

# Macdonald

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## COMMERCIAL

Dear Mayor and City Council:

On behalf of Macdonald Commercial, I am writing to show our support for the 100% rental building that Reliance Properties is planning for downtown Vancouver on the parking lot site north of the Macmillan Bloedel building on Georgia Street.

More residential rental accommodation is urgently needed in the City of Vancouver. Our company operates from the Kitsilano neighbourhood and we provide property management services for a mixed property portfolio including residential property and condominium management assets throughout Metro Vancouver.

Increasingly it is becoming very difficult to attract qualified staff for our Vancouver based firm and one of the often-cited reasons these days is that employees are reluctant to make the long commute from more affordable rent and housing ownership options in our outlying municipalities.

This rental project by Reliance Properties “ticks all the boxes” of a development worthy of Council support as: not a single person is displaced; the built form is in keeping with the scale of density downtown; the green agenda is supported with enviable walk to work possibilities; a significant number of the units are at rents tied to work force housing income levels; and the project makes a meaningful contribution to the ambitious city’s rental housing targets.

As a Vancouver employer providing property management services for residential renters and condominium owners, we have provided essential office and management services during the pandemic and a rental project such as this one, and many more, are urgently needed if our industry is to hire the needed employees now and, in the years, ahead.

Best Regards,



Tony Letvinchuk  
Managing Director  
Macdonald Commercial

**MACDONALD COMMERCIAL REAL ESTATE SERVICES LTD.** [macdonaldcommercial.com](http://macdonaldcommercial.com)

**VANCOUVER** 1827 West 5th Avenue, Vancouver, BC V6J 1P5 T 604.736.5611 F 604.736.7976

**FRASER VALLEY** 104 2429 152nd Street, Surrey, BC V4P 1N1 T 604.542.2444 F 778.294.4435

THE  
ST. REGIS  
HOTEL

July 13, 2021

City of Vancouver

**Re: Reliance Properties– 1075 Georgia Street Housing Project**

Dear City of Vancouver,

My name is Robert Macdonald and as the owner of the St. Regis Hotel in downtown Vancouver, I am writing to you to express my strong support for the new housing proposal at 1075 West Georgia Street.

The St. Regis Hotel is an independent, 100% Canadian owned and operated boutique hotel in the heart of Vancouver. We have been welcoming visitors to Vancouver for over a century in our beautifully maintained heritage building.

We require 50 staff people to keep our doors open. Our staff – those who make our hotel what it is – continue to suffer from inadequate workforce housing near their place of employment. I often hear how many of my staff are commuting in from other municipalities because the rental housing market in Vancouver extremely competitive, as well as expensive.

We are forcing our essential workers out of the City that they spend their days supporting. They deserve and need more housing options close to where they work.

As the developer of 423 suites at 610 Granville Street and 375 suites at 833 Seymour Street, I believe you should support this application through the rezoning process. I can tell you that residential housing in the core of the City is essential and highly beneficial to the downtown community.

Thank you,



Robert J Macdonald  
Owner, St. Regis Hotel

# gotham

STEAKHOUSE & BAR

July 13, 2021

City of Vancouver

**Re: Reliance – 1075 Georgia Street**

To City Council and Staff.

I am writing on behalf of Gotham's Restaurant, to implore you to recognize the benefits of the new Reliance proposal at 1075 West Georgia Street. I am Robert Macdonald and I am an owner of Gotham's Steakhouse & Bar in downtown Vancouver.

Gotham's opened in Vancouver 1999 and is housed in a beautiful heritage building on Seymour Street. We employ 55 staff and have employed hundreds throughout the life of the restaurant. I make a point of getting to know our people, as like any organization, they form the heart and soul of our operation. It pains me to know that so many of them have a difficult time sourcing housing that is close to work. We try our best to foster a welcoming and joyful workplace, but after having to commute 30 minutes, an hour, an hour and a half...I can imagine the joy begins to wear off.

I understand that policies are put into place for a reason, but isn't it our duty to ensure that we adapt with the times to allow for change? How is it reasonable that we force those most vital to our success as a city – the nurses, paramedics, waiters, chefs, grocery clerks – to live so far from their essential work?

