

Dragnea, Irina

From: Melody Ma s.22(1) Personal and Confidential
Sent: Tuesday, July 10, 2018 5:13 PM
To: Public Hearing; premier@gov.bc.ca; Cretney, Ken (PAVCO); TAC.Minister@gov.bc.ca; Lisa.Beare.mla@leg.bc.ca; TAC.DeputyMinister@gov.bc.ca
Subject: Petition submission re: PavCo's 777 Pacific Boulevard tower
Attachments: sosyvr_petition_609.pdf



To Premier of BC, Minister of Tourism, Arts and Culture, CEO of PavCo, and Mayor and Council of City of Vancouver:

I would like to submit this petition of 609 people opposed to the 400ft version of the 777 Pacific Boulevard tower by PavCo that is going to public hearing tonight at City of Vancouver. Please see the text of the petition below and the full petition with signees attached to this email.

Regards,
Melody Ma

To City of Vancouver Mayor and Council, Premier of BC, Minister and Deputy Minister of Tourism, Arts and Culture responsible for crown corporation PavCo, and CEO of PavCo:

The City of Vancouver is unique in the world in that "view corridors" were established to protect views that would otherwise be threatened by future development. Since 1989, the City has protected 27 "corridors" so that views of the North Shore mountains, the Downtown skyline, and the surrounding water can be seen and enjoyed by the public at important vantage points in the City of Vancouver. These "view corridors" provide an important free accessible public amenity for everyone, locals and tourists, regardless of income. Other cities referencing this policy and implementing similar ones demonstrates the success of this policy in providing a benefit.

Three Northeast False Creek Plan tower proposals will substantially block public views of the mountains in three important view corridors. Our public mountain views will be sold off to upper scale condo owners. While heights of 300 feet are the limit to protect these view cones, the developers PavCo and Concord Pacific are proposing three buildings at the corners of Georgia Street and Pacific Boulevard, which will privatize these highly valued free public views for unaffordable multimillion condos. The City's rationale is proposing a "gateway" be made of three towers, but these gateways cannot be viewed by anyone at the ground-level. These towers will only stand to privatize public views. The Pavco tower will be 400 feet (40 storeys) and the two from Concord will be 425 feet (42 storeys). These towers will eliminate key public views of the mountains from Cambie Street between 10th Avenue and 12th Avenue, and will also take away an iconic north shore mountain view seen from the Queen Elizabeth Park viewing platform.

For the PavCo tower, there is currently another alternative proposed that does not impact the view corridors. The recommended zoning and the draft Design Guidelines from the City allow for a lower floor plate tower that will be 300 feet in height, provide a better street form, and will not corrupt the

view corridors. This form is a better alternative though the bulk proposed is still a form that follows finance. For the Concord Pacific towers, alternatives that do not penetrate the view corridors must be proposed.

This petition asks the City to reject the Georgia Street and Pacific Boulevard towers from PavCo and Concord, which will privatize views that are a public amenity. This petition asks the City to accept the recommended zoning and draft guidelines for the PavCo tower to a limit of a 300 foot height, which will also preserve these priceless public views for future generations to enjoy, and create a street form that has a stronger street presence and reference to the surrounding area.

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

July 10, 2018

Re: Rezoning: 777 Pacific Boulevard - Sub-area 10C (1 Robson Street)

Dear Mr. Mayor, Council, and Staff,

We, the Espana Strata Council, are submitting this letter on behalf of our strata, representing approximately **1,000 people in 460 units**. We have been generally supportive of the NEFC Plan process and the Viaducts removal, and are excited for the future of our changing community. However, we did express concerns about the NEFC Plan to Council before its approval, and would like to take this opportunity to share specific corresponding concerns with this rezoning application:

1. Density should follow design, not the other way around

We are supportive of this neighbourhood being a high density place. However, our concern is that too much density is being proposed on this site. It is trying to achieve a particular density without sufficient regard for over-building, or urban design quality.

Typically, Vancouver has offered two workable alternatives to its communities – the buildings can be tall and slim/slender (in a high rise form) or short and wide (in a mid rise form). This tower offers neither alternative. The proposal suggests either a very tall (400 ft), large, thick tower (8500sf floor plates, which cannot be considered “slim” and are significantly thicker than most Vancouver residential towers) that significantly penetrates the view corridors; or a still very tall (300 ft), but extremely thick (13000sf floorplates) tower that is both very tall AND very thick. Neither of these choices should be considered good planning for this site and context, and both illustrate that too much density is being proposed. This design process feels intended to “meet the numbers,” rather than determining an appropriate density to allow the form to appropriately fit on the site. The City should not be choosing between penetrating the view corridor policy with a thick tower, or building an excessively thick and still very tall building that doesn’t penetrate the view corridors – this is a false choice between two bad outcomes, two failures. Rather, the city should be determining the appropriate density that meets the view corridor policy while also providing building thickness/massing that represents the level of design excellence deserved by this unique, exceptionally important location in our downtown and on our waterfront. We don’t believe the existing proposal reflects that, because excessive density is being proposed.

Vancouver has had a strong history of choosing quality design in the right built forms and not over building sites to achieve a certain pre-set number. This neighbourhood and site deserves the same due care.

