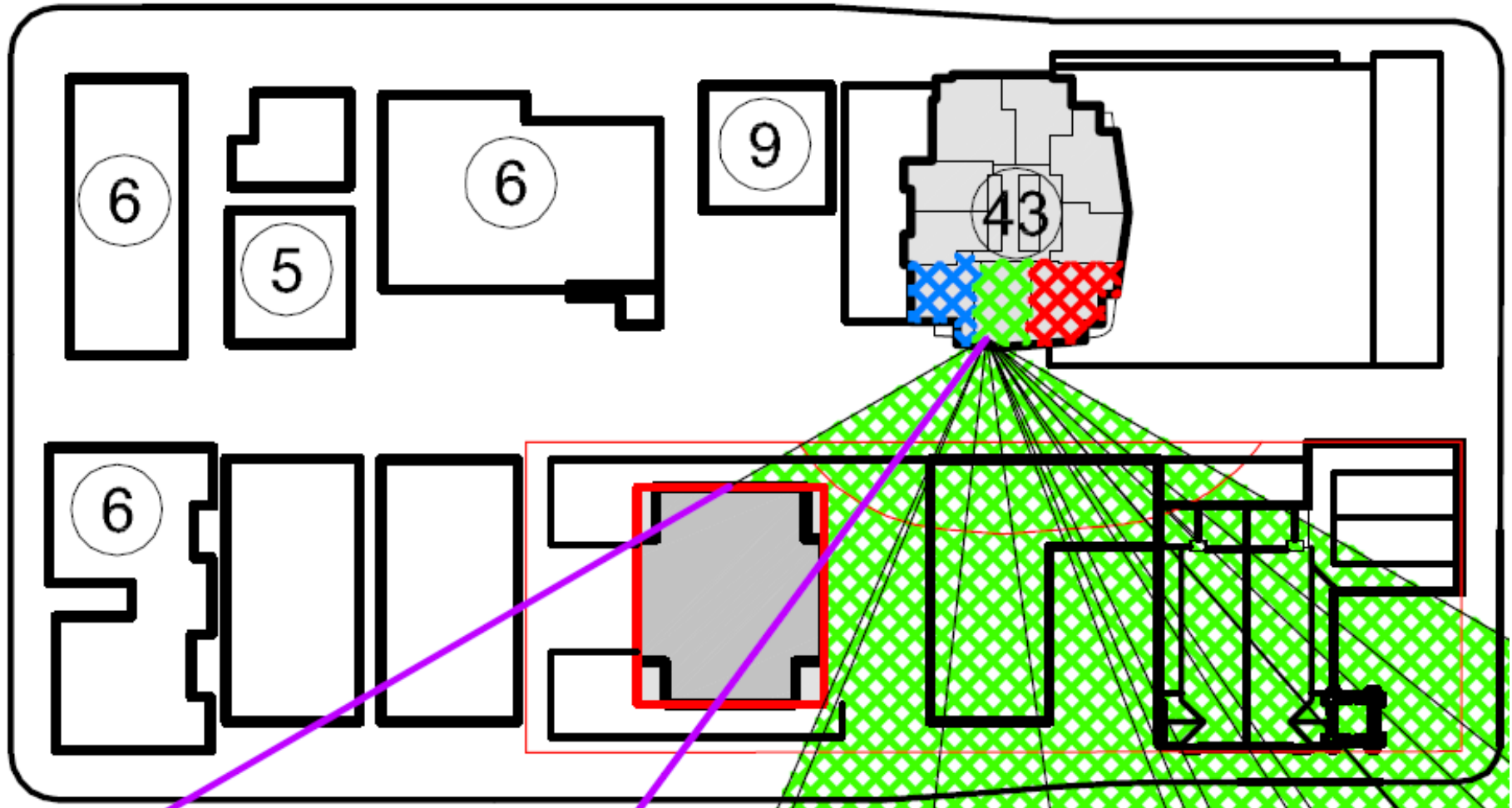


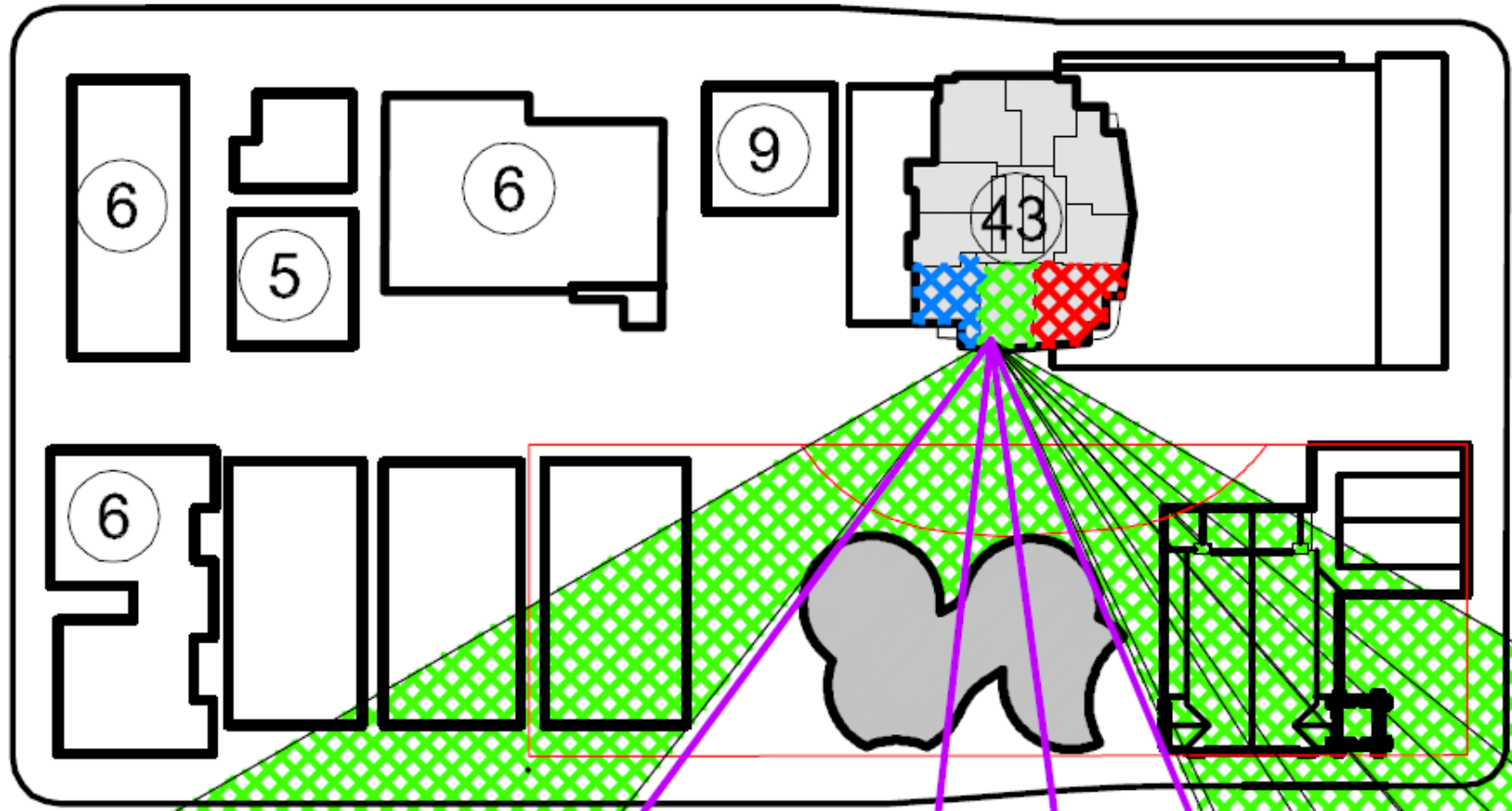
CD-1 Siting 6,500 SF – Patina Level 11 (typical for floors 11-14)

View angle retained: 18.80 (of 120 degrees)



Proposed Siting – Patina Level 11 (typical for floors 11-14)

View angle retained: 25.35 (of 120 degrees) – **really?**



Applicant rendering of our type of unit

Our unit is not angled like this



Singularly-exposed unit situated in center of South wall of tower (omitted from developer's discussion & analysis)



Informal compiled projected exposure based on tower position & scale. Note at-or-near 0% retained view, degree of darkness, & deprivation of privacy



“Vancouverism” means tall slim towers for density, widely separated by low-rise buildings, for light, air, and views

