



PORT of
vancouver

Project & Environmental Review

Guidelines – View and Shade Impact

Vancouver Fraser Port Authority

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TABLE OF CONTENTS

- 1. Introduction3
- 2. Applicability3
- 3. Objectives3
- 4. Guidelines.....3
 - 4.1 General Considerations3
 - 4.2 Guidance for View and Shade Impact Analysis4
 - 4.3 Guidance for Alternative Siting Analysis4
- 5. Definitions5
- 6. Notes/Links to Other Documents5
- 7. Contacts5

1. INTRODUCTION

These guidelines are intended to assist applicants of projects on lands and waters managed by the Vancouver Fraser Port Authority when considering view and shade impacts of proposed new buildings and structures.

The Port of Vancouver borders 16 municipalities and port activities are often located adjacent to densely populated urban areas. Where port-related developments are proposed in areas in close proximity to residential or public areas, these developments should take into account the potential view and shade impacts they may have on these areas.

2. APPLICABILITY

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. The Port will advise the applicant if view and shade impact reports or analysis will be required during the Preliminary Review phase.

These guidelines should be considered in conjunction with the East Vancouver Port Lands (EVPL) Area Plan and the Central Waterfront Port Lands Policy Statement for proposed developments that are located within these areas.

3. OBJECTIVES

The objectives of View and Shade Impact Guidelines include:

- Where port-related developments are proposed in areas within close proximity to residential or public areas, these developments should take into account 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;
- Where both private and public views may be impacted, maintaining or mitigating impacts to public viewpoints are considered a priority.

4. GUIDELINES

4.1 GENERAL CONSIDERATIONS

When designing a project, an assessment should be made on how the proposed siting, massing and height of the development may have view or shade impacts on the surrounding community and public areas.

Where view or shade impacts cannot be fully eliminated, potential mitigation measures should be considered and incorporated into project design. View and/or shade impacts may be addressed in part through alternative siting, landscaping, screening, colour, architectural elements, or other methods.

As part of the PER process, proposed developments with potential view and shade impacts may be required to submit a view and shade impact analysis, and an alternative siting analysis outlining potential impacts and proposed mitigations. These requirements will be determined during the Preliminary Review phase of the PER process.

4.2 GUIDANCE FOR VIEW AND SHADE IMPACT ANALYSIS

A view and shade impact analysis should be conducted when a proposed development will have potentially significant view and shade impacts on surrounding residential properties and public areas.

The View and Shade Impact Analysis should include the following information:

- a) An assessment of potential view impacts of the proposed development on the skyline and surrounding community.
- b) An assessment of potential shade impacts of the proposed development on the skyline and surrounding community during four time periods throughout the year:
 - Spring equinox, summer solstice, fall equinox and winter solstice
 - At 9am, 12pm and 3pm.
- c) Illustrations or photographs of existing views overlaid with computer rendered images of the proposed development and proposed mitigation strategies.
- d) Illustrations or photographs should be taken from representative public view points from the surrounding community (e.g.: street ends, public parks, and other public areas as deemed appropriate).

4.3 GUIDANCE FOR ALTERNATIVE SITING ANALYSIS

An Alternative Siting Analysis may be required as part of the PER process in order to identify and explain alternative solutions for addressing the identified view and/or shade impacts and provide the rationale for the preferred solution.

The Alternative Siting Analyses will typically include the following information:

- a) Description of preferred option and all alternative siting options or designs considered to address potential view and shade impacts.
- b) Rationale for selection of preferred alternative relative to other options considered from an environmental, community, physical construction and/or economic perspective, as applicable.

5. DEFINITIONS

Development means new construction or building alterations that would normally require approval by the Vancouver Fraser Port Authority, including container storage, and any change of use on a site that may result in additional impacts to the residential community.

6. NOTES/LINKS TO OTHER DOCUMENTS

These guidelines are to be used in conjunction with the following, as applicable:

- *Project and Environmental Review Application Guide*
- *East Vancouver Port Lands Area Plan*
- *Central Waterfront Port Lands Policy Statement*

7. CONTACTS

Should you have any questions regarding these guidelines, please contact the Planning and Development Department (604) 655-9047 or PER@portvancouver.com.