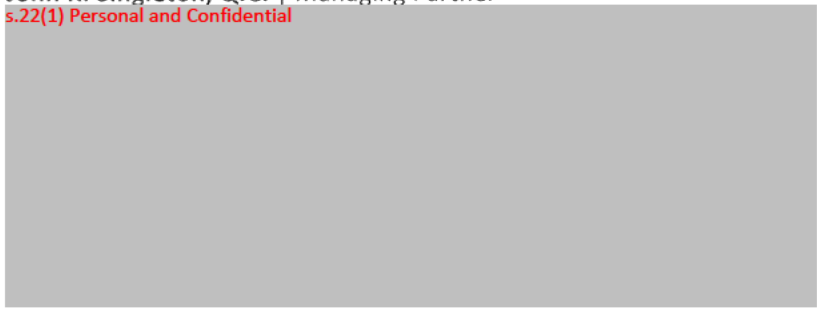
Mayor and Council,

I am writing in strong support of the proposed development by Reliance Properties at 1166 West Pender Street. I am a resident at s.22(1) Personal and Confidential and my place of work is just three blocks away, on West Georgia Street. I walk past this location regularly throughout the year and in my opinion this stretch of West Pender Street is in need of an architectural upgrade and construction of occupancies that will add to the vibrancy of the Coal Harbour Community. The development proposed by Reliance would meet both these requirements in spades and I am sure be a welcome addition to all of those who live and work in this community.

John Singleton

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John R. Singleton, Q.C. | Managing Partner  
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**Wong, Tamarra**

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**From:** Dick Wilson s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 09, 2019 12:06 AM  
**To:** Public Hearing  
**Subject:** 1166 West Pender Street

Mayor and Council:

This development is in the Central Business district and will help to keep jobs in the Downtown core close to the new housing developments in the s.22(1) Personal and Confidential

Being close to work means that there is less stress on the transit system. We need office space in the city to generate jobs, which provides tax revenue to provide services to us all.

R.G. Wilson

## Wong, Tamarra

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**From:** s.22(1) Personal and Confidential  
**Sent:** Monday, July 08, 2019 10:31 PM  
**To:** Public Hearing  
**Subject:** Development of 1166 W. Pender

Dear Mayor and Councillors:

I support the proposed development at 1166 W. Pender for several reasons:

1. The design is quite nice as it is not just strictly a square box. This building will stand out in downtown.
2. This city needs to ensure that there is enough office space so that as a business expands, there will be an opportunity to stay downtown and not move out of the city to meet the office need requirements.
3. We need offices to stay downtown as there is a great deal of housing close to downtown and people will walk to work or take a short transit trip. Many offices have moved out of the downtown and we have people commuting from downtown to areas outside the city.

Therefore, please approve this project.

Alan Fetherstonhaugh

**Wong, Tamarra**

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**From:** Andrew Kirkham s.22(1) Personal and Confidential  
**Sent:** Monday, July 08, 2019 4:59 PM  
**To:** Public Hearing  
**Subject:** CD-1 Rezoning: 1166 West Pender Street

To Mayor and Council,

My name is Andrew Kirkham and I'm a resident of s.22(1) Personal and Confidential I wanted to share some brief comments in support of the office tower application for 1166 West Pender Street since I think its exactly the type of development that should be encouraged at this location. Adding more space for people to work within a short walk of Coal Harbour and the West End is a benefit to these neighborhoods. Further, replacing a dreary, outdated building with highly desirable space for people to work will provide some renewal to the 1100 block of West Pender and help make the the surrounding area more vibrant. I also think its a unique, elegant design which our City needs more of. Particularly when it comes to office buildings. I think the silhouette fits really well with the character of the surrounding towers.

I am not able to attend the hearing due to family commitments but I will be very interested to hear your decision on this project.

Thanks for your time,

-Andrew Kirkham

## Wong, Tamarra

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**From:** Robert Capar s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 09, 2019 1:56 PM  
**To:** Public Hearing  
**Subject:** 1166 West Pender Street

I am writing in support of this project.

- Living and working downtown requires office space.
- Neighbors may complain about their view – but I know of no city that can restrict development to the end result of not affecting someone’s view. The only land that has unrestricted views is waterfront and then only on one side. And one does have to pay for this luxury.

In the end zoning and city planning should be left to the Planning Department – NOT politicians. Council should focus on the bigger picture and starting to effectively run this city – not be mired down in micro-management issues.

Robert Capar

s.22(1) Personal and Confidential



## Wong, Tamarra

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**From:** George Wong s.22(1) Personal and Confidential  
**Sent:** Tuesday, July 09, 2019 2:15 PM  
**To:** Public Hearing  
**Subject:** 1166 West Pender Street office tower

TO WHOM IT MAY CONCER:

RE: 1166 West Pender Street, Vancouver

We are writing in support of the proposed new building located at t1166 W Pender Street.

We have been residents in the s.22(1) Personal and Confidential since 2006 and has really enjoyed the growth of the Coal Harbour area as it gathered more fitting services retailers such as Urban Fare. We have also seen the introduction of residential condo towers along West Pender and Melville Street.

While we advocates for urbanization of the west part of Burrard Street, we also see the increasing synergy between residential dwellings and their proximity to work spaces. We applaud this office building to go ahead to compliment the new addition of Oxford Properties' Melville Street office tower.

George Wong

s.22(1) Personal and Confidential

george wong

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