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- Evans, G. (2003). The built environment and mental health. *Journal of Urban Health: Bulletin of the New York Academy of Medicine*, 80(4), 536-555.
- Kaplan, R. (2001) The nature of the view from home: a psychological perspective. *Environment and Behavior*, 33(4), 507-542.
- Kuller R, Lindsten C. Health and behavior of children in classrooms with and without windows. *J Environ Psychol*. 1992;12:305–317. as cited in Evans, G. (2003).
- Matsuoka, R.H., & Kaplan, R. (2008). *People needs in the urban landscape: Analysis of Landscape And Urban Planning contributions*. *Landscape and Urban Planning*, 84, 7–19.
- Stevens, N. & Salmon, P. (2014). Safe places for pedestrians: Using cognitive work analysis to consider the relationships between the engineering and urban design of footpaths. *Accident Analysis & Prevention*, 72, 257-266.
- Veitch, J.A. & Galasiu, A.D. (2012). The Physiological and Psychological Effects of Windows, Daylight, and View at Home: Review and Research Agenda. <http://nparc.cisti-icist.nrc-cnrc.gc.ca/npsi/ctrl?action=shwart&index=an&req=20375039&lang=en>. DOI: <http://doi.org/10.4224/20375039>
*Affiliation: NRC Institute for Research in Construction; National Research Council Canada
- Wells & Rollings. (2012). The natural environment in residential settings: Influences on human health and Function. In Editor S. Clayton, *The Oxford Handbook of Environmental and Conservation Psychology* 509-523. Oxford Library of Psychology.
- Williams, Lisa Marie.(2013). *Between Health and Place: Understanding the Built Environment*. Toronto, ON, CAN: Wellesley Institute, 2013.

969 Burrard, Impact on Views & Livability

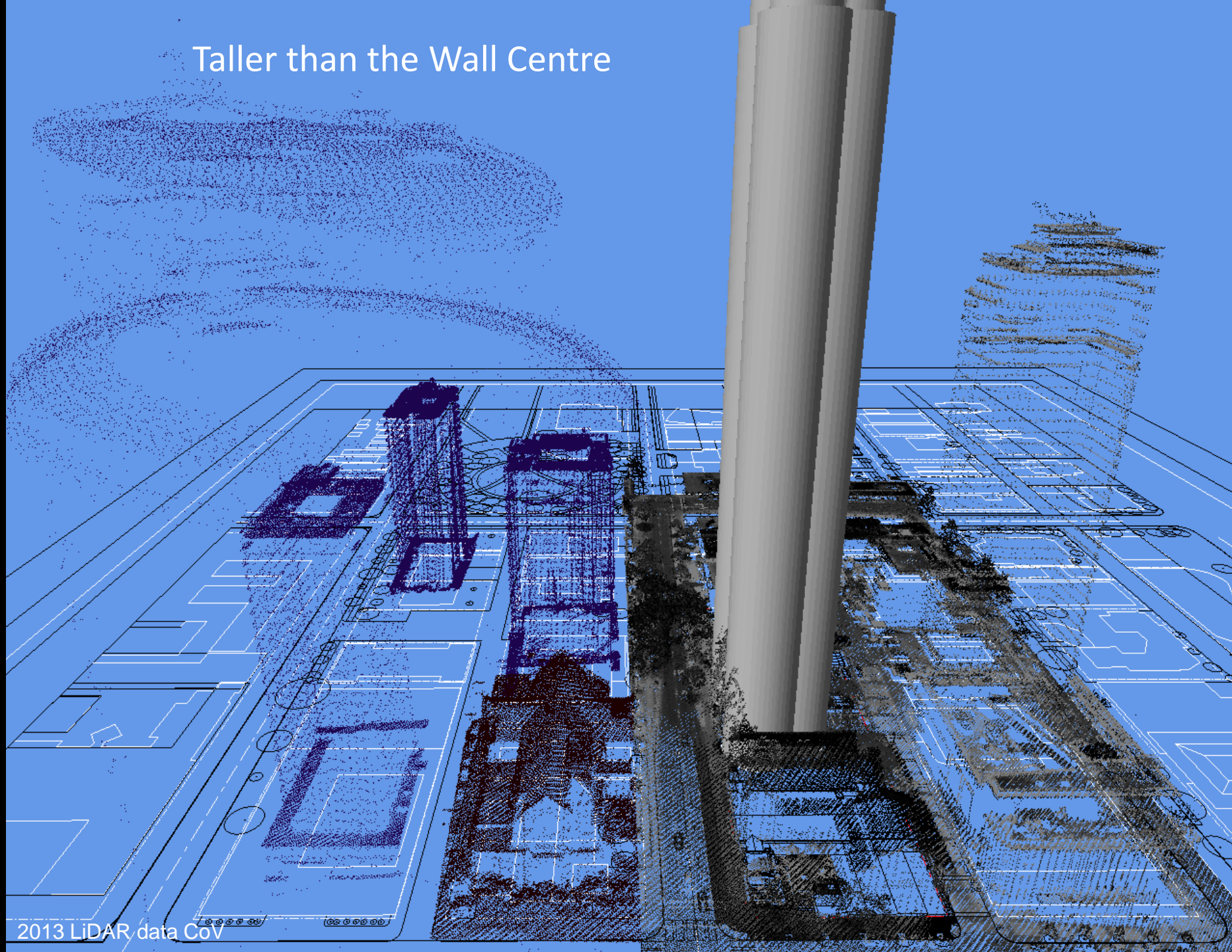


Stephen Bohus, BLA



'Dome' shape profile (July 2017), Grandview-Woodland (Britannia)

Taller than the Wall Centre







Jonathan Rogers Park



Scale comparison (where is the church tower in the elevation?)



Views Information

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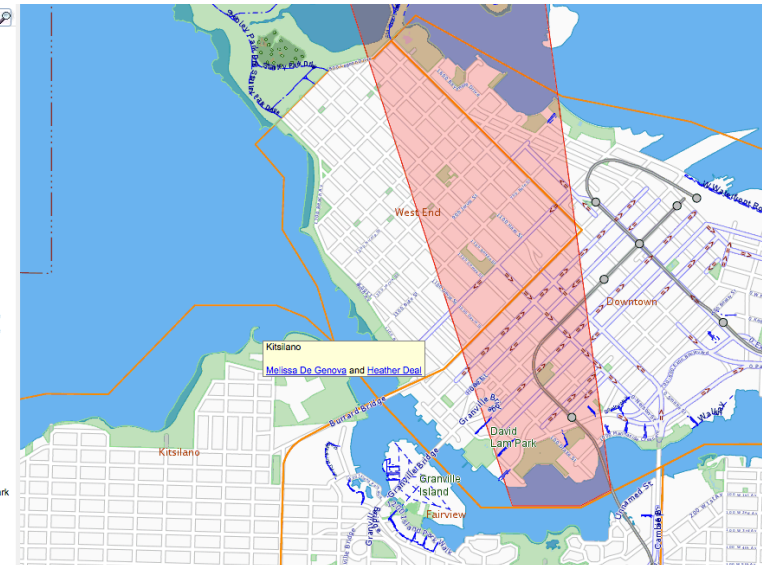
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Views: “Brand” of Vancouver
Significant merit
Future generations
View Protection

