

13. VIEWS

ISSUES

Public views to the water from street ends and other public spaces, and views through Coal Harbour to landmarks, could be put at risk by dense street level development and bulky towers spaced close together. However, too much space between buildings could result in poor street edge definition and sense of place. In the past, northerly street end views of water and mountains have been emphasized; what about potential westerly street end views? Are all street end views of equal value, or should some of them perhaps be expanded as a trade-off for reducing others?

Should special value be given to the water views seen from Burrard Street as the only remaining major north-south street enjoying this amenity?

Should views of particularly important mountain features such as the Lions, from other public places in the downtown adjacent to the waterfront be protected?

Development could frame and preserve or obliterate private views now enjoyed by existing and future neighbours situated along the escarpment and Georgia Street to the south. Differing built form options create differing trade-offs of lower and higher level views. Can appropriate views be maintained without some loss of density?

FACTS

Vancouver residents, workers and tourists value views of mountains and water as evidenced by the Goals for Vancouver survey, real estate values, and postcard images of the city.

There are existing views of the water and mountains at virtually all of the street ends abutting the site. Major panoramic views exist from Burrard Street, Georgia Street, north of Hastings, and from Portal Park at the foot of Thurlow. Burrard Street is the last remaining major north-south street in the downtown to have a water view.

Principal landmarks include the Marine Building and Canada Place. (e.g. 'sails'). These landmarks are currently seen from Stanley Park, Burrard Inlet (e.g. Seabus), and the western part of Coal Harbour.

The Vancouver Rowing Club building is an historic landmark presently seen from the western part of Georgia Street, through the Bayshore site.

Private views are spectacular all along the escarpment and the western part of Georgia Street -- some 25 existing buildings; 16 potential buildings; 15,000 potential workers and residents.

The proposed new artificial base surface connecting the escarpment to the water's edge potentially has impacts on the views downwards to the water.

PAST POLICY

1976 PLANNING POLICIES:

- Current corridor views along existing N-S streets should be maintained.
- Roof areas should provide accessible terraces including, wherever possible, public use.
- Nothing specific to maintain private views.

1979 CWD ODP :

- As above, plus new development should provide new opportunities to view waterfront activities wherever possible.
- A 5° view preservation cone is established at each side of the ends of north-south streets (from the CWD/DD zoning boundary).

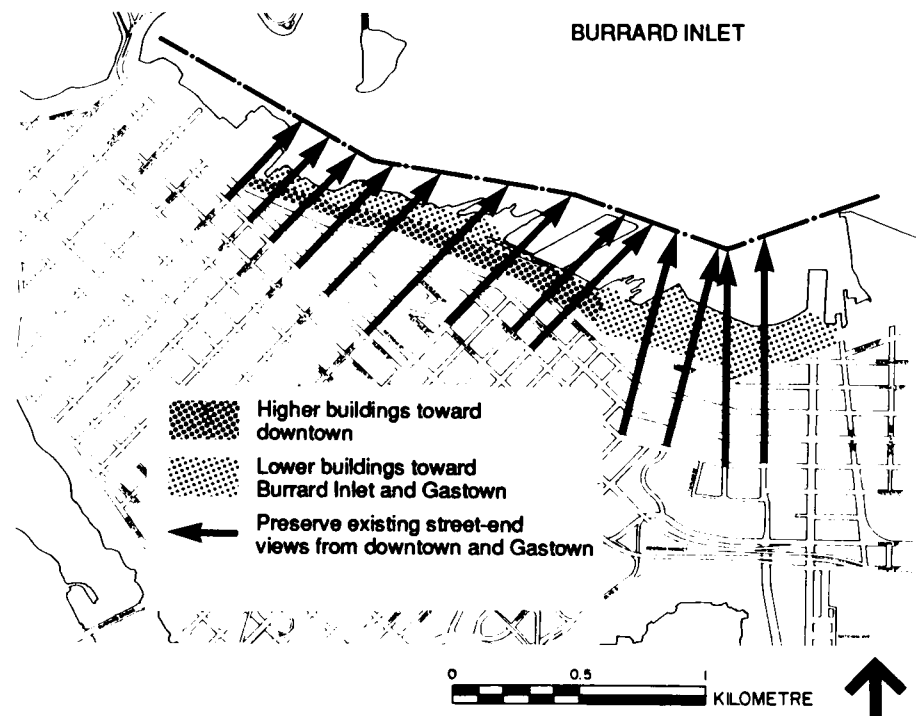


Figure 17. Existing CWD ODP Street-end Views

POLICY

Ensure that the development preserves most current views and maximizes potential views of the city's natural setting and unique features contributing to its special identity, in the following categories:

