

Wong, Tamarra

From: Alison Meredith "s. 22(1) Personal and Confidential"
Sent: Tuesday, May 26, 2020 2:32 PM
To: Public Hearing
Subject: [EXT] 601 West Pender

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Council Members,

I was pleased to learn of the new office project heading to Council this week for your consideration that could clean up the corner of Seymour & Pender. I am supportive of opportunities to enhance areas of the city. In particular the ability to attract and retain businesses and citizens with strategic construction of homes and office spaces in order to sustain a vibrant and livable city.

I live in the downtown core, and welcome these new changes that will not only bring a needed face-lift to that corner (the current parking structure and old retail doesn't exactly animate that corner), but will also bring new people through the office component to help liven up that corner with more eyes on the street and people coming and going.

I'm also supportive of the application's attention to "pink alley" in behind and new programming through lights, etc. that will help that space be more usable throughout the year.

Finally, congrats to the architects – it's a beautiful building.

Sincerely,

Alison Meredith

Sent from "s. 22(1) Personal and Confidential" for Windows 10

Wong, Tamarra

From: Sally Negus s. 22(1) Personal and Confidential
Sent: Tuesday, May 26, 2020 1:53 PM
To: Public Hearing
Subject: [EXT] Re: 601 West Pender St Application:
Attachments: 601 West Pender.pdf

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Sent from my iPhone

To Members of Council and City Planning,

I am pleased to offer my support for the rezoning application at 601 West Pender in our downtown core. As the long-time owner and property owner of "s. 22(1) Personal and Confidential"
"s. 22(1) Personal and Confidential", we have been part of this community since 1998 and intend on serving this community well into the future.

Over these 20 years, we have experienced many changes to this neighbourhood – mostly positive. Having looked at this rezoning, we feel the added foot traffic brought by the office tower, and renewed retail space will continue to grow this community in a positive way.

Furthermore, the improvements made to “Pink Alley” over the years have helped animate this area, and are pleased to learn the application will only add to/ enhance this experience.

Thank you, and please support this rezoning.

Sincerely,

"s. 22(1) Personal and Confidential"



Wong, Tamarra

From: Matt Cavanaugh "s. 22(1) Personal and Confidential"
Sent: Tuesday, May 26, 2020 10:10 AM
To: Public Hearing
Subject: [EXT] 443 Seymour Street Public Hearing

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Dear Mayor and Members of Council,

I am writing this letter in strong support for the office building application at 443 Seymour Street, Vancouver.

I work at Granville and Dunsmuir and therefore know this site very well. In my opinion this proposal that represents a vast improvement on what's on site today, and delivers an exceptionally designed office building to the downtown core. The articulated facade and material choices in particular will set this building apart from others downtown, it's only a shame it won't be taller and more prominent on the skyline. In order for our City to continue to grow, these are exactly the kind of projects we need to be encouraging for our Downtown area, and projects of this caliber should be allowed to break through FSR and view cone restrictions as they deliver meaningful employment space and visual interest to the City.

There are two other aspects this project delivers on that I find to be strong. First it interacts with the adjacent Rogers sugar building well, showcasing it and finally providing a worth neighbour of the grand old building. Secondly I appreciate the improvements the project makes to Pink Alley. I will admit I had my doubts about the alley revitalization project when first announced several years ago, but it has proved to be a successful public space and a great improvement over the dank alley there before. I look forward to seeing this space revitalized even further and more activation added as a result of this project.

Thank you for considering my comments and I look forward to hearing your decision at the public hearing.

Best,

Matthew Cavanaugh

Wong, Tamarra

From: Dustin La Prairie "s. 22(1) Personal and Confidential"
Sent: Tuesday, May 26, 2020 9:51 AM
To: Public Hearing
Subject: [EXT] 443 Seymour Street

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Dear Mayor, Council and Planning Staff:

I would like to register my support for Reliance's proposal to build a new office tower at 443 Seymour Street. I am supporting this application for the following reasons:

1. With the vacancy rate for office space in downtown Vancouver hitting a historic low in 2019 at under 3%, new supply is essential to support our City's economy.
2. New office supply is needed to help businesses that are facing upward pressure on already high rents.
3. We want to encourage further migration of companies from other markets who want to grow their companies and provide employment opportunities locally.

Sincerely,

Dustin La Prairie

"s. 22(1) Personal and Confidential"

Wong, Tamarra

From: "s. 22(1) Personal and Confidential"
Sent: Monday, May 25, 2020 10:56 PM
To: Public Hearing
Subject: [EXT] 443 Seymour Street

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Dear Mayor Kennedy and members of Council,

I read about Reliance's rezoning for 443 Seymour Street application in the Vancouver Sun this week and am very pleased to see both the developer and the City pushing ahead with much needed new economic development during these uncertain times.

I was very interested to read that the developer had designed their building not to diminish the beauty of the Rogers Building. Heritage Buildings add interest to the street scape of any area, especially downtown.

While today things may seem quiet, we should remember this will pass, and we will need the infrastructure to support our recovery. If we don't proceed with applications like this one, when our economy is ready to rebound, businesses will be faced with the same almost zero vacancy rate and very competitive office rates which are out of reach for many new businesses. New office space will help support the continued growth of our economy.