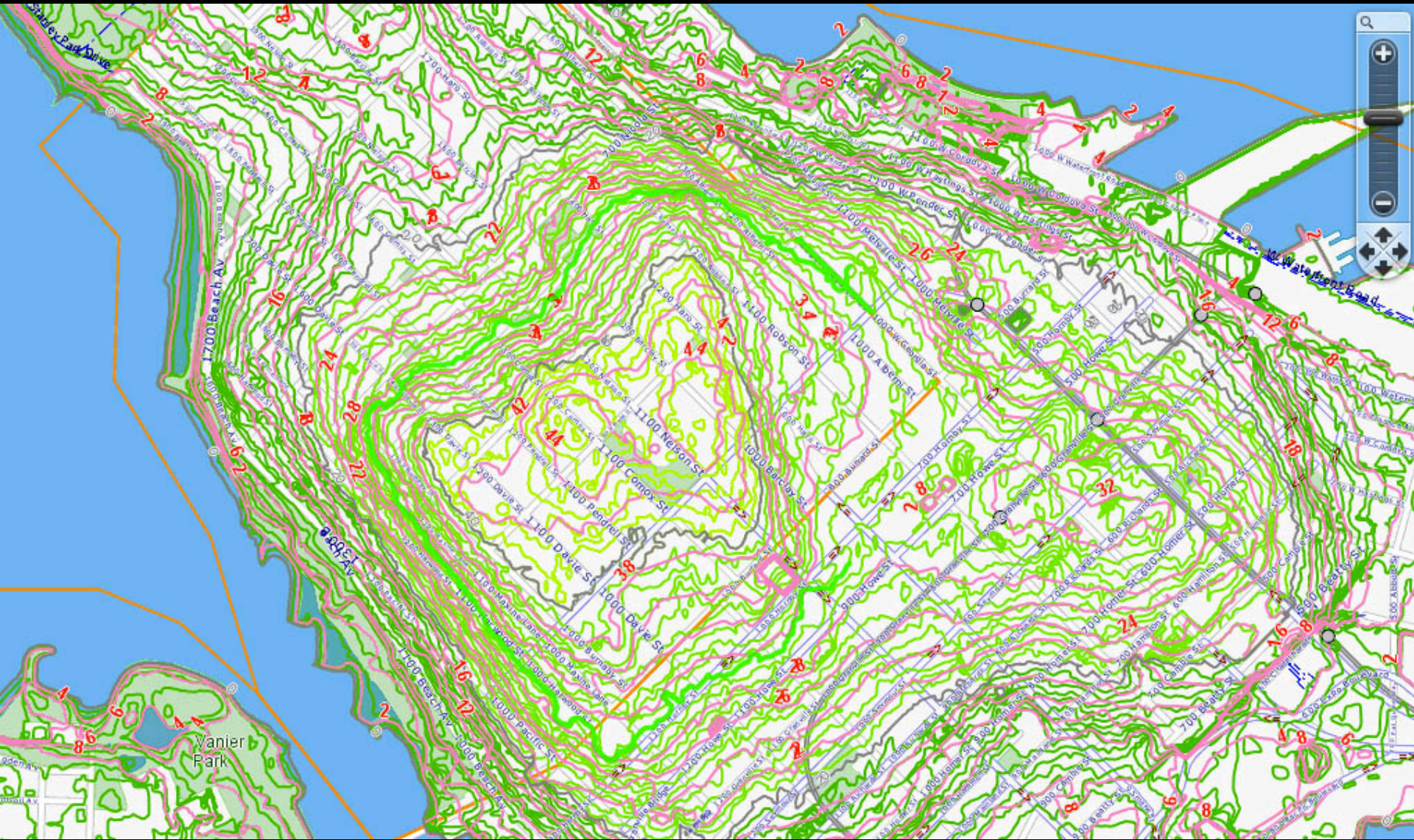
Search layer Search

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Topography

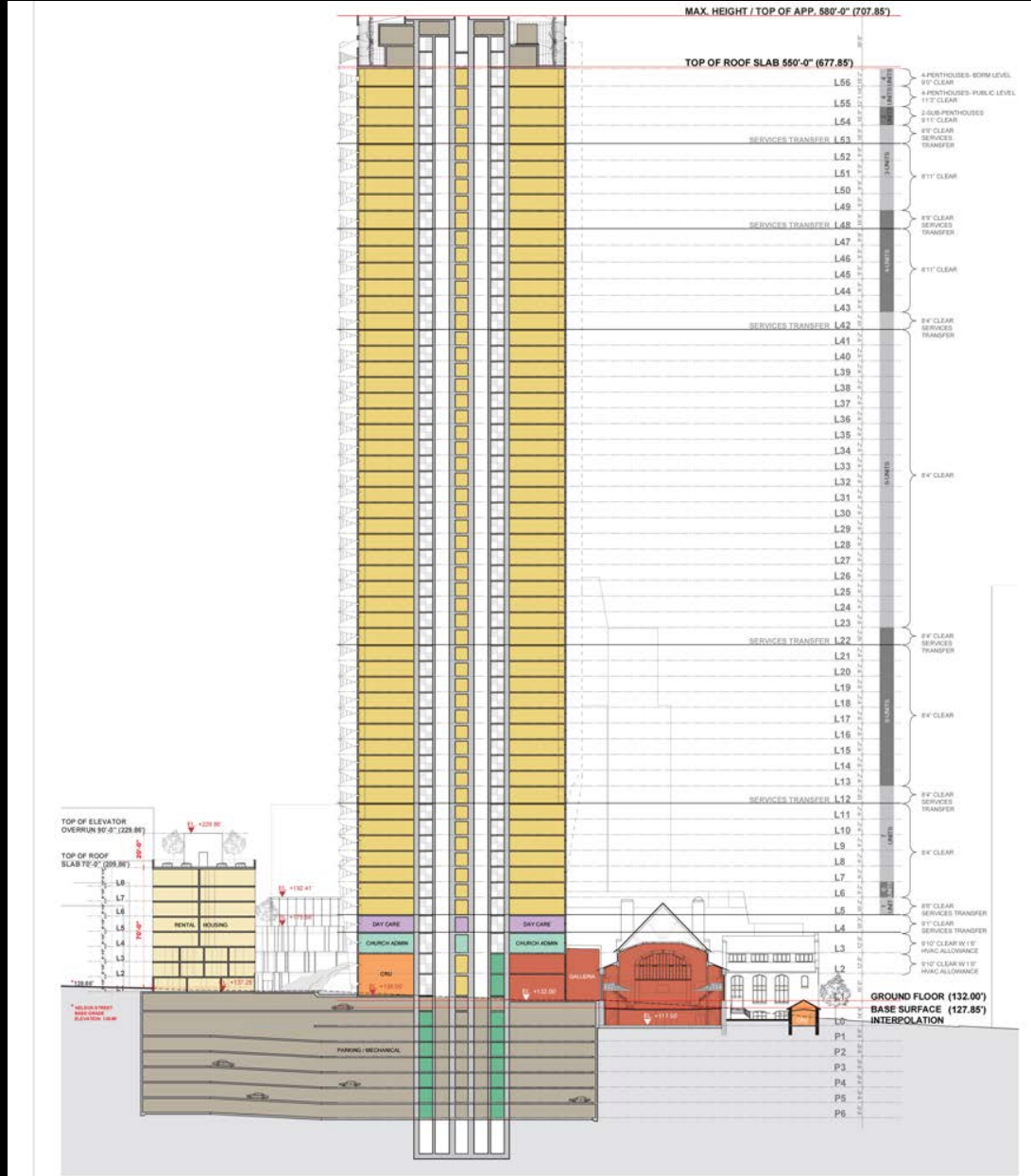


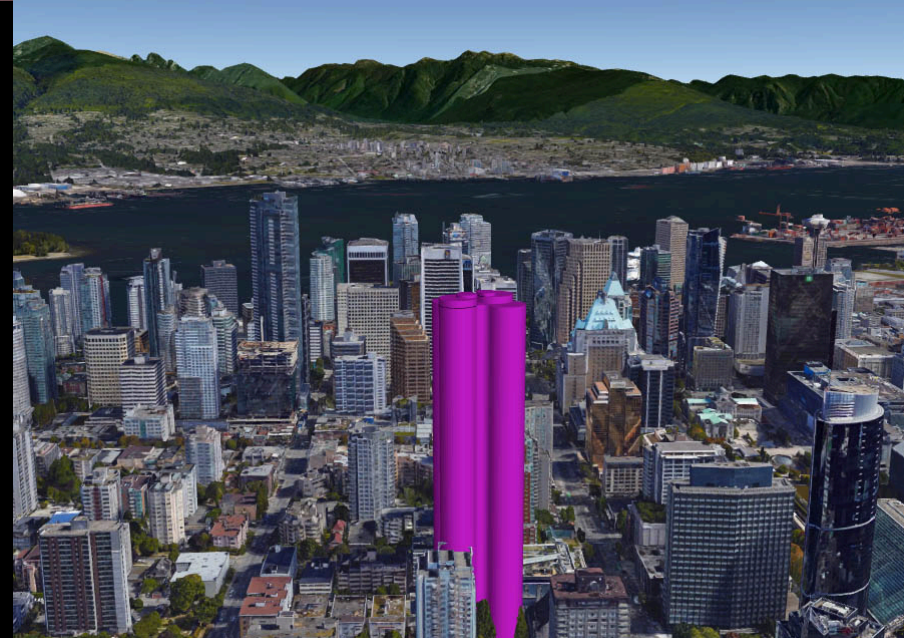
On higher elevation (ground level) than most of downtown peninsula
Impacts on views will be greater (height over 707 feet above sea level)



Trump Tower, Shangri La base at a lower elevation; impacts on skyline for 969 Burrard will be similar (compare height above sea level)

How much of proposed tower is in the QE view cone?