PUBLIC STREET-END VIEWS

Ensure that all northerly corridor views along existing N-S streets to the water and mountains are maintained. Allow only minor relaxations to the minimum 5 degree angle from each side of the extension of existing streets at the CWD zoning boundary or Georgia Street west of Cardero Street within the following guidelines:

- the view reduction is essential to the overall quality of the waterfront development; and/or
- the view reduction is not detrimental to the overall quality of the existing street-end view from the downtown; and/or
- the physical design of the portion of the waterfront development which causes the view reduction is of quality and will enhance the physical character of the immediate surroundings; and/or
- an alternative access to view waterfront activities, Stanley Park, Burrard Inlet and/or the North Shore mountains is provided as a trade-off at a location in the vicinity of a particular street end and is easily accessible to the public from downtown.

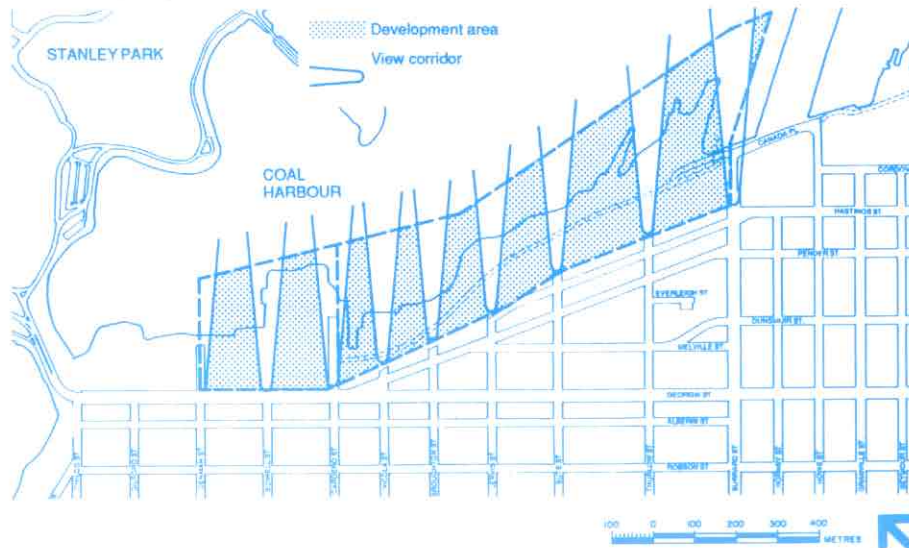


Figure 18. Coal Harbour Street End View Corridors

Consider enlarging some street end views to greater than a 10 degree angle as a trade-off for the reduction of others.

Ensure that the new artificial base surface and street grades are contoured to maximize preservation of views downward to the water from north-south streets.

Have particular regard to the protection of existing northerly views of the Burrard Inlet and Coal Harbour water areas seen from major pedestrian and vehicular-used sections of Burrard Street as far south as Georgia Street.



Figure 19. Existing Burrard Street End View (from Hastings)

PUBLIC OPEN SPACE VIEWS

Provide new opportunities in new development to view waterfront activities, Stanley Park and/or the North Shore mountains wherever possible. In particular, views from existing public places such as Portal Park should be protected. Certain public views exist to natural features having particularly important significance to the city's identity and character, such as the Lions and Crown, Grouse and Seymour mountains, and should be protected. Some panoramic views should be maintained to at least 45 degrees.

LANDMARK VIEWS

Ensure that new development respects views from public streets and open spaces through to important landmarks, particularly the upper portions of important buildings, such as the Marine Building and Canada Place 'sails'.

PRIVATE VIEWS

Balance the new private views created for the on-site development with reasonable preservation of private views from existing and likely future development (office and residential) south of the site, in consultation with the affected owners.