



A COUNCIL UPDATE:
VANCOUVER VIEWS IMPLEMENTATION
A REPORT BACK ON NEW VIEWS & HIGHER BUILDINGS

city of vancouver planning department | december 16, 2010



Photo by: Lloud K. Barnes Photography (flickr.com)

FINDINGS OF VANCOUVER VIEWS STUDY



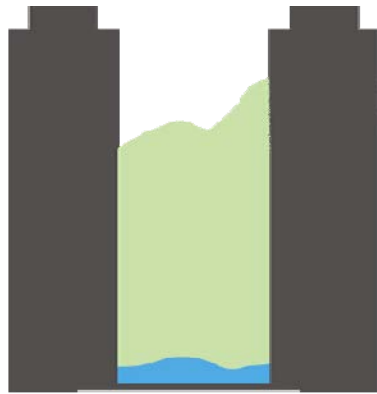
- **View corridors are very important** to the image and feel of our city and are cherished by the public
- **Council affirmed this** by strengthening several and **adding additional views** in January 2010
- Council decided not to introduce Higher Buildings into view corridors but **asked staff to explore other opportunities** for additional height outside of protected corridors
- **There are opportunities** for additional higher buildings which can provide **environmental leadership, exhibit architectural excellence,** enhance our skyline, add capacity in strategic locations while **maintaining protected view corridors**

A CAREFUL BALANCE

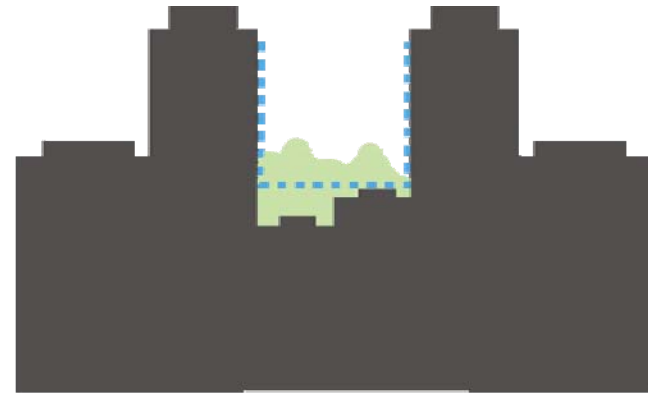


RIDGELINE SKYLINE SHORELINE

40 YEARS OF VIEW PROTECTION



1970's: Protection of street-end views

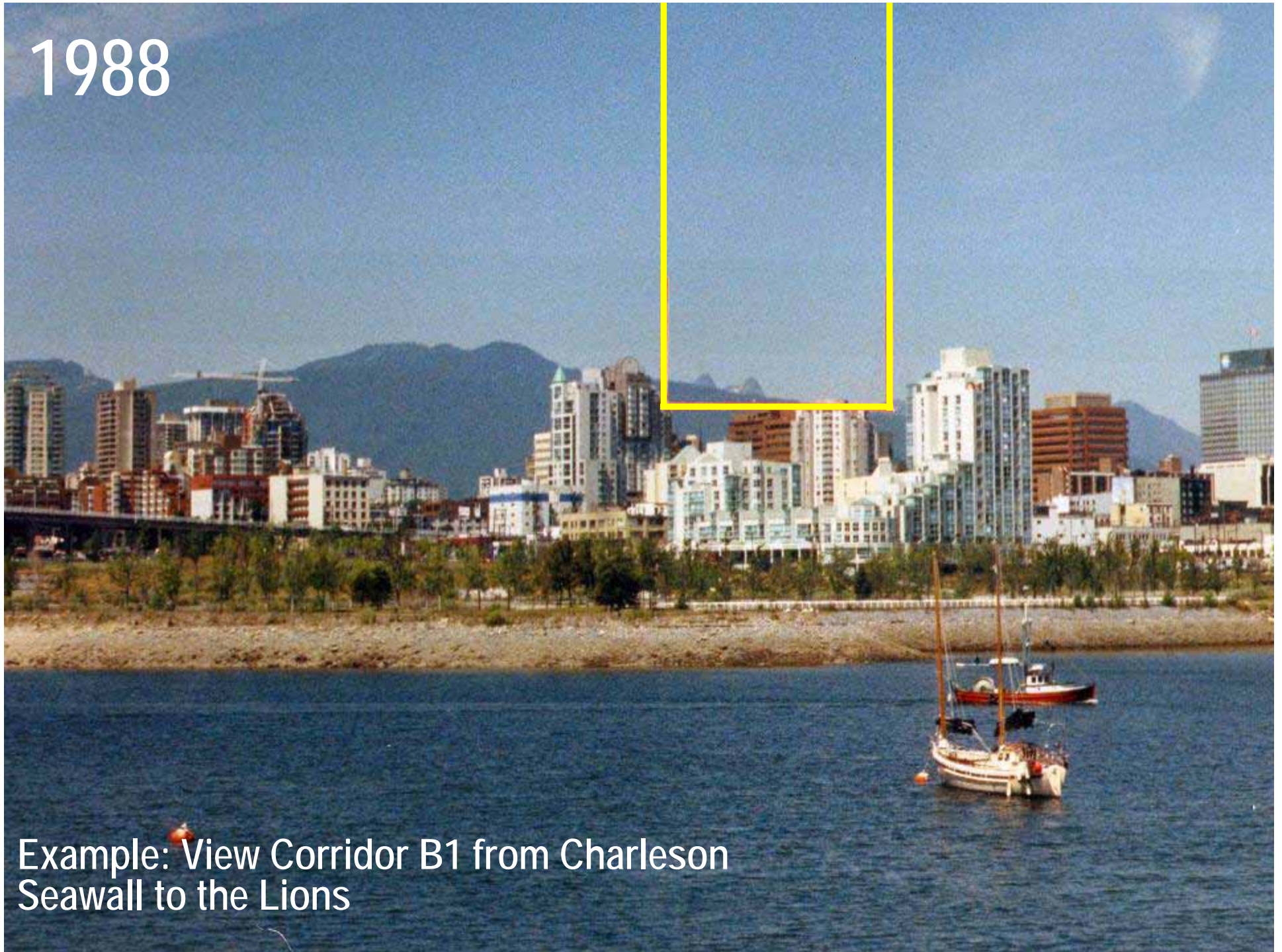


1989: View Protection Guidelines identified 27 public views to be protected



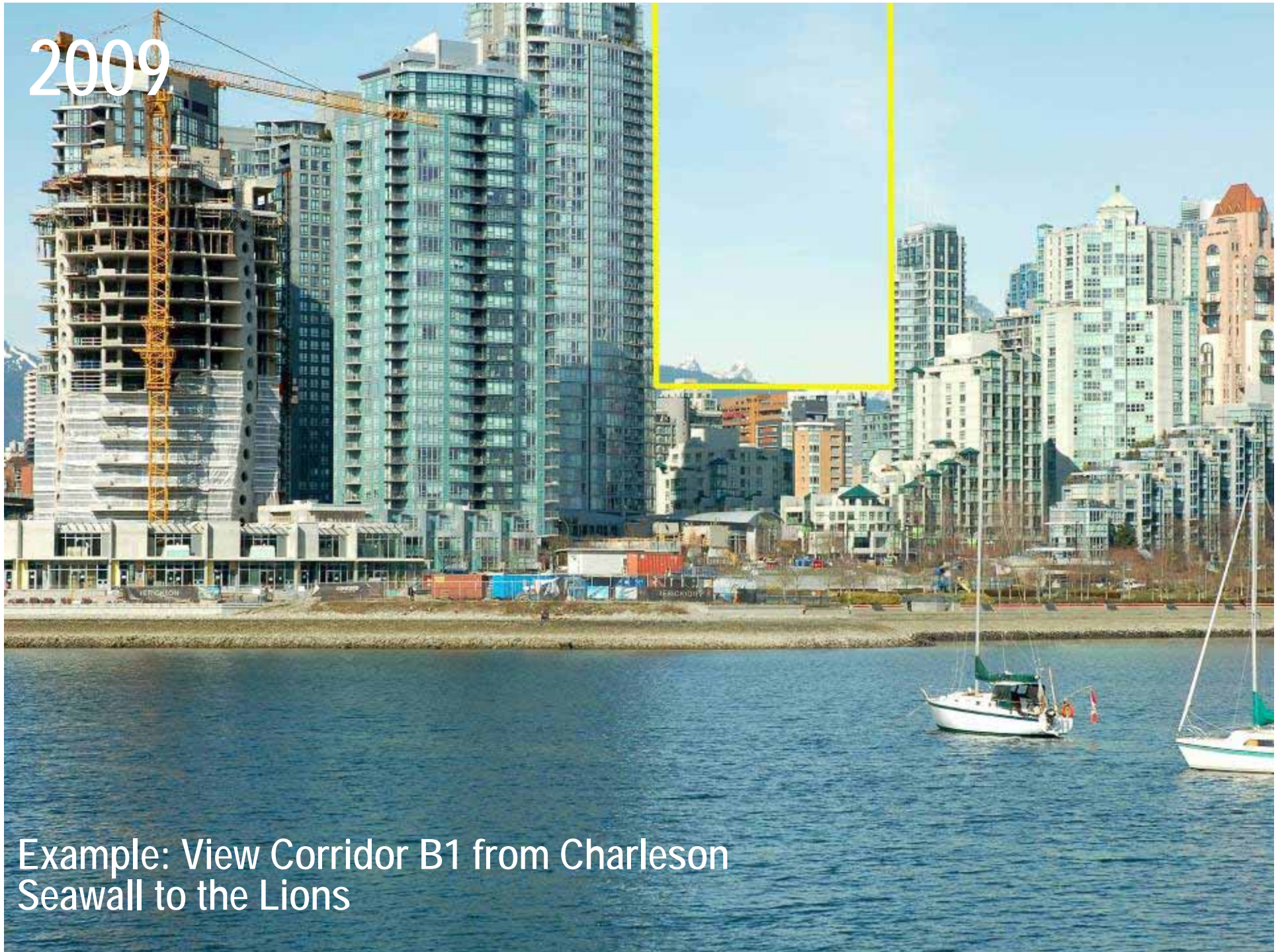
1997: Downtown Skyline Study recommended the City adopt policies to support a dome shaped skyline

1988



Example: View Corridor B1 from Charleson Seawall to the Lions

2009



Example: View Corridor B1 from Charleson Seawall to the Lions

VANCOUVER VIEWS STUDY

- 2 year review of the View Protection Guidelines, which have been in place for 20 years
- Extensive urban design analysis and public consultation, including statistically significant telephone surveys, eleven open houses and public forums

PUBLIC RESPONSE

- Strong support for protected views
- Some tolerance for modification of some views
- Strong support for addition of new views
- Public divided on additional taller buildings



VANCOUVER VIEWS STUDY

In January 2010, City Council:

- Affirmed the importance of the view corridors
- Strengthened several of the views
- Added three new view corridors
- Rejected the option for additional Higher Buildings within view corridors, and
- Requested that Staff report back on *additional opportunities for Higher Buildings within current policy and outside of protected public views*

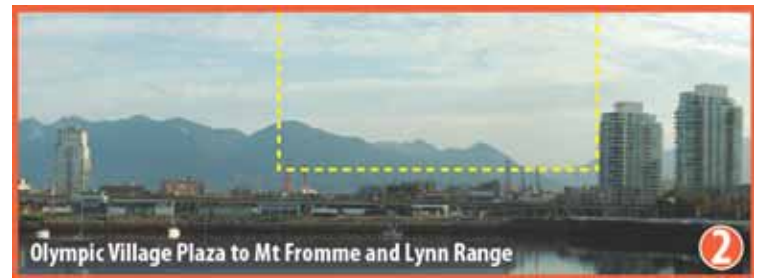
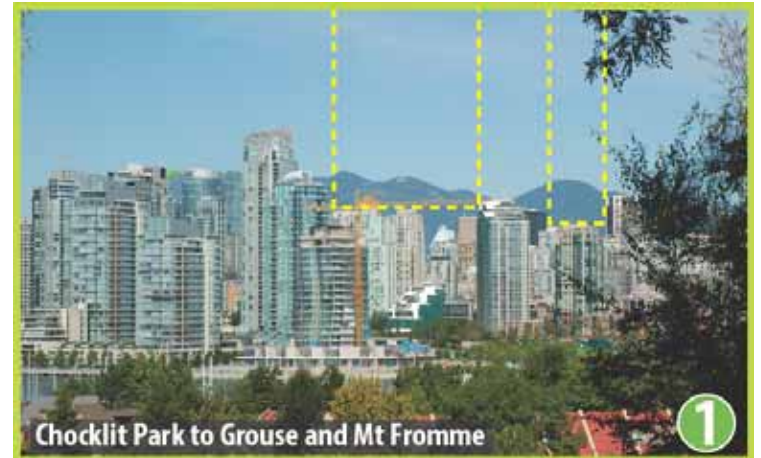


An aerial photograph of a mountain range. The mountains are covered in snow, with some dark, rocky peaks visible. The foreground is filled with dense evergreen trees, also partially covered in snow. The sky is overcast and grey.

