

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

### ***TECHNICAL MEMORANDUM***

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<b>To:</b>	Marcel Gelein (VFPA)	<b>From:</b>	Russ Tyson
<b>cc:</b>	Chris Barnett (RVYC Asset Manager)	<b>Date:</b>	November 25, 2018
<b>Subject:</b>	Construction Staging Plan	<b>Project No:</b>	2018-15

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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 docks).

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 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 Clubs (RVYC) proposed expansion of the RVYC Coal Harbour Marina, the changes to existing view and shade is effectively non-existent in relation to Stanley Park and downtown as the new boat sheds (e.g. which are the same size, color, height and width and are being repositioned) are replacing old dilapidated ones, along with replacing old docks with concrete ones.

Overall the views will be improved with new buildings and structures, as “K” float will now support views of power boats rather than boat sheds. Shade impacts will be nominal 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.

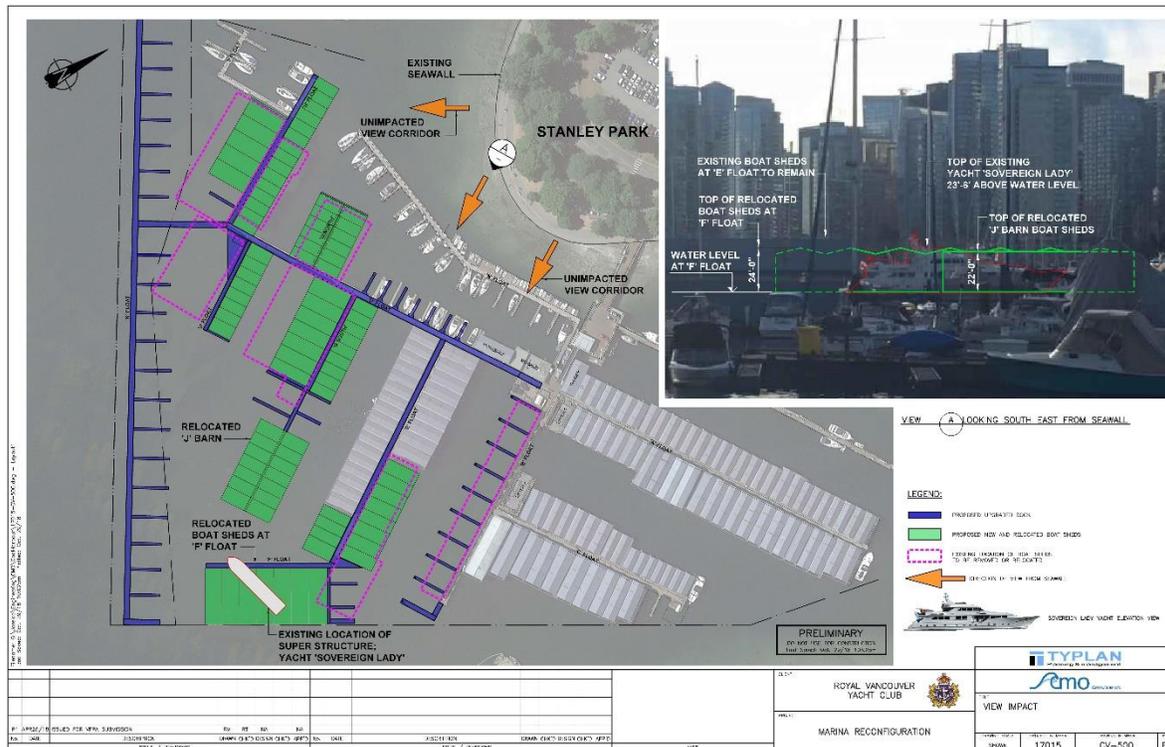
### **Port Authority Approval of Seven Boat Shed Replacement (PER Project Permit 2011 – 070)**

Reference is made to the port authority Project Permit Number 2011-070 in which the 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 – 070, approved by the port authority. Appendix H of the Project Description provides additional details related to the design of the boat sheds (e.g. sizes, widths, shape and colour) which are the same as the ones approved in 2011.

As part of 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 “B”;
- Floats “G” and “F”; and
- Floats “E” and “B”.

