

# Impacts of 777 Pacific Rezoning on Vancouver Views



Stephen Bohus, BLA

# Other Cities: View Protection Important Policy (Ottawa)

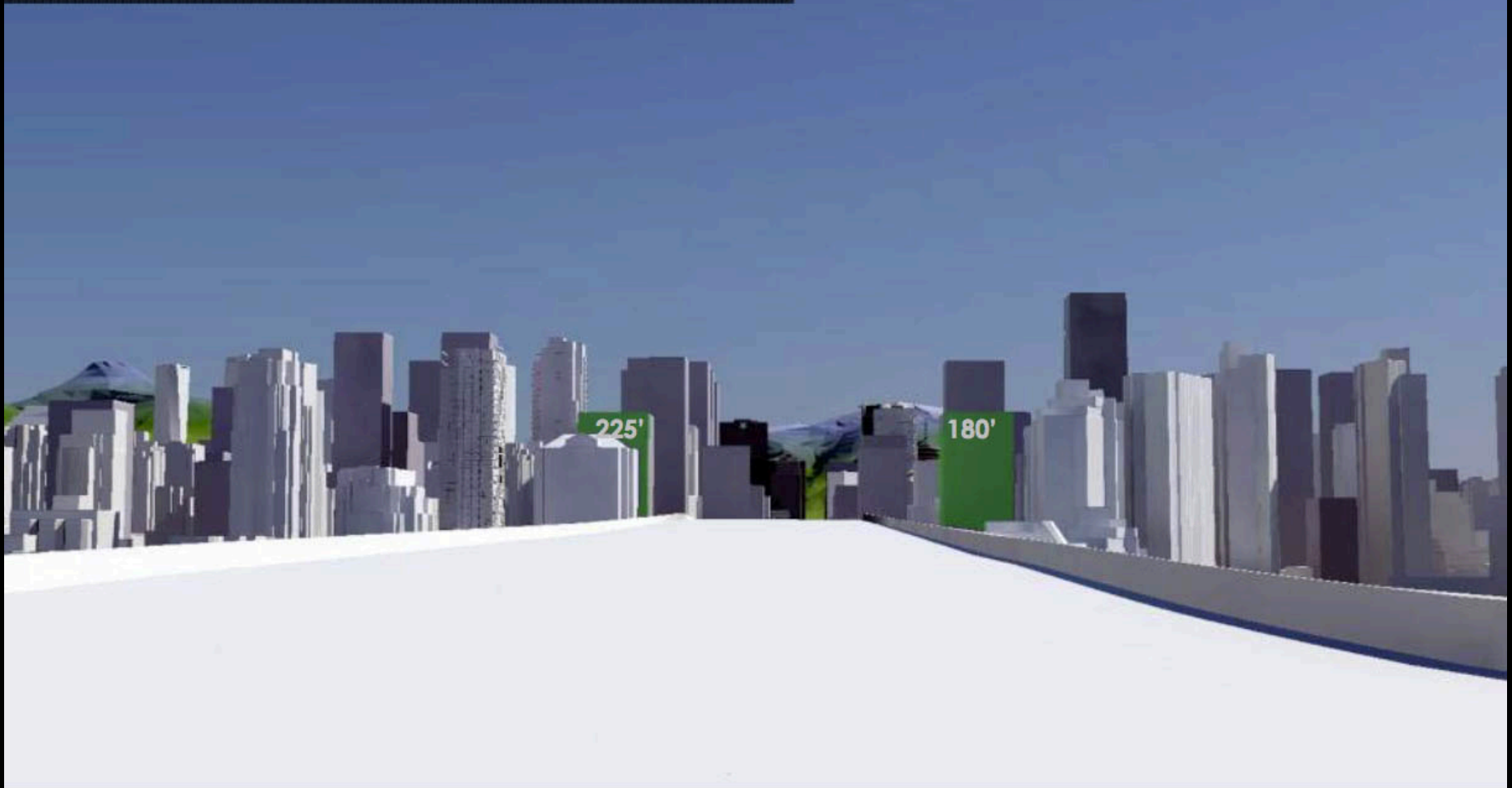


# View Protection in 2011 (originally 225')

Dome shaped skyline policy (lower near water's edge)

