

CD-1 Rezoning: 750–772 Pacific Blvd (NEFC Sub-area 6B — Plaza of Nations)

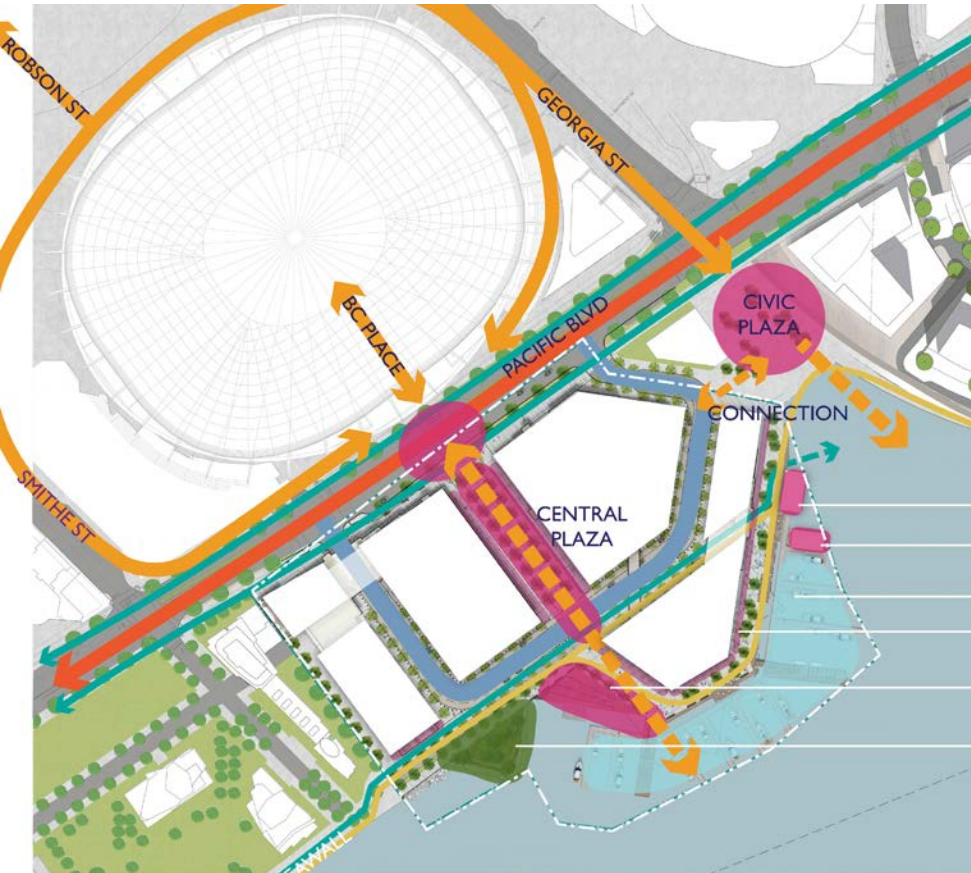
Public Hearing — July 10, 2018

Proposal

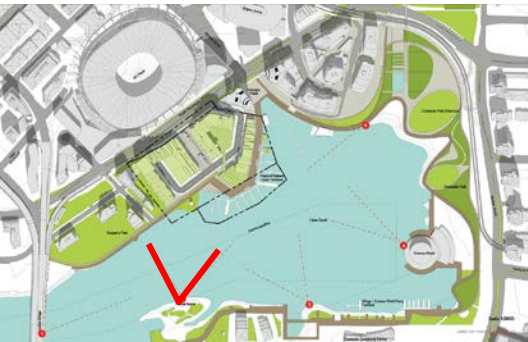
- Three blocks of buildings from 3 to 30 storeys
- Commercial uses
- Residential uses
- Social Housing
- Civic and Cultural Facilities
 - community centre
 - ice rink
 - 69-space childcare
 - music presentation centre
 - public plazas, publicly-accessible rooftop terraces, seawall



