

Mayor and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

May 25, 2020

601 West Pender Street – Rezoning Application Support Letter

Dear Mayor Stewart and Council Members,

On behalf of PC Urban Properties Corp., we would like to lend our support to the rezoning application for 601 West Pender Street, which seeks to increase much-needed employment space in the downtown core, while at the same time enhancing the public realm surrounding the site.

As property developers in the area, we encourage the revitalization of this site, which will see this underutilized property transformed from a derelict parking lot, into a high-quality office building with retail and amenity uses at base.

Vancouver has more people than jobs and it is up to us as an industry to reverse this trend, especially in light of the COVID-19 health crisis. Development projects like this one will play a key role in our recovery efforts in the months and years to come. We applaud the efforts of City Planning Staff to keep projects moving forward while working remotely during these difficult times.

Sincerely,

s.22(1) Personal and Confidential

Dan Cupa
Director, Development
PC Urban Properties Corp.



REDSTONE
PROPERTIES LTD.

305-111 WATER STREET
VANCOUVER, BC
CANADA V6B 1A7

GENERAL 604 683 2404
FAX 604 683 6719
WWW.RELIANCEPROPERTIES.CA

Dear Mayor Stewart and Vancouver City Council,

Redstone Properties Ltd. is pleased to offer its support for the rezoning application at 443 Seymour Street. As owners of 602 West Hastings, the adjacent property directly to the north of the subject site, and as partial interest stakeholders in the 443 Seymour project itself, Redstone feels this proposed development will improve the surrounding area and downtown core in a positive manner.

Redstone Properties' 602 West Hastings building and the 443 Seymour site both abut the City of Vancouver's successful "Alley Oop" Project in the laneway directly south of West Hastings Street between Granville Street and Seymour Street. Both Redstone and Reliance Properties were part of the collaborative effort in 2016 lead by the DV BIA and City of Vancouver to make the vision of the Alley Oop project a reality.

In light of this rezoning application, Redstone is excited by the unique opportunity to potentially partner with Reliance Properties and other stakeholders once again to reimagine and improve upon the existing laneway to create a lively and energetic public space. The proposal mentions several possible options to both physically and programmatically animate the laneway space. Some of these concepts include the possibility of a retractable roof scrim or catenary lighting, among others. Redstone shares Reliance's enthusiasm for promoting liveliness and vibrancy in Vancouver's downtown core and is fully supportive of these creative ideas to enhance this public space and is looking forward to further collaboration and design as this process continues.

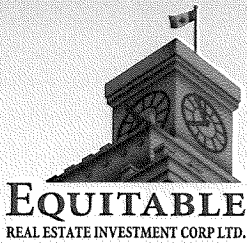
Best Regards,

s.22(1) Personal and Confidential



Lynn Luong

Redstone Properties Ltd. c/o Reliance Properties Ltd.



Suite #505-325 Howe Street, Vancouver, BC V6C 1Z7 T: 604.683.7571 F: 604.683.2363 W: equitablerealestate.ca

May 25, 2020

Dear Mayor Stewart and Vancouver City Council,

My name is Mark Rahal, President of Equitable Real Estate. I represent the owners of the Rogers Building at 470 Granville Street, Vancouver and I am writing to express our full support for the rezoning application by Reliance Properties at 443 Seymour Street – directly to the west of our property.

Our building (known as the Rogers Building) was completed in 1912 and represents the early 20th century expansion of Vancouver. Over its near 100 year history, the Rogers Building has remained an impressive visual landmark on Granville Street.

Reliance's proposed development will complement the Rogers Building with a historically reminiscent gridded façade to replace the current exposed concrete parkade adjacent to our property. Throughout the design and development process, Reliance has taken steps to ensure the new tower is respectful to, compatible with, and distinguishable from the Rogers Building.

The project that has been proposed at 443 Seymour Street is a welcome addition to the neighbourhood that will bring much needed new office space to Vancouver's Downtown Core. As an immediate neighbour to this development site, we look forward to working with the team at Reliance as they continue moving forward with the development program.

Sincerely,

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Mark Rahal
President
Equitable Real Estate Investment Corporation Ltd.

From: Nicole Major
To: [Public Hearing](#)
Subject: [EXT] 601 West Pender - Letter of Support
Date: Monday, May 25, 2020 2:41:34 PM

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Dear Vancouver City Council,

As someone who lives in the Downtown core, I'm pleased to learn of Reliance Properties' rezoning application headed to Council tomorrow, May 26, for a new office building and new retail at the corner of Pender and Seymour.

As a walker in the area, this particular quadrant of the DT will benefit from revitalization through a new building here. The existing site hosts an old, above ground parkade, which does very little to add to the vibrancy of the street. In my opinion, the new retail will better activate the pedestrian walkways and the office tower above will add new, exciting architecture to the Vancouver Skyline, while also creating new spaces for people to work and support the economy.

