

View Analysis



Photo montage of view towards Arbutus Village taken from SE corner of Quilchena Park

View Analysis key points:

A view analysis of the neighbourhood was undertaken to determine what areas in the surroundings might be affected by the Arbutus development. It was determined that there is only one significant public view that is affected. The view corridor is located on the southeast corner of Quilchena Park, at the northwest corner of 33rd Avenue and Maple Crescent. This view is an expansive one, looking northwest towards English Bay, Lighthouse Park and the north shore mountains in Howe Sound. From this point it is possible to see a thin layer of the waters of English Bay and the mountain backdrop.

+57m elevation

Height guideline established in Policy Statement under which the majority of the building mass should occur

It has been calculated that building heights in excess of geodetic elevation 57 metres will impact upon this view. Arbutus has been designed such that only one building on Block A is designed to an elevation higher than 57m. Through discussions at the policy development stage it was determined that this area is an acceptable view impact. The resultant form of development for Arbutus is generally a six storey massing with the exception of Block A where two more floors have been added to the westerly building. This approach places the additional height in the centre of the Arbutus site thereby minimizing its impact on neighbouring streets, parks and private properties.

The adjacent view illustration indicates the heights of the proposed development on the Arbutus site with the datum line of 57.00 metres exceeded only on Block A.