Coloured massing model to illustrate scale in Google Earth

Image © 2017 DigitalGlobe
Image Landsat / Copernicus

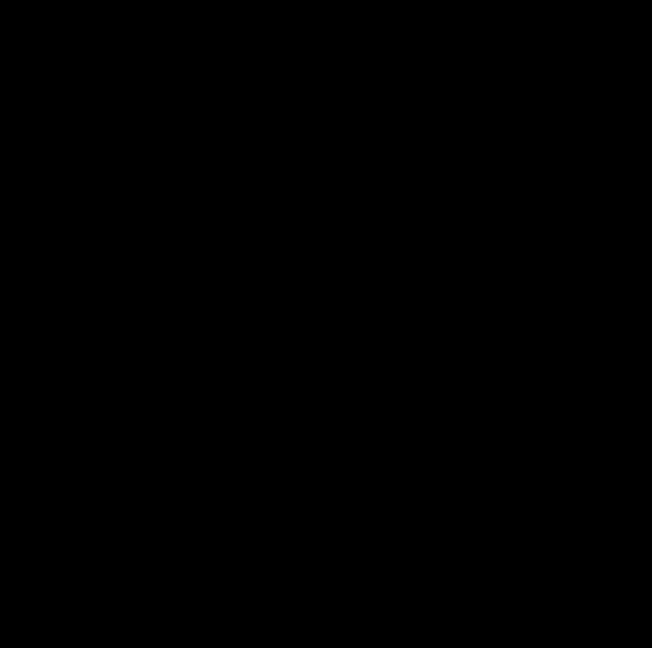


Image © 2017 DigitalGlobe
Image Landsat / Copernicus
Image © 2017 Province of British Columbia
Image © 2017 DigitalGlobe

West End Open House (April 2013)

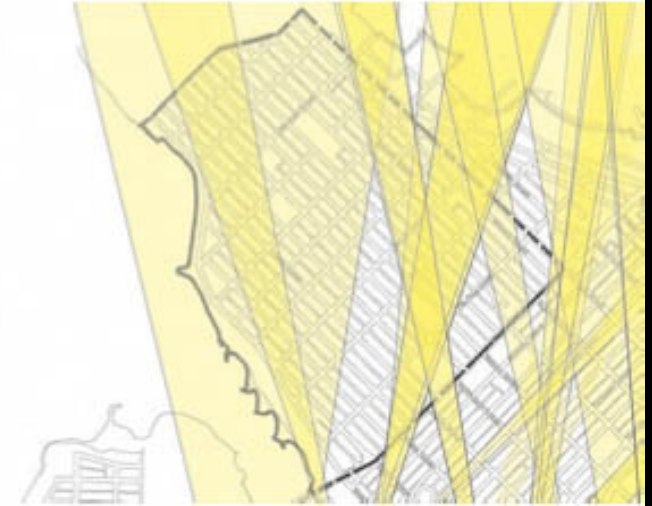


Rough landuse plans released

Adhere to Prevailing View Corridors:

Adhere to Prevailing View Corridors

Support Council approved view corridors (protected public views) towards shaping the evolving skyline, while also recognizing the need for spatial separation of higher buildings from the more localized scale of the Davie, Denman and Robson Villages.



“Adhere to Prevailing View Corridors”

Vs.

Amending View protection policies (in staff report Nov 2014)

Residents were not consulted

- The development should provide on-site open space that represents a significant contribution to the downtown network of green and plaza space;
- The building should not contribute to adverse microclimate effects;
- Careful consideration should be given to minimize adverse shadowing and view impacts on public realm including key streets, parks and plazas, as well as neighbouring buildings;
- Signage on the buildings should not be located at a height which exceeds the building's current height limit.