It's no secret that the Downtown core has seen some drastic contextual changes in recent years. Especially over the last year and a half, while our essential workers battled the COVID-19 pandemic, Downtown has lost some of the luster that it once had. An influx of new residents would help to revitalize the area and establish a constant base for all shops and restaurants to benefit from. In addition, knowing all of the incoming office space slated for development, where do we expect all these people to live?

Thank you for taking the time to read my thoughts, the housing problem is a serious matter, and I am encouraged to know that you are addressing it as such.

Sincerely,



Robert J Macdonald  
Owner

# HY'S

STEAKHOUSE  
COCKTAIL BAR

July 13, 2021

City of Vancouver

**Re: Reliance Properties – 1075 Georgia Street Housing Project**

To Whom it May Concern.

My name is Robert Macdonald, and I am a Director of Hy's Restaurants of Canada. Today, I'm writing to you to urge you to support Reliance's application for more workforce housing at 1075 W Georgia Street.

My experience in Vancouver is a long one; Hy's Restaurant itself has been a presence in Vancouver for more than 65 years. We employ 45 staff, many of whom have worked at the restaurant for many years, and who we consider part of our extended family.

I feel compelled to speak up on their behalf. We have done a disservice to our vital working friends and colleagues by not allowing rental or residential options near their work. Why is this? It seems logical to me that a residential building – especially one that is rental and designed with essential workers in mind – should be located in the bustling metropolis that is downtown Vancouver.

Change is good; I congratulate Reliance for their commitment to our working people in Vancouver and I hope that you, the City, see the benefits that come with approving a project like this. The space is underutilized, and I can't think of a better way for us to thank our essential workers than approving this project.

Thank you,



Robert J Macdonald  
Director and Partner



**DOMAIN Group of Companies  
1100 – 1040 West Georgia Street,  
Vancouver, B.C. V6E 4H1**

Thursday, July 15, 2021

Vancouver Mayor and Council,  
Vancouver, BC

*founded on the unceded traditional territories of  
the Musqueam, Squamish and Tsleil-Waututh  
First Nations*

Dear Mayor and Council,

My name is Alexander Hayne, and I am Director of a private equity group that employees 11 full-time staff in Vancouver's financial district.

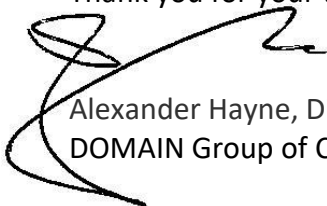
I have occupied the same business premises at 1040 West Georgia since 1993.

- In the past 28 years, I have witnessed a significant increase in car traffic and commuting times for both myself and my staff. It is no exaggeration that what was once a 15-minute commute in 1993 is now a 30-45 minute commute. I also point out that the start of "rush hour" leaving downtown Vancouver to the suburbs has changed from approx. 4:00 PM to approx. 1:00 PM.
- I have also witnessed a trend where my younger staff have been forced to move outside of the City of Vancouver due to the high cost of rental housing close to my offices. And, in (2) specific cases, my younger staff chose to quit their jobs and relocate out of the GVRD in response to the high cost of Vancouver-area housing.
- I am also concerned about the inevitable seismic event that will cause a risk to myself and my staff since there are likely few, if any, residents of Vancouver's financial district who are trained as essential worker (including fire, health, and safety workers). How do doctors, nurses and firefighters respond to an emergency on the 11<sup>th</sup> floor of my office tower if the 5 bridges entering downtown Vancouver are impaired by an 8.0 earthquake?

I fully support the purpose-built rental housing development at Thurlow & Melville proposed by Reliance Properties.

I cannot see how the existing car-parkade at Thurlow & Melville can be viewed as the better use of this land compared to a new housing development that would provide 100's of units of market-rental housing for downtown office workers + dedicated rental housing for essential workers.

Thank you for your time.



Alexander Hayne, Director  
DOMAIN Group of Companies



**Tel:** 604-273-5722 | **Fax:** 604-273-5762 | **Toll Free:** 1-866-273-5766 | **Toll Free Fax:** 1-866-273-5762  
105 - 21900 Westminster Hwy., Richmond, BC V6V 0A8  
info@apbc.ca | www.apbc.ca

July 15, 2021

Dear Vancouver Mayor & Council:

## **Ambulance Paramedics and Dispatchers of BC – Workforce Housing**

Paramedics, dispatchers, and other emergency workers are an integral part of every community. Ambulance Paramedics of BC is committed to helping bring housing projects that enable emergency responders and frontline workers to live in the communities in which they serve. In recent years, employers in downtown Vancouver have increasingly stated that housing affordability challenges have affected their ability to recruit and retain staff, who are otherwise forced to commute long distances from where they are able to find more affordable housing.

