

# 750 Pacific Boulevard development application comments

---

## **SURVEY RESPONSE REPORT**

24 March 2022 - 19 June 2022

### **PROJECT NAME:**

750 Pacific Boulevard (DP-2021-00830) development application

---

# SURVEY QUESTIONS

---



**Q1 Your comments:**

Screen Name Redacted

3/24/2022 04:42 PM

This kind of feedback is a burden on the public and a bottleneck for basic city functions. Both the shape and density were already approved in the zoning application. Planners need to let go of some of their control over property development.

Screen Name Redacted

3/24/2022 09:47 PM

I generally support this project. This is a very underused site, and the proposed building fits well with the character of other buildings in the area. We certainly need all the homes it will provide. Given the site's proximity to the SkyTrain, 5 levels of vehicle parking seems extremely excessive. We are facing climate breakdown and the city has aggressive mode shift goals to meet. I'd like to see the number of parking stalls reduced by half and the addition of car share and e-bike shares instead. I'd also like to see a reduction in the terracing of the building. Providing more homes OSS more important than preserving voice cones or avoiding shadows.

Screen Name Redacted

3/28/2022 09:23 PM

What is the current proposed connection of the parkade entry drive-aisle for Cooper's Lookout and the proposed development? In previous proposals a road and / or right of way was shown.

Screen Name Redacted

3/29/2022 08:10 AM

The building looks really nice but I personally find it to be way to tall to be so close to the shore. I feel that the views from both sides will be obstructed. Maybe making the building a bit wider and less tall would be better. 28 stories is way too high in that postion.

Screen Name Redacted

3/29/2022 04:53 PM

I will have a direct view of this building from my condo at the end of False Creek, so I am please to see such an attractive design. I will be sad to lose my view of the BC Place lights, but happy to see more social housing incorporated into the plan. I would only ask that the city consider the every-growing traffic on the seawall in this area and plan wider (and separated) cycling and pedestrian paths.

Screen Name Redacted

3/30/2022 07:09 AM

I'm happy the plaza of nations is being developed. I'm excited for new shops in the area and more housing options.

Screen Name Redacted

3/30/2022 07:38 AM

The contractor/developer should be ordered to use low noise substructure constriction methods like installing drilled steel piles instead of driven piles, and other low impact/vibration construction



alternative methods. Also, limited or no use of vehicle/equipment "backup beeping/sirens" would immensely help the mental health of nearby residents by not having that constant noise component of construction for the next 3 years for Phase 1, and maybe 10 years for all phases.

Screen Name Redacted

4/02/2022 01:06 PM

Looks fantastic. Let's get on with developing all of the Northeast False Creek in this manner.

Screen Name Redacted

4/02/2022 03:05 PM

The night club and the empty parking lot next to plaza of nations have long been an eyesore. This is the perfect area for a new development.

Screen Name Redacted

4/03/2022 11:57 AM

1. Too congested with people and vehicles confined in a small area. 2. Infrastructures are not supported; eg. Not enough roads/access lanes in and out of the community. 3. Lost the ambient of a waterfront environment/community with too many buildings and people in the waterfront area.

Screen Name Redacted

4/04/2022 01:47 PM

Design is a lot better than previous renditions. Strongly support.

Screen Name Redacted

4/05/2022 07:57 PM

1. This development is too huge for the area already streaming with people and traffic on game days. There is no indication of a study or solution to tackle this upcoming traffic calamity. At the last open house in 2020, the model was found to be a misrepresentation as it showed little view blockage of the building at 33 Smithe. The actual drawings showed otherwise. As a result people who went to the open house were all cheated into believing the development has little impact on the building next door. The present picture seem to show the same misrepresentation. The upcoming virtual open house will not allow anyone to scrutinize this, therefore making it quite pointless. 2. This development is all concrete with virtually no open public greenery. Countless people use the sea wall and use the grass areas all over for rest and quiet enjoyment. Just go to any of the grass areas and you'll see people sitting, reading and enjoying the peaceful view of False Creek. There is absolutely no planning to attract wild birds and small wildlife to render the area more natural. The place is just too imposing with no inviting public areas. It does not in any way fit with the city's goals and priorities. 3. The additional population is going to be huge and the anticipated traffic jam created must be addressed first rather than deal with it after. The development should be skinnier, lower and the steps starting at a lower floor to make it less imposing. There is also going to be an explosion of dogs which

will surely overwhelm the dog park next door. The grass has already been badly eroded by the present population. It cannot accommodate more dogs.

