7.0 View Cones

The diagram opposite shows the position of 1075 Nelson Street in relation to the two relevant View Cones identified by the City of Vancouver. The cone from Granville Bridge to Crown/Grouse comes to our site, but does not cross onto the site. The site does, however, fall within the boundaries of the Queen Elizabeth Park to the Downtown Skyline and North Shore Mountains cone. The Higher Buildings Policy, which applies to all applications received after November 1, 2018 requires:

- The site is within the Central Business District Shoulder
- That our proposal ‘establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city’s skyline’
- That our proposal ‘demonstrate leadership and advances in sustainable design and energy efficiency’.

Which we have endeavored to comply with.

Figure 1: Areas and sites where Higher Buildings are permitted

1. Queen Elizabeth Park to the Downtown skyline and North Shore mountains
2. Granville Bridge to Crown/Grouse
8.0 Surrounding Building Heights

A  969 Burrard St  178.6 m
B  1070 Barclay St  139.6 m
C  Patina Tower  121 m
D  One Wall Centre  149.8 m
E  Electra Building  89 m
F  Wesley Place  68.3 m
9.0 Surrounding Building Heights in Context

**Thurlow Street Elevation**
- Property Line
- Total height: 176.64 m (579 ft)
- Site datum: +42.12 m (138 ft)
- Top of tower: +218.77 m (717.74 ft)

**Ted Northe Lane Elevation**
- Property Line
- Total height: 176.64 m (579 ft)
- Site datum: +42.12 m (138 ft)
- Top of tower: +218.77 m (717.74 ft)

SEE PAGE 39 FOR RATIONALE
Skyline Impact Study

The following views are reviewed to gain understanding of impact on distant vistas of city.

- Discovery and 8th
- Jericho Beach
- Lion's Gate Bridge
- Lonsdale Quay
SKYLINE VIEW FROM LONSDALE QUAY
6. Responsive Form to Private Views

Private views from taller buildings surrounding the site will be impacted, including: distant views from the north-east oriented units of buildings of 1075 Comox Street; and nearby private views from the north-west views from 1022 Nelson Street and south west views from 1028 Barclay Street. Tower separation distances of 80m are maintained to these buildings and less than 30% of the view-scape is impacted. To lessen potential impacts to daylight and views for residents of Washington Court, the tower has been held away from the western property line, the lobby pulled back from Nelson Street, and the ground floor ceiling raised.
Tower Separation Distance

The project is setback 40’ from Center Line of Lane to Face of balconies. We expect 1070 Barclay to do the same - thus providing 80’ separation between projects. While the Butterfly building exceeds this minimum
Neighbour Light well study

Currently Washington Court has an adjacent wall limiting daylight and views from rooms fronting its lightwell. The Project meets City guidelines for new buildings close to existing lightwells. See study below.
Horizontal Analysis of Daylight

We require consideration of planning director for units on lower floors in our building which do not comply with horizontal angle of daylight regulations. Note that space is greater than 3.7m.

6 Horizontal angle of daylight

6.1 Each habitable room must have at least one window on an exterior wall of a building.

6.2 The location of each such exterior window must allow a plane or planes extending front the window and formed by an angle of 59 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 If

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and

(b) the minimum distance of the unobstructed view is not less than 3.7 m,

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

Daylight angle

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3.7 M