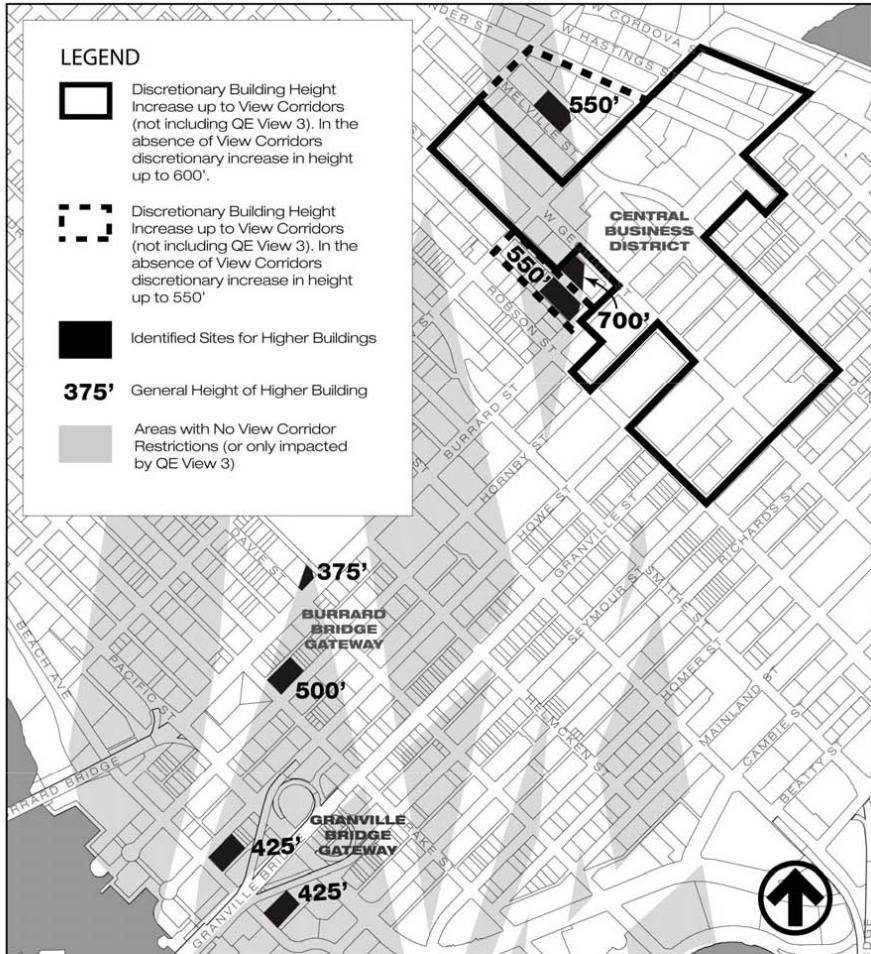


Figure 1: General Policy for Higher Buildings Map

February 2011 Map

Page 4 of 4

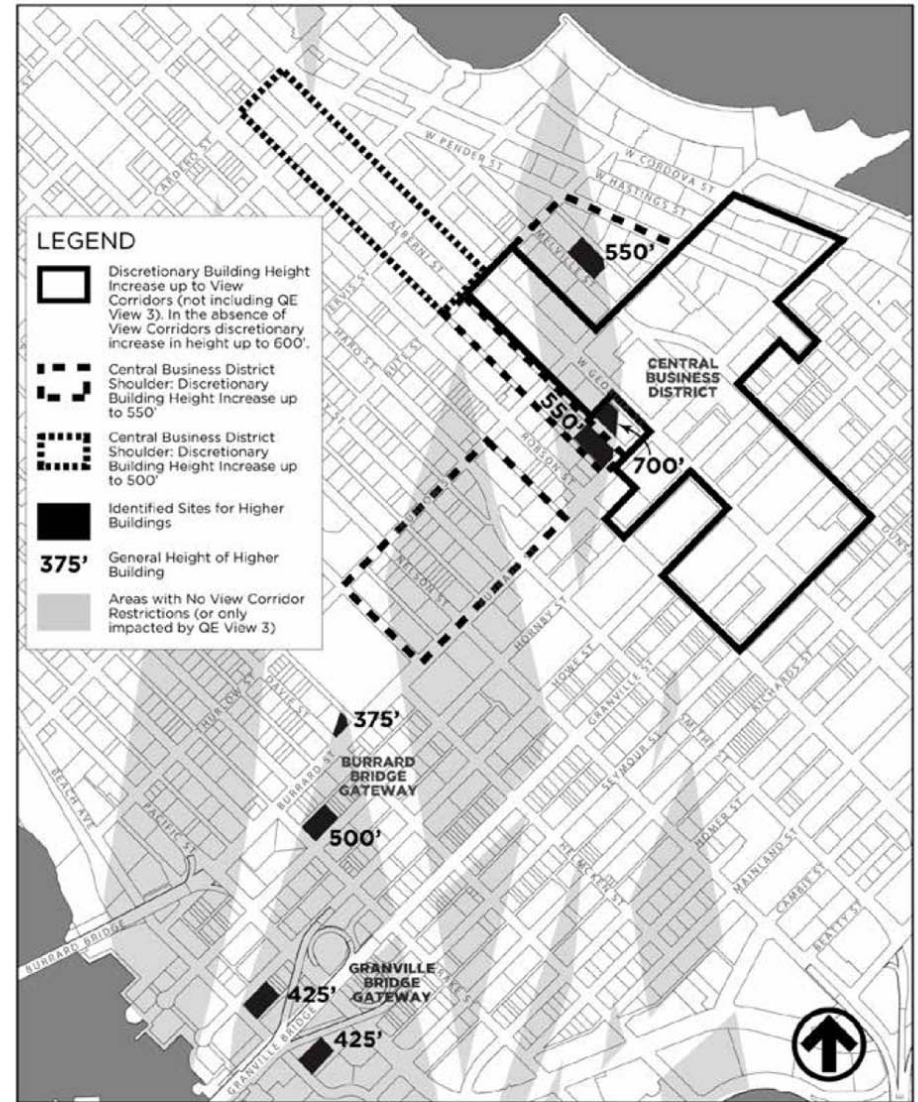
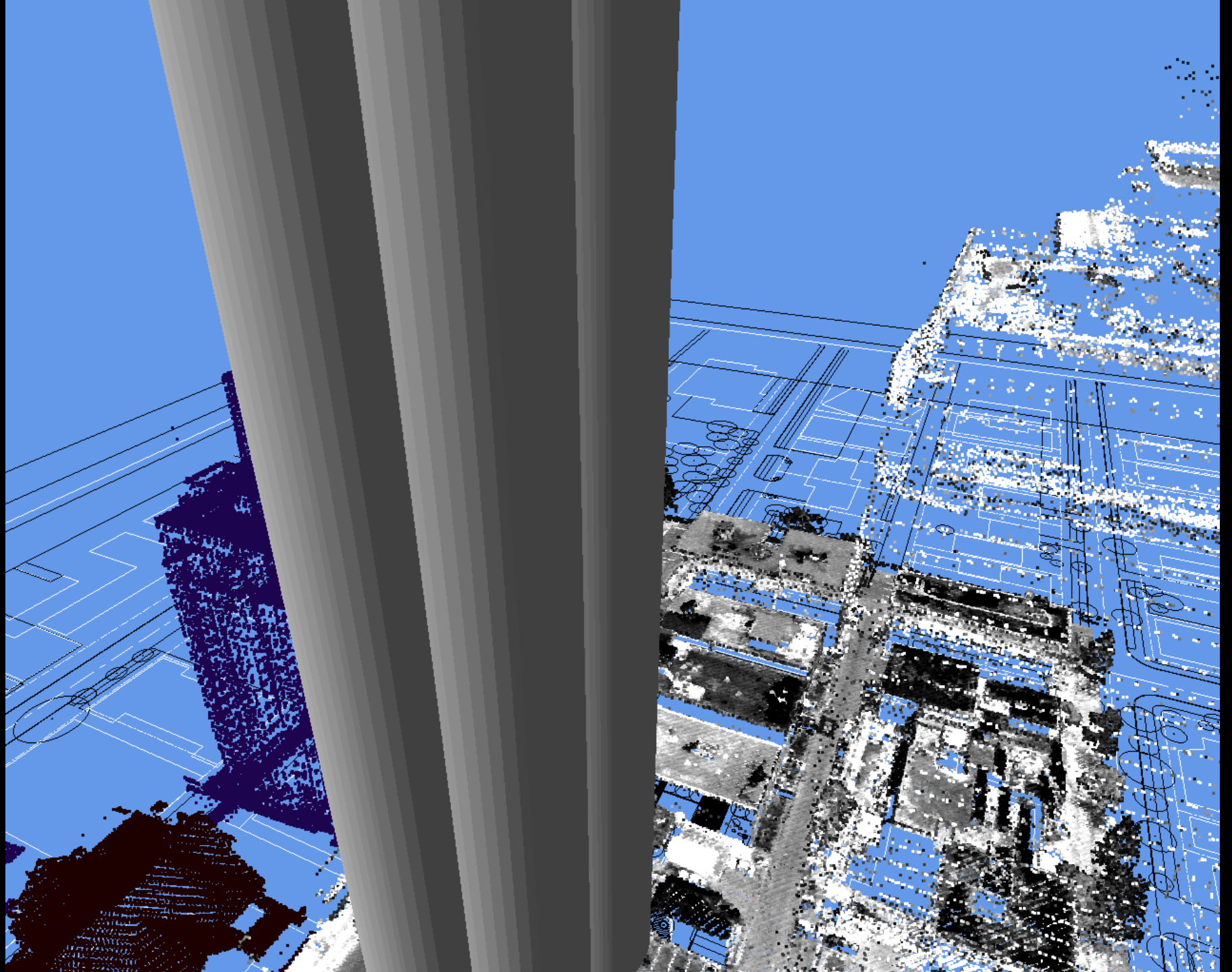
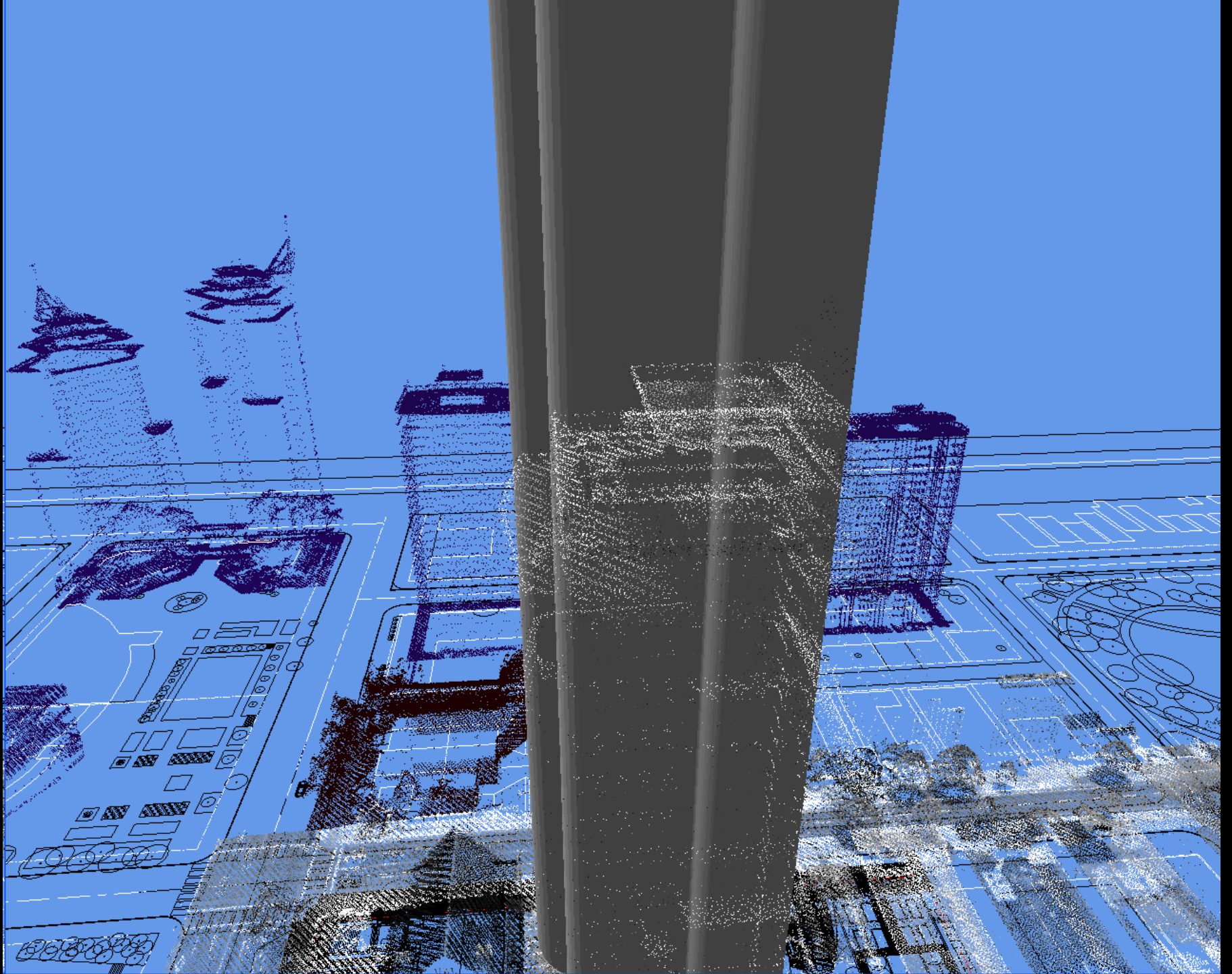


Figure 3: Areas and sites where Higher Buildings are permitted.