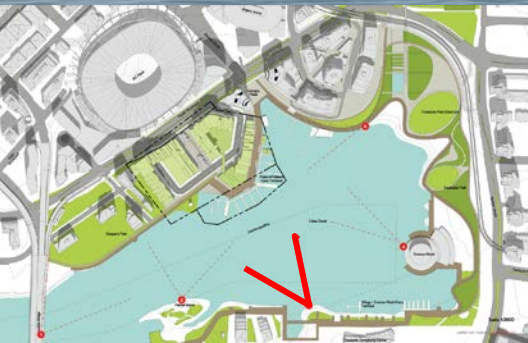
Public Places and Spaces



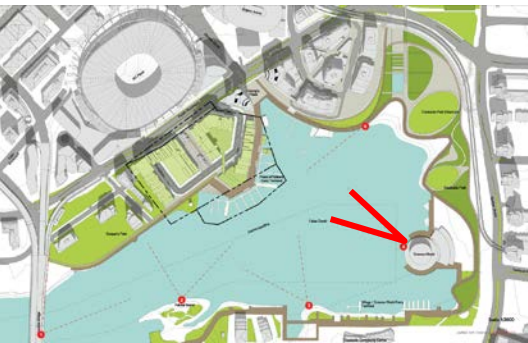
View from Habitat Island



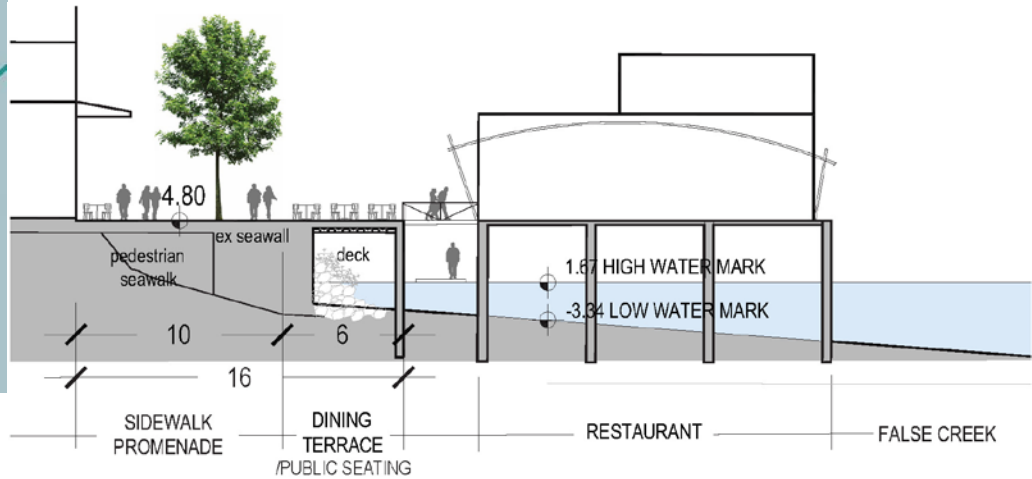
View from Olympic Village Plaza Waterfront



