

March 12, 2020

Vancouver City Council
453 West 12th Ave
Vancouver, BC



Cc Michael Naylor, Senior Rezoning Planner

DVBIA Support for Proposed Office Tower at 625 West Hastings Street (RBC Building)

The development proposal for 625 West Hastings presents a unique opportunity to restore and protect an existing building (RBC tower) while adding much needed office supply on the adjacent lot.

The design on the new tower will be closely integrated with the 1930-built Royal Bank (RBC) Building. The building will be recessed at the same levels as the RBC Building so that the two structures appear joined while also being distinctly contrasted through the materials of their facades.

Through this development, the RBC building will be reinforced and seismically upgraded with minimal impact on its current tenants. The exterior of the RBC building will also receive official heritage designation to ensure this heritage asset is protected for future generations.

Narrow floorplates of the new office development will help to meet the increasing demand from office tenants that do not require a large amount of space. Smaller office spaces are difficult to secure in today's tight office market.

This project will contribute to the city's sustainability goals by targeting LEED Gold certification through an energy efficient design and waste operations system. Furthermore, it is located one block from Waterfront Station, Vancouver's most active and important public transit hub, which will allow future office tenants to have a sustainable commute to and from work.

For the reasons noted above we ask that you approve this rezoning proposal.

Sincerely,

"s. 22(1) Personal and Confidential"

Charles Gauthier, MCP
President and CEO

CHAIR:

Gary Pooni
Brook Pooni Associates

VICE CHAIR:

Luca Citton
Boughton Law Corporation

SECRETARY-TREASURER:

Lorenzo Pederzani
Westmount Wealth Group

IMMEDIATE PAST CHAIR:

Dani Pretto
Vanterre Projects Corp

DIRECTORS:

Graham Blank
Tom Lee Music

Kim Ficocelli
Cadillac Fairview

Gwen Hardy
Elettra Communications

Melissa Higgs
HCMA Architecture + Design

Damon Holowchak
Donnelly Group

Rob Kavanagh
GWL Realty Advisors

Christopher Lythgo
Business Development Bank of Canada

Rose Ma
Block 81 Holdings Ltd

Chris Stokes
QuadReal Property Group

Chuck We
Hudson Pacific Properties

PRESIDENT AND CEO:

Charles Gauthier
Downtown Vancouver BIA

"s. 22(1) Personal and Confidential"

"s. 22(1) Personal and Confidential"