Proposed Changes

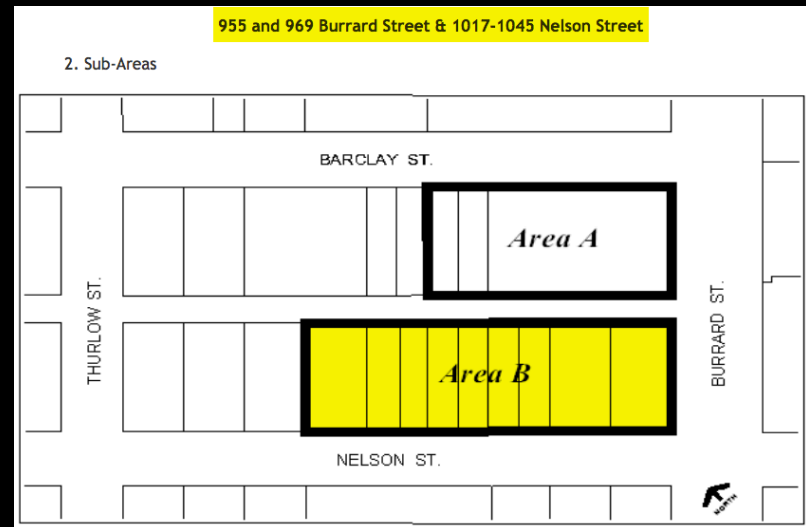
Comparison. Note size of map, legend. It's not the same sized map (Nov 2014)





Original CD-1 (445). Done in conjunction with CD-1 (444) to the north (Concert Properties / YMCA site) stated:

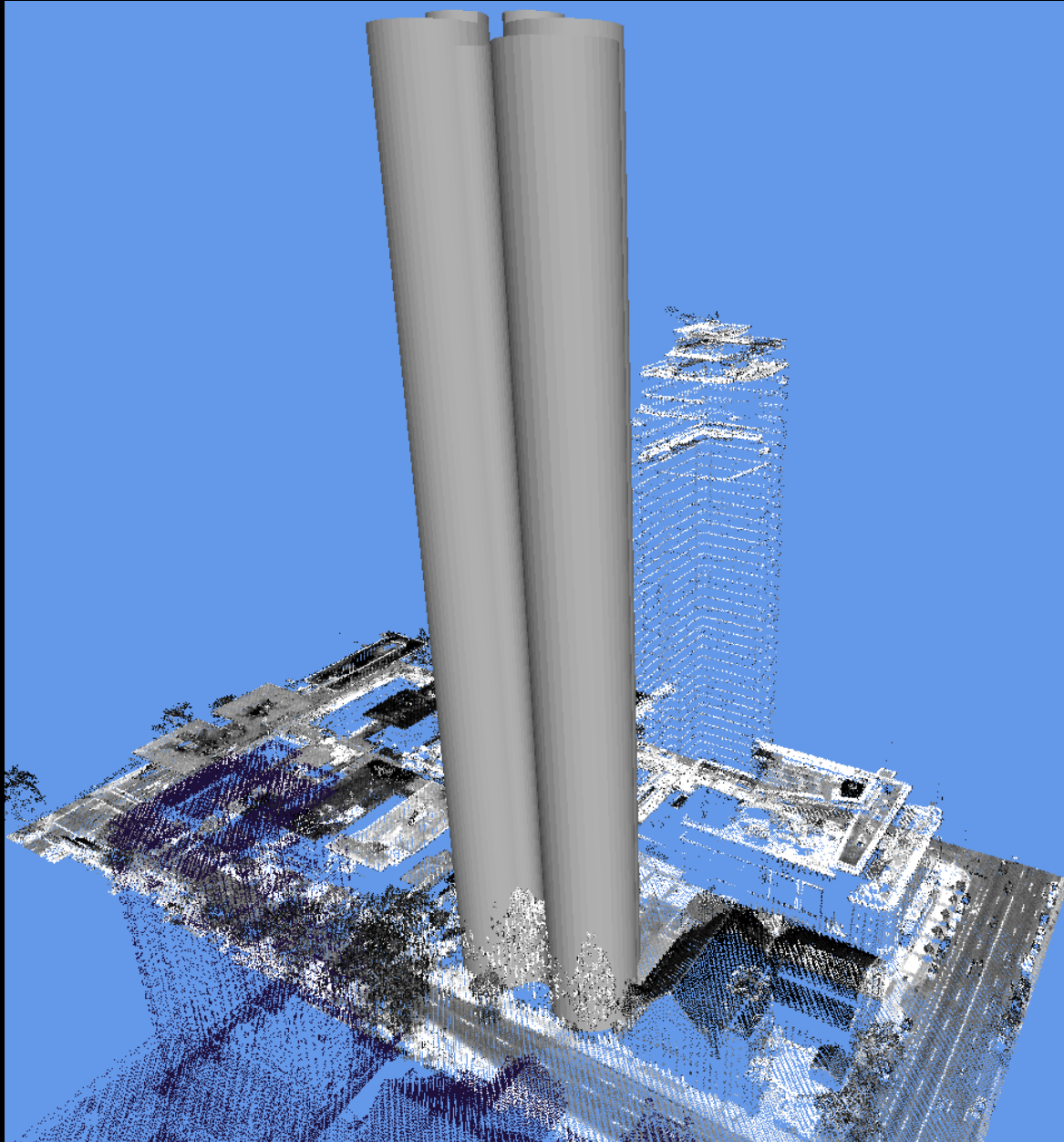
- **24-storeys 248 ft.**
- **Tower on western part of the property**
- **ancillary church building adjoining church**



First Baptist Church (969 Burrard Street and 1017-1045 Nelson Street): The revised application requests no change in maximum floor area of 18 474 m² (198,860 sq. ft.), or maximum floor space ratio of 3.83 on this part of the site. It also requests an increase in maximum height from 58.0 m (190 ft.) to 75.6 m (248 ft.). These zoning changes would accommodate the following development:

- demolition of 3 buildings providing rental housing (35 dwelling units) at the western end of the site (1021, 1025 and 1045 Nelson Street), with total floor area of approximately 2 230 m² (24,000 sq. ft.);
- construction of a **24-storey market residential building** at the **western end** of the site, with townhouses at grade and replacement rental housing, having total floor area of 13 759 m² (148,108 sq. ft.) and height of 75.6 m (248 ft.);
- construction of a 929 m² (10,000 sq. ft.) **ancillary church building adjoining** and connected to the existing church, and proposed to be exempt from FSR calculation; and
- a restoration and designation of the interior and heritage-sensitive seismic upgrading of the designated 3 786 m² (40,752 sq. ft.) church building.

Tower Height: The **tower height of 248 ft. (24 storeys)** is marginally higher than its neighbour across the street, at St. Andrew's - Wesley, which is 233 ft. (22 storeys), but it is compatible in scale. Other towers in the surrounding area include the Century Plaza Hotel (30 storeys), Wall Centre Phase 1 residential tower at 34 storeys (350 ft.) and the Phase II hotel/residential tower on Hornby Street at 46 storeys (450 ft.), the 21-storey Electra (275 ft.) and the 26-storey residential Vancouver Tower on the north side of Barclay Street.





Trump Tower, Shangri La base at a lower elevation; impacts on skyline for 969 Burrard will be similar (compare height above sea level, 700'+)

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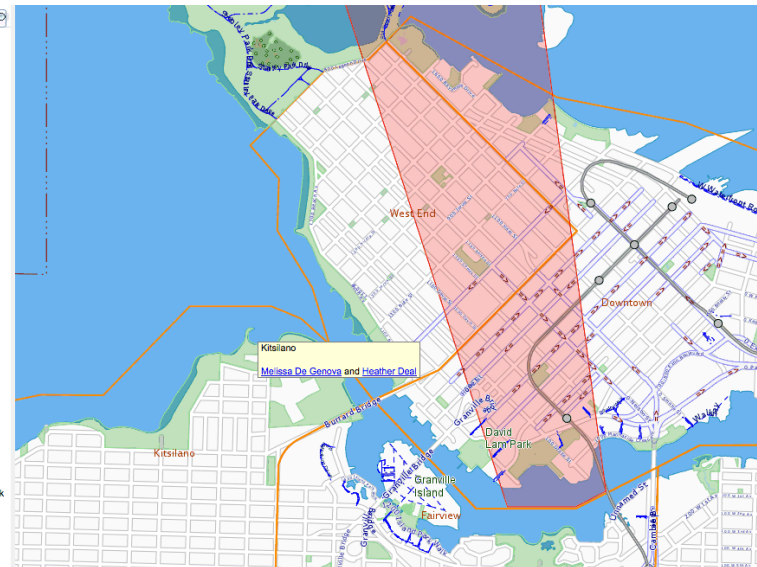
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Views: “Brand” of Vancouver
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Search layer Search