2. View Corridor Penetration

The City did a study and a public consultation on the view corridors a number of years ago which resulted in not only keeping the existing view corridors, but added more. The *General Policy for Higher Buildings* was then created to set the parameters for special moments where taller buildings would be

used to articulate the skyline and provide for special gateways or features, but always outside those established view corridors. Our concern is that the edits to the *General Policy for Higher Buildings* will be the first time the City allows development to penetrate the established view corridors. This is not an addition of a new place for taller buildings within the established framework; this is the first time the City is actively choosing to allow development to significantly penetrate the view corridors, setting a perceived “precedent” that others are likely to want to try to achieve as well.

In addition, this is not a small penetration of the view corridor. This tower will be 100 feet into the view corridor. Given the bulk (very large floor plate size), and location in the mountain line, this is not a small incursion. It will have a lasting and dominating effect on the skyline.

As stated, we are generally supportive of the NEFC Plan principles. However, this rezoning does not meet the standard of design quality that we have come to expect in Vancouver. It is a math exercise rather than a design and community building exercise, and therefore we cannot support this rezoning.

Yours truly,

The Espana Strata Council

s.22(1) Personal and Confidential



Renée de St. Croix, President
Espana Strata Council, BCS 3437

Dragnea, Irina

From: Dan Zubkoff s.22(1) Personal and Confidential
Sent: Tuesday, July 10, 2018 5:57 PM
To: Public Hearing
Cc: premier@gov.bc.ca; Cretney, Ken (PAVCO); TAC.Minister@gov.bc.ca;
Lisa.Beare.mla@leg.bc.ca; TAC.DeputyMinister@gov.bc.ca
Subject: Response to PavCo's proposed 400ft tower

I have lived in Vancouver for over 30 years and oppose the PavCo tower proposal that penetrates the view cone and destroys the public view of mountains.

Vancouver's skyline with mountain backdrop is a major asset and why the city is beautiful. Therefore it should not be blocked by the proposed high of this tower. The City and Province of BC should not privatize our free public views and sell it off to developers to build million dollar condos. Instead they should be protecting the views for the next generation. If this development goes through as proposed, it sets a bad precedence for other real estate developers to pressure the City to let them penetrate protected view corridors/cones.

As an alternative, a lower tower of 300ft should be considered as it will not significantly affect the view cone.

Thank you,

Dan Zubkoff

Dragnea, Irina

From: Chris Wilson s.22(1) Personal and Confidential
Sent: Tuesday, July 10, 2018 7:29 PM
To: Public Hearing; premier@gov.bc.ca; Cretney, Ken (PAVCO); TAC.Minister@gov.bc.ca; Lisa.Beare.mla@leg.bc.ca; TAC.DeputyMinister@gov.bc.ca
Subject: Save our public views! Reject view cone penetrating Pavco tower

To Mayor and Council, Premier of BC, Minister responsible for PavCo, and PavCo CEO

We are absolutely against the development at 777 Pacific Blvd. The building proposed is absolutely too big and too tall for the area. The other developments along False Creek are already a concern. Traffic is impossible when there is a game day and an event on at the stadium. We can't even get home but are funneled off into Gastown where we wait for over an hour without any help. The traffic people are only there to try to get the paying customers out of the venues not to help we residents get home. The whole area is already over built creating sunless corridors near the bridges and not a new park or green space in site. This is just another pay off to the developers who seem to own this city. Those of us who live here are not listened or considered at all. We have been to numerous meetings about development and are shunned aside. The speakers lists are used up by city hall employees and development personal so the actual citizens are only heard after every media person has long gone home because we are heard in a basement room at city hall two days after the hearing. Absolutely, a corrupt system.

What is the point. We now don't have our home owners grant and no new park or amenity to enjoy in our retirement. Only pay more or get lost.

Christine and Eric Wilson
s.22(1) Personal and Confidential

Vancouver, BC Homeowners and taxpayers who also live in our home not overseas.

July 10, 2018

City of Vancouver

Dear Mayor Robertson and Council,

**Re: Public Hearing July 10, 2018 - Letter of Opposition -
CD-1 rezoning: 777 Pacific Boulevard – Sub-area 10C (1 Robson Street)**

Report Reference: <https://council.vancouver.ca/20180619/documents/rr2c.pdf>

This letter is in opposition of the proposed rezoning, principally due to the impact that the proposed development would have on established public views. The view cones are very important and should be protected.

Sincerely,

Elizabeth Murphy

Dragnea, Irina

From: Sharon J s.22(1) Personal and Confidential
Sent: Tuesday, July 10, 2018 8:46 PM
To: Public Hearing
Subject: Save our Skyline

I am a longtime immigrant to Vancouver, having arrived here in the 1990's. I will never forget my first time look at Vancouver as we were driving from the airport down the Cambie corridor. The view was breathtaking, glorious mountains framed the skyline and I was smitten. This was one of the biggest factors that led us to Vancouver rather than to any of the other big cities in Canada, and this is the same refrain I hear from many of my friends and every visitor who I speak to. Vancouver is simply beautiful, but take away the skyline, take away the beautiful views, and you are confronted with the reality of the difficulties of living in this city. It is expensive (but the views are free), housing is unaffordable (but you can go outside, take a walk and the views are free), the price of gas is the highest in North America, (but you can get on your bike and the views are free.)

Don't be short-sighted and sell away the main thing that makes our city great. Its natural beauty, its unrestricted views of the mountains, There are other options than those 4 towers which will destroy that which we all cherish.

Think of the impact that this will have on our beautiful Vancouver.

Sharon Joss

Vancouver Resident.