It is critical for essential workers, emergency responders and frontline workers to live in the communities in which they serve, especially if there is a natural disaster like an earthquake which requires immediate and coordinated emergency response. Workforce housing can be an attainable form of housing for essential workers, and it helps employers recruit and retain employees.

In addition, having essential workers living and working in the community enhances engagement and identity as part of the local essential services. As president of Ambulance Paramedics of BC, I support workforce housing in downtown Vancouver.

Sincerely,

Troy Clifford  
Provincial President  
Ambulance Paramedics & Emergency Dispatchers of BC  
CUPE Local 873

TC/sb/MoveUp



Unit 2370-Building 2000,  
6900 Graybar Road  
Richmond, BC V6W 0A5  
T: 604-271-4600  
F: 604-271-1850  
[www.bird.ca](http://www.bird.ca)

July 15<sup>th</sup>, 2021

**Re: Reliance Properties – Rezoning Application**

To Whom It May Concern,

On behalf of the Bird Construction team, please accept this letter in support of Reliance Properties efforts to support Vancouver’s essential workforce, through the delivery of secured workforce housing at the intersection of Thurlow and Melville Streets.

As a leading builder in Canada with offices coast-to-coast, Bird Construction has been providing construction services to a long list of clients since 1920. Our clients include leading firms in the residential, commercial, industrial, institutional, civil, and energy sectors. Across Canada, we, and the subtrade partners we work with, employ many thousands of highly skilled workers, a significant number of which contribute to the Metro Vancouver community.

The housing challenges in Vancouver have a direct impact on businesses like ours, and the people we employ. Essential workers who have proved critical to our economy are time and time again overlooked when it comes to the delivery of appropriate and affordable housing within proximity to their workplaces. Initiatives like that of Reliance’s proposal for Thurlow and Melville present the kind of solution-based thinking that will provide secured long-term housing for crucial workers downtown.

We commend Reliance Properties on their application for this site and would like to urge the City of Vancouver to expedite the assessment process so we can see this important project built and lived in as soon as possible.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read "Pat Cannon".

Pat Cannon  
Senior Director, Pre-construction Services  
**Bird Construction Inc.**

July 19, 2021

Enkel Backoffice Solutions  
510-900 Howe Street  
Vancouver, BC  
V6Z 2M4

Dear City of Vancouver,

We are writing to support the proposal by Reliance Properties to provide significant residential housing with a 100% rental building at Melville and Thurlow Streets, in Vancouver.

Our Company, Enkel Backoffice Solutions, is headquartered in downtown Vancouver, and was formed in 2016 to provide back office support for small and medium sized businesses. The delivery of our service requires the continuous development of technology, as well a team of experienced accounting and payroll professionals.

Employee attraction and retention by medium sized firms such as ours in the growing hi-tech and professional services sectors is very challenging at this time given the high cost of rental and ownership housing in Vancouver. A rental tower downtown such as this one will be of great benefit to employers in Vancouver and employees alike.

Having people live and work downtown creates a vibrant and safe community 24/7 and another reason to support this proposal and others like it.

We urge the City of Vancouver to move forward with this proposal at the earliest opportunity.

Yours truly,

*Omar Visram*

Omar Visram CA, CPA  
CEO & Co-Founder, Enkel Backoffice Solutions





July 7, 2021

Dear City of Vancouver, Mayor, and Council

RE: Reliance Group Proposal for a 100% Rental Building at Thurlow & Melville, Vancouver, BC

From: Cool Air Rentals Ltd.

For over 25 years my company Cool Air Rental Ltd., based in the City of Vancouver, has been providing temporary and emergency cooling and heating equipment to Medical, Commercial, Industrial, and Film Industry customers throughout Metro Vancouver. During the recent weather event with historic high temperatures caused by the “heat dome”, our services were called on by the Ministry of Health and we worked with 4 different health regions to provide emergency cooling to Care Homes and Hospitals

I am writing to show our support for the delivery of workforce housing for essential workers and secured market-rental homes in Vancouver’s downtown core as proposed by Reliance Properties at the location noted above.