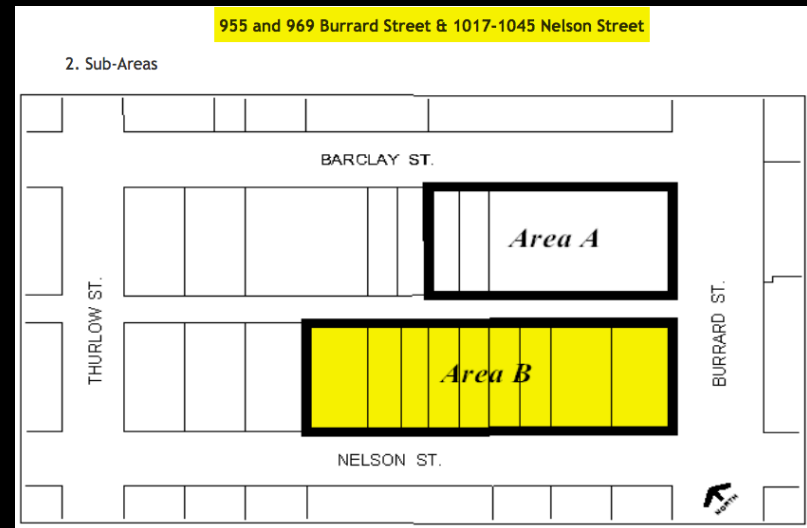
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Original CD-1 (445). Done in conjunction with CD-1 (444)

- very poor urban design not to follow earlier CD-1 ('un-neighbourliness')
- shadow impacts, wind
- views – brand of Vancouver



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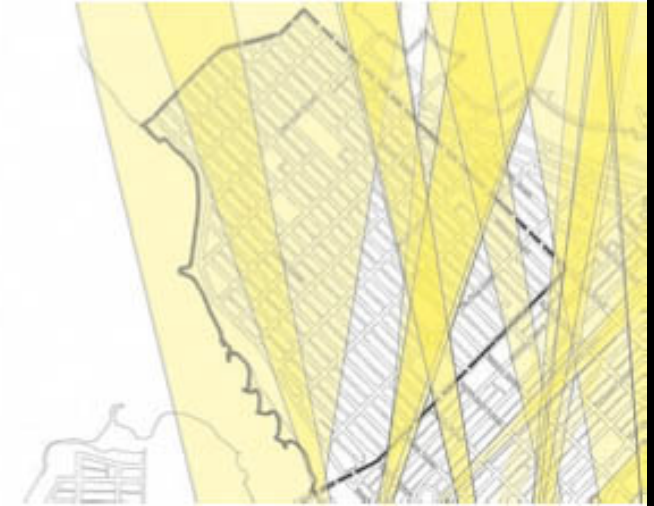
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Adhere to Prevailing View Corridors?

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Vs.

Amending View protection policies (in staff report Nov 2014)

Residents were not consulted

West End Open House (April 2013)



Rough landuse plans released

- The development should provide on-site open space that represents a significant contribution to the downtown network of green and plaza space;
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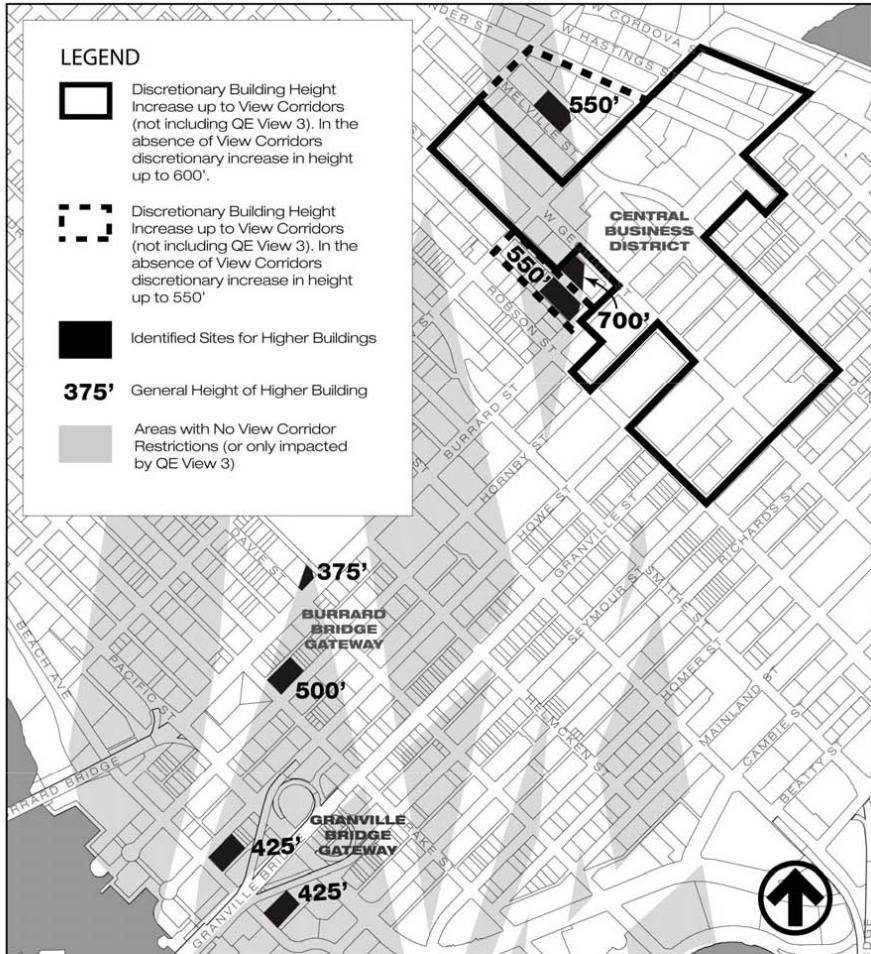


Figure 1: General Policy for Higher Buildings Map

February 2011 Map

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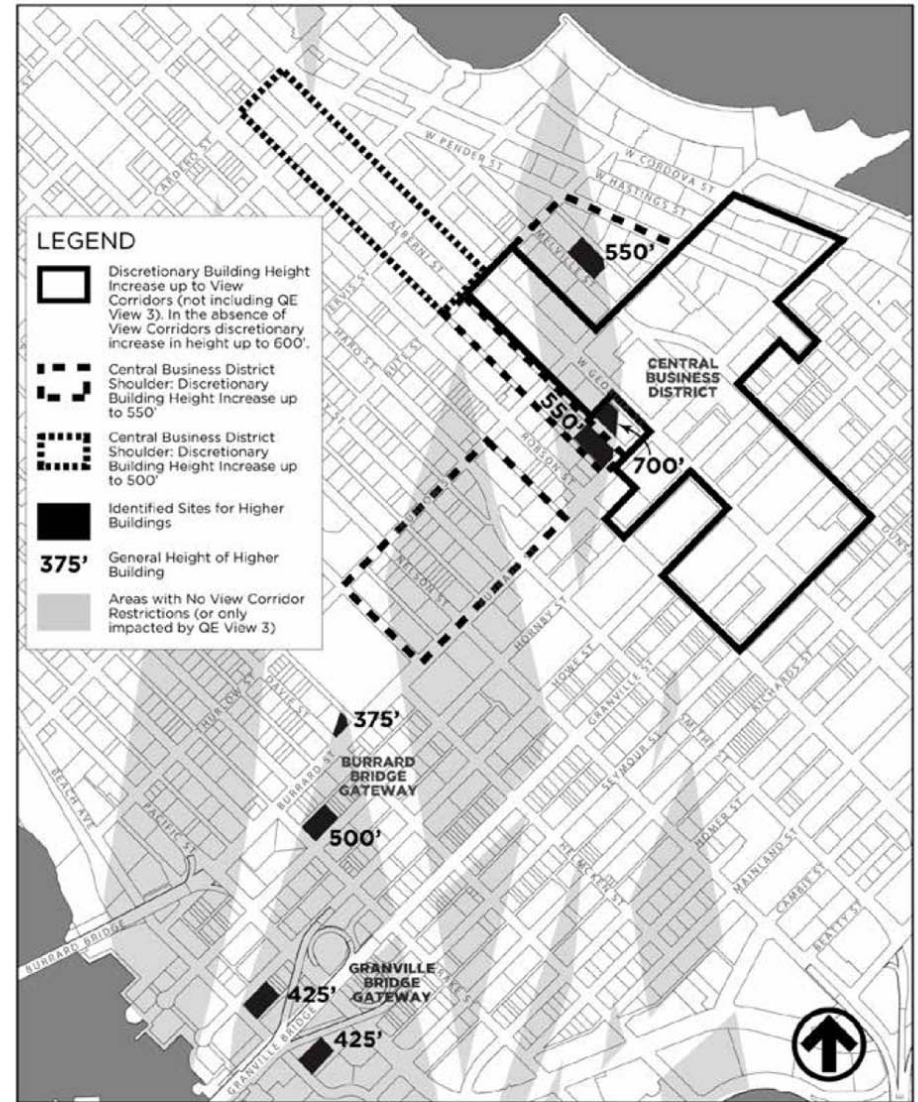


Figure 3: Areas and sites where Higher Buildings are permitted.

Proposed Changes

Comparison. Note size of map, legend. It's not the same sized map (Nov 2014)

Staff report page 17 outlines changes, would weaken view protection.

