

**ROYAL VANCOUVER YACHT CLUB:
ADDITIONAL VIEW AND SHADE ILLUSTRATIONS**

TECHNICAL MEMORANDUM

To:	Emily Williamson (VFPA)	From:	Russ Tyson
cc:	Chris Barnett (RVYC Asset Manager)	Date:	February 10, 2020
Subject:	Construction Staging Plan	Project No:	17-113

The Vancouver Fraser Port Authority Project and Environmental Review Guidelines; View and Shade Impact (July 2015) are intended to assist applicants of projects on lands and waters managed by the Vancouver Fraser Port Authority (port authority) when considering view and shade impacts of proposed new buildings (e.g. boat sheds) and structures (e.g. concrete floats).

The objectives of View and Shade Impact Guidelines include:

- Where port-related developments are proposed in areas within proximity to residential or public areas, these developments should consider the potential view and shade impacts they may have on surrounding communities;
- Where possible, developments should avoid or provide mitigations to lessen the view and shade impacts to the surrounding community; and
- Where both private and public views may be impacted, maintaining, or mitigating impacts to public viewpoints are considered a priority.

These guidelines apply to development or activities that may potentially have a view and shade impacts on surrounding communities. The types of developments that may create view and shade impacts are typically assigned to Project and Environmental Review (PER) Categories C and D. View and shade impact reports or analyses may be required as part of the Project and Environmental Review process to indicate how the applicant has considered and, where possible, mitigated potential impacts of the proposed development.

Pursuant to Royal Vancouver Yacht Club's (RVYC) proposed expansion of the RVYC Coal Harbour Marina, the changes to existing views are effectively non-existent in relation to Stanley Park and downtown as the new boat sheds (e.g. which, in general, are the same size and colour as the existing boat sheds) are replacing old dilapidated ones, along with replacing old floats with concrete ones. Refer to Section 4.5.2 of the Executive Summary.

Shade impacts will be non-existent due to the location of the marina in Coal Harbour, in which the nearest residence is 300 m, and will not impact any local community buildings or views.

The port authority has requested as part of the PER review process that additional view exhibits be developed for downtown to confirm that no such impacts (e.g. view and shade) would be evident.

This memo responds to that request.

Port Authority Approval of Seven Boat Shed Replacement (PER Project Permit 2011-70)

Reference is made to the port authority Project Permit Number 2011-70 in which RVYC replaced seven boat sheds within the existing lease area. As part of the project submission marine boat shed details (design) was provided to the port authority for approval. The removal and replacement of the boat sheds envisioned for this review are consistent with those as applied to the port authority in 2011 under Project and Environmental Review (PER) 2011-70, approved by the port authority.

