

Dragnea, Irina

From: jacqui eco-res.com s.22(1) Personal and Confidential
Sent: Tuesday, July 10, 2018 4:57 PM
To: Public Hearing
Subject: 750 Pacific Blvd and 777 Pacific Blvd Hearing July 10 2018

Dear Honourable Mayor and City Councillors,

Thank you for the opportunity to express my views on this development activity. I am an active member of the community and a very interested citizen on what is happening in the NEFC area.

I would like to express support for the development at 750 Pacific Boulevard (Sub-area 6B) and 777 Pacific Boulevard (sub-area 10C), with some important points to highlight and caveats. What is particularly commendable in this plan are the amenities provided for residents nearby and Vancouverites overall. This includes the music presentation centre, the gardens, the public spaces (including access to the green rooftop), ice rink, community centre and daycare.

We hope these spaces act to make our community more cohesive and also allow for a safe, clean and well programmed environment. We appreciate the commitment to collaborate on maintenance and management of these areas. The integration of car and bike sharing as well as paths to transit and pedestrian ways will aid in managing the volumes of traffic congestion. Again, we look forward to the collaboration in promoting these options so residents and visitors are aware and empowered to use them.

Now to an important caveat: Although we should strive to protect view corridors, not only for Cambie but for south False Creek and east to Main Street, we need to balance where this makes the most sense. There are important areas directly in NEFC (Sub Areas 6C and 6D) which currently have tall towers planned directly adjacent to park space (Sub Area 9) as well near the waters edge of False Creek. This simply should not be allowed to happen.

Sub area 10C in particular is where we should develop height and density as there is precedence for this on Georgia Street and this is directly adjacent to a busy entertainment area around BC place and Rogers Arena. If this is the compromise we need to support low rise development (2 - 4 stories) in the future next to park space and the waters edge, then so be it.

As we look at Sub Area 6B, the terracing of the residential building will prevent a feeling of a wall against the park and public spaces. This is critical to minimize the a claustrophobic feeling for citizens and residents trying to enjoy the edge of False Creek. This good design should be supported.

This is an important principal which should influence all surrounding areas being developed in NEFC currently, including areas adjacent to the park on Sub Area 9. While recognizing different planning organization and stake holders are involved, COV along with city planners need to work with these groups to maintain a vision and an overall plan to ensure buildings directly adjacent to a

park or waterfront should be quieted and be a low rise structure. Ideally these locations should also work to benefit the business interests of the developers while providing for "places and spaces" for citizens.

This point cannot be stressed enough, the need for these public spaces and amenities to be maintained and programmed for the safety and benefit to our community. The increased density in the neighbourhood will continue to build a need for indoor and outdoor spaces which allow people to work, play and rest outside their small living spaces. The more we integrate and share spaces, the more we will realize a diverse and inclusive Vancouver.

Although we do not want to restrict investor involvement, where possible we want interested citizens to live in these new developments vs off-shore interests. The pre-sales for local residents should include access to all units. When the sales open for foreign buyers, they should be limited to one suite only (the same as the locals offer).

Thank you to all involved for your work and help to make this new area of Vancouver a successful residential and business community and a compelling destination.

Sincerely,

Jacqui McMullen