“Taller buildings will not be allowed to enter into established view corridors except for the Queen Elizabeth Park view,”

This in **NOT** consistent with intent of view protection.

The QE view is the most important view in the city and provides broad range view protection for many other parts of Vancouver

Summary of General Policy for Higher Buildings Amendments

The West End Community Plan identifies strategic opportunities for growth, primarily along the Georgia and Burrard 'Corridors'. Proposed building heights (generally above 400') identified by the plan will require an amendment to the *General Policy for Higher Buildings* (Appendix D). This will ensure new taller buildings identified by the West End Community Plan contribute towards architectural creativity and excellence while making a significant contribution to the beauty and visual power of the city's skyline and demonstrate leadership in sustainable design and energy consumption.

Taller buildings will not be allowed to enter into established view corridors except for the Queen Elizabeth Park view, which is an unique view that includes the downtown skyline and the North Shore mountains. This is consistent with the existing approach and intent of the policy.

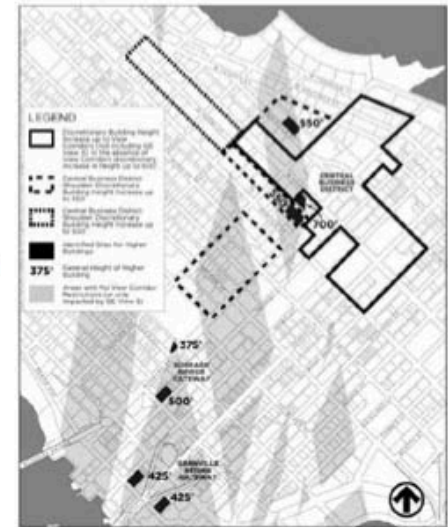


Figure 2: Amended Map for the General Policy for Higher Buildings.

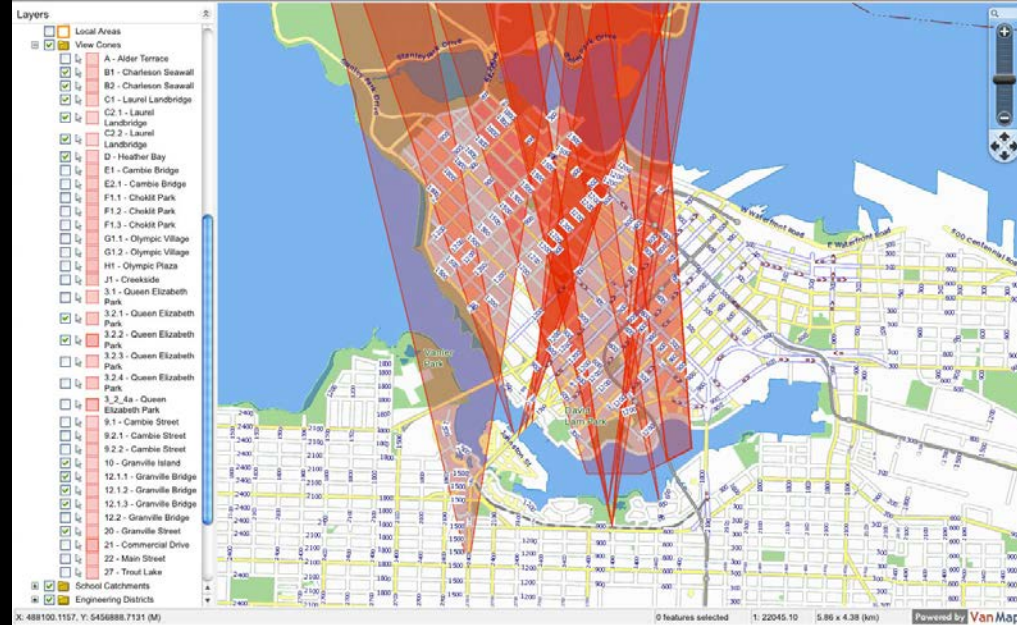
Recommended amendments to the *General Policy for Higher Buildings* include adjustments to the boundaries where the policy applies (see Figure 2) to include new areas for taller buildings identified by the West End Community Plan. It also requires that the policy be amended as follows:

1. For all new buildings that enter into the Queen Elizabeth View Corridor that are less than 167.6 m (550'), all existing conditions of the 'general policy' be met with the exception of the requirements for an international review panel and public lectures by the international panel members. Instead, the review panel would be made up of local design experts.
2. For buildings that are more than 167.6 m (550') in height, and also for land mark buildings such as the Granville Bridge Gateway Buildings and the land mark building in axial alignment with the Burrard Bridge (see Figure 2), the enhanced review process will continue to be required. The enhanced process will include "two international design experts joining the panel in addition to the two local experts. There will be special public engagement, such as a public forum, or guest lecture, should be held featuring the guest panel members and experts to expand public discussion and education around architectural excellence and green design in Vancouver".

Under both streams, individual projects will be reviewed upon their own individual merit and will contribute to design excellence and environmental sustainability. Council can consider this advice as part of its review of a rezoning application.

How could this affect the skyline?

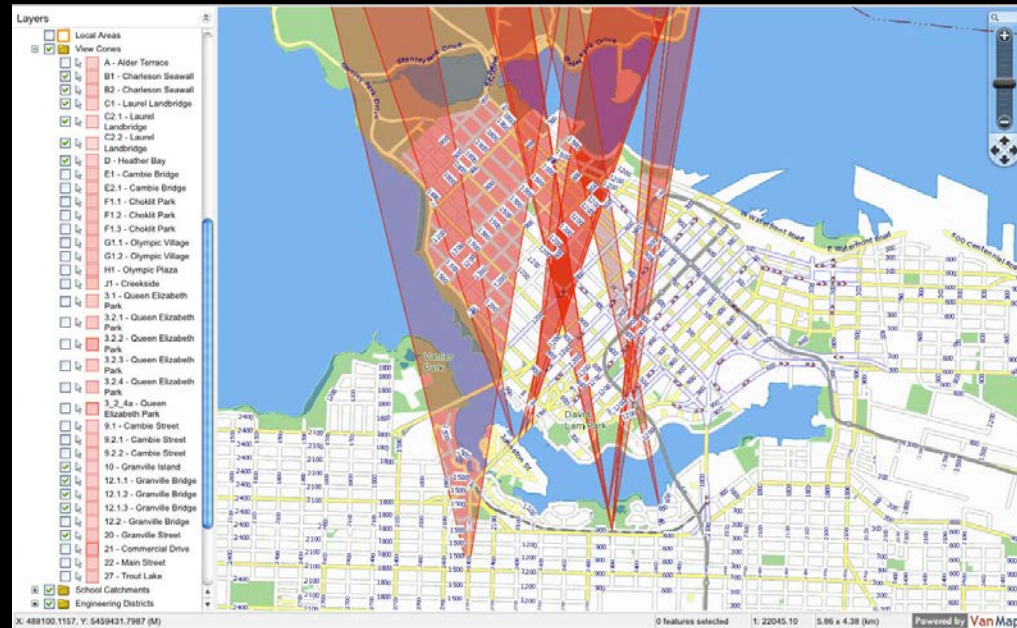
Staff report removed the last level of view protection for certain sites in West End by ignoring the Queen Elizabeth Park View



Viewcones over West End

This is NOT consistent with intent of view protection.

The QE view is the most important view in the city and provides broad range view protection for many other parts of Vancouver



Viewcones over West End w/o QE view

View from City Hall

(outside of east wing, 2014)



Policy for Higher Buildings

	COMMERCIAL CAPACITY		RESIDENTIAL CAPACITY	
	<i>Additional Potential Area Above Current Policy</i>	<i>Additional Jobs</i>	<i>Additional Potential Area Above Current Policy</i>	<i>Additional Residents</i>
THE BURRARD BUILDING 1030 W Georgia	9,900 m ² (106,563 ft ²)	304	0	0
ALBERNI SITE 1050 Alberni to 755 Burrard	0	0	12,600 m ² (135,625 ft ²)	226
MELVILLE PARKING LOT 1133 Melville	15,400 m ² (165,764 ft ²)	474	0	0
DOWNTOWN TOYOTA * 1290 Burrard / 1281 Hornby	0	0	9,600 m ² (103,334 ft ²)	172
BURRARD & DAVIE 1157 Burrard	0	0	1,800 m ² (19,375 ft ²)	32
GRANVILLE GATEWAY (HOWE) 711 Beach to 1412 Howe	0	0	13,200 m ² (142,084 ft ²)	237
GRANVILLE GATEWAY (SEYMOUR) 1450 Granville Street	0	0	16,200 m ² (174,375 ft ²)	291
TOTALS	25,300 m² (272,327 ft²)	778	53,400 m² (574,793 ft²)	958

Identified 7 sites