NEW VIEWS:

IMPLEMENTING THE PREVIOUSLY APPROVED VIEW CORRIDORS

NEW VIEWS AS APPROVED IN PRINCIPLE
(January 2010)



IMPLEMENTATION OF NEW VIEWS

- **View F1: CHOKLIT PARK TO GROUSE & MOUNT FROMME**
Generally implemented as illustrated in January 2010

- **View G & H: OLYMPIC PLAZA TO NORTH SHORE**

Implemented as two separate views:

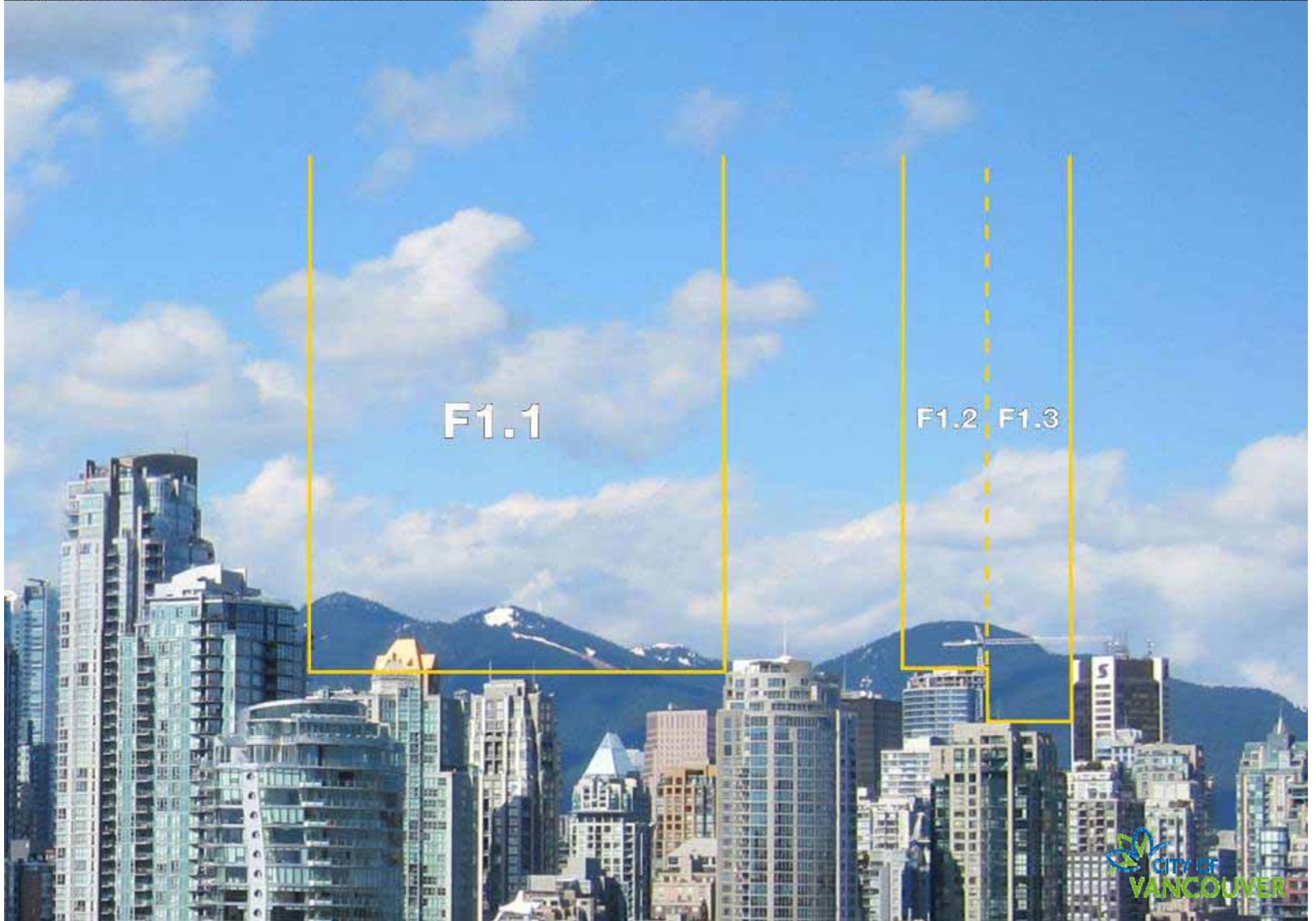
- One from centre of plaza to celebrate its role in the city
- One from the seawall to deliver a wide panoramic view, including glacial element & gantry cranes of the port
- Delivers optimal view experience while allowing flexibility in the Historic Area Height Review and Northeast False Creek

- **View J1: CREEKSIDE PARK TO THE LIONS**

Implemented to reflect decisions of HAHR for a building up to 160' at BC Electric



implementation of choklit park to grouse & mount fromme



F1.1

F1.2 F1.3

Implementation of Olympic Village Shipyard Western Pier to North Shore Mountains



Implementation of Olympic Plaza View to North Shore Mountains



Implementation of the creekside park to the lions view





HIGHER BUILDINGS:

SEEKING LOCATIONS FOR ADDITIONAL HEIGHT



Photo by: [runningclouds](#) (flickr.com)



WHY HIGHER BUILDINGS?

- PLAY AN IMPORTANT ROLE IN CITY BUILDING BY PROVIDING STRATEGIC LANDMARKS IN THE SKYLINE
- HELP ACHIEVE THE SUSTAINABILITY GOALS OF THE GREENEST CITY ACTION TEAM
(reducing sprawl; adding residents near existing infrastructure; encouraging sustainable transportation; providing more access to green space; providing leadership in green building, etc.)
- DELIVER ADDITIONAL BENEFIT CAPACITY
(absorption of heritage density; affordable housing; childcare; parks; development of cultural, recreation or other community facilities, etc.)



WHY HIGHER BUILDINGS?:
SUSTAINABLE & ARCHITECTURAL LEADERSHIP

“demonstration of green building design performance (in particular energy performance) that significantly improves local knowledge and results in green design beyond prevailing policy”

“that establishes a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the City’s skyline” .

CURRENT POLICY FOR HIGHER BUILDINGS

General Policy for Higher Buildings (1997)

- Identified seven sites (not affected by view corridors policy) for development
- Higher building should be located on West Georgia, Granville and Burrard
- Must feature architectural excellence, public amenities, on-site open space
- Subject to special review process
- May penetrate QE Park View Corridor



OUR TASK TODAY

To seek *additional higher building opportunities* to improve the visual interest in the downtown skyline that *penetrate only View Cone 3*: from *Queen Elizabeth Park* to the Downtown Skyline and North Shore Mountains



Photo by: Jerome Briot



1. HIGHER BUILDINGS

- Step 1: Identifying all potential areas for Higher Buildings
- Step 2: Establishing appropriate sub-areas for Higher Buildings
- Step 3: Establishing appropriate heights for the identified sub-areas





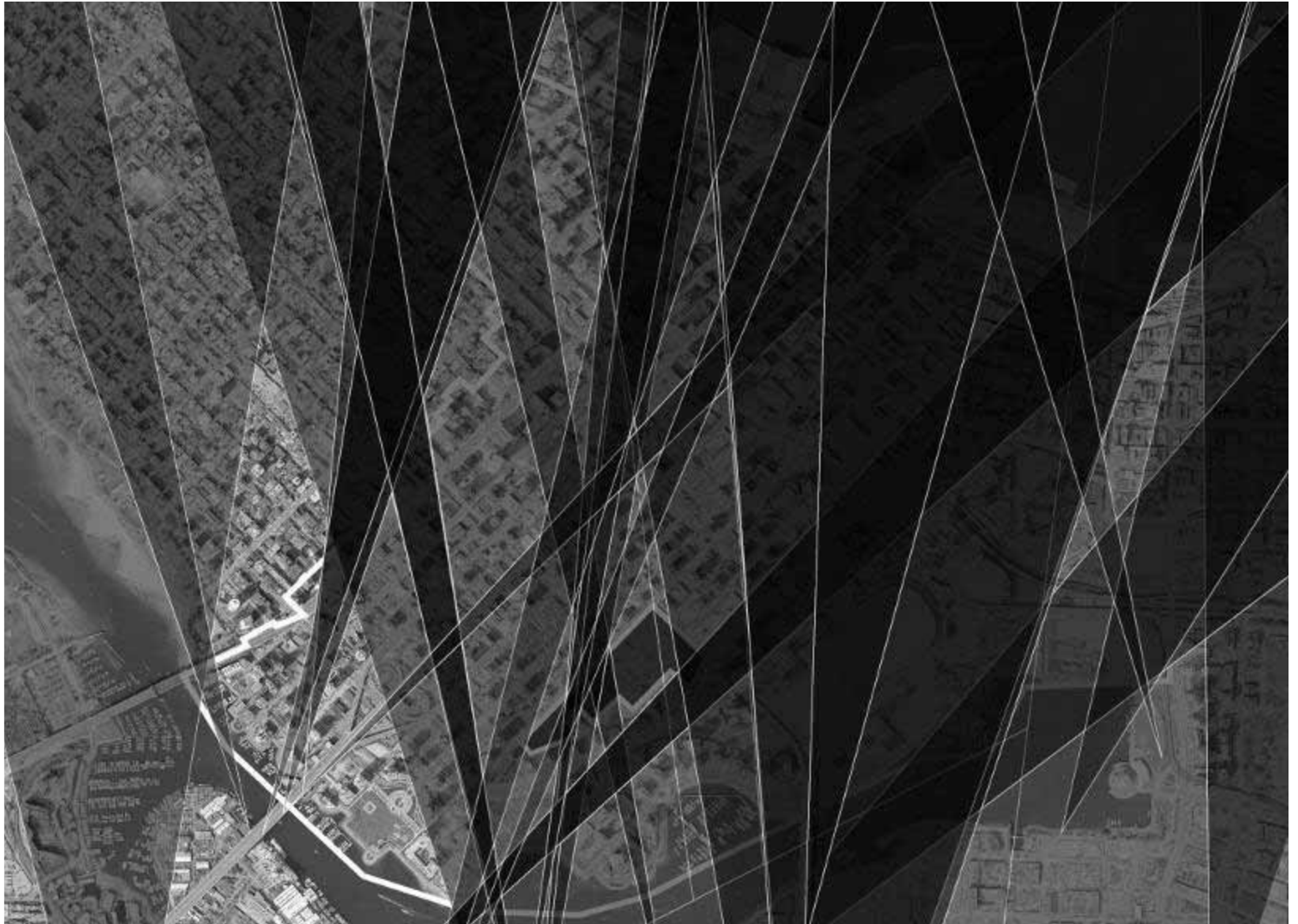
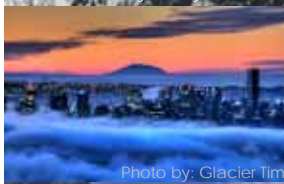
STEP 1:
IDENTIFY POTENTIAL
AREAS FOR HIGHER BUILDINGS