existing policy heights

LOOKING NORTH ON GRANVILLE BRIDGE



**GRANVILLE BRIDGE GATEWAY:**

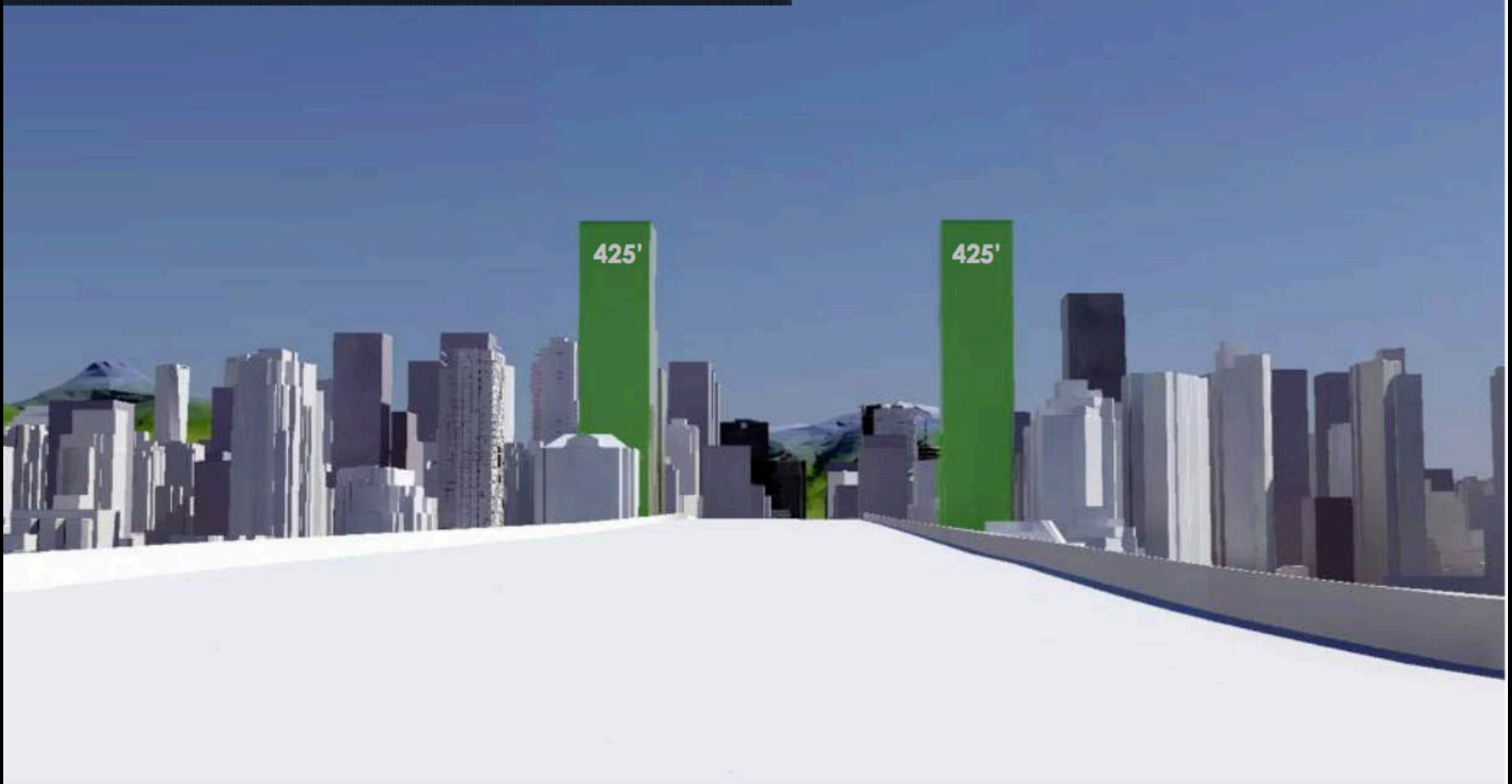
MARKING THE ENTRY INTO THE DOWNTOWN ENTERTAINMENT DISTRICT



# View Protection in 2011 (425' originally 225')

proposed heights

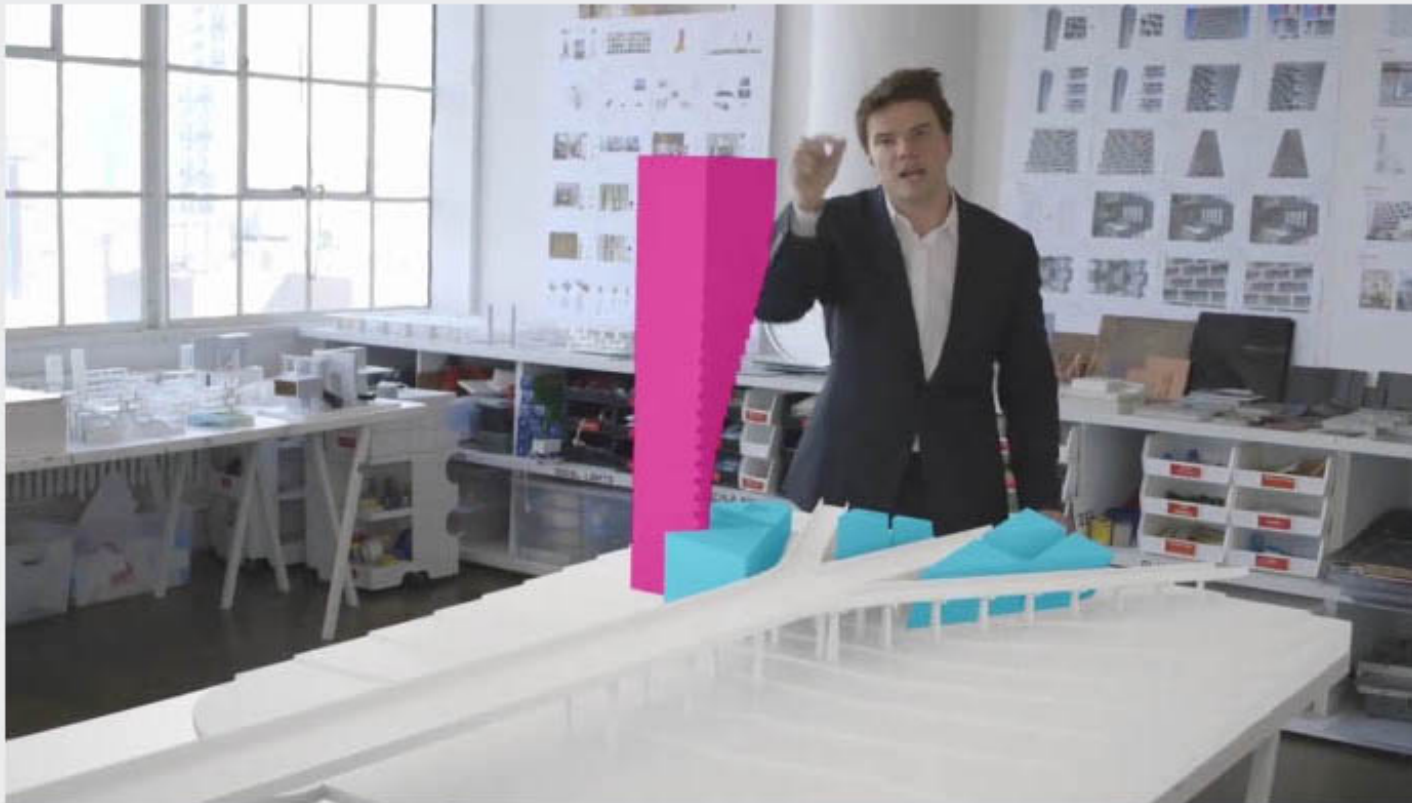
LOOKING NORTH ON GRANVILLE BRIDGE



**GRANVILLE BRIDGE GATEWAY:**

MARKING THE ENTRY INTO THE DOWNTOWN ENTERTAINMENT DISTRICT

# Rezoning ~509' (tower massing model via B.I.G./architect Facebook webpage video)



**Bjarke Ingels (BIG)**

February 10, 2015 · Vancouver, BC · 🌐

Vancouver House will be part of a new phase in Vancouver's very short but extremely successful history of urban policy. It will announce the entry point into downtown Vancouver from Granville Bridge,





Shown at  
Public Hearing  
(vantage point  
Choklit Park)