Many essential workers are employed in the central business district (CBD), but are unable to find affordable rental housing close to where they work. Reliance Properties is proposing a new building with 100% rental housing and over 100 homes dedicated to affordable ‘workforce housing’ for essential workers. This would be a welcomed addition to the fabric of Vancouver’s city center and for Vancouver generally.

It is increasingly difficult for Vancouver based employers like my organization to attract employees that can afford to live anywhere near their place of employment even with the good paying jobs that we provide. This initiative to provide a significant amount of rental stock will help employers like me who struggle to retain employees simply because of the lack of housing options in our city.

We are located within one block of the Adanac bike lane with a direct feed to downtown and our service-based business requires our rental team and technicians to be on call and in close proximity of our shop to deal with emergencies 24/7. Having our workforce living close is imperative.

We are pleased to support this project and others like it and we urge you to fast track this project as not a single person is displaced and the housing it provides is urgently needed.

Thank you.

Sincerely,

*John O'Malley*

John O'Malley  
President  
Cool Air Rentals Ltd.  
1407 East Georgia St.

14<sup>th</sup> July 2021

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

RE: Proposed Multi-family Rental Development at 1075 West Georgia Street

Your Worship and Council:

I am writing to strongly support the Multi-family Rental Development at 1075 West Georgia proposed by Reliance Properties. My enthusiasm for the Project stems from the following:

1. As noted in the brief for the Project it brings dense housing to where workers will be working, reducing travel needs, enhancing a walking city, and enlivening the downtown core with residents (and consumers who create the demand for more jobs).
2. It will put housing back in the commercial core where a decade ago it was banned fearing that housing would crowd out offices and “job producing” land uses.
3. Covid has shown us that we need to be much more resilience focused in our urban development planning and getting more residents in the office core helps enormously by cutting down demand for auto and even transit trips in favour of walking, the greenest of travel modes.
4. The notion that we will run out of “office job producing land” was based on a time when housing demand made it the most profitable land use across the whole Metro Vancouver region and the fear arose that housing would crowd out offices and other job producing land uses. Subsequently, we have found that housing and offices and even industrial uses can and do co-exist, and indeed can be mutually supportive of each other.
5. Accordingly, having both residential and offices in the core is the path to a more resilient, interesting and economically viable city. All that is needed is to raise densities and the potential supplies of both housing and job producing developments can easily increase to meet emerging needs as this proposal seeks to do.

If there are any questions or clarifications arising from the comments, I will be delighted to respond to them promptly.

Sincerely,

Michael A. Goldberg  
Dean and Professor Emeritus  
Sauder School of Business, University of British Columbia

July 8, 2021

**Re: Reliance Properties - Workforce Rental Housing**

To Whom it May Concern,

There is an affordable housing crisis in Canada, with people from all backgrounds and circumstances struggling to find reasonable accommodations in their communities. EllisDon is committed to doing what it can to alleviate this critical problem, including assisting organizations like Reliance Properties in implementing their vision of advancing an inclusive and thriving Canada through housing development. This letter is in support of essential workers within the downtown area and the provision of high-quality rental residences in such a central location for those working in the area.

We understand Reliance Properties is proposing a new rental housing building on Melville and Thurlow which will include secured rental homes as well as workforce housing dedicated to downtown workers.

At EllisDon Corporation, a 100% employee-owned company, we value our employees. We have approximately 2,500 employees, many of which work within the Downtown region. We believe that many other companies and organizations who operate in Vancouver feel the same way, which is why we feel so strongly about the importance of providing more housing close to where people work. Many workers in downtown Vancouver find it difficult to find suitable housing, so we are excited about the proposal from Reliance Properties.

Building off the successful development of two affordable housing projects in BC and as part of EllisDon's ongoing commitment to the development of affordable & supportive housing within Canada, a dedicated group named "EllisDon Community Builders" was formed in 2020 to specifically assist clients looking to develop this much-needed housing stock. EllisDon's offering is to leverage its experience and turn-key cradle-to-grave capabilities in public asset development to help bring these projects to fruition.