Photo by: hradcanska (flickr.com)

THE STUDY AREA

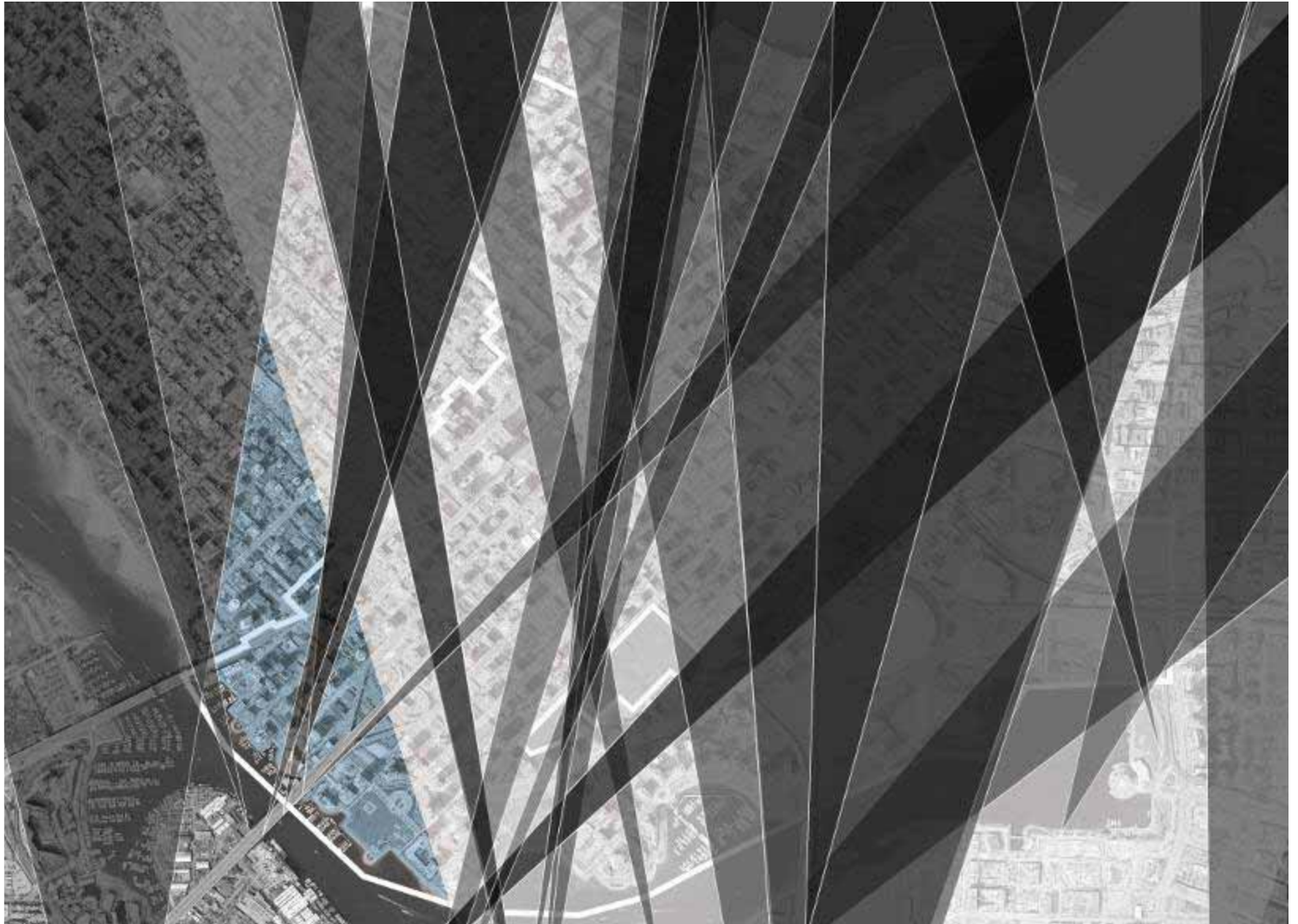




DOWNTOWN VIEW CORRIDORS



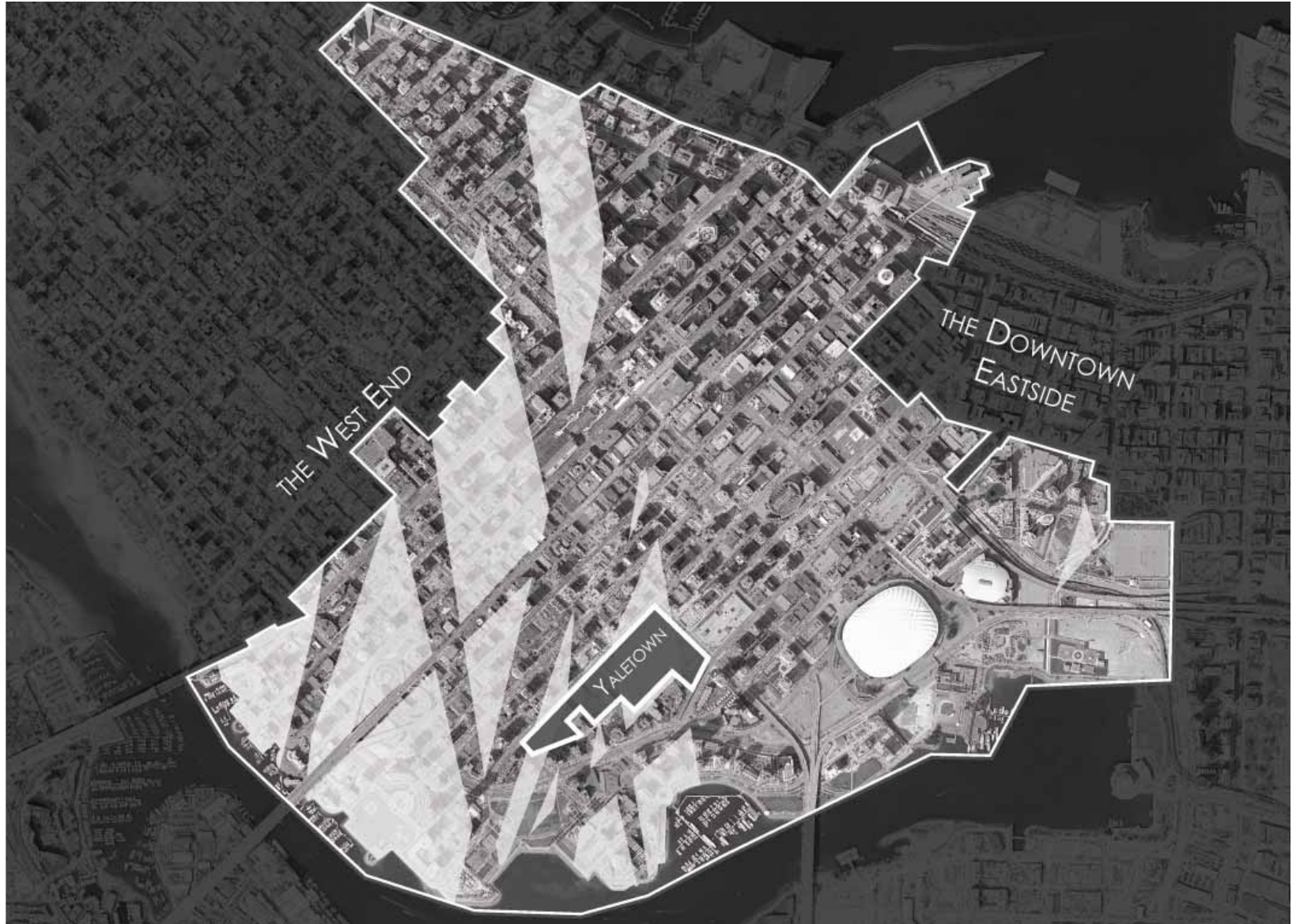
 View Corridors

AREAS OUTSIDE OF VIEW CORRIDORS



-  View Corridor 3: Queen Elizabeth
-  No View Corridor Restrictions

AREA OF POTENTIAL HIGHER BUILDINGS



 Potential Areas for Higher Buildings within the Study Area

STEP 2:

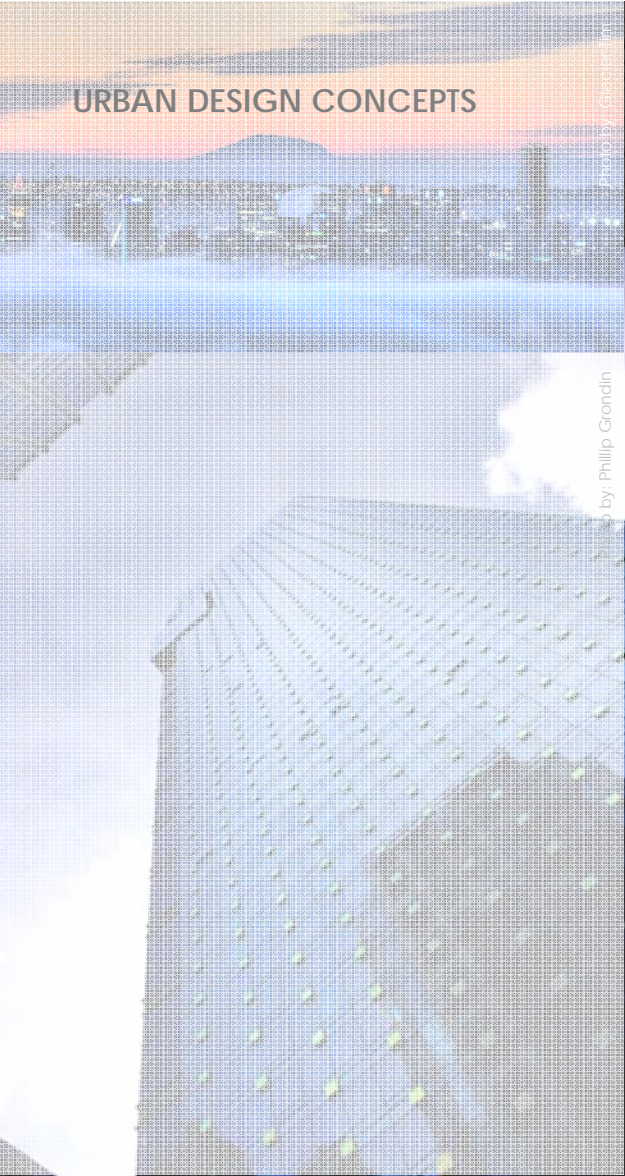
URBAN DESIGN CONCEPTS FOR HIGHER BUILDING SUB-AREAS



Photo by: ecstaticist (flickr.com)