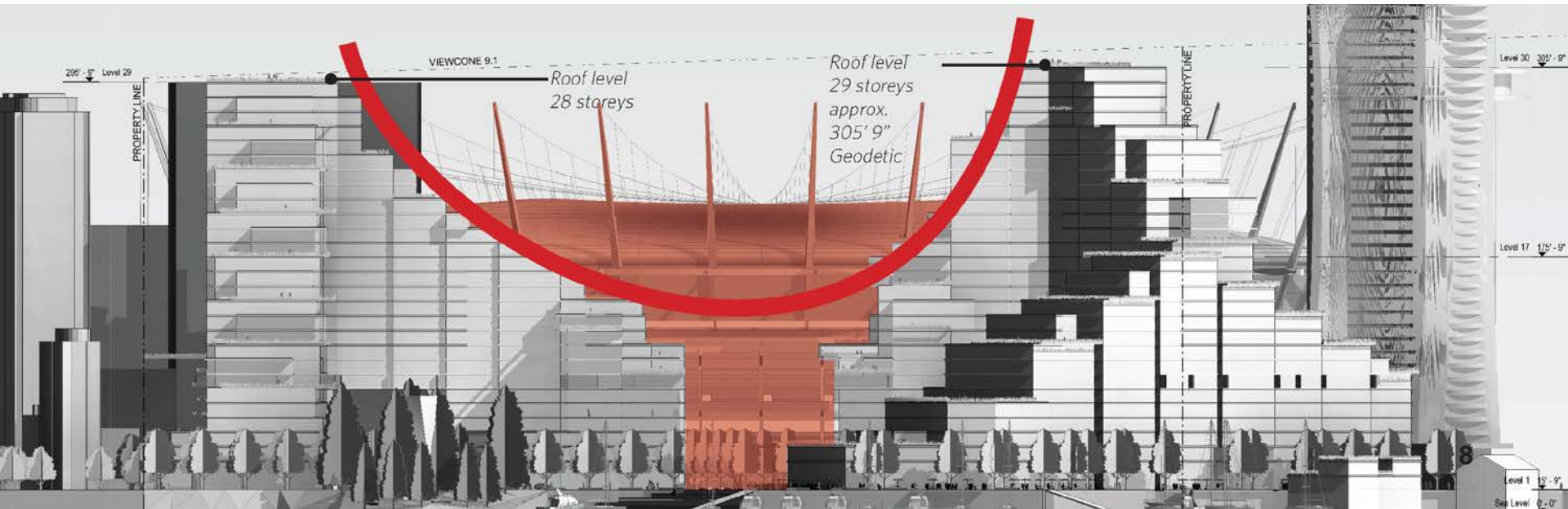
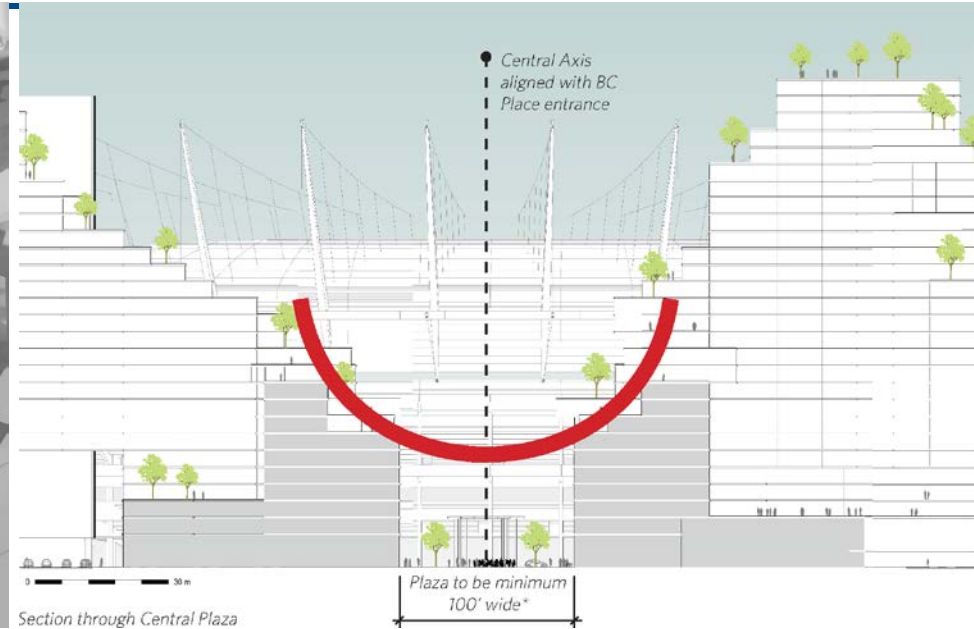
