

Impacts of 777 Pacific Rezoning on Vancouver Views



Stephen Bohus, BLA

Other Cities: View Protection Important Policy (Ottawa)

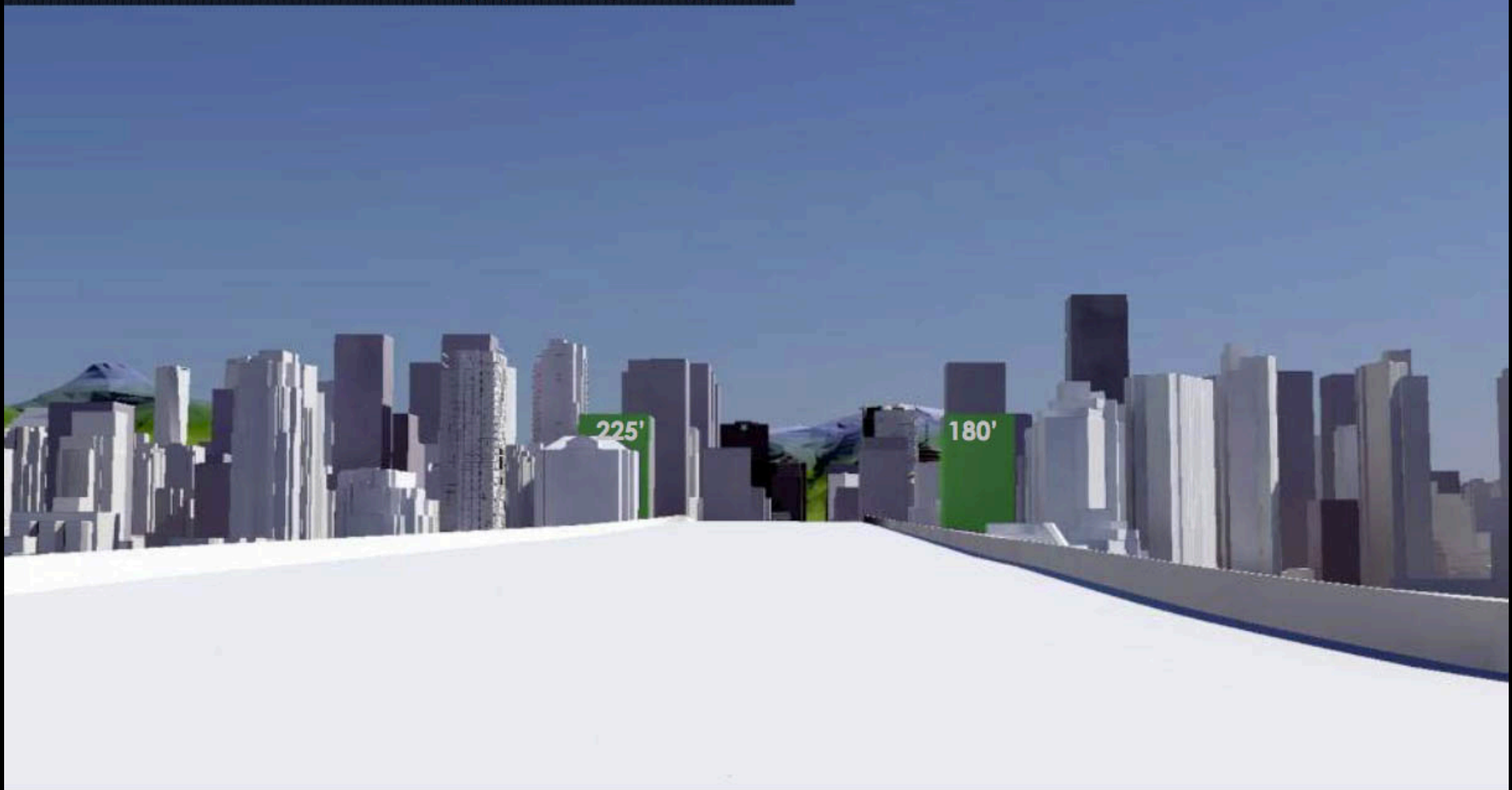


View Protection in 2011 (originally 225')

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

existing policy heights

LOOKING NORTH ON GRANVILLE BRIDGE



GRANVILLE BRIDGE GATEWAY:

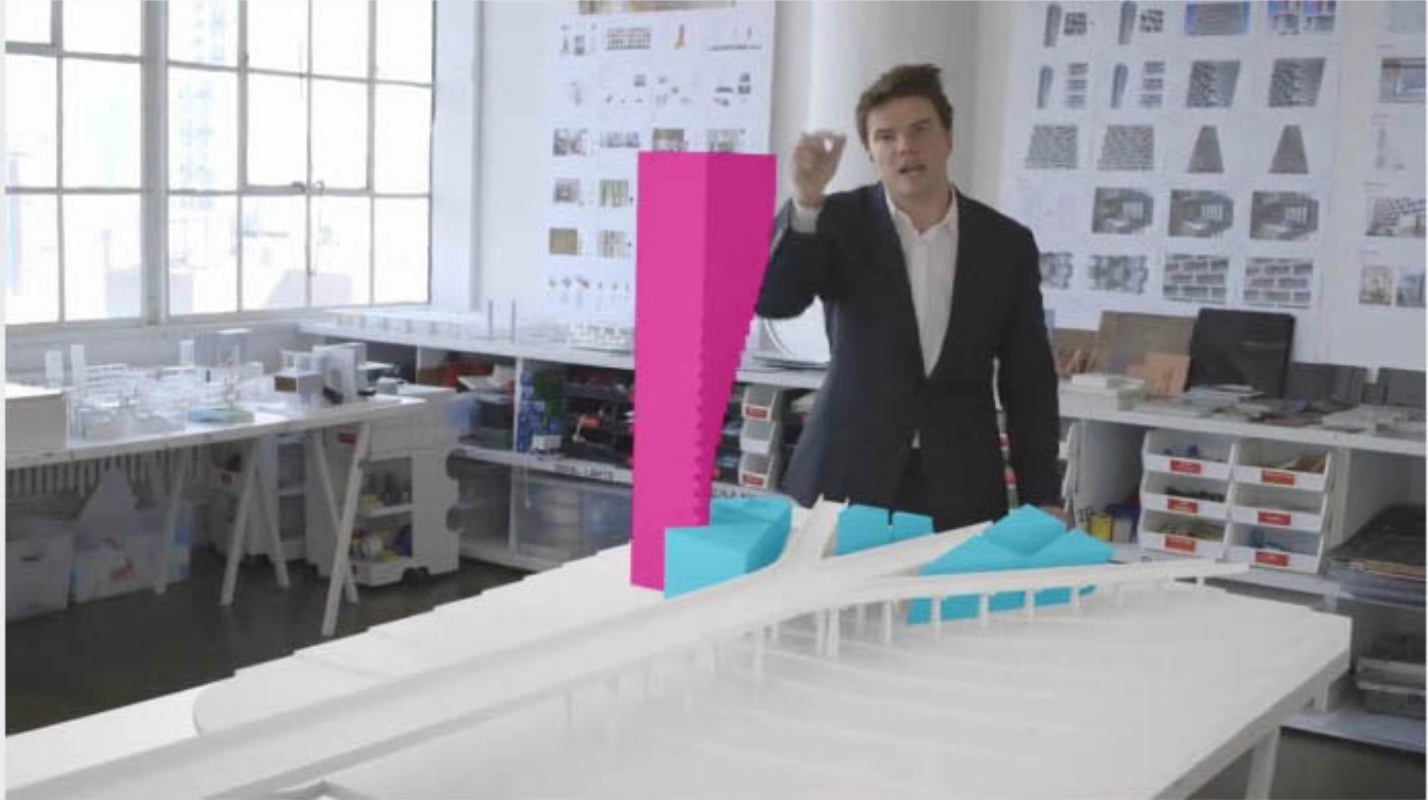
MARKING THE ENTRY INTO THE DOWNTOWN ENTERTAINMENT DISTRICT



View Protection in 2011 (425' originally 225')