AREA OF POTENTIAL HIGHER BUILDINGS



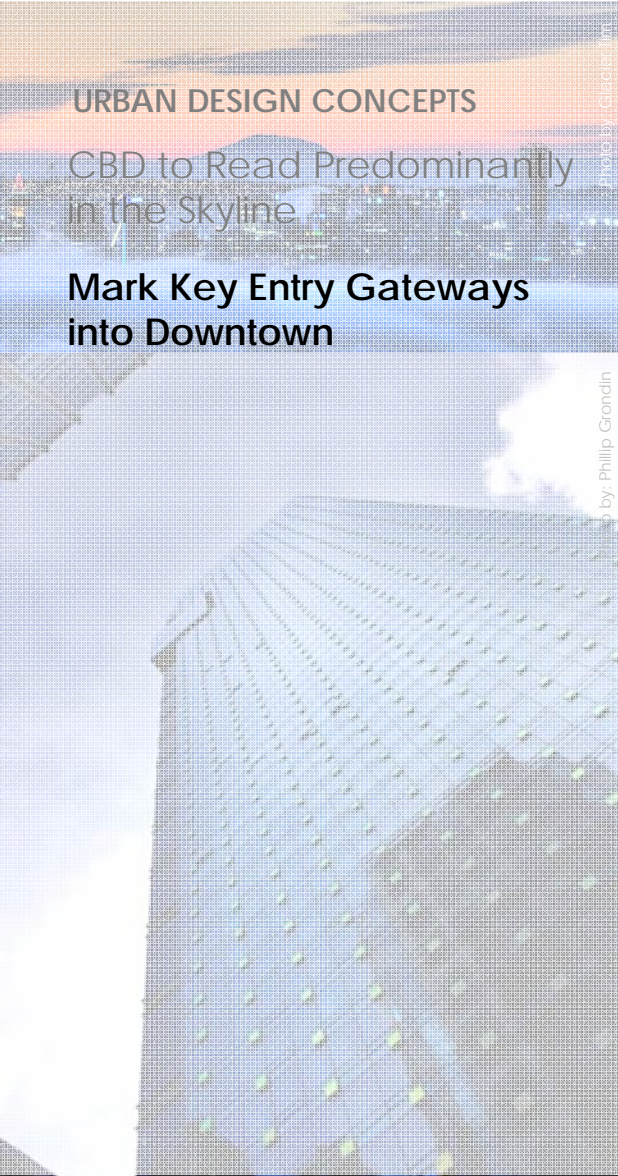
MARK THE CITY'S CORE

URBAN DESIGN CONCEPTS

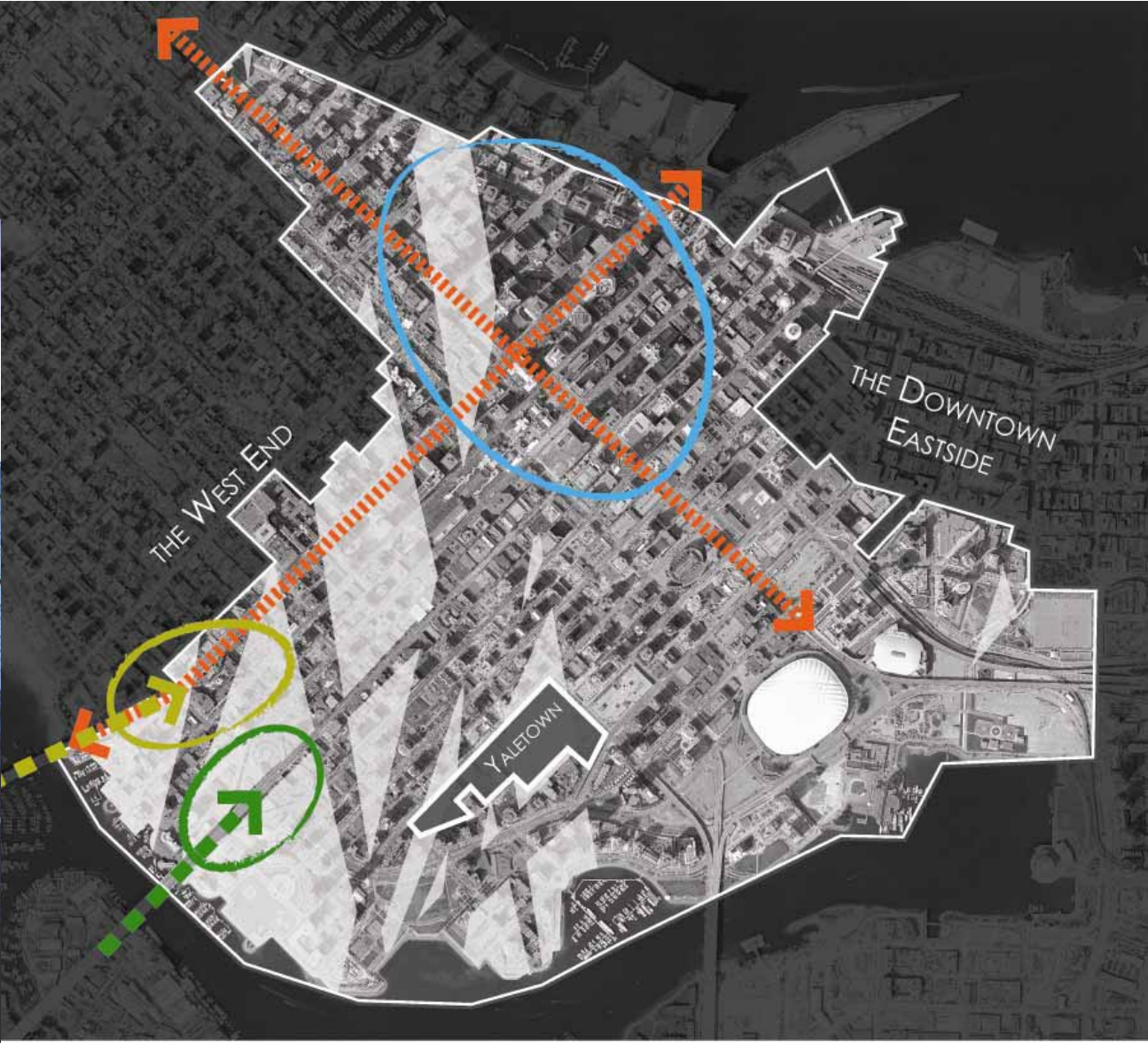
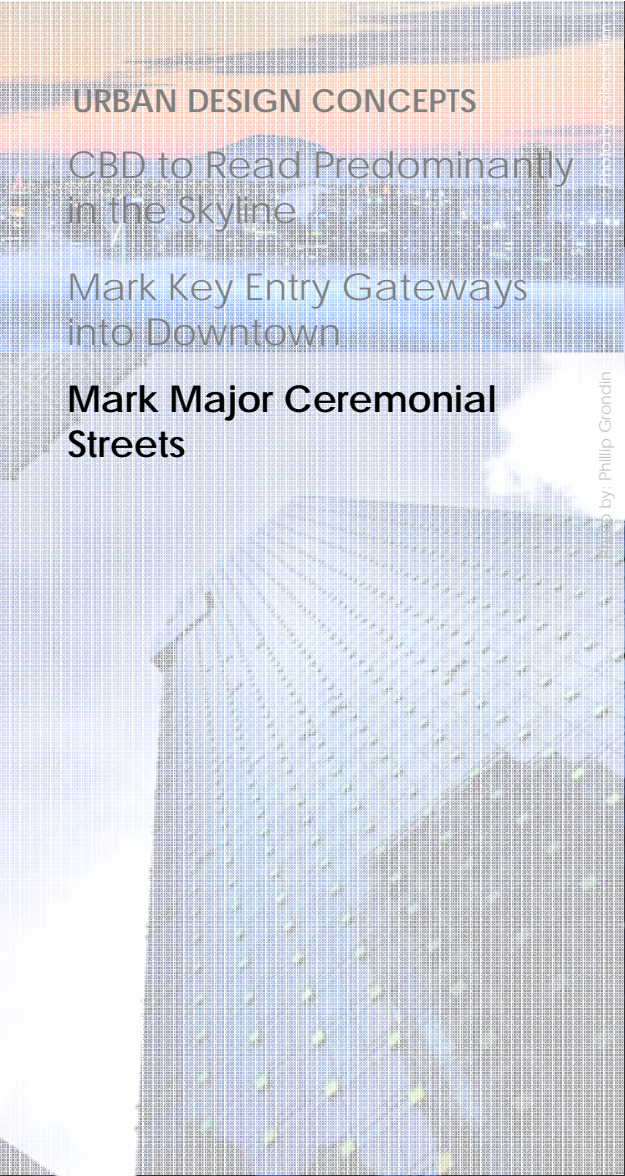
CBD to read predominantly
in the skyline

by Phillip Grondin





LINING THE MAJOR CEREMONIAL STREETS



SO, WHERE SHOULD HIGHER BUILDINGS NOT LAND?

URBAN DESIGN CONCEPTS

CBD to Read Predominantly in the Skyline

Mark Key Entry Gateways into Downtown

Mark Major Ceremonial Streets

AREAS WHERE HIGHER BUILDINGS WERE NOT CONSIDERED

No Development Sites

Right on the Water's Edge

Where there were adverse shadow or scale impacts (i.e. parks, plazas, historic areas, shopping streets)

Secondary or Residential Streets



STEP 3:
SUB AREA EVALUATION
CENTRAL BUSINESS DISTRICT | BURRARD & GRANVILLE GATEWAYS



Photo by: kennymatic (flickr.com)





CENTRAL BUSINESS DISTRICT: EXPANDING THE CURRENT HIGHER BUILDING BOUNDARY



Photo by: Duane Storey (flickr.com)



CENTRAL BUSINESS DISTRICT:
EXPANDING THE CURRENT HIGHER BUILDING BOUNDARY

current higher building height limits*

- * all view corridors other than Queen Elizabeth are still to be observed
- * These are not zoned height limits but rather enable rezoning applications on identified sites generally in this range