June 2018



Overlay of  
new photo &  
rendering



# View impact (Fairview)

Note: A building is now proposed (~535 feet), height creep



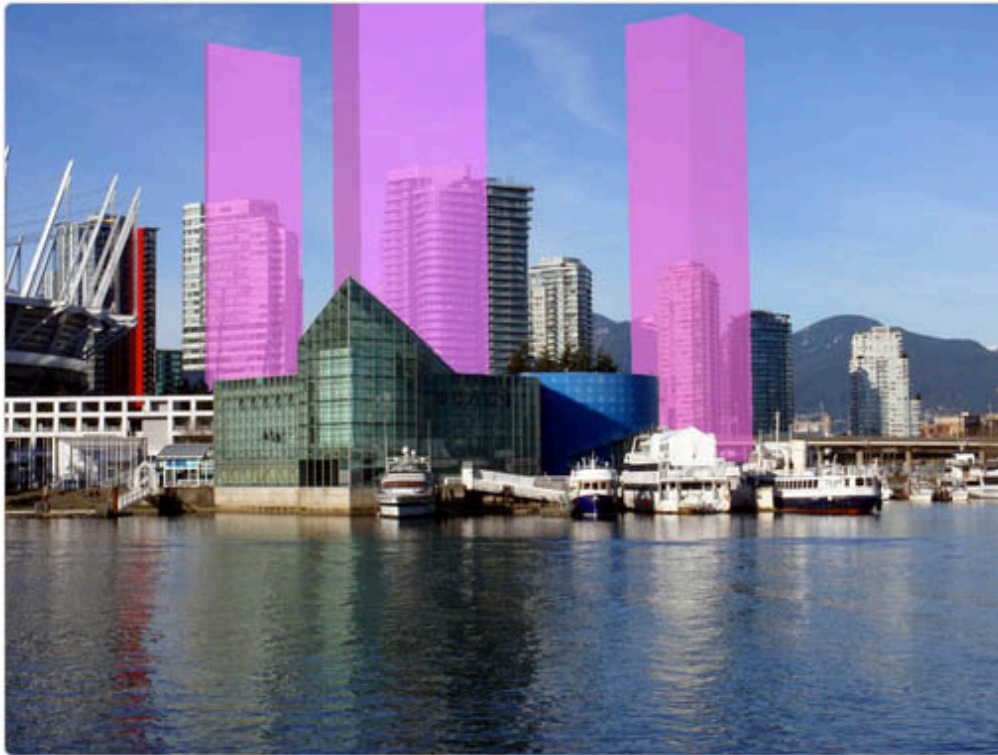
# Twitter comments on NEFC Plan (Feb 2018)

## #vanpoli



**stevebohus** @stevebohus · Feb 13

Massing models of tall towers in #NEFCplan. The 'dome shape' skyline policy should see height gradually decrease towards water edge. Is this contrary to City policy? #vanpoli



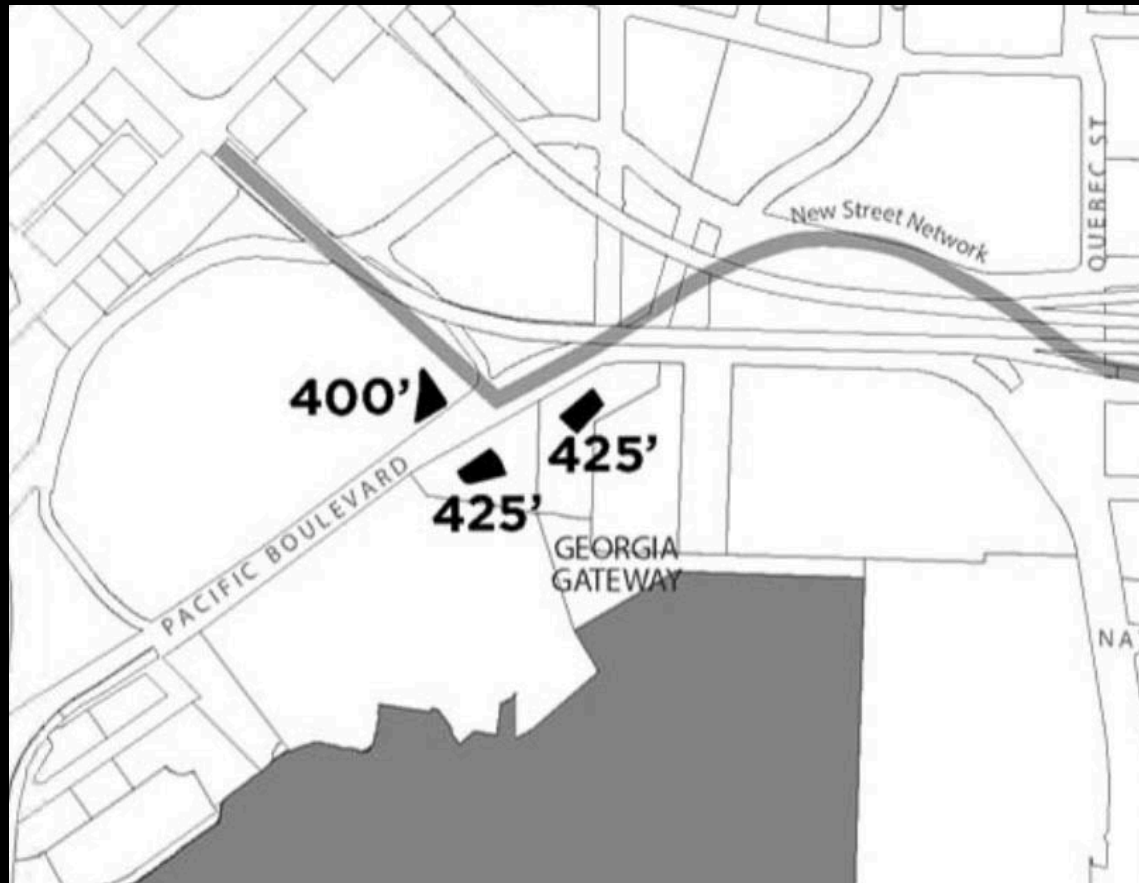
1 1 3

[Show this thread](#)