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

facebook [Sign Up](#)

A man in a dark suit and white shirt stands in a bright, modern architectural studio. He is gesturing with his right hand towards a large, white, angular model on a table. The model features a prominent, tall, pink, rectangular tower-like structure. The studio has large windows on the left, and the walls are covered with various architectural drawings and models. Shelves with storage bins are visible in the background.

 **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



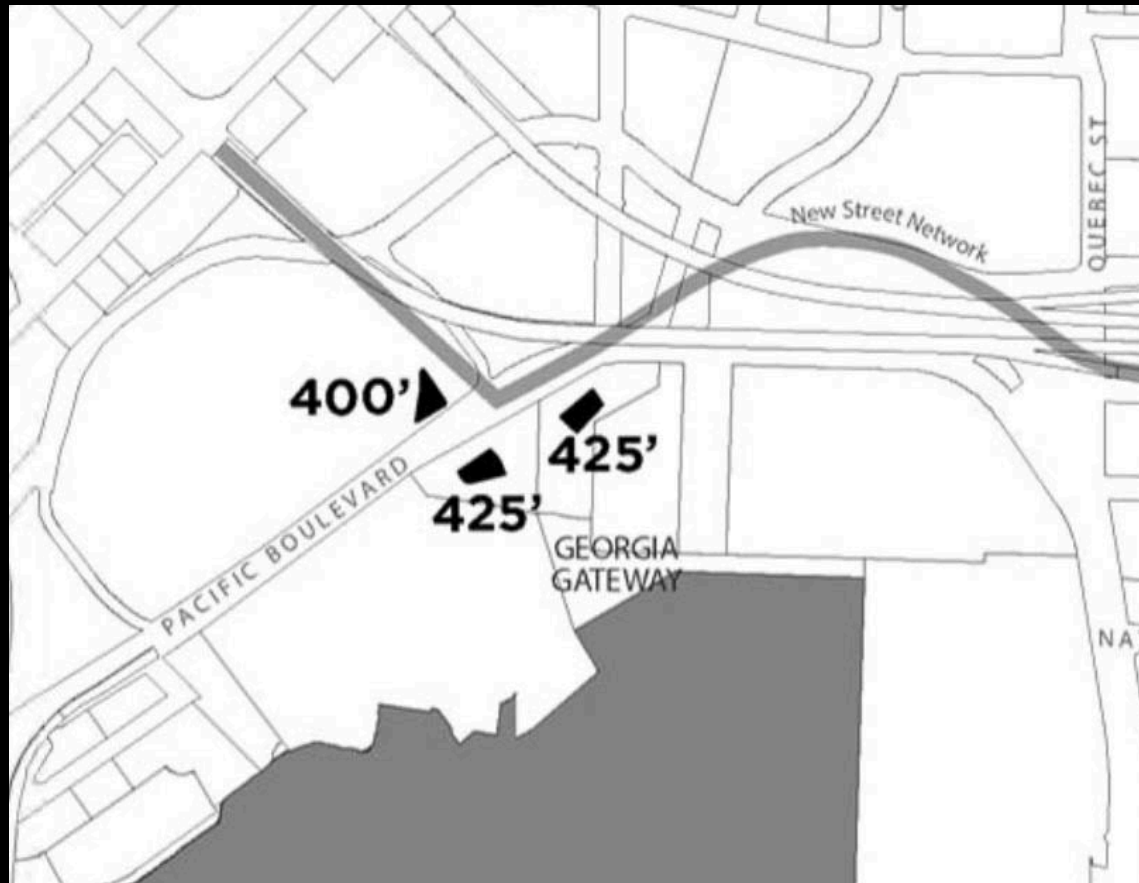
Twitter comments on NEFC Plan (Feb 2018)

#vanpoli



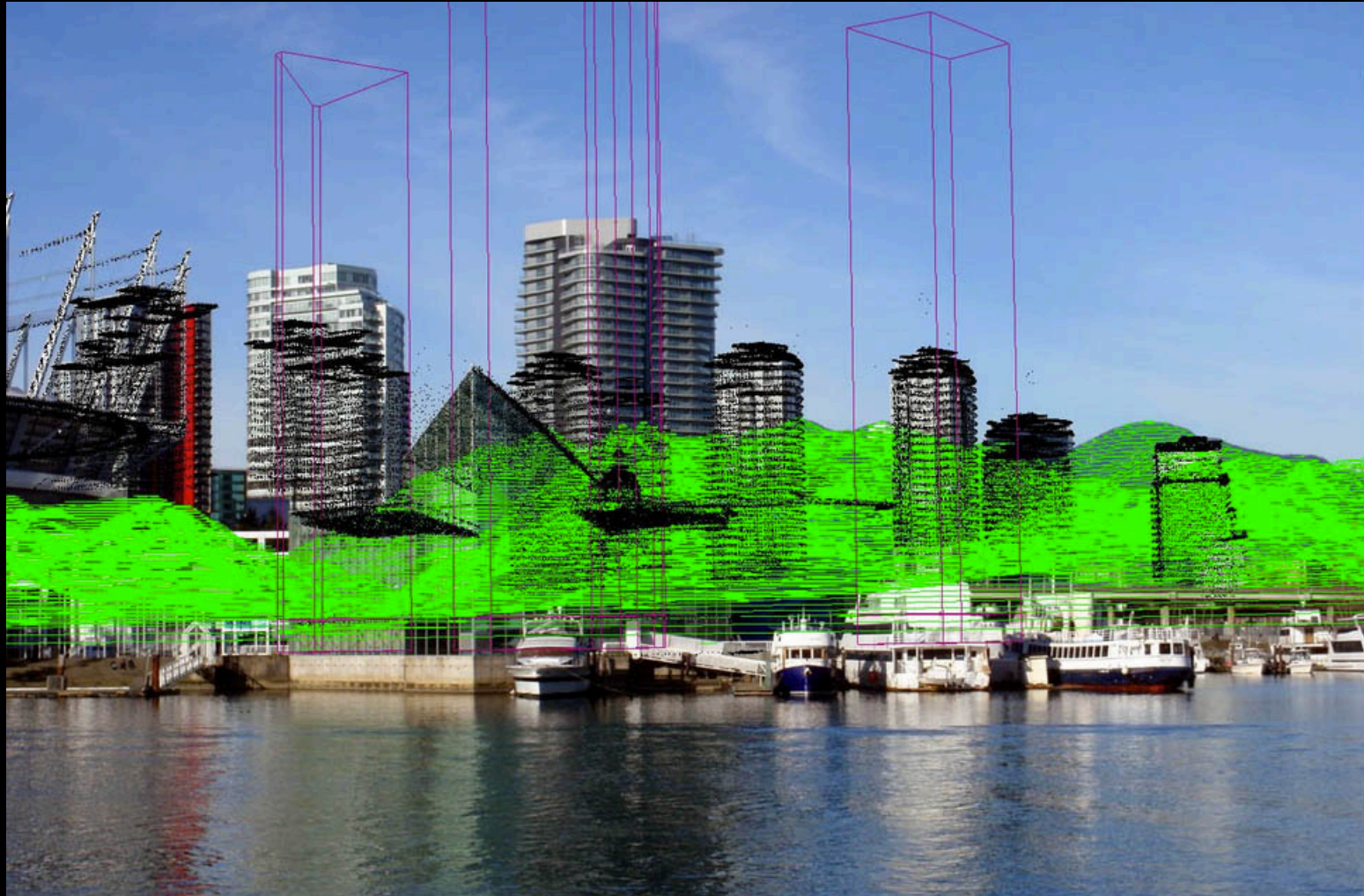
Twitter comments on NEFC Plan (Feb 2018)