CENTRAL BUSINESS DISTRICT:
EXPANDING THE CURRENT HIGHER BUILDING BOUNDARY

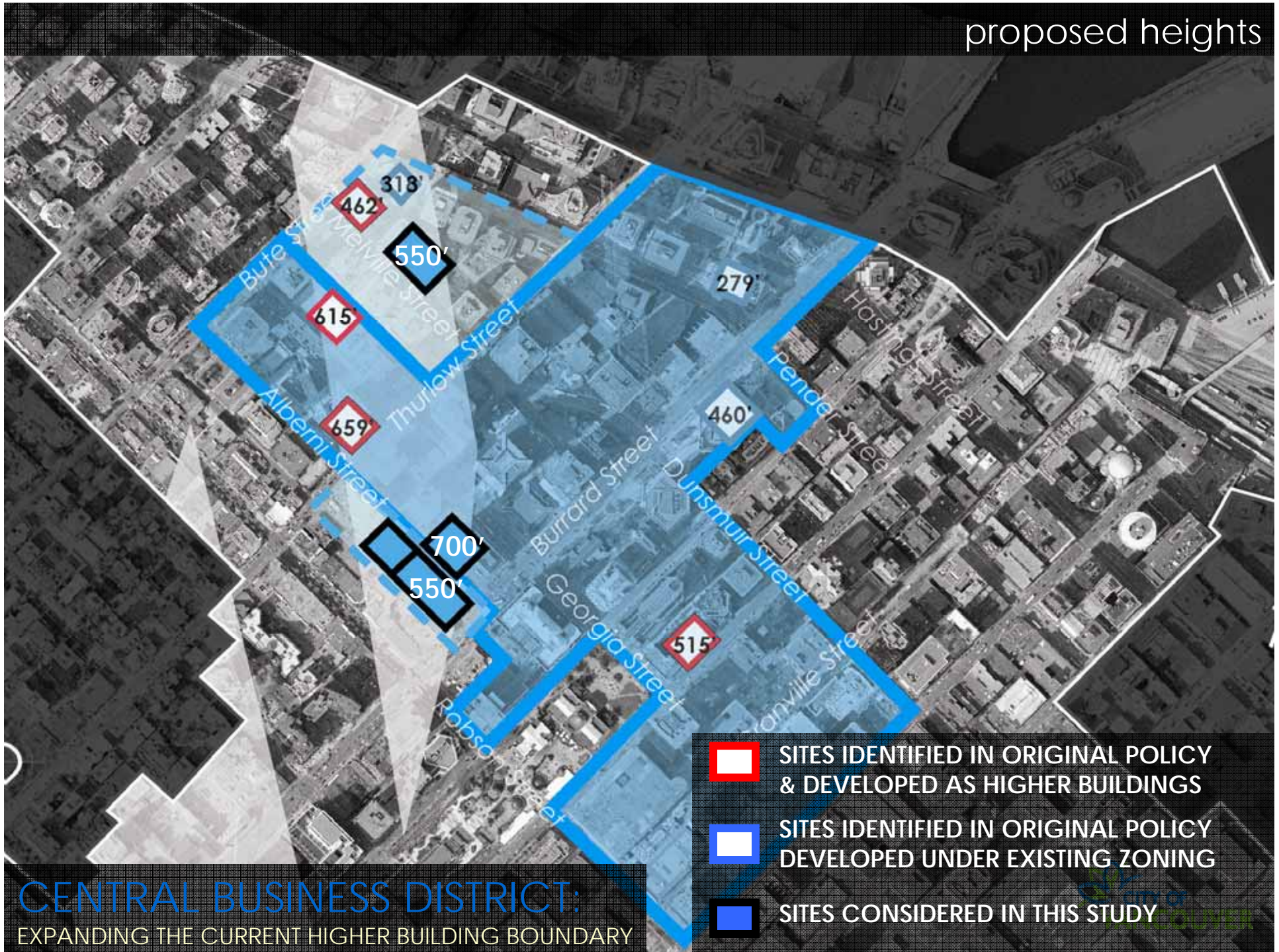


existing policy heights



CENTRAL BUSINESS DISTRICT:
EXPANDING THE CURRENT HIGHER BUILDING BOUNDARY

proposed heights



CENTRAL BUSINESS DISTRICT:
EXPANDING THE CURRENT HIGHER BUILDING BOUNDARY

existing policy heights

LOOKING EAST FROM SPANISH BANKS



CENTRAL BUSINESS DISTRICT:

EXPANDING THE CURRENT HIGHER BUILDING BOUNDARY

proposed heights

LOOKING EAST FROM SPANISH BANKS



CENTRAL BUSINESS DISTRICT:

EXPANDING THE CURRENT HIGHER BUILDING BOUNDARY



MARKING THE GATEWAYS

TWO EXPERIENCES FOR ARRIVING DOWNTOWN
BURRARD BRIDGE GATEWAY ENTRY | GRANVILLE BRIDGE GATEWAY ENTRY

Photo by: ecstatis (flickr.com)

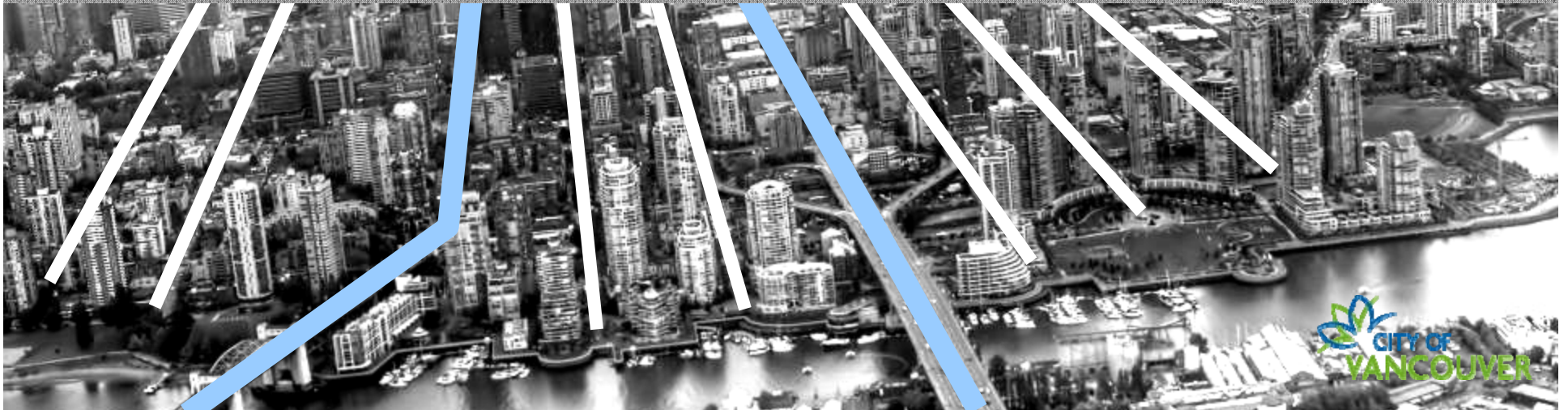


TWO GATEWAY EXPERIENCES FOR ARRIVING DOWNTOWN



an axial view from burrard

a framed view on granville





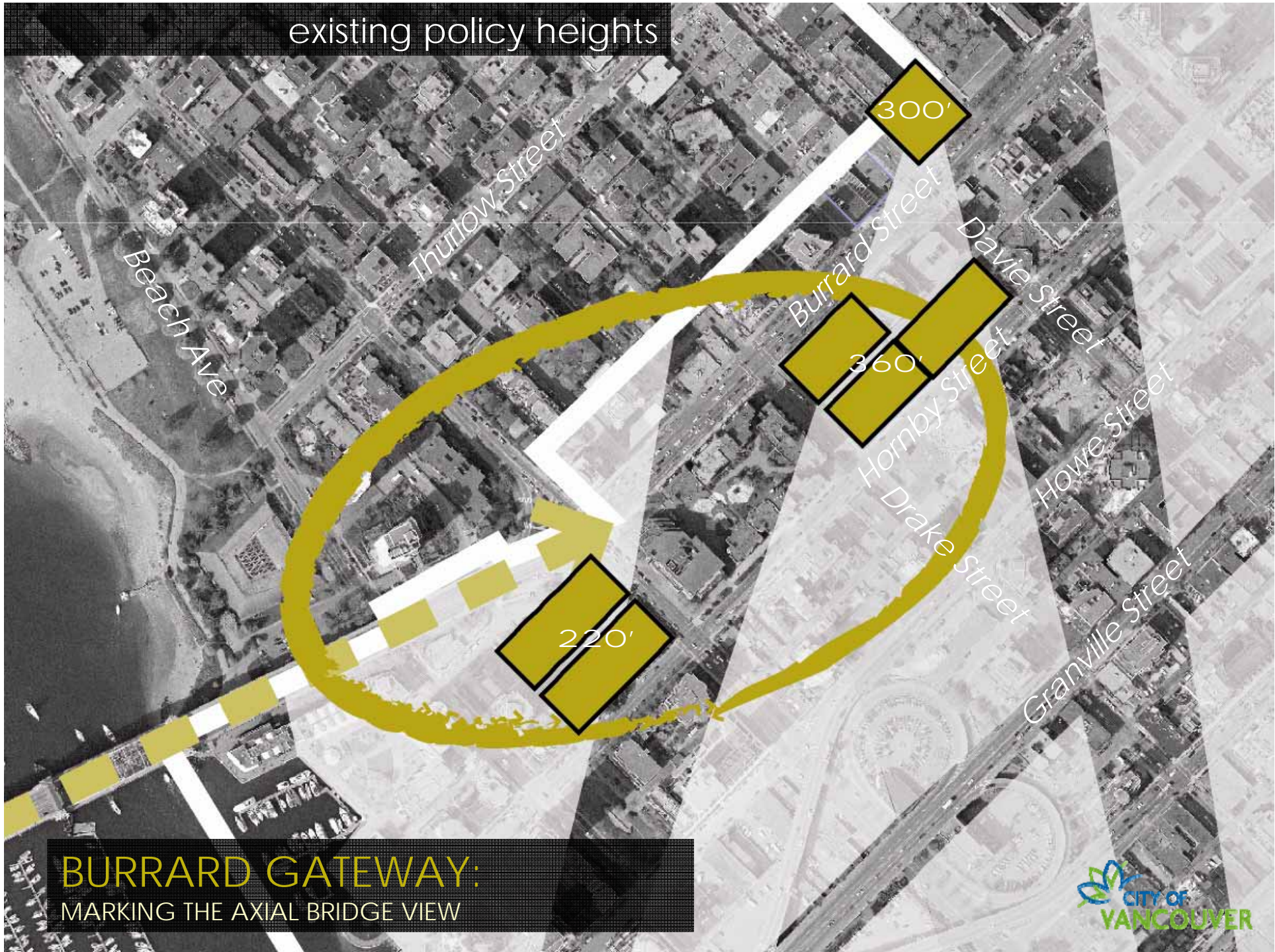
BURRARD GATEWAY

MARKING THE AXIAL BRIDGE VIEW

Photo by: Alain Limoges (flickr.com)