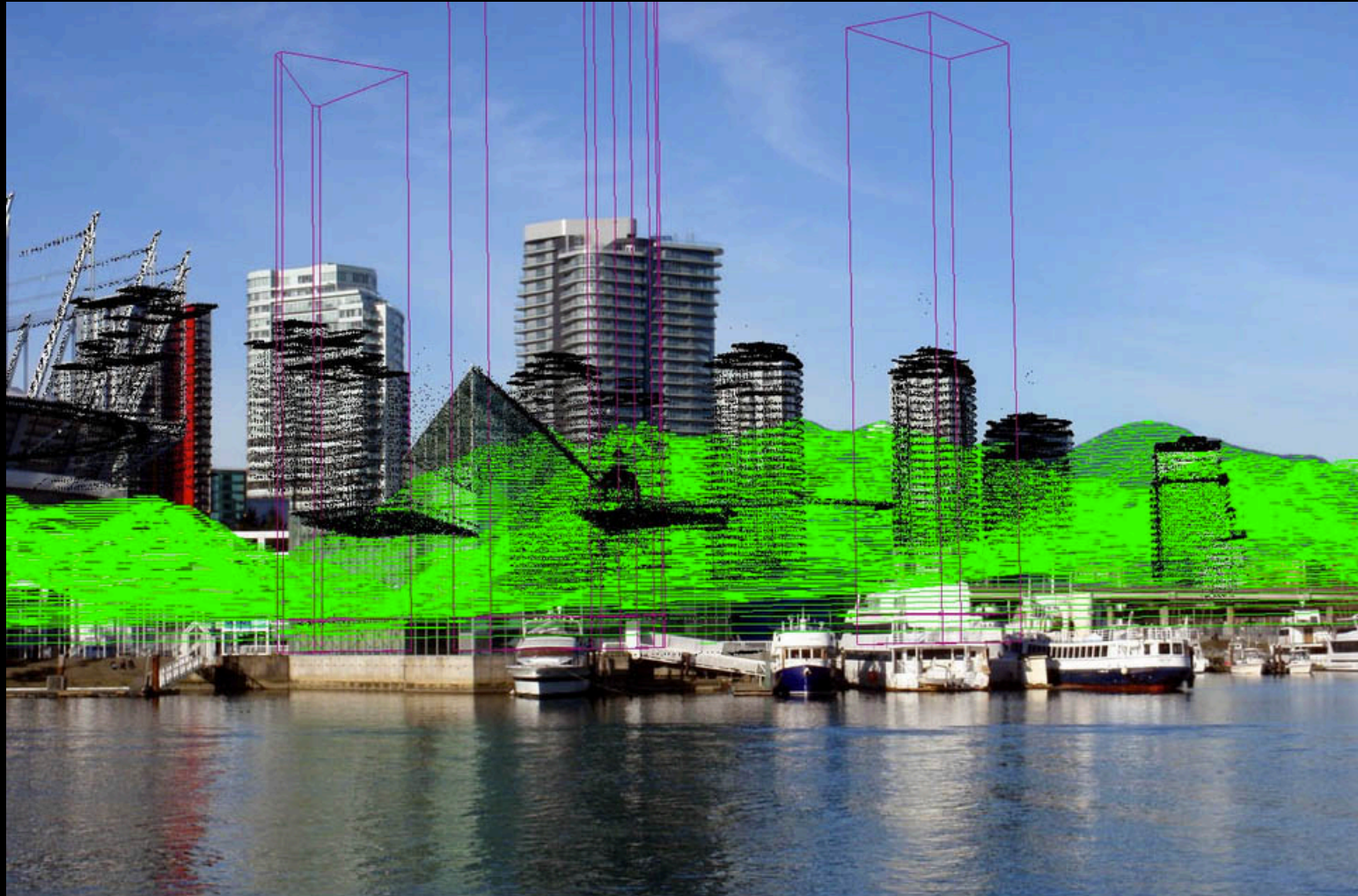
# Twitter comments on NEFC Plan (Feb 2018)

## Massing model built with outlines in Staff policy report



# Twitter comments on NEFC Plan (Feb 2018)

## #vanpoli



**stevebohus** @stevebohus · Feb 13

Lower buildings would fill in many of the gaps to the mountains. Computer model overlay shows how much has been lost. #NEFCplan

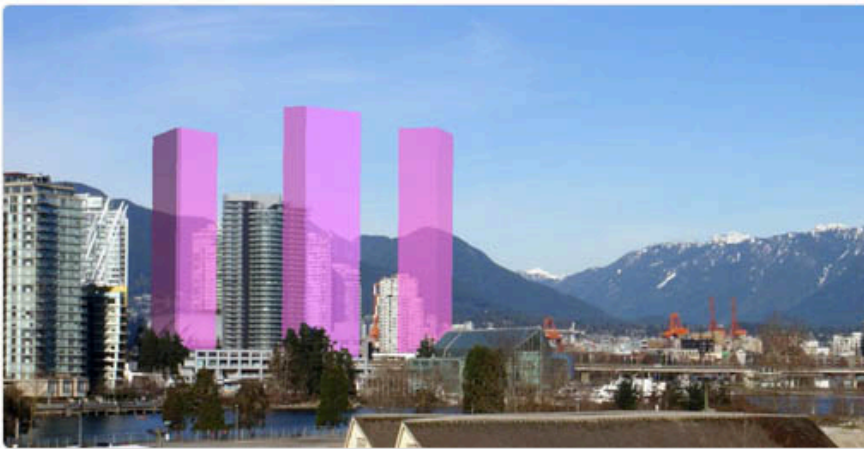
# Massing model

## Proposed heights vs. 20% higher (creep)



stevebohus @stevebohus · Feb 13

From Cambie Bridge, massing models of proposed tower sites #NEFCPlan #vanpoli

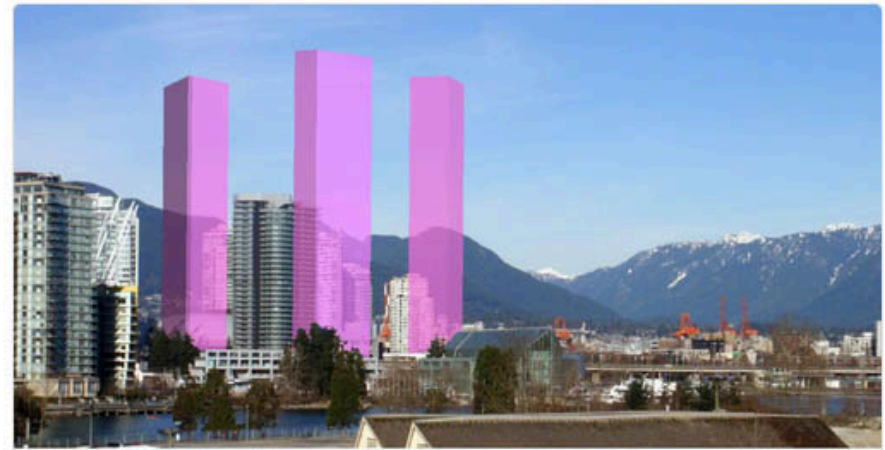


8 24 13



stevebohus @stevebohus · Feb 13

What if the 425' and 400' heights for proposed NEFC tower sites is just the starting point? Vancouver House limit was 425'; it turned out almost 20% higher after the rezoning #vanpoli #NEFCPlan Massing volumes shown with additional height from Cambie Bridge