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

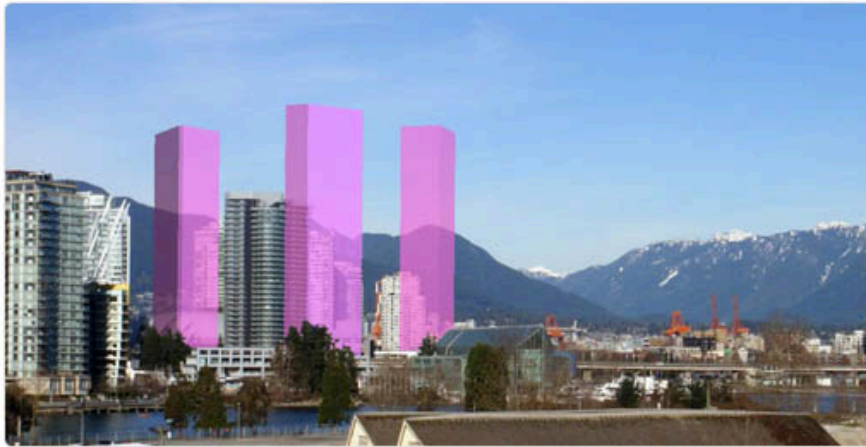
Massing model

Proposed heights vs. 20% higher (creep)



stevebohus @stevebohus · Feb 13

From Cambie Bridge, massing models of proposed tower sites [#NEFCPlan](#)
[#vanpoli](#)