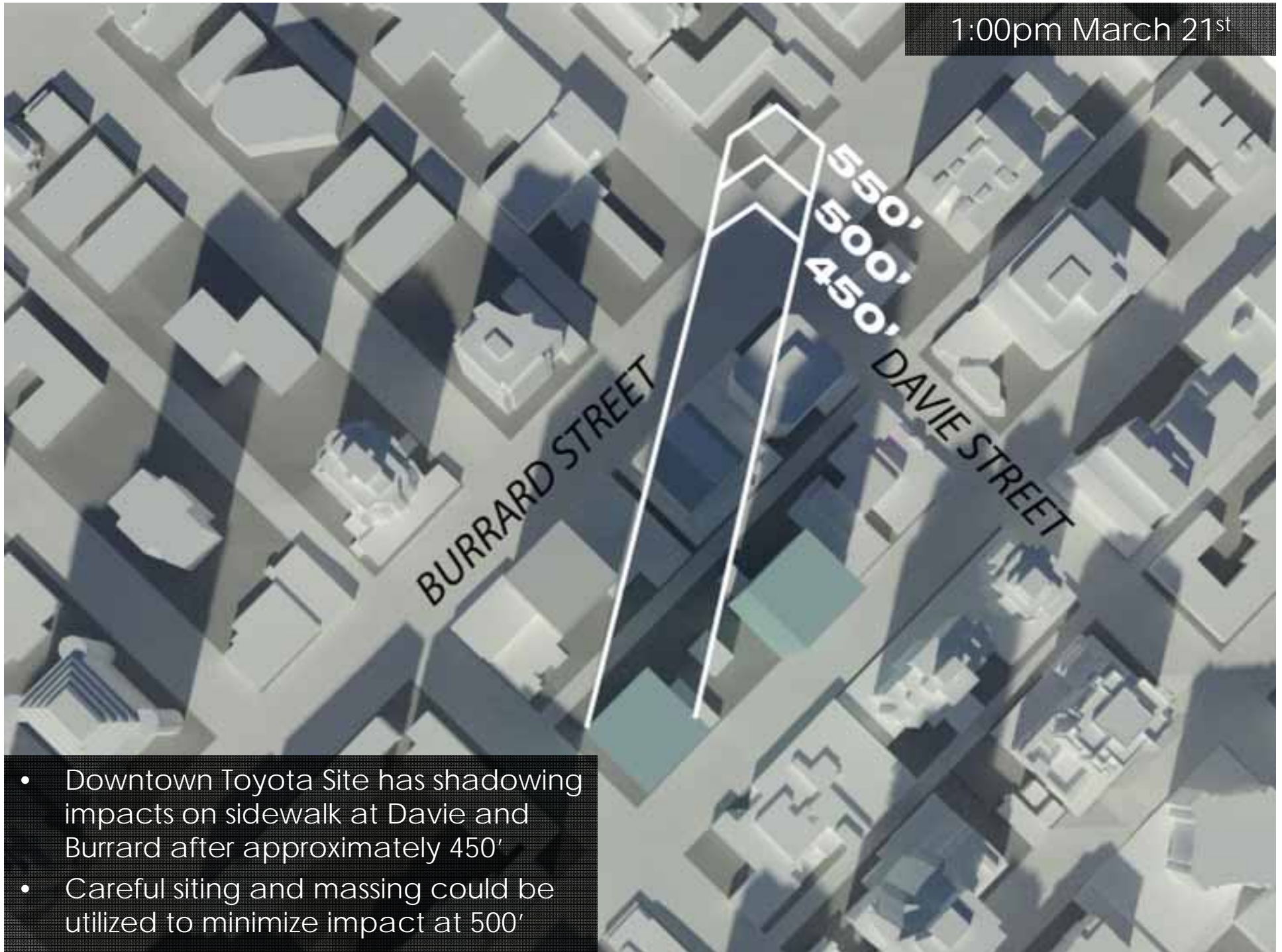
existing policy heights



BURRARD GATEWAY:
MARKING THE AXIAL BRIDGE VIEW

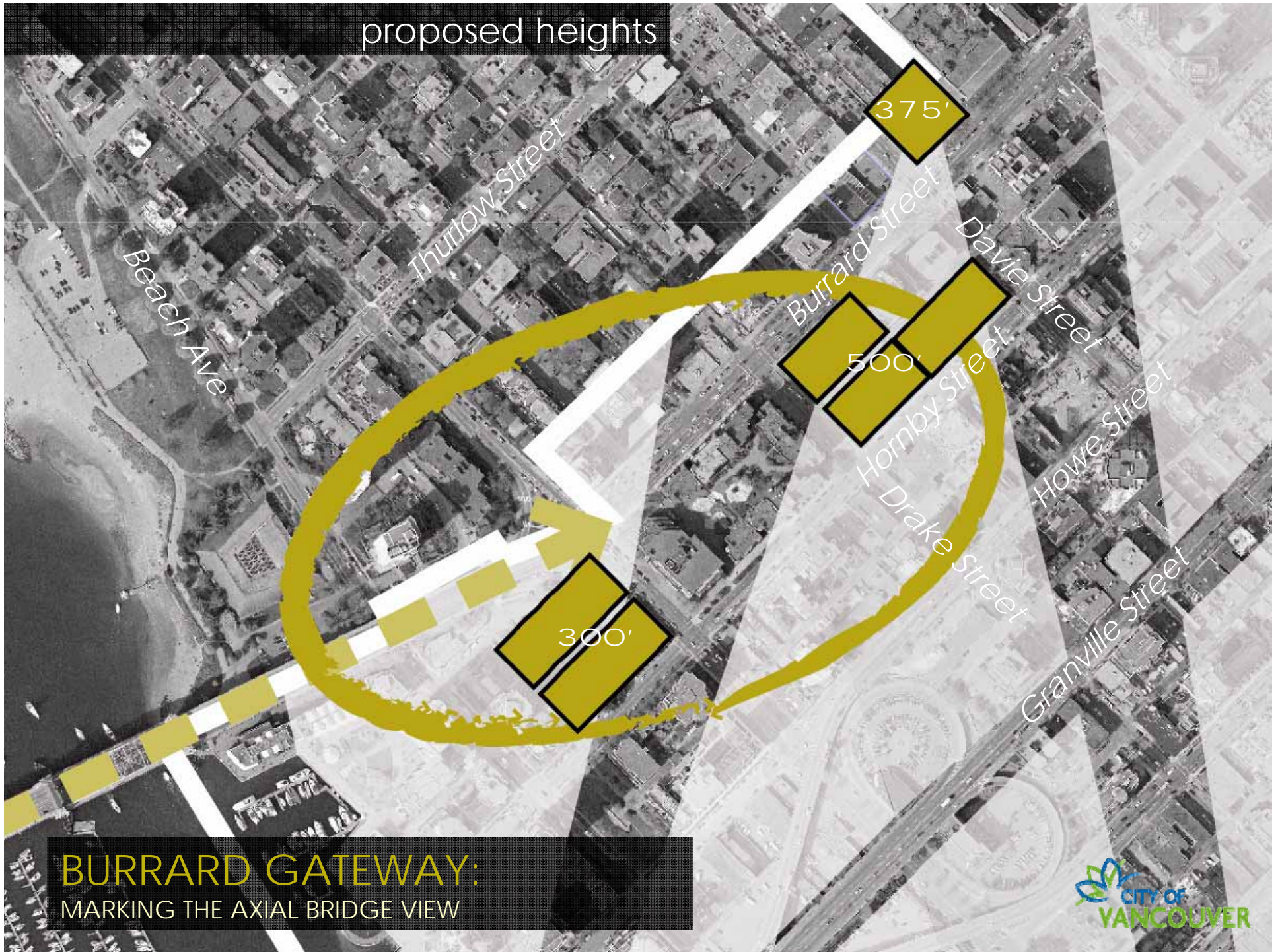


1:00pm March 21st



- Downtown Toyota Site has shadowing impacts on sidewalk at Davie and Burrard after approximately 450'
- Careful siting and massing could be utilized to minimize impact at 500'

proposed heights



BURRARD GATEWAY:
MARKING THE AXIAL BRIDGE VIEW



existing policy heights

LOOKING NORTH ON BURRARD BRIDGE



BURRARD GATEWAY:

MARKING THE AXIAL BRIDGE VIEW

proposed heights

LOOKING NORTH ON BURRARD BRIDGE



BURRARD GATEWAY:

MARKING THE AXIAL BRIDGE VIEW

existing policy heights

LOOKING EAST FROM VANIER PARK



BURRARD GATEWAY:
MARKING THE AXIAL BRIDGE VIEW

proposed heights

LOOKING EAST FROM VANIER PARK



BURRARD GATEWAY:
MARKING THE AXIAL BRIDGE VIEW

Photo from flickr.com by stefan lozinsky



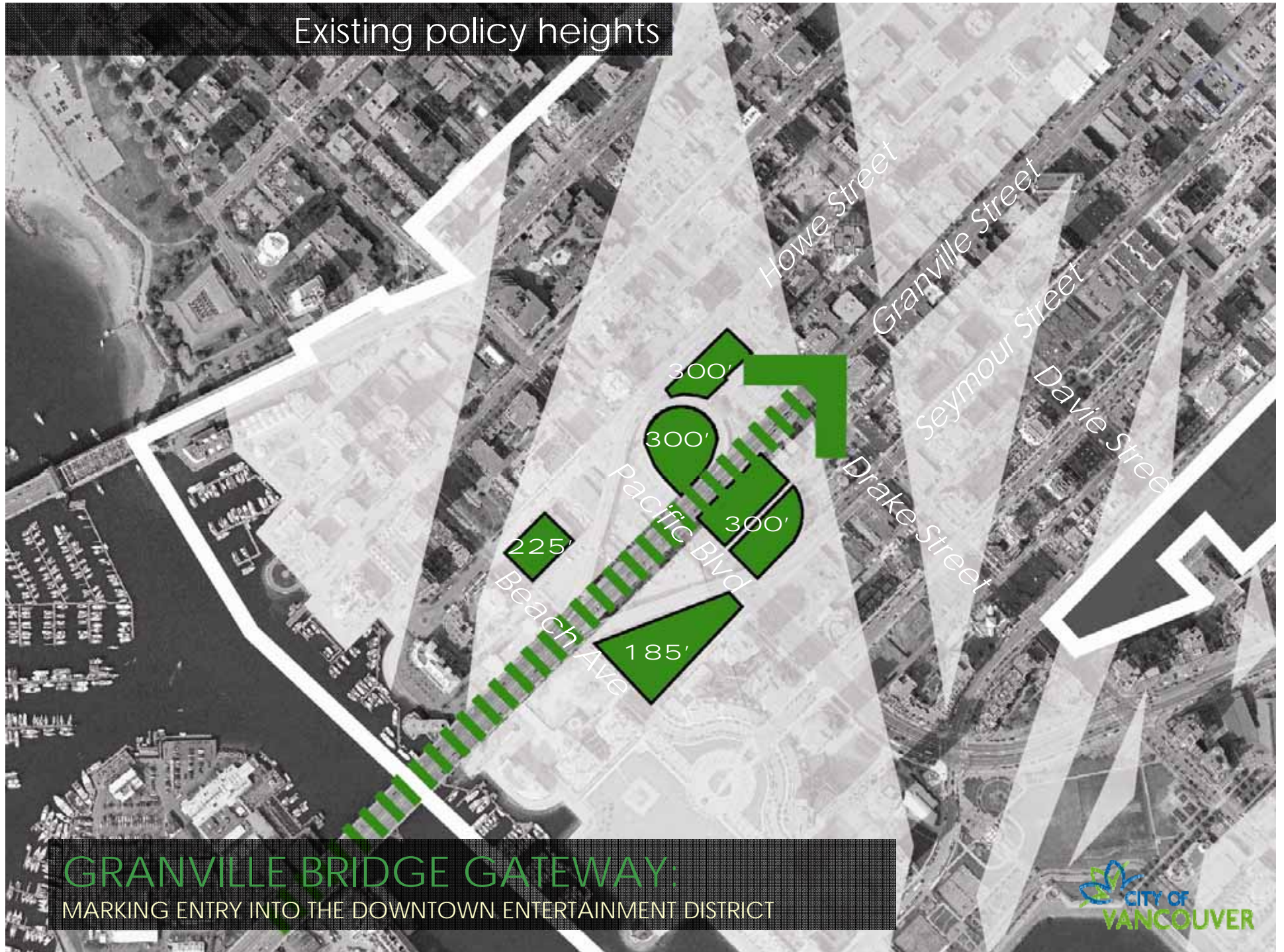
GRANVILLE BRIDGE GATEWAY:

MARKING ENTRY INTO DOWNTOWN'S ENTERTAINMENT DISTRICT

Photo by: Stefan Lozinsky (flickr.com)