We fully support the proposal and hope that it and others like it will be passed through the City's approval process quickly.

Thank you,



*EllisDon Corporation  
Vice President, Business Development*

**Construction, Redefined.**

We design, finance, construct, equip, operate, and manage anything that can be built.

[ellisdon.com](http://ellisdon.com)



July 16, 2021

City of Vancouver  
453 West 12th Avenue  
Vancouver, BC

Re: Vancouver Workforce Housing Project

Dear City of Vancouver Planning Department,

My name is Mike Maierle, Principal at ETRO Construction Limited, one of Vancouver's fastest growing construction management and general contracting firms. Our organization boasts over 65 employees in various roles within the Vancouver area. This letter is to express our support, on behalf of our entire team and industry, to bring purpose built workforce housing in Vancouver's downtown core.

With recent events such as the COVID-19 pandemic and the unprecedented heat wave this summer, we know more than ever how important essential workers like first responders and nurses can be. Many of those workers are employed downtown, where business and residential density is highest. However, the lack of housing options is pushing them away.

Furthermore, companies like ours can find it difficult to retain quality employees due to the lack of housing options. We work on many projects in the downtown core and many workers are forced to commute over an hour each day to and from work.

Workforce housing, like the proposal by Reliance Properties, will fill these gaps and provide housing for those who need it.

We feel strongly that more new housing is needed, and we believe that proposals like Reliance's can provide this type of accommodation for the growing workforce.

Please accept our support and consider this proposal and the benefits it will bring to our city and workers.

Yours truly,

ETRO CONSTRUCTION LIMITED



Mike Maierle  
Principal



July 7, 2021

Reliance Properties  
111 Water Street, Suite 305  
Vancouver, BC V6B 1A7

Attention: Joanna Kwan, Director of Development

**Re: Melville and Thurlow Project**

Dear Joanna

Graham Construction and Engineering LP wish to voice our support of Reliance Properties in their efforts in bringing affordable rental housing to the Vancouver downtown core and we fully endorse your rezoning application for your Melville and Thurlow site.

The construction industry is a major economic pillar of the BC economy especially considering the substantial number of projects existing within the downtown core. Many construction workers commute from as far as Abbotsford and Chilliwack.

This development would greatly assist our industry to have such housing available to construction workers.

Sincerely,

**Graham Construction and Engineering LP**

A handwritten signature in blue ink, appearing to read "Ray Burns", written in a cursive style.

Ray Burns  
Director of Operations



Date: July 13, 2021

To: City of Vancouver

Re: **Reliance Properties Workforce Housing Application**

ITC Construction Group is an award-winning industry leader founded, headquartered, and operating in Downtown Vancouver specializing in the construction of concrete residential and mixed-use high rise, institutional and commercial developments.

Having been an active participant in shaping Vancouver's skyline for over 38 years we know the value of housing and community in Downtown Vancouver.

Some of the more noteworthy projects we have completed in the downtown core include the Woodward's Redevelopment, Bayshore Hotel & Conference Centre expansion, West Pender Place, The Atelier on Robson, Crosstown Elementary School, and many other mixed use & multi-family developments.

I am writing to you on behalf of our firm of over 200 direct employees and our vast network of over 2,000 tradespeople actively working on our jobsites, to advocate for the delivery of workforce housing in Vancouver's Downtown.

It is my understanding Reliance Properties have put forward an application to deliver over 100 new secured rental homes that will be geared toward people earning between \$39,200 and \$78,500, to ensure they can live and work within proximity. To put that into human terms, that includes many of our trades people, construction professionals and our office administration team – the people that make our business function. Despite being the busiest employment center in the province, many workers cannot find housing downtown, close to their job, and this is a major challenge in recruiting and retaining qualified staff.

We praise companies like Reliance Properties who are seeking to provide solutions that will ensure businesses with employees like ours, are supported from a housing standpoint. We urge the City to review this application favorably and we look forward to seeing it progress.