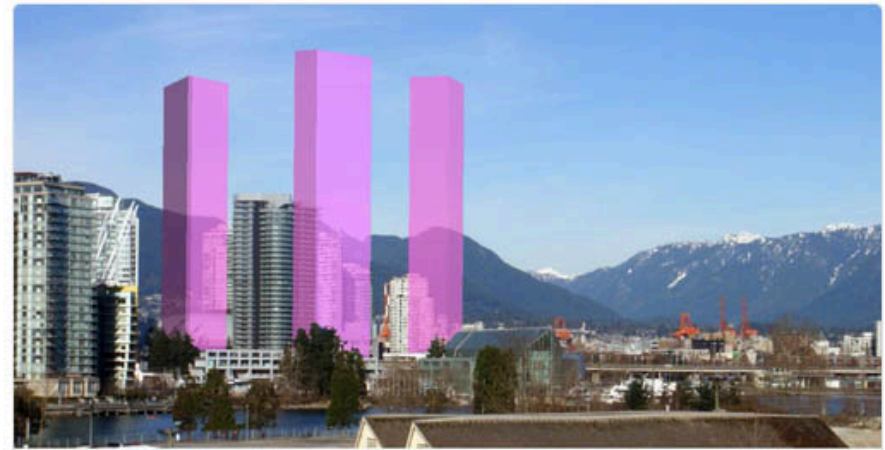


8 24 13



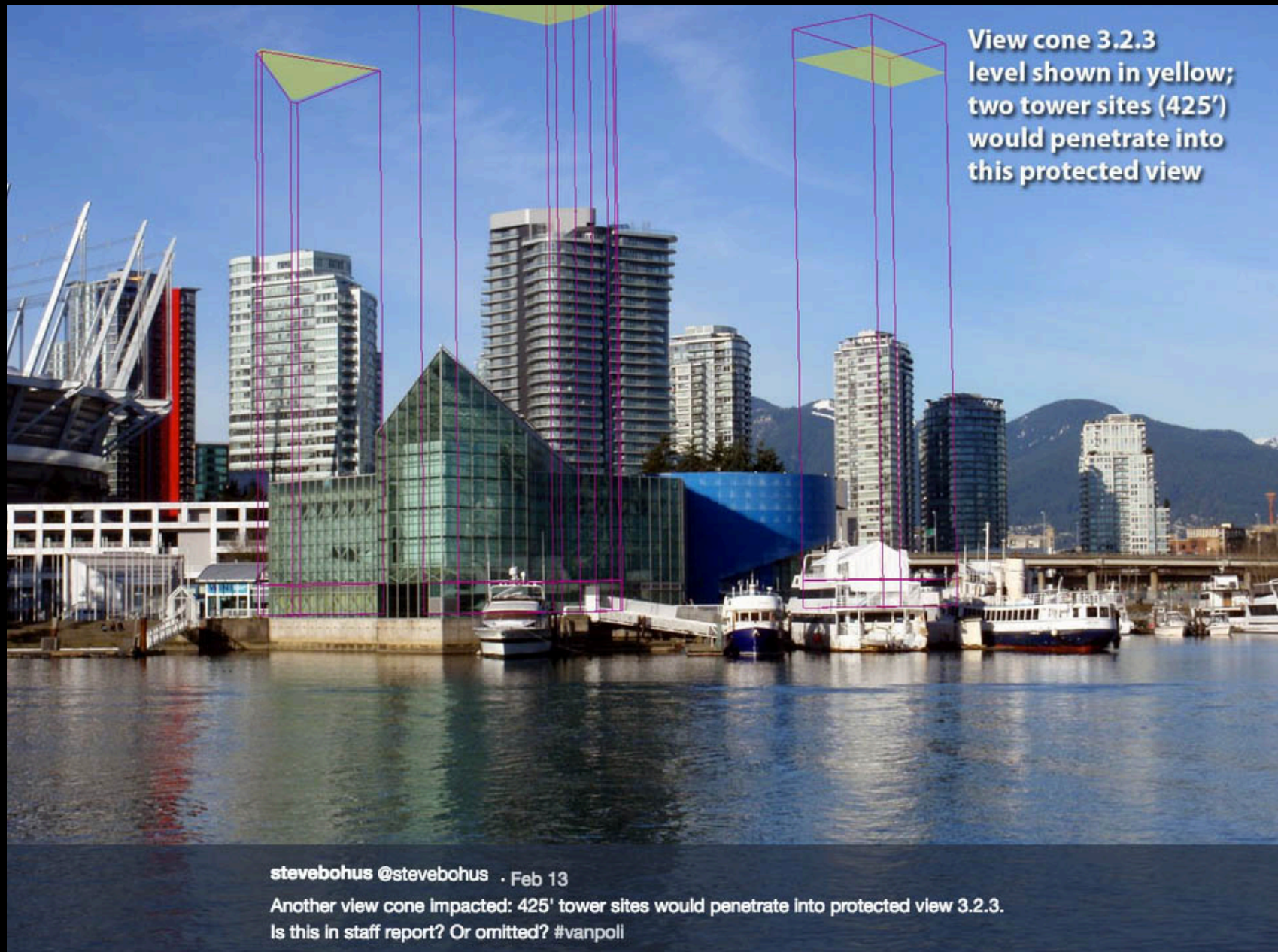
stevebohus @stevebohus · Feb 13

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

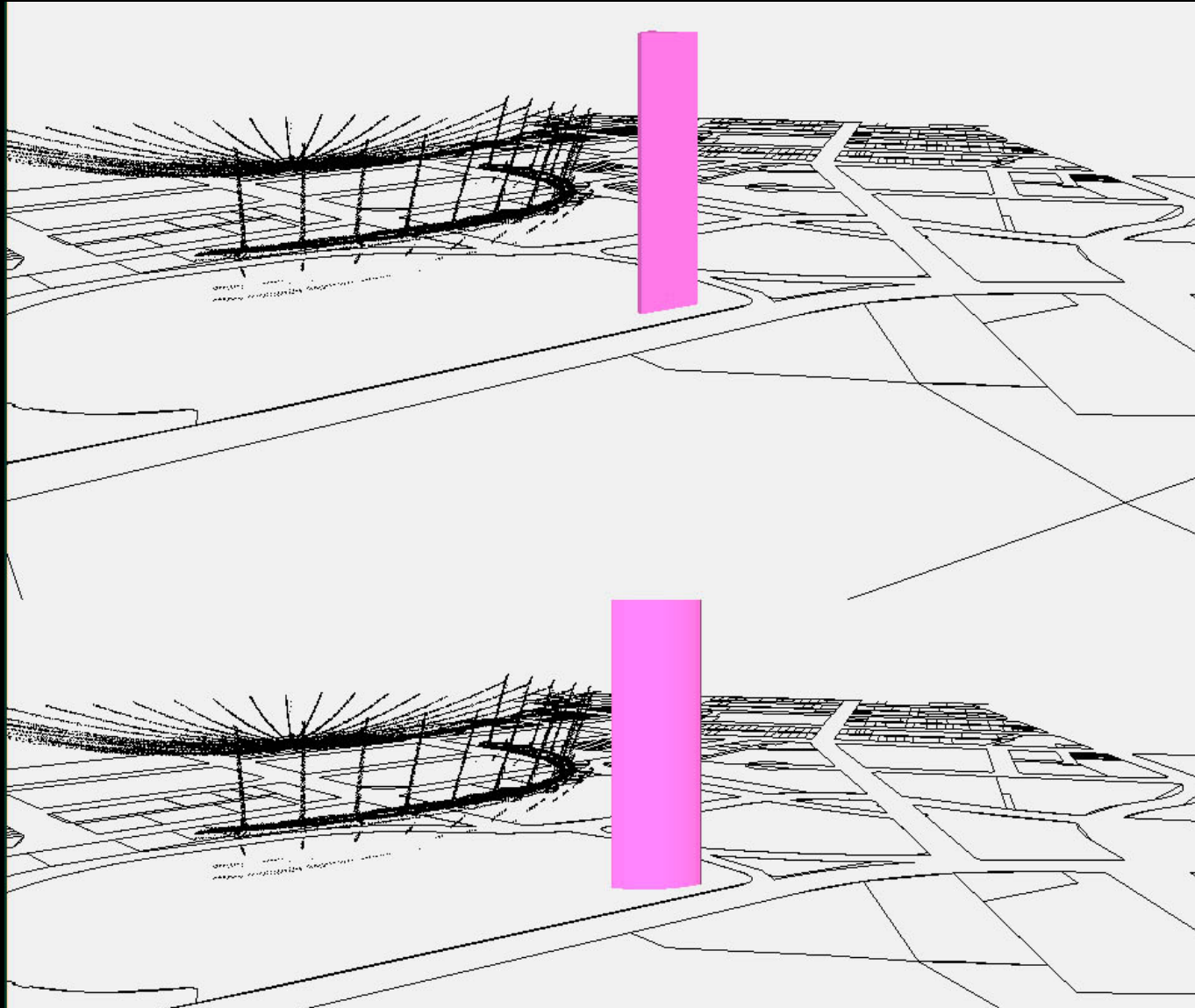


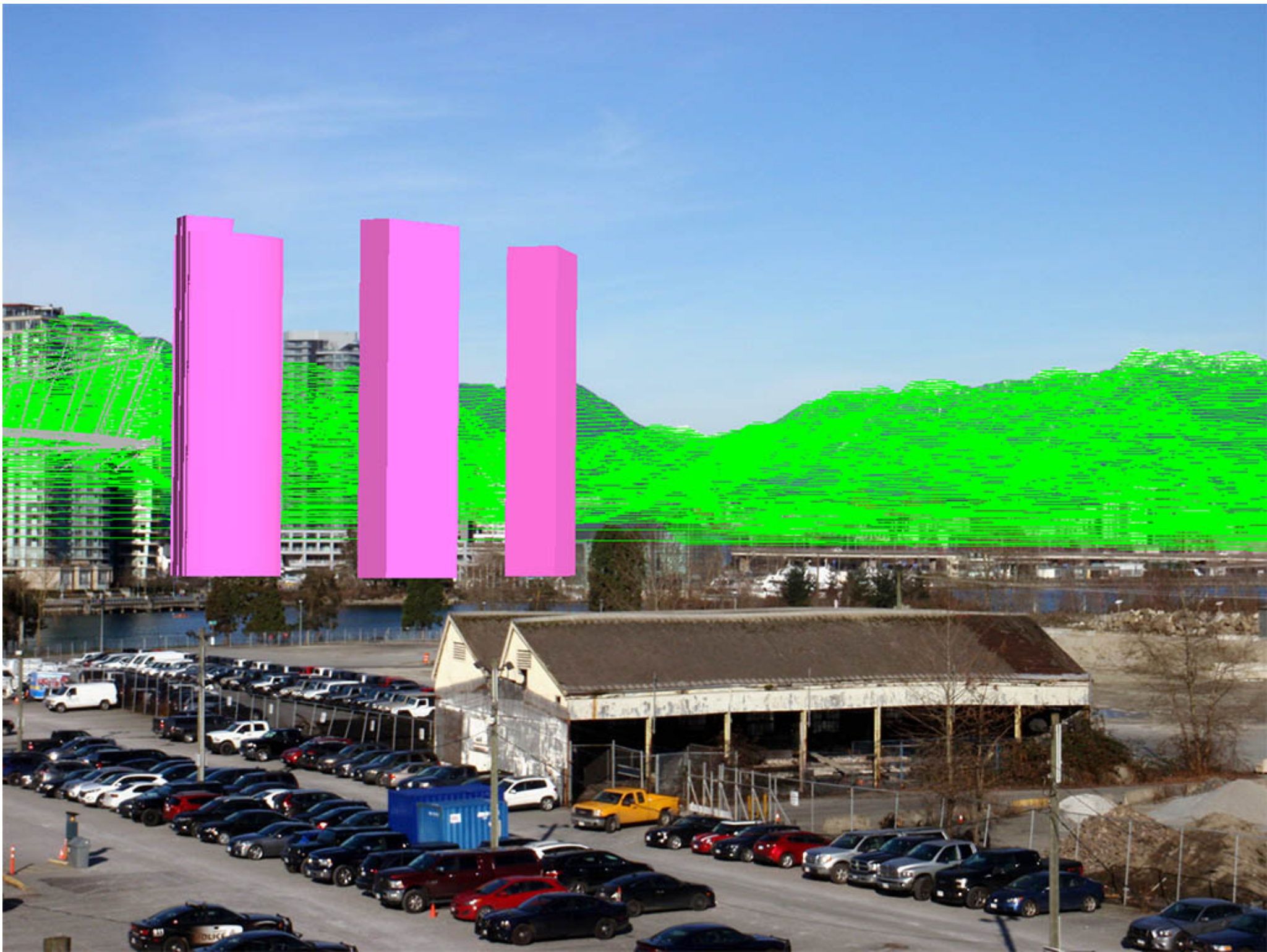
2 6 3

Also impacts on QE View Cone 3.2.3, see #vanpoli

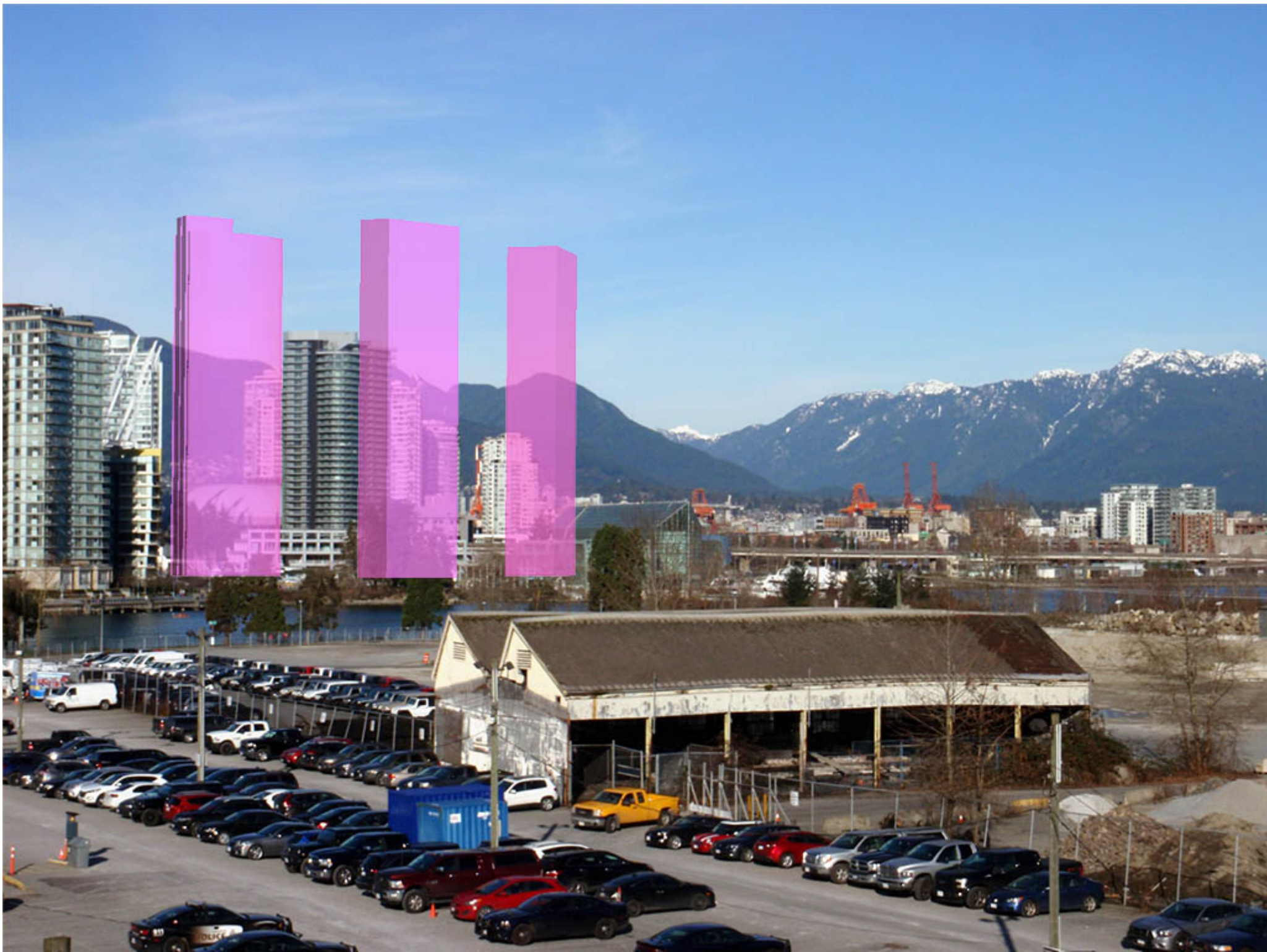


Massing model updated

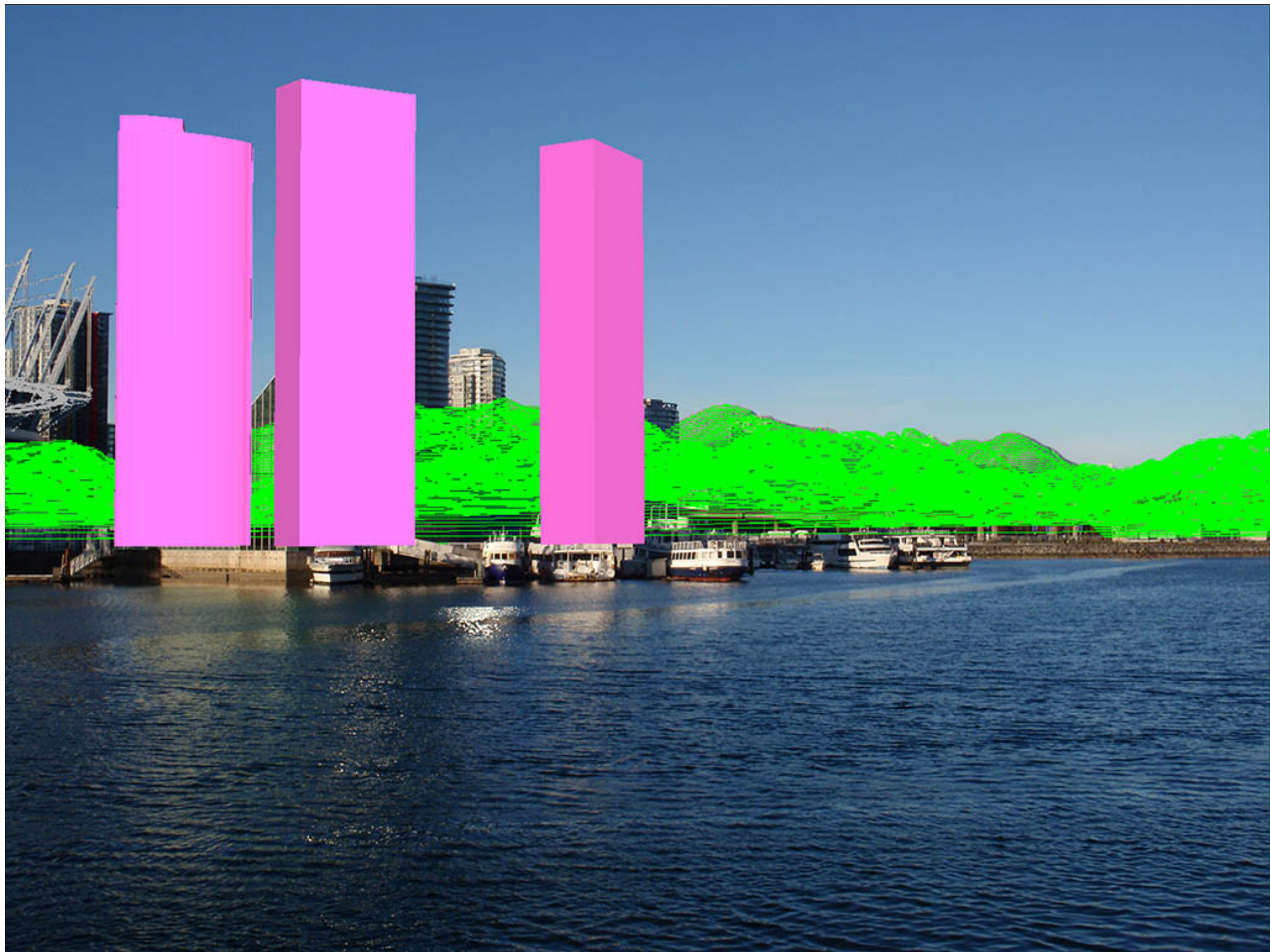


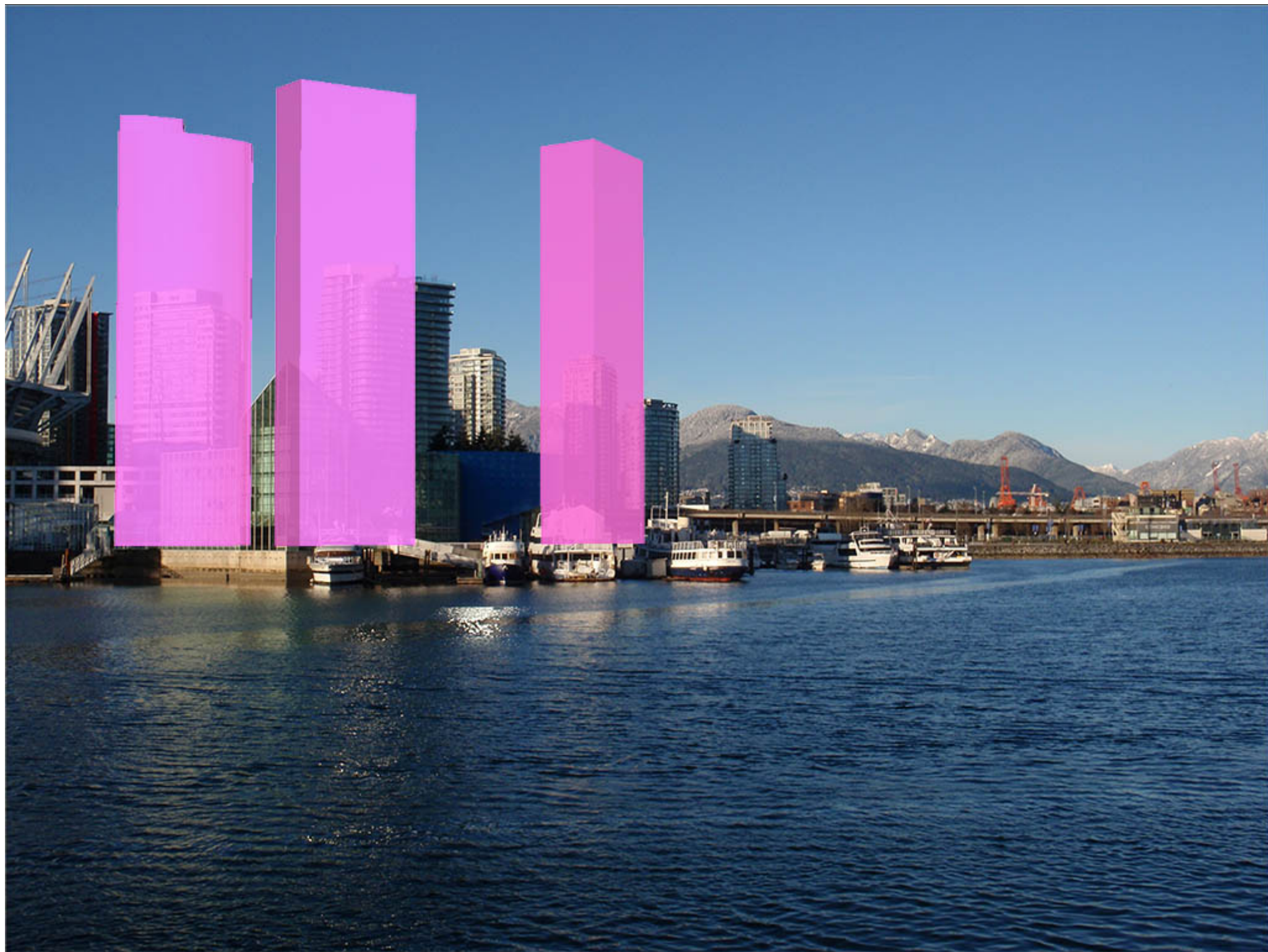