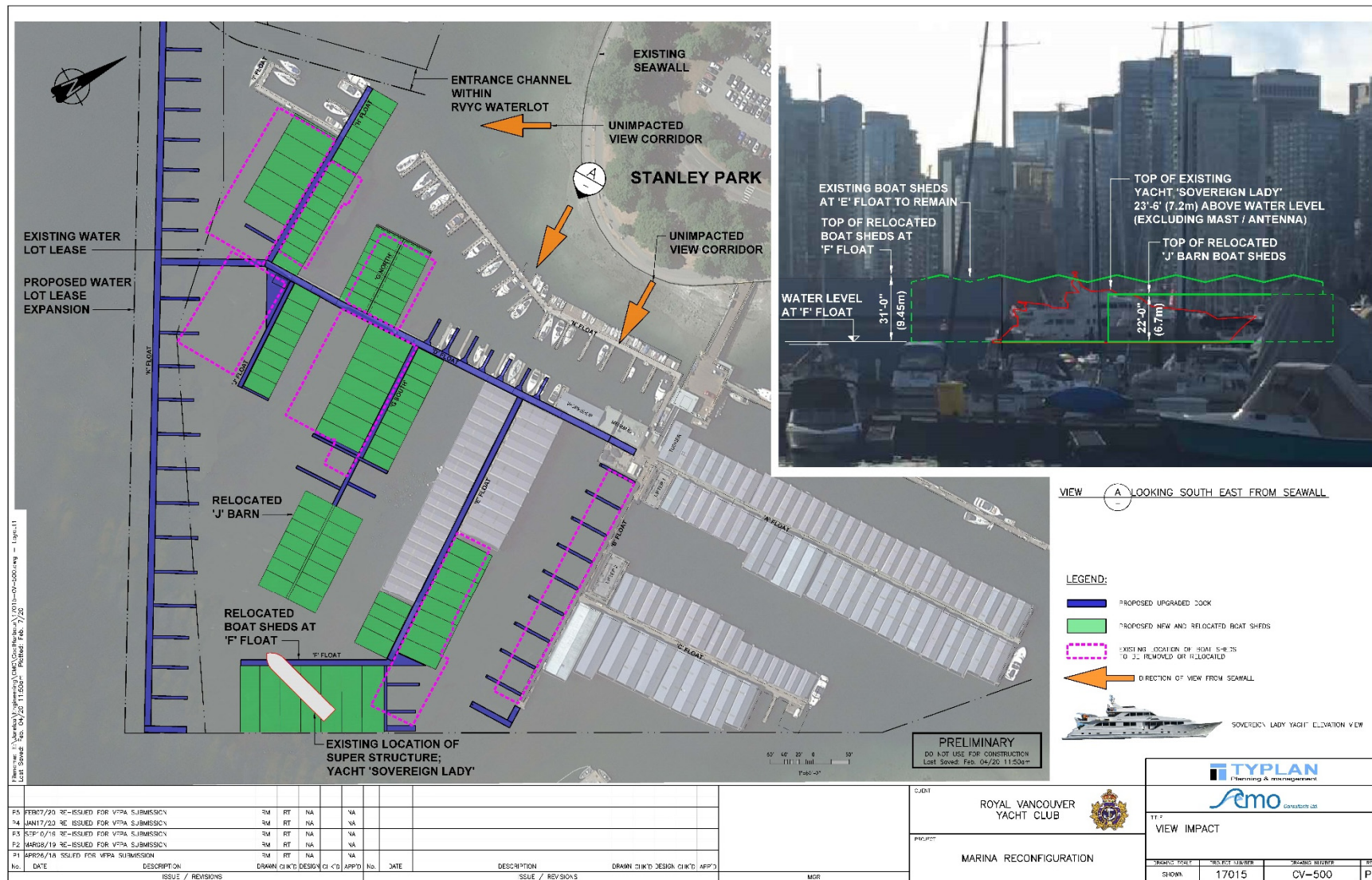
Appendix J provides design drawings based on the maximum boat shed height of 7.6 m for those boat sheds being replaced (as denoted in Appendix J). It is noted that the majority of proposed boat shed replacements range from 5.1 m in height to 7.6 m. In comparison, the maximum height of an existing vessel superstructure in Coal Harbour is 7.2 m in height. However, the existing boat sheds on H float (9.4 m in height) will be relocated to the new F float in between G and E float. The relocated H float boat sheds to F float represent the highest boat sheds existing in the marina. As such heights are already existing and accepted by the community, and as a result of the boat sheds being sited further away from Stanley Park, no noticeable impacts to view and shade will be evident. The natural massing of the Stanley Park treeline and the Vancouver skyline will further limit any view impacts. No impacts on shade will be evident. Sensitive land uses are more than 150 m away.

As part of the RVYC project description submission for the RVYC Coal Harbour expansion, view corridors from Stanley Park to downtown have been prepared. Three view corridors have been identified based on those pedestrians, cyclists and motorists driving along Marine Drive within Stanley Park, that enjoy the view of the Vancouver Skyline. The view corridors include between:

- Floats J and G;
- Floats E and G; and
- Floats B and E.

The heights of the replacement boat sheds are as follows:

- H Float (west): 7.6 m (25 ft)
- J Float: 5.1 m (16.5 ft)
- G Float (north): 5.1 m (16.5 ft)
- E Float (west): 5.2 m (17 ft)
- E Float (east): 6.7 m (22 ft)



Pursuant to the port authority review of the RVYC Executive Summary, and checklist request made on Monday June 18, 2018, email from the port authority to RVYC, additional view corridor exhibits were requested and are presented herewith.

Specific locations along the Vancouver waterfront esplanade (e.g. from Coal Harbour to Stanley Park) were prepared:

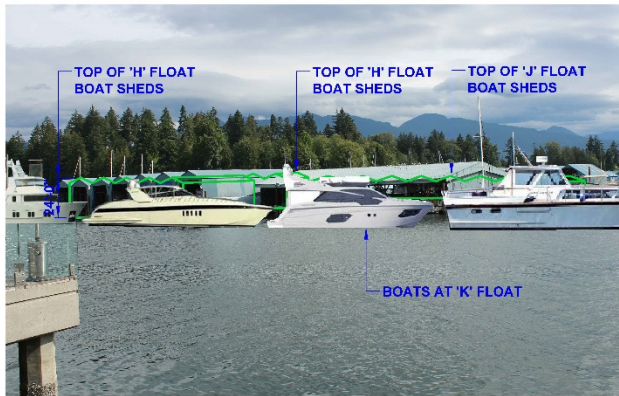
1. Esplanade at the Coal Harbour Sea Plane Base
2. Esplanade at corner just off from the Old Mill restaurant
3. Esplanade at the Lift restaurant

As illustrated below, due to the relatively localized nature of Coal Harbour marina and the fact that the project involves the replacement of the boat sheds that are essentially the same size, colour, height, and width of existing boat sheds, limited impacts are anticipated to occur. Shade will not be an issue to the surrounding community, as the boat sheds, sailboats, and motorboat superstructures, are of similar height.