All attempts have been made as part of the marina reconfiguration process to maintain existing view corridors, as noted, except for the boat sheds sited between “G” and “E” Float. The maximum height of the new boat sheds at “G” and “E” float is 7.1 m (24 ft.) whereas currently there is a 49 m (160-foot) sailboat, with a superstructure of 7.19 m (23.6 feet). The view impacts are illustrated on the exhibit below:



Pursuant to the port authority review of the RVYC Project Description, 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:

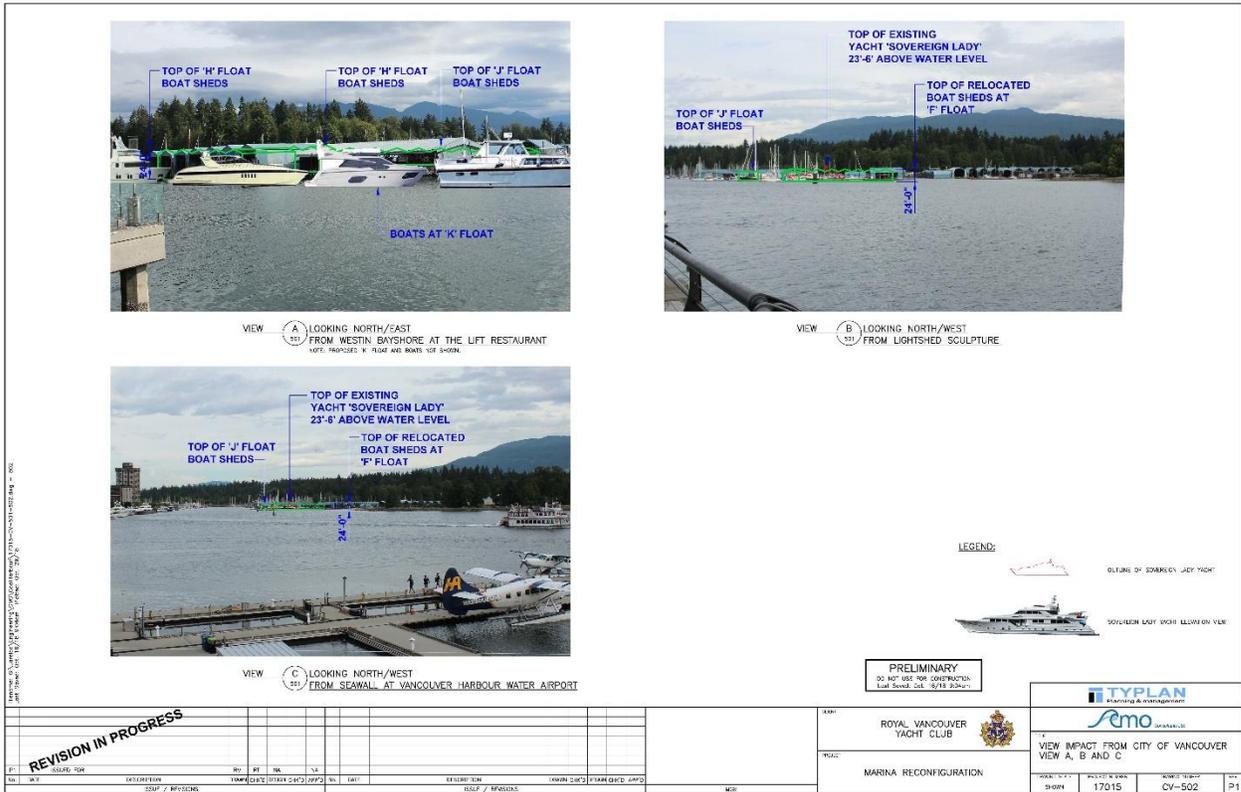
1. Esplanade at the Coal Harbour Sea Plane Base
2. Esplanade at corner just off from the Old Mill restaurant
3. Esplanade at the Lift restaurant

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 same size, color, height, and width, limited impacts are anticipated to occur. Shade will not be an issue to the surrounding community, as the boat sheds, sailboats and motorboat super structures are the same height of the boat sheds and the massing is close to the existing waterline.

It is noted that due to the expansion of the marina and the construction of “K” float relative to the Lift Restaurant, there may be a slight difference from a view perspective. This however is mitigated by the fact that the existing views of boat sheds will be replaced by powerboats moored to the southern portion of “K” float, which will improve the views from those at the Lift restaurant and those walking the Coal Harbour esplanade.

The exhibits below illustrate:





In summary from a visual (view and shape) 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.