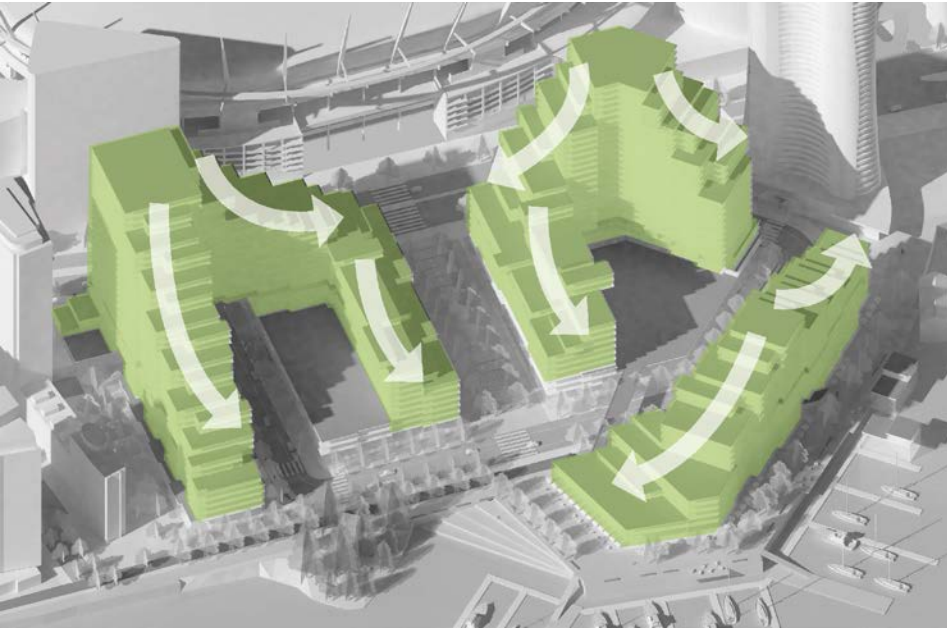
View from Science World