Sincerely,

**ITC CONSTRUCTION GROUP**



Brad Burnett, GSC CEC

Vice President Preconstruction

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Corporate Office  
#800, 564 Beatty Street, Vancouver, V6B 2L3  
Tel: 604-685-0111 Fax: 604-685-0112





**the old  
spaghetti  
factory**  
July 13, 2021

OLD SPAGHETTI FACTORY CANADA LTD.  
SUITE 210 - 55 WATER STREET  
VANCOUVER, B.C. V6B 1A1  
TELEPHONE (604) 684-1287 FAX (604) 684-8035

Dear Mayor, City Council, and Staff;

**Re Reliance Properties Proposed Workforce Rental Housing Project 1075 W Georgia Street**

I am writing to you to urge you to proceed with the new workforce housing proposal put forth by Reliance Properties at 1075 West Georgia Street. I'm writing as an experienced employer, CEO of Old Spaghetti Factory Canada, and owner of the Gastown Old Spaghetti Factory.

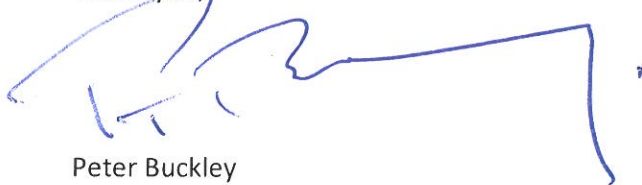
The Old Spaghetti Factory has been around for more than 50 years; we are consistently ranked as one of the Top 100 food service companies in Canada, Top 50 Western Franchises in Western Canada, and have been recognized as one of the top 25 companies to work for in British Columbia. Our reputation as quality employers, as well as my commitment to our staff, has inspired me to express my opinion and advocate for the more workforce housing in the downtown core. Across our 8 restaurants in British Columbia, we employ over 800 people, 150 of which are associated with our Downtown Vancouver location.

It is imperative that we support our essential workers, and I cannot stress this enough. It is not only my business that relies on shift working employees, but our hospitals, schools, EMTs, and so many more. I'm emboldened by Reliance taking these steps to ensure that workforce housing is made a priority, even if that means amending our City Policies to allow for it.

This location is well suited to more residents, only steps away from transit, amenities, and green space. Residents will be encouraged to avoid traditional vehicular modes of transportation due to the extensive and accessible bike paths from this location, as well as the car share and transit located nearby.

Please consider this letter when deciding whether or not to support housing our essential workers.

Thank you,



Peter Buckley

Old Spaghetti Factory Canada Ltd.

President & CEO

**July 8, 2021**

**Re: SUPPORT for Workforce housing for essential workers and secured market-  
rental homes in Vancouver's downtown core**

Pacific Reach employs 612 employees in the hospitality and food & beverage industries within Vancouver's downtown core, now more than ever it is vital that our staff and other frontline and essential workers have adequate and affordable housing options available to them. Our staff prefer to live in the communities in which they serve and in turn this helps us recruit and retain the best talent required to provide world class dining & lodging which Vancouver is renowned for.

**We fully support the proposed development of 478 secured rental homes on the corner of Thurlow & Melville. We believe Reliance's project would provide walkable housing and improve workforce resiliency in Vancouver.**



Azim Jamal

*President & CEO*

VIA ELECTRONIC MAIL

July 8, 2021

**Hines**

**RE: Reliance Properties Workforce Housing**

To Whom it May Concern:

My name is Syl Apps and I am a Senior Managing Director for Hines Canada. Hines is a privately owned global real estate investment, development, and management firm, founded in 1957, with a presence in 240 cities in 27 countries.

As an owner and developer of projects in downtown Vancouver, we are firmly in support of the construction of new rental and workforce housing for essential workers in Vancouver's downtown. Without both rental and workforce housing in close proximity to employment hubs, employers will struggle to attract and retain talent. This is detrimental to both market-leading innovators – the drivers of economic growth – who seek to compete in a global talent marketplace, and to organizations that provide services to the local community.

The new rental housing tower proposed by Reliance Properties includes 100% secured rental housing and over 100 homes dedicated to affordable workforce housing. Adding to the affordable housing supply will support more workers in their search for suitable housing. Given its composition, this project is also likely to attract a diverse set of residents who will add to the vibrancy of Vancouver's city centre.

Please accept this letter as our support for Reliance Properties' workforce rental housing proposal.

Sincerely,



Syl Apps  
Senior Managing Director