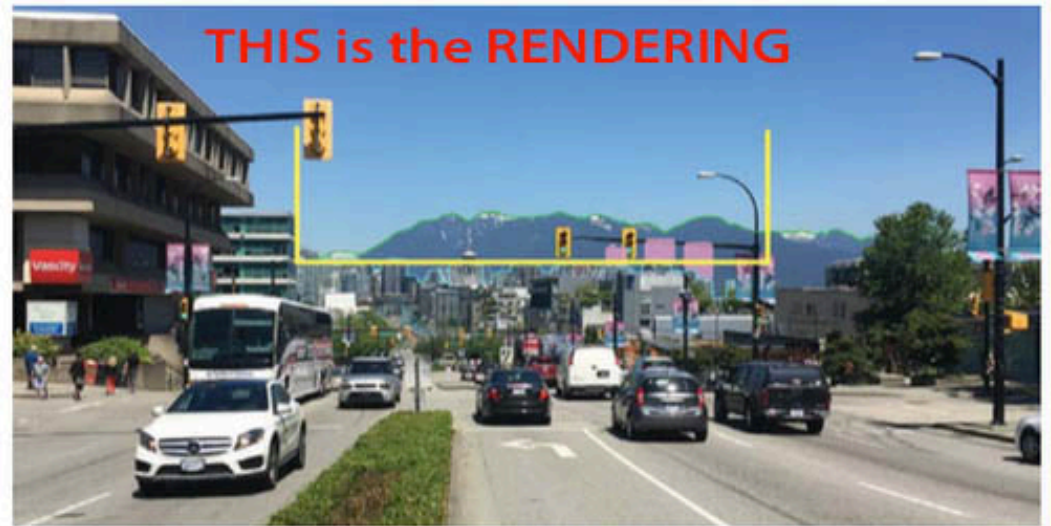
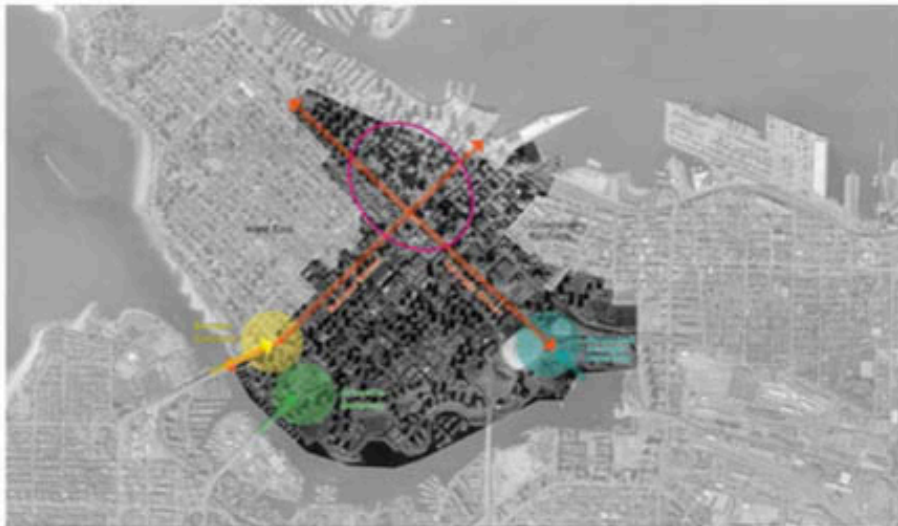






Higher Buildings

FOI: On rendering



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?

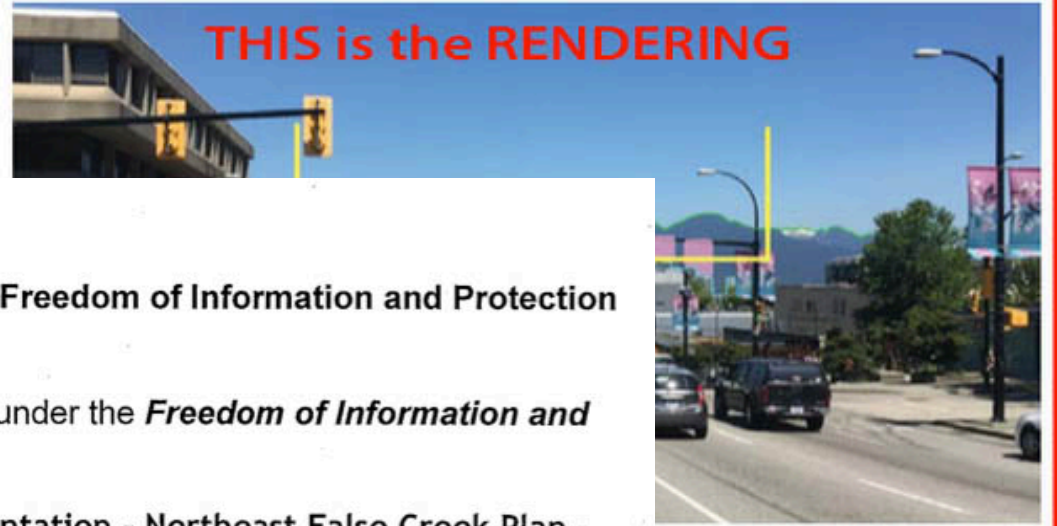
About the information you want to access

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

Higher Buildings

FOI: On rendering



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. 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