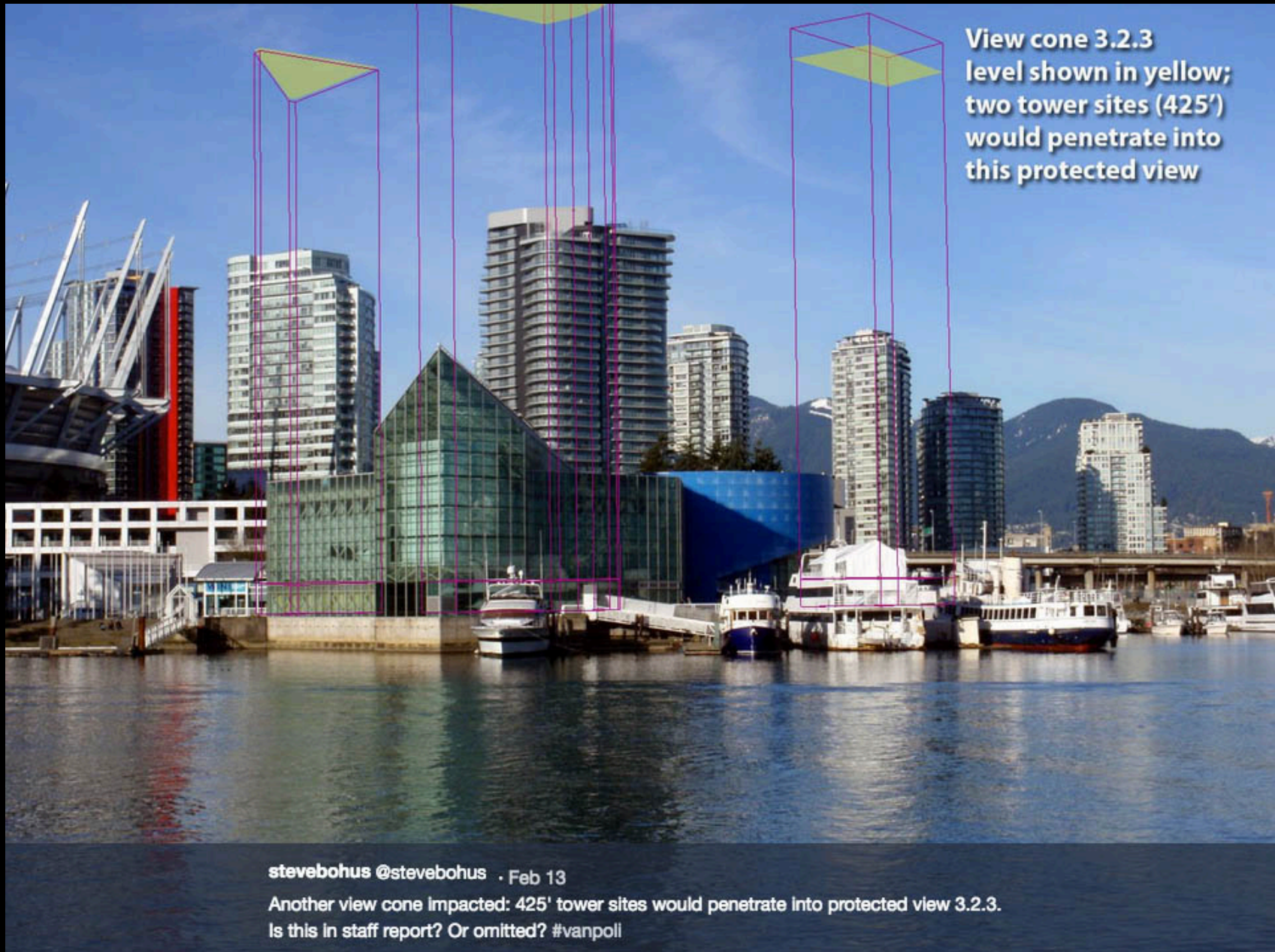


Massing models of tower sites shown with additional height (19.76% increase, 425' -> 509, 400' -> 479')

2 6 3



# Also impacts on QE View Cone 3.2.3, see #vanpoli

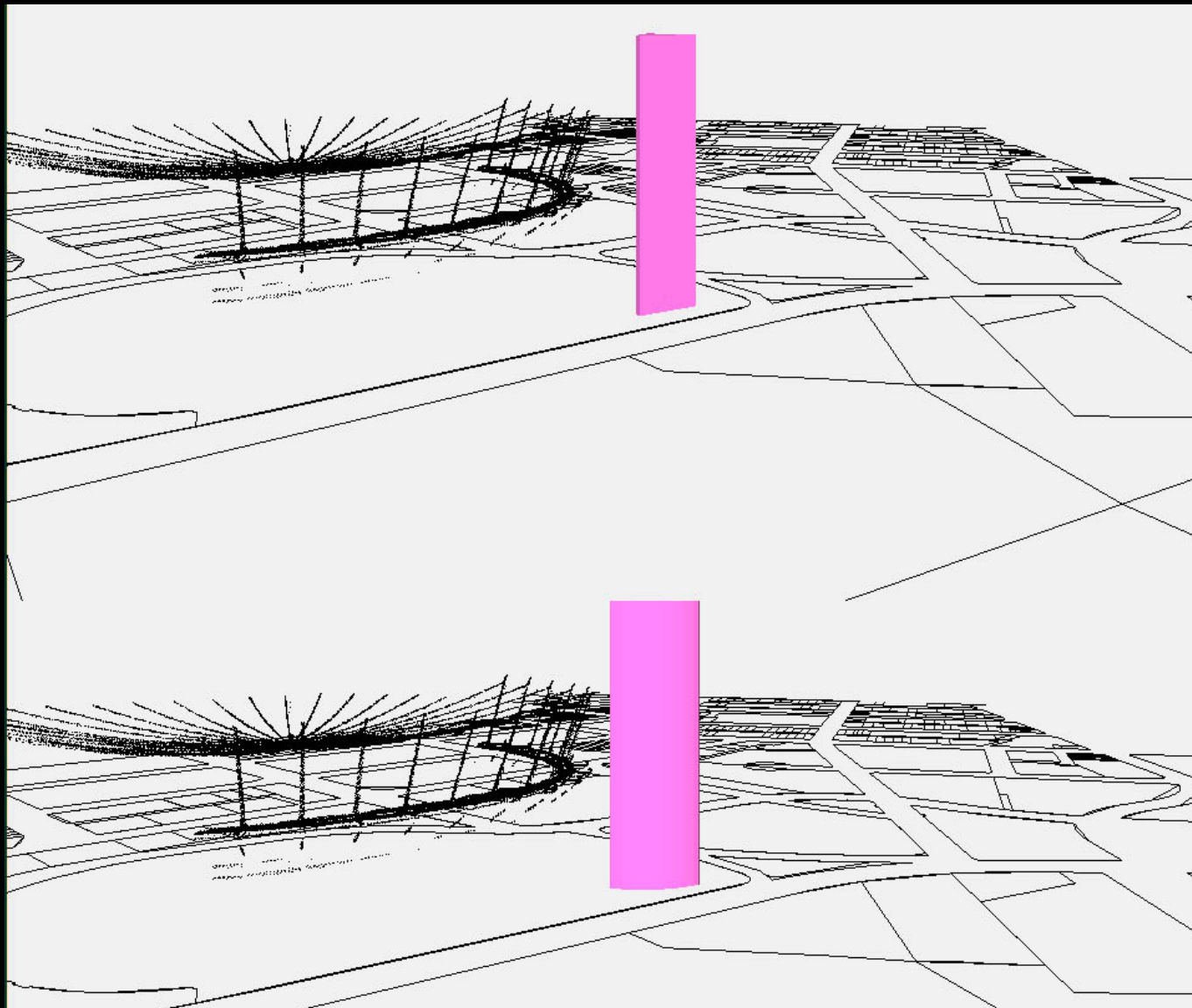


View cone 3.2.3  
level shown in yellow;  
two tower sites (425')  
would penetrate into  
this protected view

