

File No.: 04-1000-20-2017-118

April 12, 2017

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of March 22, 2017 for:

In regards to the development permit application for 475 Howe Street, DP-2017-00099, any feedback so far from the public notification process that began earlier in this month, from March 1, 2017 to March 22, 2017.

All responsive records are attached.

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2017-118); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,



Barbara J. Van Fraassen, BA
Director, Access to Information

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4
Phone: 604 .873.7999
Fax: 604.873.7419

Encl.

:jb

LeBreton, Wendy

From: asif <asif@executivegroupdevelopment.com>
Sent: Monday, February 20, 2017 5:12 PM
To: LeBreton, Wendy; Au, Michelle
Cc: Parb Rehal
Subject: support letter for exchange Building hotel use
Attachments: AR-BC320_20170220_165612.pdf

Categories: PUBLIC RESPONSE

Hi Wendy and Michelle,

We just wanted to send you a support letter from a neighbouring office for our proposed project at the Exchange building.

Thank you,

Asif R. Kara | Vice President,
Real Estate/Asset Management

Executive Group of Companies

Executive Place Tower

8th Floor - 1080 Howe Street

Vancouver, BC V6Z 2T1

Tel (604) 642 - 5262 | Cel 604-726-9253

Email: asif@executivegroupdevelopment.com

www.ExecutiveGroupDevelopment.com

www.executivehotels.net

www.shopsatwest.com



ARGO VENTURES INC.

Real Estate Asset Management, Investment, Development, and Project Financing

February 20, 2017

To Whom It May Concern,

We are writing on behalf of our company, which owns the 7th floor of the Jameson House at 838 West Hastings Street, Vancouver BC. We wanted to convey our support of the proposed new hotel at the beautiful Exchange Building.

We feel a hotel use would be the right business to enhance the heritage aspects of the Exchange building. The immediate area, after working hours, becomes quite desolate and a hotel being open 24 hours a day would add much needed vibrancy to the immediate neighbourhood. We also believe having a hotel, rather than offices would reduce the traffic and parking issues the neighbourhood currently has during business hours.

We fully support the proposed application and feel it will only enhance the current building and overall neighborhood without creating additional congestion or impact our tower and our functionality.

Thank you

Eric Lee, Director
Argo Ventures Inc.
dba Jameson Offices
#700 – 838 West Hastings Street
Vancouver, B.C. V6C 0A6
T: 778-819-8503
E: eric.argo@telus.net

LeBreton, Wendy

From: Isabelle Kao <isabelle@downtownvancouver.net> on behalf of Charles Gauthier <charles@downtownvancouver.net>
Sent: Tuesday, March 14, 2017 3:38 PM
To: Krishna, Kaye; LeBreton, Wendy
Cc: Samantha Potter
Subject: Letter of Support re Application: DP-2017-00099
Attachments: Letter of Support March 14 Exchange Building.pdf

Categories: PUBLIC RESPONSE

Hello Kaye and Wendy,

Attached you will find Downtown Vancouver BIA's letter of support to the Exchange Building at 475 Howe Street.

Sincerely,

Charles

Charles Gauthier, MCP | President & CEO
Downtown Vancouver Business Improvement Association (DVBIA)
Suite 325-1130 West Pender Street | V6E 4A4
t/ 604.685.7811 x203 e/ charles@downtownvancouver.net
Send me files at <https://www.hightail.com/u/downtown>



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March 14, 2017

City of Vancouver
Development Permits & Zoning
515 West 10th Avenue
Vancouver, BC V5Z 4A8

Attention: Ms. Kaye Matheny Krishna and Ms. Wendy Lebreton

RE: 475 Howe Street, Vancouver, BC ("Exchange Building")

Dear Kaye and Wendy,

I am writing to you today on behalf of the Downtown Vancouver Business Improvement Association (DVBIA) in support of the following application: DP-2017-00099. A change of use from office use to service (hotel) use on floors 2 through 11 of 475 Howe Street (the Exchange Building) aligns with the DVBIAs 5 Year Strategic Plan. Our mission is that "Downtown Vancouver will provide an enriched urban experience that cannot be matched". Allowing a service use in the Exchange Building will enrich the urban experience in Downtown Vancouver for the following reasons:

- Facilitating the creation of a more dynamic downtown core; and
- Continuing to enable Downtown Vancouver to be recognized as an international travel destination.

Facilitating the Creation of a more Dynamic Downtown Core:

Creating a more dynamic downtown core includes having uses beyond just office tenants. A hotel at the exchange building will help create a more dynamic downtown Vancouver. Notwithstanding the amount of tourism a new hotel would create at the Exchange Building, greater street front activation and a hotel restaurant will also draw in locals, who are non-office users, to appreciate this heritage building. A hotel beneath an office tower will create vibrancy after-hours, that this area does not otherwise have. Additionally, it will also help alleviate the high office vacancy rates in Vancouver that stood at 7.5% at the end of 2016.

Enabling the Growth of Downtown Vancouver's Tourism Industry:

With Vancouver becoming more and more recognized as an international destination for those travelling for personal and businesses purposes alike, having a greater volume of hotel offerings at all levels will only enhance Downtown Vancouver as a destination of choice. Statistics from Tourism Vancouver's website indicate that last year, there was an approximate total of 8.94 Million overnight visitors to Vancouver in 2016 with hotel occupancy rates

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Starbucks Coffee Company

Jon Wellman
Bentall Kennedy

PRESIDENT AND CEO:

Charles Gauthier
Downtown Vancouver BIA

reaching nearly 95% over the summer months. More hotels, with more options for travelers will only enhance Downtown Vancouver's profile globally.

We hope to see this application approved on schedule, as it will contribute to enriching Downtown Vancouver's urban experience.

Thank you for taking the time to read this letter. Should you require further information from the DVBA, to keep this moving forward on schedule, please don't hesitate to ask.

Kind regards,

DOWNTOWN VANCOUVER BUSINESS IMPROVEMENT ASSOCIATION

A handwritten signature in black ink, appearing to read "C. Gauthier". The signature is fluid and cursive, with a large initial "C" and a long, sweeping tail.

Charles Gauthier, MCP
President and CEO