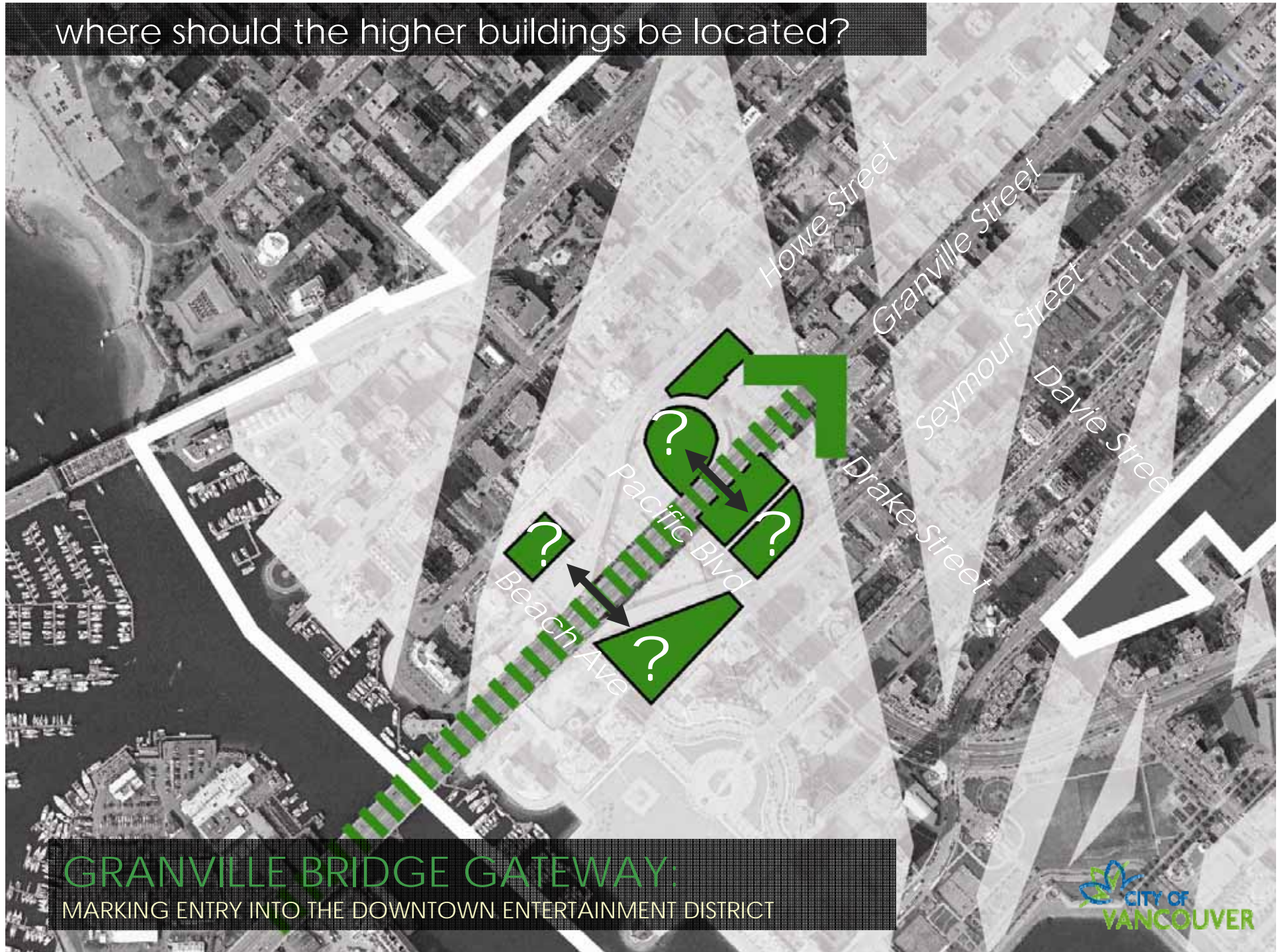
Existing policy heights



GRANVILLE BRIDGE GATEWAY:
MARKING ENTRY INTO THE DOWNTOWN ENTERTAINMENT DISTRICT



where should the higher buildings be located?



GRANVILLE BRIDGE GATEWAY:
MARKING ENTRY INTO THE DOWNTOWN ENTERTAINMENT DISTRICT



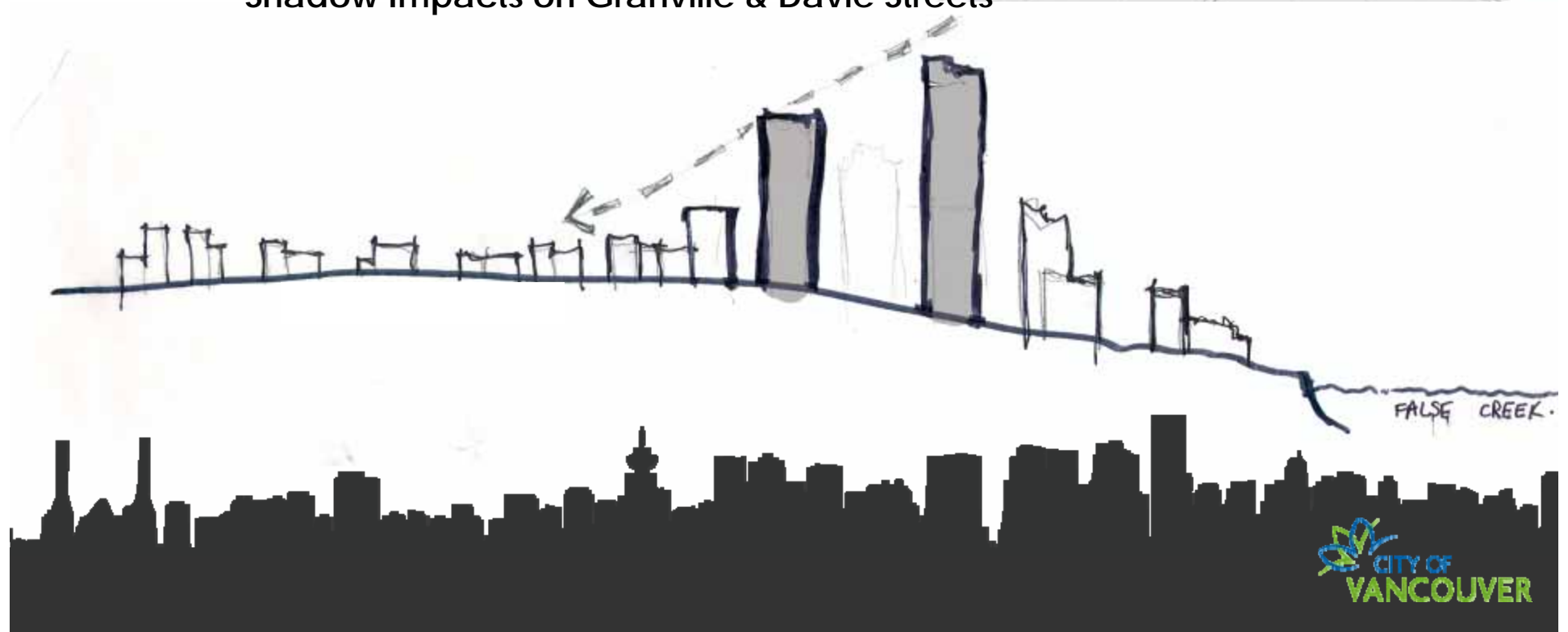
CRITERIA FOR ANALYZING HIGHER BUILDINGS AT THE GRANVILLE BRIDGE GATEWAY

Landmark Towers to Stand Out to Create a Quality Gateway Experience

The Buildings' Relationship to Granville Street

The Buildings' Relationship to the Water

Shadow Impacts on Granville & Davie Streets



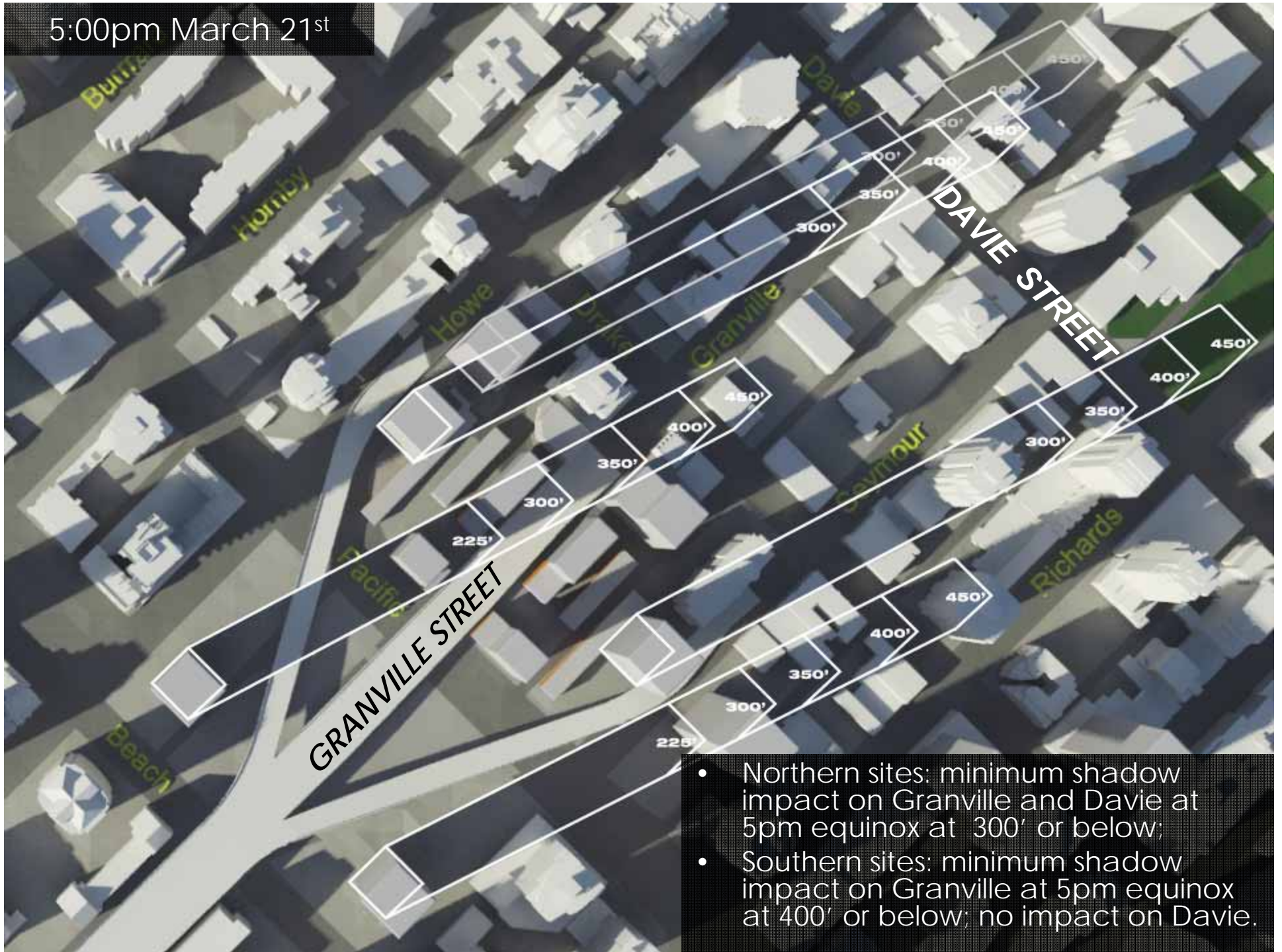
shadow analysis on Granville: a different kind of street

(on East Sidewalk): 70% of the blocks between the bridge and Georgia St experienced highest volumes between 5-6pm*

