

1. Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule - SUPPORT

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
01/19/2021	09 08	PH2 - 1. Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule	Support	Letter of Support for tem 1 - Mount Pleasant I-1 Amendment and New I-1C District Schedule	Dwayne Drobot		s.22(1) Personal and Confidential	Kitsilano	Appendix A

CONWEST

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

January 19, 2021

RE: Public Hearing Item 1 – Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule

Good evening Mayor Stewart, members of Council. My name is Dwayne Drobot, Senior Development Manager with Conwest. We are pleased to support the proposed Bylaw amendment to the I-1 Zoning District to include the additional use of Health Care Office. We would also like to acknowledge the efforts of staff in bringing this report to Council.

Conwest is a 35-year-old local company with experience in commercial, industrial, residential, and social purpose real estate in Vancouver and across the lower mainland. In Vancouver, our industrial work includes:

- Ironworks - our stacked industrial/office flagship development at 200 Victoria Drive.
- The new Centre of Excellence for Wavefront Centre for Communication Accessibility - a non-profit organization focused on reducing hearing-related communication barriers for the deaf and hard of hearing.
- HOUSS - our Mount Pleasant project where we retained the 1910 Coulter Heritage House as part of the industrial / office redevelopment.

Conwest also participated on the Employment Lands and Economy Review's External Advisory Group which informed the recent reports to Council. We have also worked with staff on the preparation of the I-1 amendment.

Our current project, HOUSS, is under construction in Mount Pleasant (43 West 6 Avenue). It is a mixed-use Industrial/Office development. We have seen growing demand for medical offices in the Mount Pleasant area. The area is well serviced by transit with the Canada Line as well as the future Broadway Line, and is near both Vancouver General Hospital and the future St. Paul's Hospital at Station Street and National Avenue. The area is unique in that it has a blended parking rate for all uses providing flexibility for redevelopment of sites.

The nature of health care is changing. Health care offices are moving from the traditional models of large, shared office space to smaller individual medical offices. Technology is also evolving from in-person visits to video calls, which has also changed the nature of the traditional health care office. This, combined with location, is why there is increased demand for medical office space in the Mount Pleasant area.

We thank Council for their consideration of this amendment and look forward to working with the City to accommodate this growing demand.

Sincerely,

s. 22(1) Personal and Confidential

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