Screen Name Redacted

4/07/2022 01:09 AM

Finally this area of Vancouver is being activated, good to see social housing, hopefully that is continued throughout the north false creek redevelopment

Screen Name Redacted

4/10/2022 10:16 AM

There are several reasons this application should not be approved. 1. The proposed development is massive and completely out of proportion to any neighbouring buildings, especially for a waterfront development. It will dwarf and overwhelm everything around it. 2. The proposed development will largely erase any view of BC Place from the waterfront. Currently BC Place is an iconic landmark on False Creek. Its nightly lightshows, often mirrored by Science World, will be lost to view by everyone. The only view left of BC Place now is from the waterfront and it will be reduced to a fraction of the facility by this development. 3. The project footprint leaves no privacy for surrounding residents. In our own case it will mean we have a building directly in front of our apartment and only some 34 feet away from our propertyline. Light will be lost all along the north-east face of our building for all of the day, and sightlines of anything but the closest proposed tower largely if not completely eliminated for dozens of apartment and townhouse owners. This is clear from the shadow analysis which shows permanent shadow in the area even in mid-summer. Even Pacific Blvd. along BC Place will largely be in shadow. 4. The draft Vancouver Plan adopted by the city calls for a liveable, affordable and sustainable city. Too many cities have lost that to massive development that turns the streets into sunless areas and crowds the residents into buildings crammed together so there is no sense of privacy. This development is of a scale that will lead to the same on all sides of itself (from Pacific Blvd., the south and north sides and from False Creek). The Plan calls for such things as "L.2.1.2: Distributed pattern of growth. Aim for more distributed (versus concentrated) patterns of growth in the vicinity of transit stations. Rather than focusing high rise buildings tightly around station areas, look to deliver similar opportunities for homes and job space by allowing more low and mid-rise buildings across a broader catchment". The two towers in this development will be the tallest in the area around our two local transit stations. L.2.3 deals with loss of light for residents and open spaces, which this development will cause for surrounding residents. 5. The addition of what will eventually be thousands of residential housing units, with thousands of bicycles, will be a huge load for the surrounding community. The seawall is already often packed and hard to negotiate. Consideration has to be given to how these community walk and bike ways will be



upgraded to handle the increased traffic. The proposed development is not in a bubble that can expand by itself, but has to be part of a workable community neighbourhood. Similarly with retail, office and other commercial development on the site, consideration of traffic issues for the area must be addressed rather than just loading it onto an already limited and crowded number of roads and pathways.

Screen Name Redacted

4/10/2022 11:24 AM

The lack of consultation for this building is criminal. I live next to the proposed site and without having seen a sign that was recently posted, I would not have had an opportunity to respond. This proposed building will completely block my view of the water. The previous proposal had introduced parkspace.. Now it appears I will be looking directly into another unit instead of over a park. I am in full agreement of greater housing supply but respecting the neighbours and their properties, and their current property valuations. This proposed development will have a severe impact on my quality of life and property valuation. I would like an opportunity to provide feedback and contest some design decisions that do not take into consideration neighbouring lots. As I am on the third floor overlooking false creek in Cooper's lookout, my view of False Creek will be completely blocked with this development.

Screen Name Redacted

4/10/2022 11:26 AM

This development will look like an eyesore compared to the existing buildings in this area. The "bulky" design of the building will make walking along the sea wall in this area like walking on Georgia Street in the downtown core. The bulky building will totally change the "feel" of the sea wall, making a congested, overbearing, overwhelming, place to walk, instead of the 'Open air' space the sea wall is.

Screen Name Redacted

4/10/2022 10:45 PM

Disappointing to see the removal of the civic centre. We desperately need more community centres in this area. The West End community centre is being updated, the aquatic centre is literally falling apart. A daycare and school is desperately needed in this area. Crosstown Elementary Schools and daycares are already at capacity.

Screen Name Redacted

4/11/2022 04:18 AM

Where is the community complex portion of this project?

Screen Name Redacted

4/11/2022 08:34 AM

Please, please, please get rid of the stupid "local road." Engineering doesn't actually need to put a full road for cars in the middle of a very non-car development. There can be vehicle access from the right side for both parkades, and the local road can be a pedestrian plaza which can still support fire trucks, etc for emergencies.



Screen Name Redacted

4/11/2022 12:00 PM

Do No want any more investment housing in our area! Please make the housing accessible to us tax paying locals. It must support our local community. Including local businesses and no fast food American corporations taking up the retail please.

Screen Name Redacted

4/11/2022 01:21 PM

I don't see how this structure adds any value to the neighborhood. Initial plans had a community centre, ice rink, theatre etc. Where are any of these benefits to existing residents? More retail and residential is not what's needed here.

Screen Name Redacted

4/12/2022 07:33 AM

Hi I live in the neighbourhood and support development of North false creek. The new proposal adds more business and will bring in more residents to the area but I see there is no enhancement to the community. I had heard that an earlier version of developing this property included a community /civic centre and the current proposal makes it unclear if this is still in the works. There is significant need to such spaces in the community.

Screen Name Redacted

4/12/2022 12:25 PM

The proposed social housing should actually be affordable for families. Not market rate, but truly affordable. A housing co-op that could rent from the city or owning company could also work.

Screen Name Redacted

4/13/2022 08:50 AM

Please hurry and develop the area!