** Data from the 2008 pedestrian study*

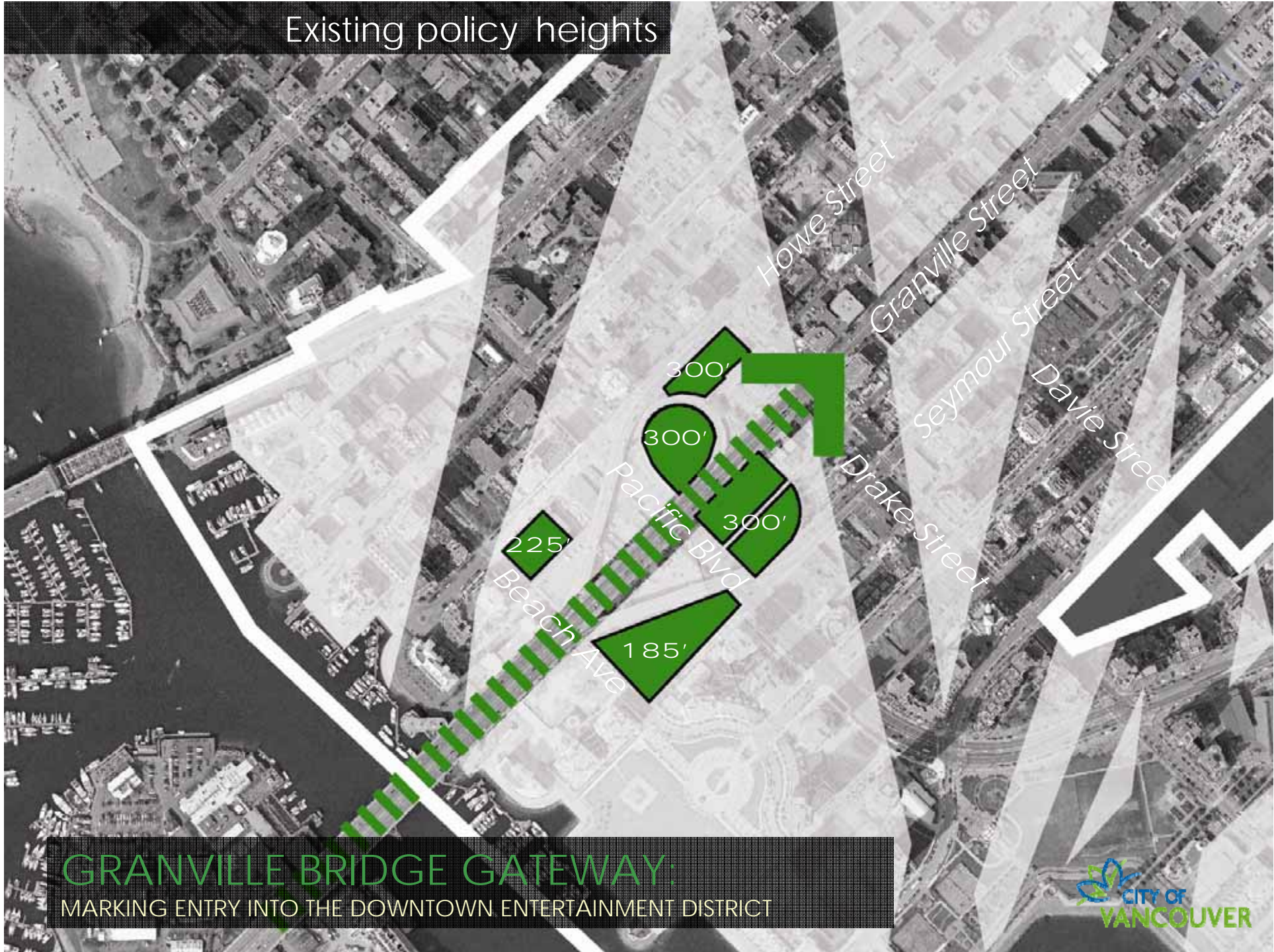


5:00pm March 21st



- Northern sites: minimum shadow impact on Granville and Davie at 5pm equinox at 300' or below;
- Southern sites: minimum shadow impact on Granville at 5pm equinox at 400' or below; no impact on Davie.

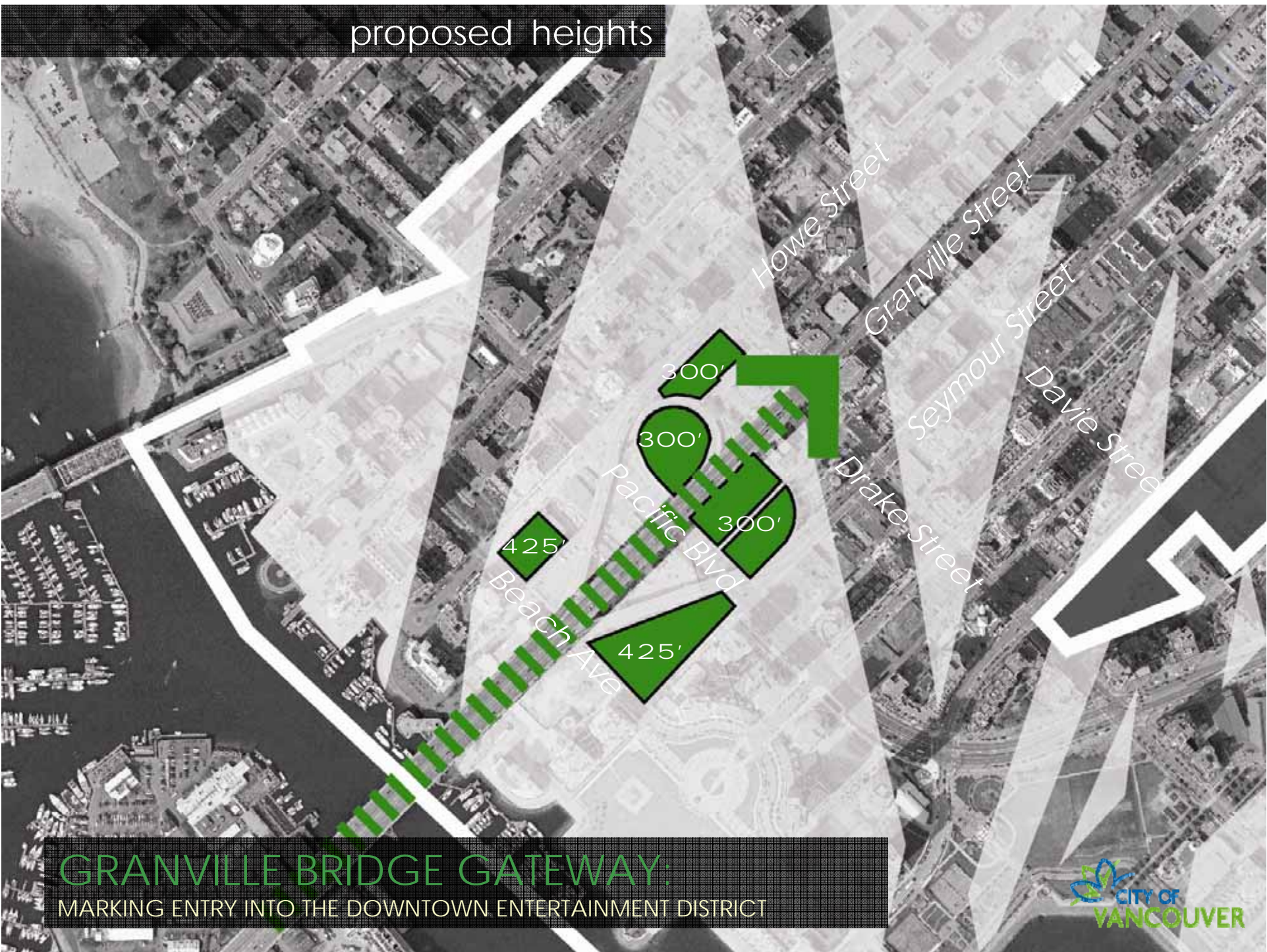
Existing policy heights



GRANVILLE BRIDGE GATEWAY:
MARKING ENTRY INTO THE DOWNTOWN ENTERTAINMENT DISTRICT



proposed heights



GRANVILLE BRIDGE GATEWAY:
MARKING ENTRY INTO THE DOWNTOWN ENTERTAINMENT DISTRICT



existing policy heights

LOOKING NORTH ON GRANVILLE BRIDGE

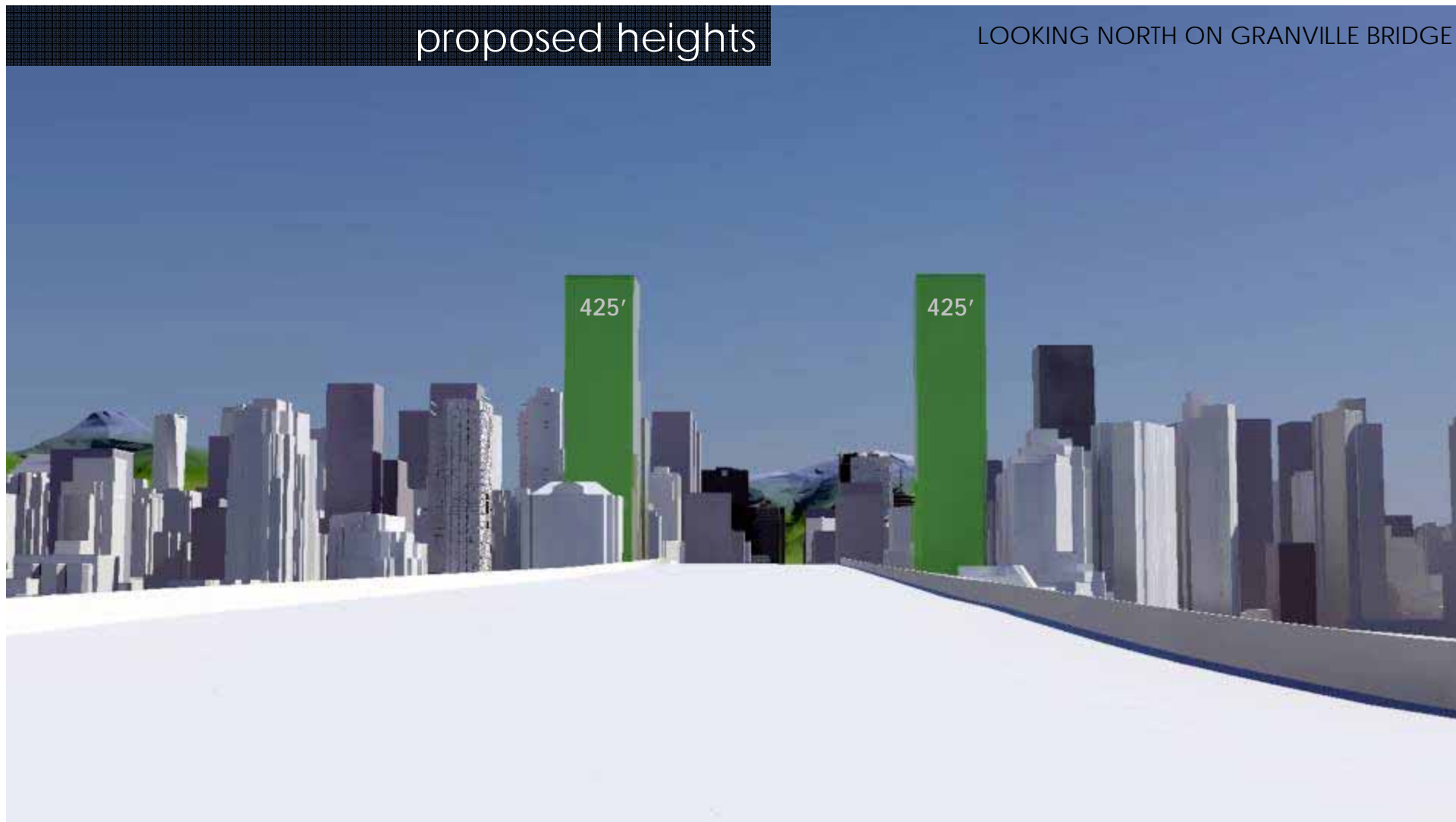


GRANVILLE BRIDGE GATEWAY:

MARKING THE ENTRY INTO THE DOWNTOWN ENTERTAINMENT DISTRICT

proposed heights

LOOKING NORTH ON GRANVILLE BRIDGE



GRANVILLE BRIDGE GATEWAY:

MARKING THE ENTRY INTO THE DOWNTOWN ENTERTAINMENT DISTRICT

existing policy heights

LOOKING NORTH FROM HEMLOCK ON-RAMP



GRANVILLE BRIDGE GATEWAY:

MARKING THE ENTRY INTO THE DOWNTOWN ENTERTAINMENT DISTRICT

proposed heights

LOOKING NORTH FROM HEMLOCK ON-RAMP



GRANVILLE BRIDGE GATEWAY:

MARKING THE ENTRY INTO THE DOWNTOWN ENTERTAINMENT DISTRICT



SUMMARY

NEW VIEWS & HIGHER BUILDINGS IN THE DOWNTOWN

SUMMARY

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THANKS!

vancouver.ca/views



Photo by: runningclouds (flickr.com)