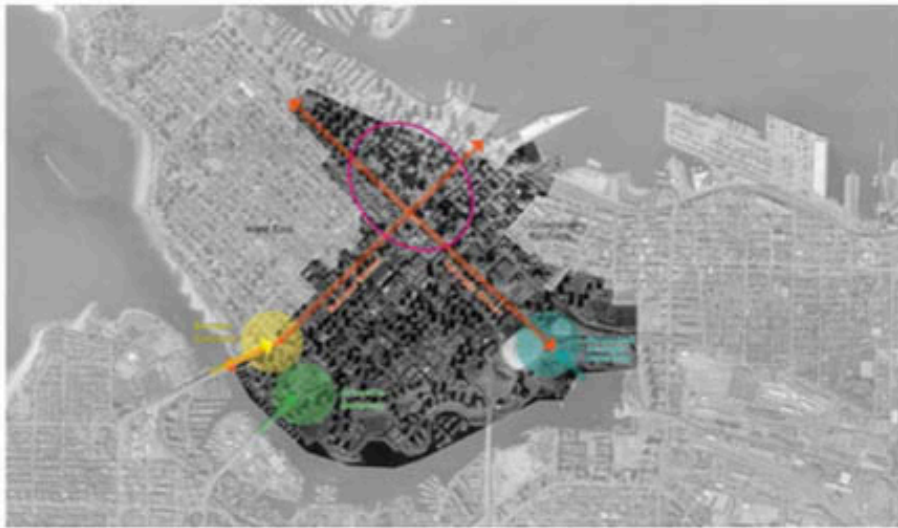
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner,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

The in
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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777 Pacific Blvd Rezoning

July 10, 2018

Council affirmed protection of Cambie view in 2010



Supports Item No. 5
P&E Committee Agenda
January 20, 2011

POLICY REPORT
URBAN STRUCTURE

Report Date: November 29, 2010