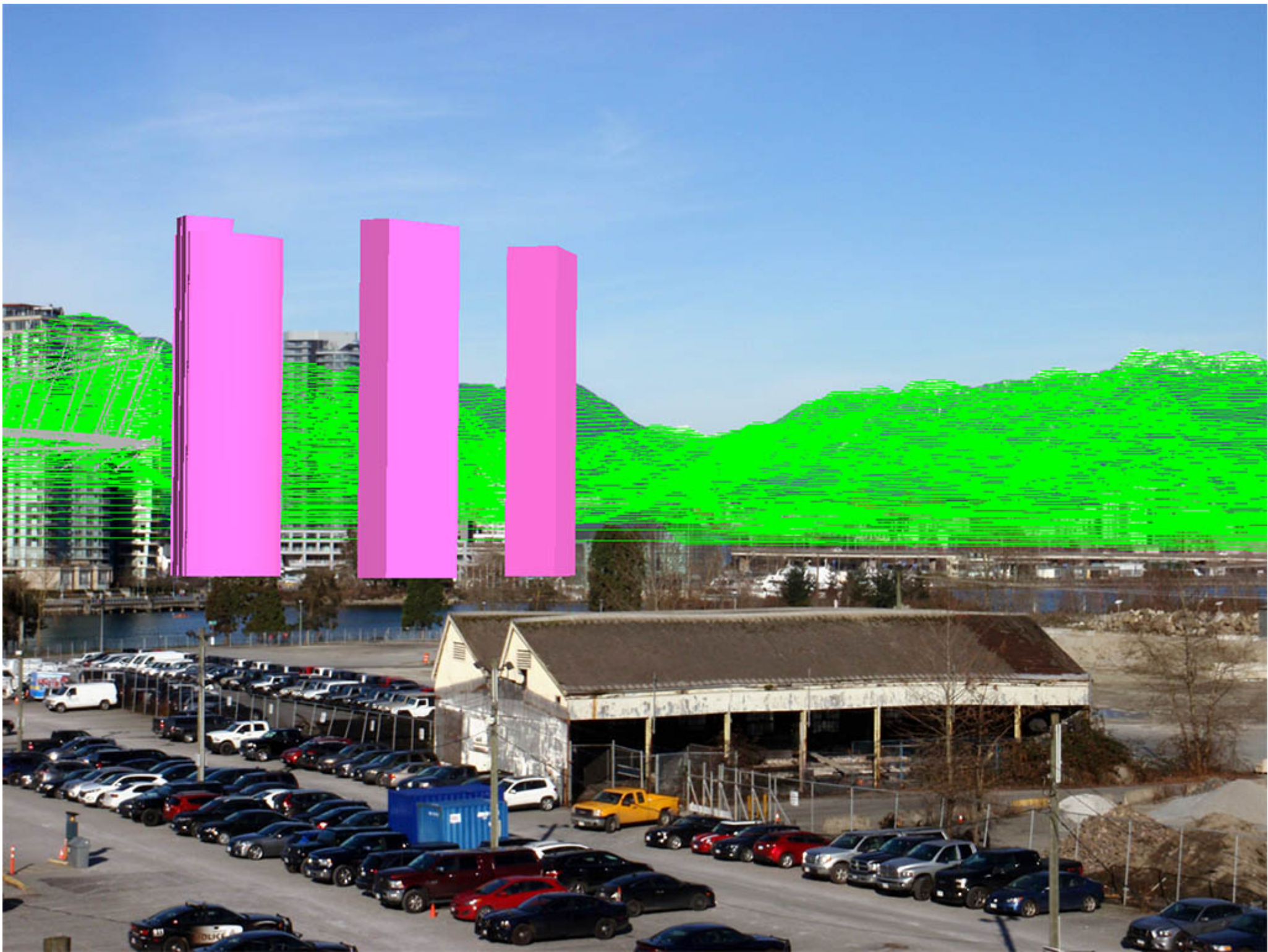
stevebohus @stevebohus · Feb 13

Another view cone impacted: 425' tower sites would penetrate into protected view 3.2.3.  
Is this in staff report? Or omitted? #vanpoll