Both the construction of this building, and the end use will help us recover from the current health crisis.

I hope you agree and support moving this application along, lickety-split.

Sincerely,

Nicole Majorkiewicz

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From: Tessa Abetkoff
To: [Public Hearing](#)
Subject: [EXT] 601 W Pender Development
Date: Monday, May 25, 2020 1:12:59 PM

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Dear Mayor Stewart and Members of Council,

I support the proposed office development at 601 West Pender Street.

Office vacancy rates in Vancouver have reached historic lows, which puts pressure on local businesses looking to grow and creates barrier to entry. This project is responding to the critical need for employment space in the downtown core.

Not only is this project adding vital job space, but it is doing so in a central downtown location near Transit, Shops and services, which will allow people to have the convenience to use all the area has to offer without the use of a vehicle!

Please approve this project.

Sincerely,

Tessa Abetkoff, Resident

Tessa Abetkoff | Housing and Facilities Coordinator
Kiwassa Neighbourhood House
2425 Oxford St. Vancouver, BC V5K 1M7
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Visit us at: Kiwassa.ca

Kiwassa grows a welcoming and inclusive community in the vibrant Hastings-Sunrise and Grandview-Woodland neighbourhoods of East Vancouver, located on the traditional, unceded and occupied territories of the Skwxwú7mesh (Squamish), Səlilwətaʔ/Selilwitulh (Tsleil-Waututh), and xʷməθkwəy̓əm (Musqueam) Nations

From: Katie Maslechko
To: [Public Hearing](#)
Subject: [EXT] 443 Seymour Street
Date: Monday, May 25, 2020 11:15:36 AM

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To Mayor and Council,

As a Downtown resident, I would like to register my support for Reliance's proposal to build a new office tower at 443 Seymour Street.

I think this proposal is an improvement to what's on site today (a parking lot) and will really revitalize this part of the Downtown Core. As a resident, I'd love to see more projects like this! I think the design will really compliment the neighbouring buildings and I appreciate the special attention taken to integrate and improve Pink Alley for the community. Overall, I'm pleased to see more office space being built in our City. I think the amenities this building offers will also make this building a very attractive space for future tenants.

I'll be tuning in for Tuesday's public hearing and hope to see this one move forward.

Sincerely,
Katie Maslechko
Downtown Resident

From: Kevin Garvey
To: [Public Hearing](#)
Subject: [EXT] 443 Seymour Street Rezoning
Date: Saturday, May 23, 2020 10:37:55 PM

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Attention City Planning Staff,

I'd like to share my encouragement for the new office tower development proposed for [443 Seymour Street in Vancouver](#). I live downtown and recently saw that this proposal is about to come before you for a decision.

I really like the look of this building & I like how the design integrates with the pink and yellow alley way directly next door. I think this tower will be a really nice addition to our City's skyline, not to mention provide much needed office space to allow our City to grow. Right now, the site is a car park, so I really think this proposal is a much better use of the site.

I'd like to see it approved and built asap. Thanks for considering my comments.

Kind regards,

K Garvey

s.22(1)
Personal and

Sent from my iPhone

From: Caitlyn Beauvais
To: [Public Hearing](#)
Subject: [EXT] 601 W Pender Street Application
Date: Friday, May 22, 2020 12:55:19 PM

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Dear Mayor Stewart and Members of Council,

I support the proposed office development at 601 West Pender Street. I currently work in the area and am very pleased to see more offices with added ground level retail coming in the neighbourhood! Also, it's noted that added offices are desperately needed to fulfill and decrease the vacancy rates in Vancouver, which have reached a historic low for the local businesses looking to grow.

It is also great to see that this project will be adding vital job space into the central business district of the downtown area, which is near Waterfront Station and also residential housing. This will be beneficial for people who want to commute to work within walking distance or using transit!

Looking forward to seeing this project approved!

Best,

Caitlyn Beauvais - s.22(1) Personal and Confidential

Case #	Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment	Case Notes	Status
1.01014E+11	05/25/2020	10:31	Ph - 3. REZONING: 443 Seymour Street	Support	Dear Mayor and Council Please accept this as my letter of support for this rezoning application. I am a Tenant of the neighbouring building at 602 West Hastings. 443 Seymour is currently an ugly and obsolete above ground parkade in an area well served by transit. The new building is beautiful and will add interest and vitality to the area. Also the famous Alley Oop pop up space will be improved with with this development. Please support this project. Nancy Riesco Nancy Riesco Interior Design	Nancy Riesco	Nancy Riesco Interior Design	s.22(1) Personal	Downtown	No web attachments.		Closed