Contact: Kevin McNaney
Contact No.: 604.871.6851
RTS No.: 08566
VanRIMS No.: 08-2000-20
Meeting Date: January 20, 2011

TO: Standing Committee on Planning and Environment
FROM: Director of Planning
SUBJECT: Implementation of "Vancouver Views" and Opportunities for Higher Buildings in the Downtown

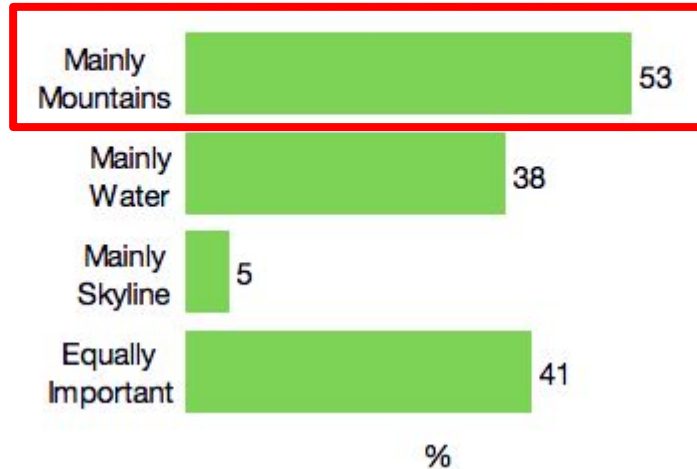
Resolution E:

Council affirmed the current, rigorous application of Cambie Street and Cambie Bridge view corridors. No further action is required.