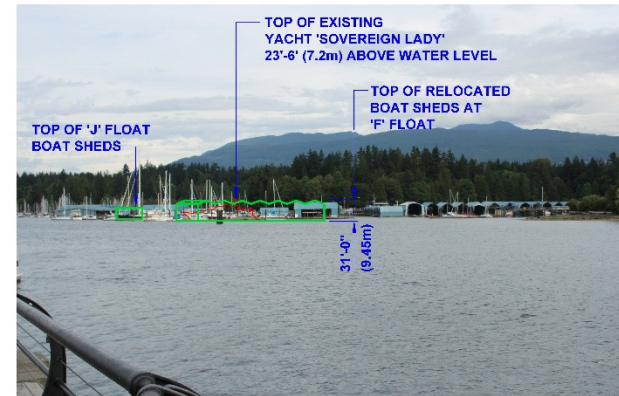
The expansion of the marina and the construction of K float relative to the Lift Restaurant might offer an improvement from a view perspective, as the existing views of boat sheds will be replaced by views of power- and sailboats moored to the southern portion of K float.

The exhibits below illustrate:

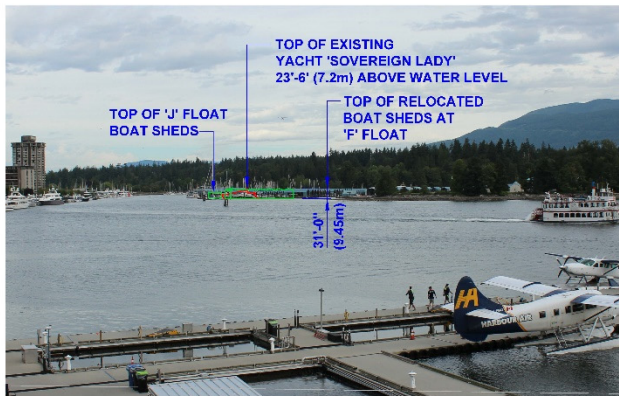




VIEW **A** LOOKING NORTH/EAST
FROM WESTIN DAYSHORE AT THE LIFT RESTAURANT
NOTE: PROPOSED 'K' FLOAT AND BOAT'S NOT SHOWN.



VIEW **B** LOOKING NORTH/WEST
FROM LIGHTSHED SCULPTURE.



VIEW **C** LOOKING NORTH/WEST
FROM SEAWALL AT VANCOUVER HARBOUR WATER AIRPORT

LEGEND:



PRELIMINARY
DO NOT USE FOR CONSTRUCTION
Local Survey: Feb. 20/20 11/9am

ROYAL VANCOUVER
YACHT CLUB



MARINA RECONFIGURATION

TYPLAN
Planning & management
amo Consulting Ltd.

TITLE
VIEW IMPACT FROM CITY OF VANCOUVER
VIEW A, B AND C

DATE	PROJECT NO.	PROJECT NAME	REV.
2020 FEB 10	17015	CV-502	P.3

Path: C:\Users\j\Documents\Projects\CV-502\CV-502.dwg - 302
Print Scale: 1"=100' Plot Date: 7/7/20

NO.	DATE	DESCRIPTION	DRAWN	CHECKED	DESIGN	DATE	ISSUE / REVISIONS
P1	FEB07/20	RE-ISSUED FOR VFA SUBMISSION	RM	RT	NA	NA	
P2	SEP13/19	RE-ISSUED FOR VFA SUBMISSION	RM	RT	NA	NA	
P3	MAR06/19	ISSUED FOR VFA SUBMISSION	RM	RT	NA	NA	

In summary from a visual (view and shade) assessment perspective:

- Views from Stanley Park of downtown will not be impacted due in part to height of the Vancouver skyline.
- Views from the Coal Harbour esplanade and the three strategic locations identified will not change the current views pedestrians see from the downtown to Stanley Park.
- Views of the proposed K float from the Lift restaurant and the esplanade will be improved due to the presence of powerboats rather than boat sheds.