# Massing model updated



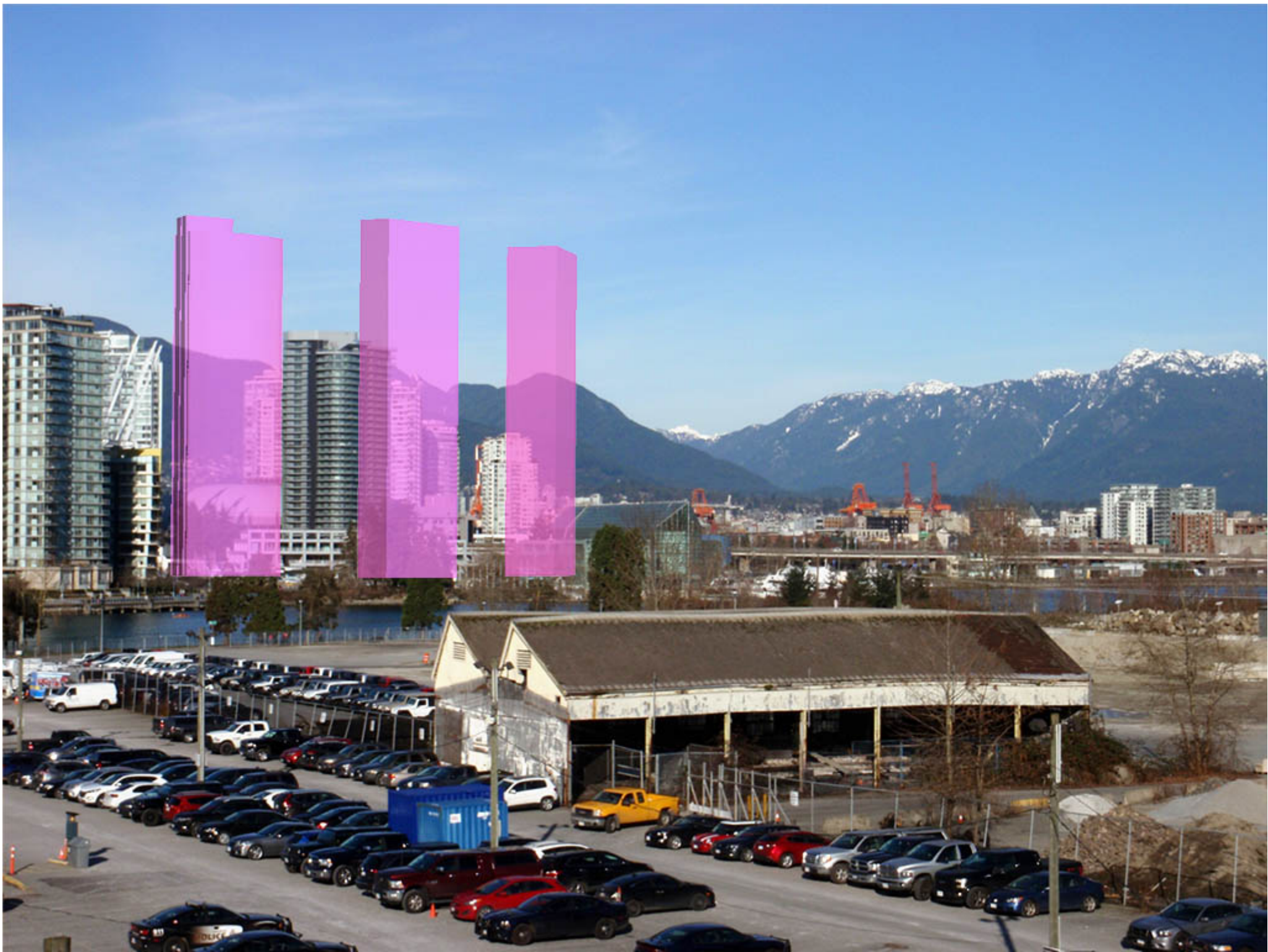








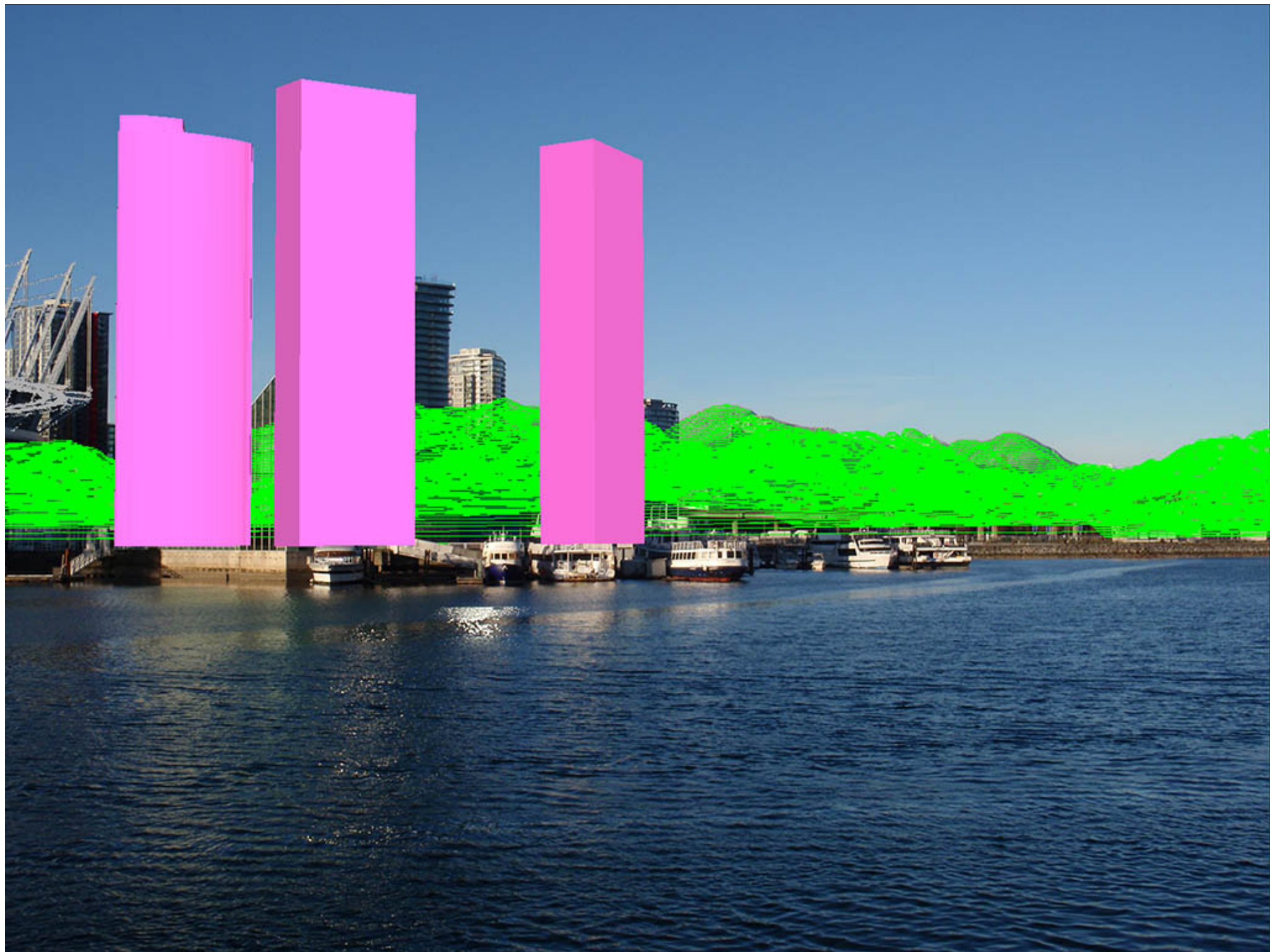




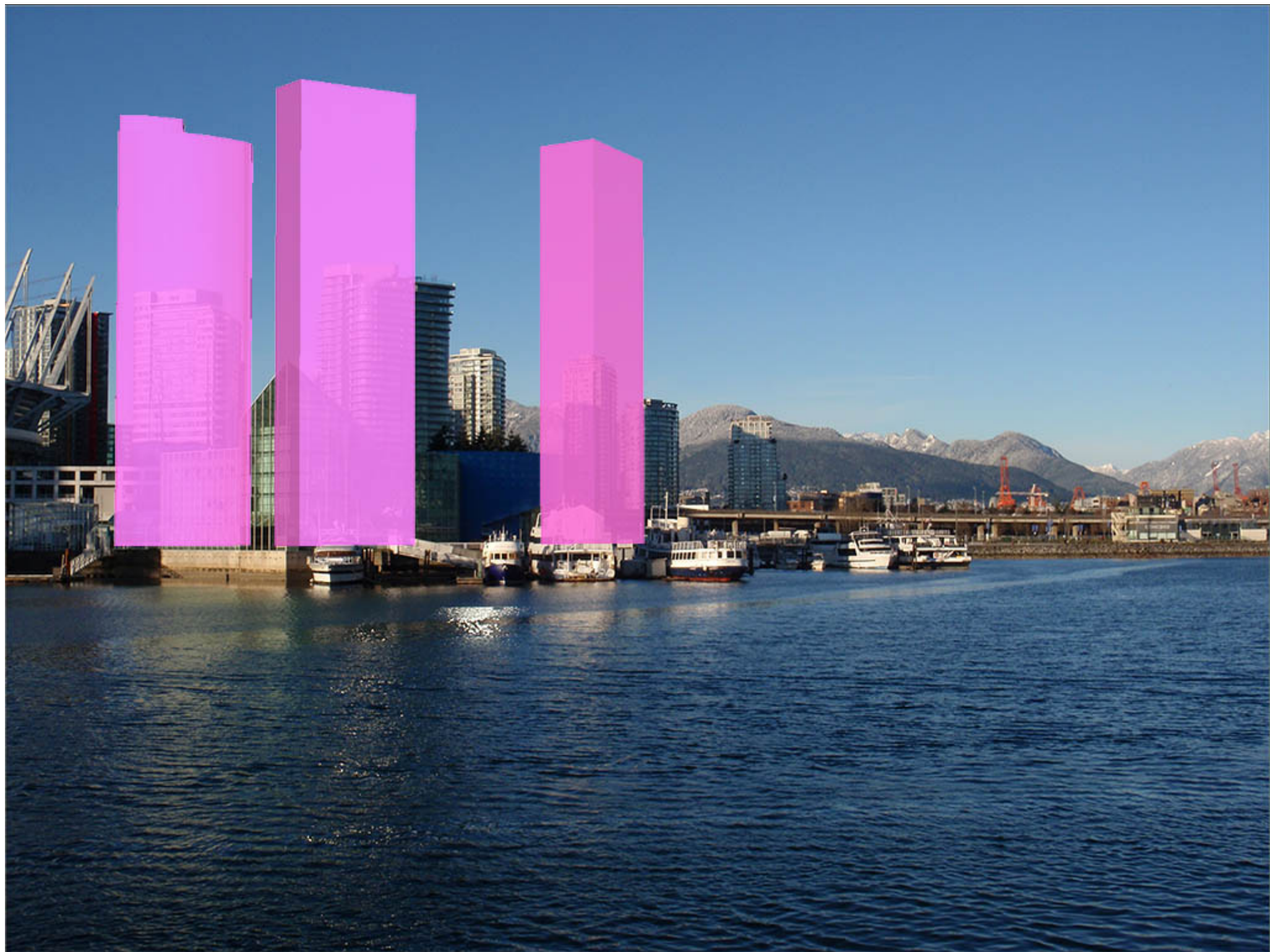




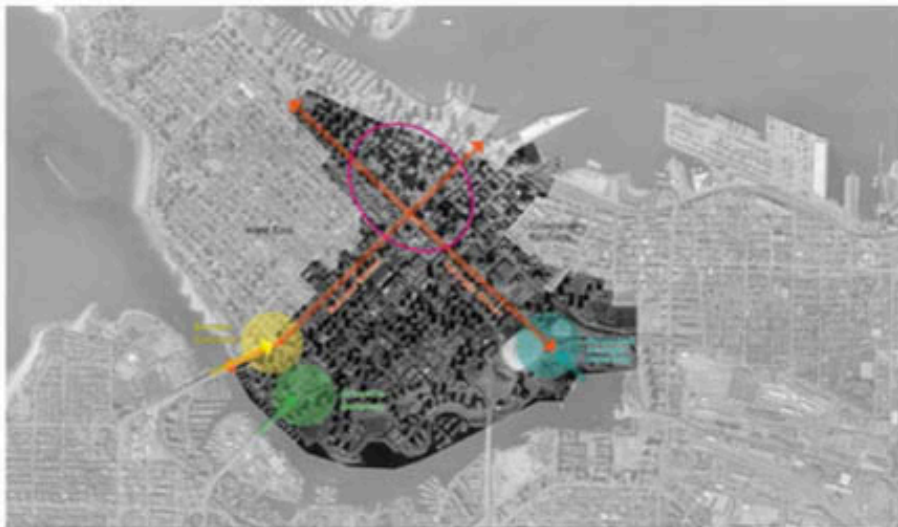












2. To which public body are you making your request?

another

The City of Vancouver

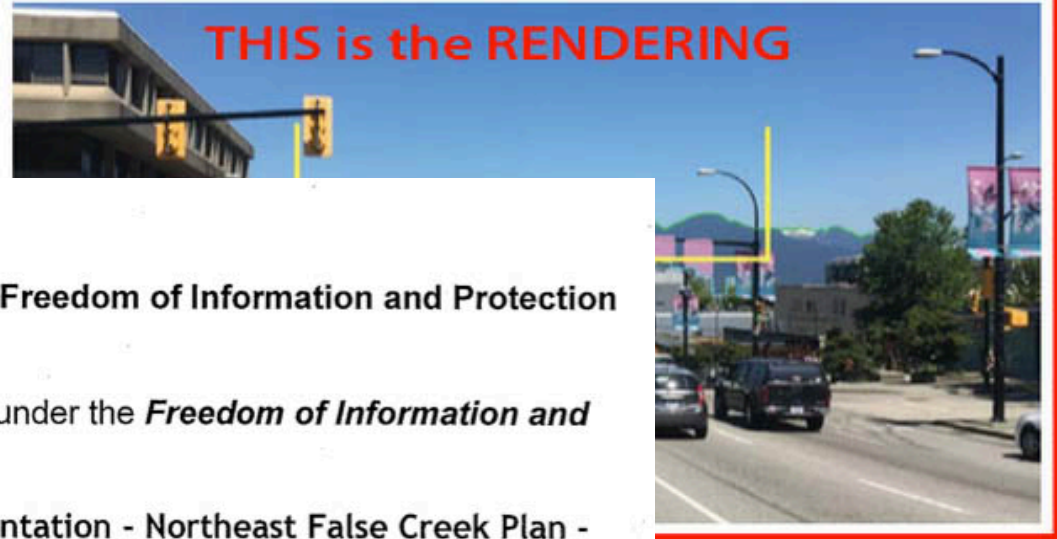
3. Do you want to:  receive a copy of the record? OR  examine the record?

**About the information you want to access**

1. **What records do you want to access?** Please give as much detail as possible. *(If you want access to your own personal information, be sure to give all your previous names. For another person's information, you must attach proof that you can legally act for that person.)*

In the document "Staff Presentation - January 31, 2018", there's a photo on page 11 that shows a view from Cambie Street. This request for records is for the computer model, documents, camera coordinates and all other data used to create this photo / rendering. For reference, here's a link to the document:

[http://council.vancouver.ca/20180131/documents/cfsc4\\_presentation.pdf](http://council.vancouver.ca/20180131/documents/cfsc4_presentation.pdf)



Dear Stephen:

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request dated April 3, 2018 under the *Freedom of Information and Protection of Privacy Act, (the Act)*, for:

Information relating to the following presentation - Northeast False Creek Plan - Viaducts Replacement Project: 2018 Jan 31, there is a photo on page 11 that shows a view from Cambie Street, [http://council.vancouver.ca/20180131/documents/cfsc4\\_presentation.pdf](http://council.vancouver.ca/20180131/documents/cfsc4_presentation.pdf). Request is for the computer model, documents, camera coordinates, and all other data used to create the said photo/rendering.

Date Range: January 1, 2017 to April 3, 2018

The information you are requesting is excepted from disclosure under sections s.17(1), and s.21(1) of the Act: You can read or download these sections here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

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oppor

creates another



## Higher Buildings

# Camera model, coordinates...not released



The intersection of Vancouver's ceremonial street with the grand Pacific Boulevard creates another opportunity for an iconic gateway into the downtown.

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