



May 10, 2022

Theresa O'Donnell
General Manager of Planning, Urban Design and Sustainability
City of Vancouver
453 W. 12th Ave.
Vancouver, B.C. V5Y 1V4

Re: Westbank Rezoning Application: 1668-1684 Alberni Street

Dear Ms. O'Donnell,

On behalf of the Downtown Vancouver (DVBIA) and West End Business Improvement Associations (WEBIA), we wish to express our support for Westbank's rezoning application for 1668-1684 Alberni Street. This proposal represents another sustainably designed and architecturally distinctive building that will add to the vibrancy of the West End and Coal Harbour neighbourhoods.

If approved, this proposal will have many direct benefits to the West End, including increased density with a mix of family-oriented housing units, a range of on-site amenities to alleviate pressure on nearby public facilities, and will generate \$37 million in Community Amenity Contributions (CACs) to support implementation of the West End Public Benefits Strategy.

The DBVIA and WEBIA collectively represent thousands of businesses and commercial property owners across the downtown Peninsula and were both actively engaged in the West End Community Plan process that has shaped the framework guiding positive growth in the West End, as well as supporting active and vibrant commercial streets.

Neighbourhood density with a diversification of housing options helps build complete communities, promotes environmental and economic sustainability, and overall community well-being. This particular project continues to advance the placement of more people living near active transit and businesses while enabling commercial activities to thrive. Residents of 1668-1684 Alberni Street will be steps away from world-class parks and beaches, as well as diverse shopping, dining and service options, and many will be employed in the adjacent central business district.

Additionally, the \$37 million generated in CACs is critical to the delivery of important public realm improvements to activate and animate the nearby commercial streets, create vibrant green spaces that promote livability and community connection, as well as enhance multi-modal transportation networks to improve mobility and accessibility. It is our desire to see the development of a comprehensive public realm vision for the West End that supports a dynamic, unique streetscape for each of the commercial villages, inclusive of improved lighting opportunities, a mix of public and private spaces, as well as active storefronts.

Based on the above, the Downtown Vancouver and West End BIAs strongly support this important project. Not only will this proposal provide significant benefits for the West End community, it will also support the economic vitality of the neighbouring commercial streets.

Please don't hesitate to reach out to us if you have any questions.

Sincerely,

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Nolan Marshall III
President and CEO, Downtown Vancouver BIA

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Teri Smith
Executive Director, West End BIA