Mountains are most important feature of views

MOST IMPORTANT FEATURE OF VIEWS

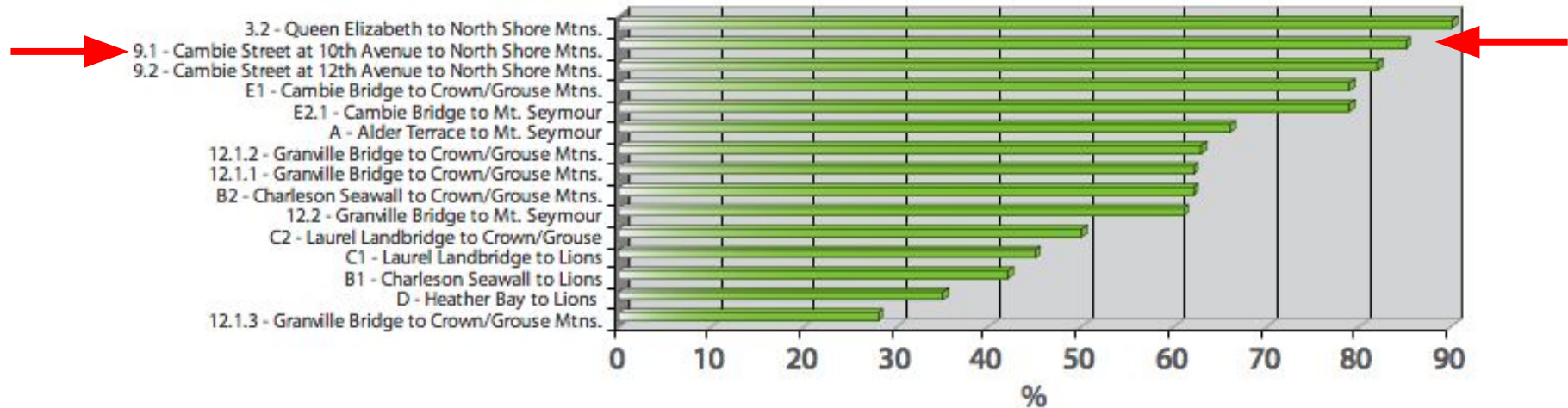
Q1: You will notice the view consists of three main features - the mountains and water and the cityscape or buildings.
Which of the three components make this overall view of Vancouver attractive?



Cambie & 10th view is second most important view

Percent of Respondents Rating Views 8 - 10

i.e. 35% of respondents scored view 'D' 8 or better



Cambie & 10th view is second most important panoramic view

- All 5 panoramic views fall into the top tier or most important category, with average importance ratings of 8.5 or greater based on a 10-point scale.
 - 3.2 Queen Elizabeth Park to Downtown (9.2)
 - 9.1 Cambie Street at 10th Avenue (8.9)
 - 9.2 Cambie Street at 12th Avenue (8.6)
 - E2.1 Cambie Bridge to Mount Seymour (8.6)
 - E1. Cambie Bridge to Grouse (8.5)

Mountains are key to Cambie view

View	<u>Mountains</u> %	<u>Year Round</u> %	<u>Big/ Wide</u> %	<u>Skyline</u> %	<u>Water</u> %	<u>Enjoy Often</u> %	<u>Other</u> %
Queen Elizabeth Park	83	39	80	23	7	32	10
Cambie Street at 10th	93	47	65	20	2	27	7



Mountains are most important to Cambie view



View	<u>Mountains</u> %	<u>Year Round</u> %	<u>Big/ Wide Skyline</u>		<u>Water</u> %	<u>Enjoy Often</u> %	<u>Other</u> %
Queen Elizabeth Park	83	39	80	23	7	32	10
Cambie Street at 10th	93	47	65	20	2	27	7
Cambie Street at 12th	89	49	48	25	5	38	-
Cambie Bridge to Seymour	74	45	56	37	27	24	8
Cambie Bridge to Grouse	80	49	55	31	27	29	-
Alder Terrace to Mt. Seymour	82	39	34	16	37	15	8
12.1.2 Granville Bridge to Grouse	88	42	26	22	2	23	4
Charleson Seawall to Grouse	80	29	20	29	53	15	3
12.1.1 Granville Bridge to Grouse	82	45	21	19	4	26	10
Granville Bridge to Seymour	87	43	20	24	3	26	11
Laurel Landbridge to Grouse	85	22	23	29	37	17	6
Laurel Landbridge to Lions	75	30	11	29	38	21	
Charleson Seawall to Lions	59	34	27	26	46	19	
	59	34	18	27	33	30	
	62	29	17	40	4	16	

Most people enjoy Cambie view by walking, jogging or public transit

APPENDIX D: PAGE 20 OF 30

TRANSPORTATION MODE USED TO ENJOY VIEWS

Q9b: Please tell us how you experience this view most often. Is it while you are....

- All 15 views are experienced most often by either walking or driving. Public transit and cycling are also used by a significant minority of residents to enjoy views

View:	<u>Walking</u> % %	<u>Driving</u> _ %	<u>Public Transit</u> _ %	<u>Cycling</u> _ %	<u>Jogging</u> _ %	<u>Other</u> _
Queen Elizabeth Park	73	39	15	6	5	13
Cambie Street at 10th	44 8	4	25 7	5	2	

**72.5% enjoy Cambie St view
via walking, jogging or
public transit**

It is important to retain public mountain views

Additional Comments

Q11: Are there any additional comments you would like to make?

(Major mentions only)	Times mentioned (270)
	%
→ It is important to see the mountains/retain mountain views	32
→ Vancouver's natural setting is most important/makes Vancouver unique	19
→ It is important to see/retain water views	17
Stop/slow development/keep Vancouver as it is	4
→ It is important to protect views/retain view corridors	12
Architecture is important/create more exciting buildings/signature towers	7
Thank you for doing this survey/this is an important topic	7
Other areas of the city should be developed/less development downtown	6
Changes should benefit all citizens/not just developers/developers have not kept their promises	5
The survey is biased/the city is not interested in protecting views	5
Lower height buildings should be constructed	5