Waterfront

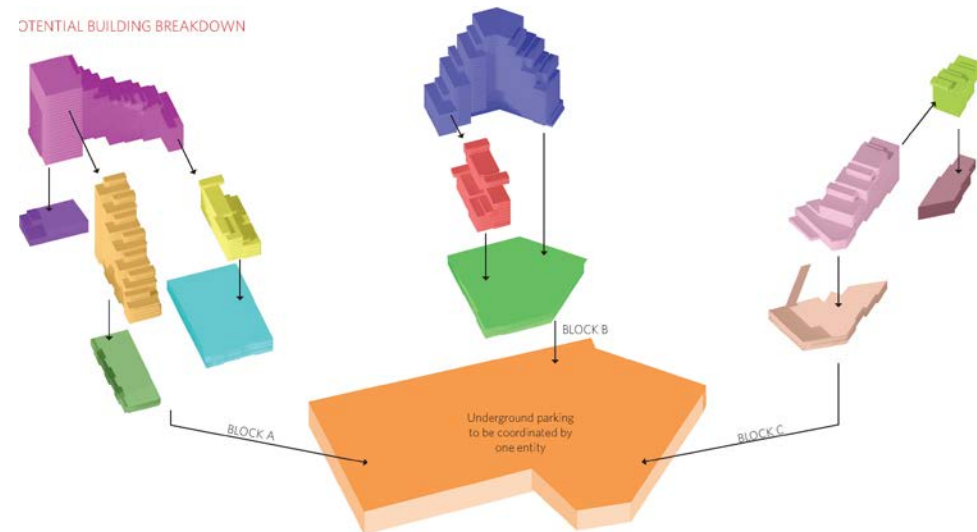


Form and Massing



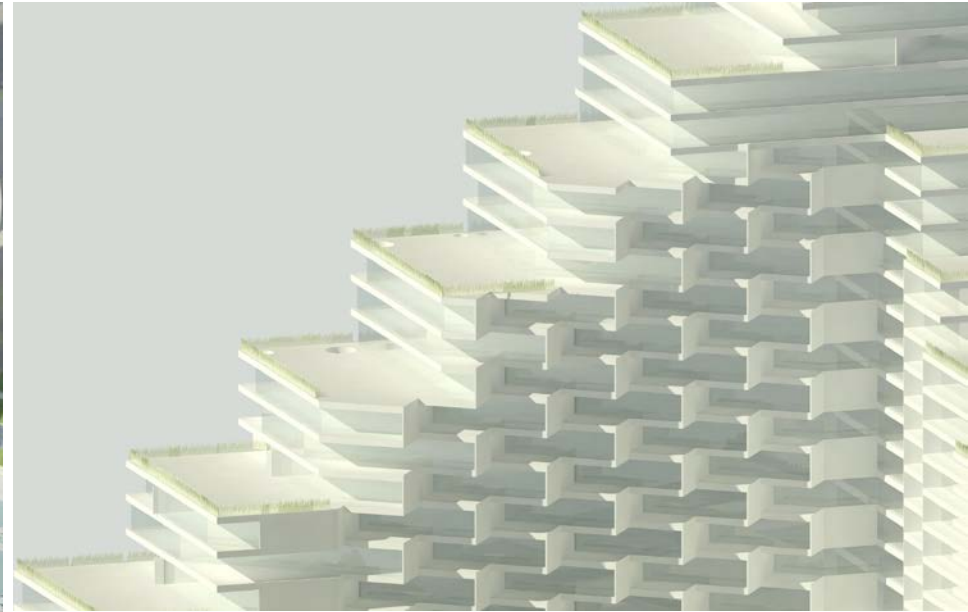
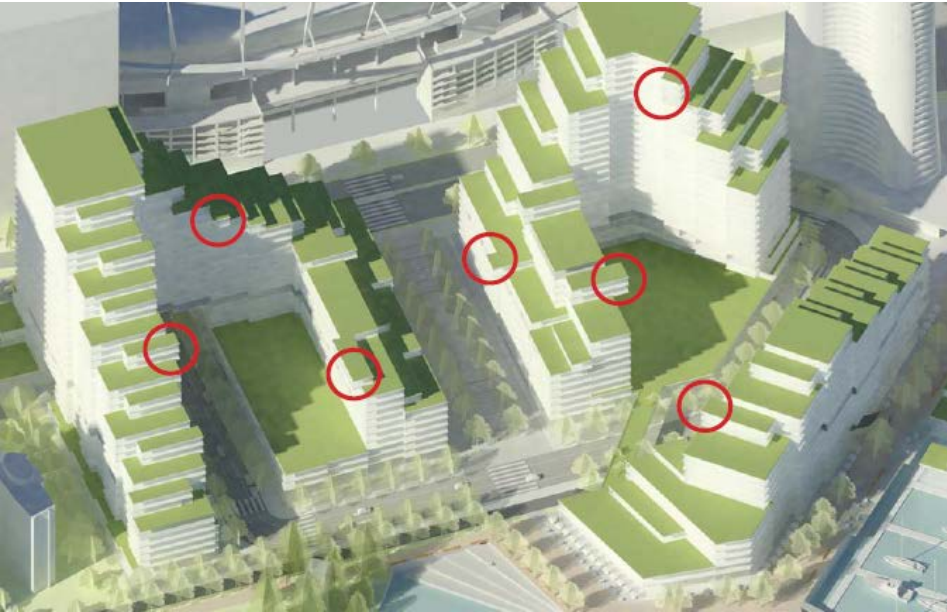
Architecture and Expression