Screen Name Redacted

4/18/2022 09:57 PM

When the new bldg. is built (750 Pacific Boulevard); it will definitely block sunlight coming into my unit.

Screen Name Redacted

4/27/2022 09:55 AM

The development of a truly holistic ecology takes time and cannot be achieved in the short time frame that is limited by the 30-50 life span of a waterproofing system, especially given the fact that waterproof membranes have a 15 year (20 years at the most) warranty. The concept for this project is fundamentally flawed.

Screen Name Redacted

5/02/2022 05:27 PM

I live in Olympic Village and am aware of concerns that young families have about lack of access to schools in neighbourhoods - what has the CoV asked of the developer in terms of adding school facilities on site or in neighbouring properties? Especially with the 180 units of social housing - some of which will benefit families one hopes - in addition to the 648 residential units, there must be addition of property being offered to lease or use by VSB for an elementary



school. I am a retired person so am not affected but I know so many young people who are leaving because they cannot find schools for their children. I like this vibrant, diverse neighbourhood and I would like to see more young families able to stay here.

Screen Name Redacted

6/01/2022 01:54 PM

What public amenities come with this development? Is there a public plaza? Is there an improvement to the seawall? What public greenspace will there be at ground level? Thank you.

Screen Name Redacted

6/01/2022 06:01 PM

Good addition to the neighborhood.

Screen Name Redacted

6/02/2022 09:02 AM

As a city, we need to consider how adding more residents, especially families, will impact our school system. Currently, there are wait lists for schools within the City of Vancouver, and children are having to go to school outside of their catchment zone. It is great to see that this development area includes the addition of childcare spaces, but what about an elementary school? The current one nearby, Crosstown Elementary, is already at capacity. More elementary schools are needed in downtown Vancouver, so young children can go to school where they live.

Screen Name Redacted

6/02/2022 09:58 PM

Sounds great and will help revitalize that section of the waterfront

Screen Name Redacted

6/05/2022 09:37 AM

How many new dogs to the neighbourhood (we love dogs) but the current dog parks are over used and we this property and Concords next property to have a dog park. Did I mention we love Dogs! The current and soon to be rebuilt park is just not adequate for the current pet situation. This area need public access bathrooms, sorry but there is no polite way to discuss the human condition...

Screen Name Redacted

6/06/2022 08:01 PM

I think 28 storeys is too high for that location ... it should be limited to 16- 20 stories. It should be a graded approach ... low rises next to the waterfront and higher rises behind them. As vain as it sounds ... Would be a shame to block the stadium lights ... it's such a staple of the Vancouver skyline !!! We love the sea wall and walk our dog on it everyday ... the buildings around it should blend in with nature and the city simultaneously and not stand out that big. In sum , I like the design of the building overall but should be a shorter building to fit the city's vibe :-).



---

Screen Name Redacted

6/06/2022 09:08 PM

I'd like to see fewer floors do the new building blends in better with the existing neighbourhood and natural surroundings

Screen Name Redacted

6/11/2022 06:16 PM

Building Height: water front buildings should be lower to accommodate great water views

Screen Name Redacted

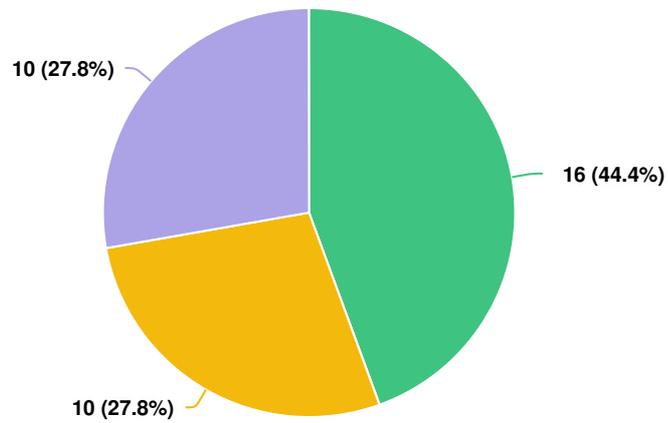
6/16/2022 12:31 PM

Hello, I think if the developer proposes to add another residential tower to this area, they should be responsible for adding school and daycare facilities as well. Elsie Roy, the school built for Yaletown, was full from the first day it opened, and all the over flow gets redirected to Crosstown elementary, on the other side of the stadium from this development. Crosstown elementary itself is over subscribed, with people living 500m from the school not even making it into the catchment. The situation is similar for daycare - there are no spaces. Therefore, I believe if this area is to be responsibly developed, one or two floors of the building should house a school. Thank you

**Mandatory Question** (36 response(s))

**Question type:** Essay Question

**Q2** Your overall position about the application:



**Question options**

- Support
- Opposed
- Mixed

*Optional question (36 response(s), 0 skipped)  
Question type: Dropdown Question*