I see no reason to turn this down, and I hope you agree.

Alan Fetherstonhaugh

Wong, Tamarra

From: Ross Moore "s. 22(1) Personal and Confidential"
Sent: Monday, May 25, 2020 3:41 PM
To: Public Hearing
Subject: [EXT] Rezoning 443 Seymour (601 W. Pender) - Comment for May 26th public hearing
Attachments: Ltr - rezoning 443 Seymour.pdf

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Please see attached letter.

Ross Moore | Senior Vice President
Occupier & Tenant Representation Services

"s. 22(1) Personal and Confidential"
[Redacted]

"s. 22(1) Personal and Confidential"
[Redacted]

[Redacted]

[Redacted]



May 25, 2020

To Whom It May Concern,

Re: Proposed Rezoning: 443 Seymour Street (601 W. Pender), Vancouver

As a leasing advisor who works with a wide variety of companies, and who places tenants across the metro region, including the downtown peninsula, I am writing to give my support to the proposed rezoning of 443 Seymour Street.

The downtown office market, and in particular the financial core (Thurlow to Seymour, Robson to Coal Harbour), have for a good number of years been characterized by limited supply and few opportunities for tenants to find suitable space to grow their respective businesses. Cresa's latest downtown vacancy survey shows the vacancy rate at just 3.1%, significantly below suburban markets at 6.6% and well below the Canadian average of 9.5%.

Demand for space in the downtown market has been heightened for much of the past decade. Tenants as varied as, professional services, financial services, natural resources and of course technology companies are all attracted to the downtown market with its ease of access via a variety of transportation options, and a large residential population in close proximity.

Furthermore, the shift eastward towards BC Place with office developments at 402 Dunsmuir, the former downtown Post Office, Deloitte Summit, all show tenant demand is no longer tied to the Burrard Street Corridor and now embraces a far wider area. Seymour Street is now emerging as a viable office node. Along with easy access to SkyTrain, Westcoast Express, Seabus and multiple bus lines makes this location highly attractive to office users.

Even with office supply brought on in 2015, and developments currently underway, Vancouver remains short of high quality, modern spec office space. The aging inventory, while still meeting most user's requirements is starting to be an issue for more high-density users who require higher specs and operating systems.

In summary, the proposed development is much needed if Vancouver wishes to continue attracting new businesses, and those connected to the technology sector. I am in complete support of this rezoning.



Sincerely,

"s. 22(1) Personal and
Confidential"

Ross Moore,
Senior Vice President, Leasing Advisor

Wong, Tamarra

From: Andraya "s. 22(1) Personal and Confidential"
Sent: Monday, May 25, 2020 3:19 PM
To: Public Hearing
Subject: [EXT] 601 W Pender Street

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Dear Mayor & Council,

Please accept this letter in support of Reliance's proposal to renew the site at 601 West Pender Street with new office space and retail at grade. I live and work within walking distance from the proposed development site.


This project, subject to Council approval, will contribute positively to the evolution of this area of downtown. With 29 storeys of office space proposed, this project will help businesses of all sizes to stay and grow in Vancouver, which is of particular importance in the current climate. Additionally, this development will help to ensure that Pink Alley remains a safe, clean and welcoming space.

I hope that this project will be supported by Council. Thank you for your consideration.

Sincerely,

Andraya Avison

"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	16:14	PH1 - 3. REZONING: 443 Seymour Street	Support	Attached is a letter of support for 443 Seymour Street Rezoning from the Downtown Vancouver BIA	Gavin Duffus	Downtown Vancouver BIA	s. 22(1) P l d	Unknown	1 web attachment		Closed

May 25, 2020

Vancouver City Council

Support for 443 Seymour Rezoning Application

This office development application is of particular importance and interest for the Downtown Vancouver BIA because it presents an opportunity to enhance one of our beloved public spaces - Alley Oop.

In 2015, the DV BIA conducted 'Re-imagine Downtown Vancouver 2040', a collaborative visioning process. Public space emerged as a major theme; Vancouverites said they wanted "more public space, including plazas, rooftop patios and alleyway activations".

In 2016 we partnered with HCMA Architects to transform the laneway into an inviting and engaging public space. The bright pink and yellow paint is a massive hit on Instagram and other social media channels. The alley has become a destination for visitors and gained world-wide attention. For example, it is featured prominently in a K-Pop music video with over 450,000,000 views on YouTube.

Reliance Properties recognizes the importance Alley Oop and will use the redevelopment opportunity to enhance the space with lighting, and/or weather covering. This will allow the space to be enjoyed in the evenings and the darker months.

In addition to the Alley Oop enhancements, this development will bring exciting new office space to the downtown core which is something we very much encourage. Office vacancy has been at record lows in recent years, and although COVID-19 may temporarily change office demands, we are confident that Vancouver will continue to be in high demand for office space for many years to come.

Sincerely,

"s. 22(1) Personal and Confidential"

Charles Gauthier, MCP
President & CEO

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Downtown Vancouver BIA