Building Blocks

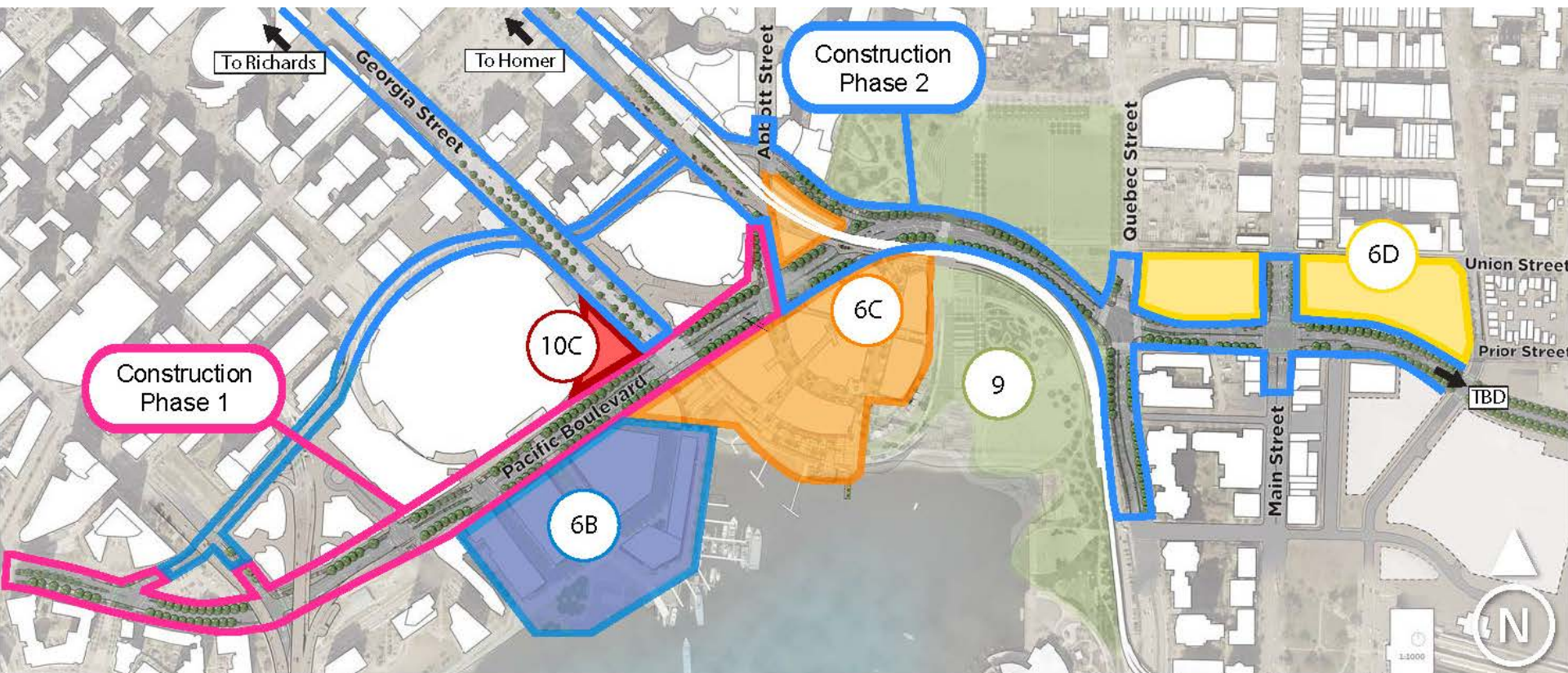


Architecture and Expression

Special Elements and Façade Treatment



Integration with New Street Network



Public Benefits

- A** community centre
- B** ice rink
- C** childcare facility
- D** central plaza
- E** waterfront plaza
- F** publicly-accessible rooftop terraces
- G** public dock
- H** seawall
- turn-key social housing (*location TBD*)
- music presentation centre (*location TBD*)
- public art
- ~\$100M cash contribution towards NEFC Infrastructure Project



- **City-Hosted Open House:** March 15, 2018
 - **20,499** notification postcards to area residents, business license holders in the area and off-site property owners
 - **160** people attended
- **Feedback:**
 - Urban Design: Support for new building typology; concern regarding the relationship to the residential buildings to the southwest; mixed opinion on the views lost/preserved to BC Place
 - Transportation: Concern regarding perceived increased traffic stress in the area (in conjunction with the removal of the viaducts)
 - Housing and Affordability: Concern for housing affordability in the development; general support for inclusion of both market and non-market housing in this area
 - Open/Green Space: Support for active waterfront and plazas with restaurants and patios; concern for lack of green space (esp. for dogs)
 - Other: Desire to see small retail units for small and local businesses; support for sustainability initiatives

Conclusion

