



## COUNCIL REPORT

Report Date: June 28, 2024  
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Meeting Date: July 10, 2024  
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities  
FROM: General Manager, Planning, Urban Design and Sustainability  
SUBJECT: Citywide Development Guidelines Early Actions – Public Views, Solar Access, and Residential Tower Floorplates

### Recommendations

A. THAT Council repeal the View Protection Guidelines (1989, last amended 2023) and approve the Public Views Guidelines, generally as presented in Appendix A and detailed in Appendix B.

B. THAT Council approve the Solar Access Guidelines for Areas Outside of Downtown, generally as presented in Appendix C;

FURTHER THAT Council approve the proposed consequential amendments related to solar access in policy documents, generally as presented in Appendix D.

C. THAT Council direct staff to initiate a comprehensive review of solar access in public spaces in downtown neighbourhoods and assess the impacts of shadow policies on the delivery of housing and jobs space;

FURTHER THAT Council direct staff to report back with a balanced solar access strategy for downtown as part of the Citywide Development Guidelines.

D. THAT Council direct staff to initiate a comprehensive review of Council-approved public view '12.2' (Granville Bridge), including potential new view origin point(s) as part of the Granville Street Planning Program;

FURTHER THAT Council direct staff to report back with consequential amendments to the Public Views Guidelines at the conclusion of the Granville Street Planning Program.

- E. THAT Council direct staff to initiate a comprehensive review of Council-approved public views at Trout Lake and undertake public consultation to identify updates to these views, including but not limited to new view origin point(s), in response to the Council-approved Transit-Oriented Areas Rezoning Policy;

FURTHER THAT Council direct staff to report back with recommended updates to the public views (Trout Lake) and consequential amendments to the Public Views Guidelines in 2025.

## **Purpose and Executive Summary**

### Purpose

The purpose of the report is to bring forward recommendations amending the City's public views, the View Protection Guidelines and solar access policies, and clarifying residential tower floor plate size standards. These are early actions for the Citywide Development Guidelines (CDG) project in response to two Council Motions passed in October 2023.

### Summary

The recommendations in this Report balance the need for more housing, job space and hotel rooms while ensuring Vancouver continues growing as a liveable, equitable and vibrant community. The following summarizes the recommendations:

- 1) Recommendation A repeals and replaces the current View Protection Guidelines (1989, last amended 2023) with the updated Public Views Guidelines. Appendix B provides a summary of proposed technical public view amendments and rationales, itemizing view amendments for separate consideration. There are currently 38 public views, each originating from one of 18 origin points. If approved, the recommendation will remove 14 public views and amend 11 public views, and will reduce the number of origin points to 16. Additional criteria are provided for exceptional development sites in downtown as a supplement to the existing Higher Buildings Policy.
- 2) Recommendation B brings forward Solar Access Guidelines for Areas Outside of Downtown and amendments to nine Council adopted policies. If approved, this recommendation will establish a single, consistent approach to evaluating shadow impacts on approximately 85% of the city.
- 3) Recommendations C, D and E direct staff to undertake comprehensive reviews to further refine and update Solar Access and Public Views Guidelines as follow up actions in coordination with the referenced Planning programs and to report back to Council on findings.

## **Council Authority/Previous Decisions**

- [View Protection Guidelines \(1989, last amended in 2023\)](#)
- Solar access policy and guideline documents (various)
- [Implementation of "Vancouver Views" and Opportunities for Higher Buildings in the Downtown](#) (2011)
- [Higher Buildings Policy](#) (1997, last amended 2018)

## Council Motions:

- [Modernizing the City's View Protection Guidelines to Unlock New Housing and Economic Opportunities](#) (October 4, 2023 minutes pg. 12)
- [Accelerating Housing Delivery Through Transformative Change](#) (October 17, 2023 minutes pg. 28)

## City Manager's Comments

The City Manager concurs with the foregoing recommendations.

## Context and Background

In October 2023, Council passed two Motions: “Modernizing the City's View Protection Guidelines to Unlock New Housing”; and “Economic Opportunities and Accelerating Housing Delivery Through Transformative Change”. Below summarizes the approach to the motions for public views, solar access and shadow impacts, and residential tower floorplate sizes.

### Citywide Development Guidelines:

The Citywide Development Guidelines (CDG) is a Planning project intended to consolidate and modernize over 70 different urban design guidelines and advisory documents totalling more than 2,200 pages into Vancouver's first ever citywide guideline. The CDG will be based on comprehensive policy reviews and refinements along with public engagement, industry testing and development capacity models. The anticipated delivery of the CDG is Q3 2025.

This work contributes to the Permitting Improvement Program ('PIP'), the initiative to streamline approvals and permitting. It also aligns with the Vancouver Plan Implementation ('VPI') and efforts to coordinate the cleanup and improvement of policy and regulation.

### Early Actions

To accelerate this work, staff responses to these motions are provided in advance of the CDG project as 'Early Actions', including recommendations to streamline processes through quick actions or modernization for Vancouver's policies on public views, solar access and tower floorplates. The Early Actions have been assessed in conjunction with the PIP.

## Discussion

### Vancouver's Public Views

Vancouver's protected public views, often referred to as 'view cones', are considered a defining element of Vancouver's brand. For residents, visitors and newcomers, these views maintain a vital connection to nature and shape the city's unique identity. The views of the North Shore Mountains, the downtown skyline, select landmark buildings and Burrard Inlet are protected from several public vantage points, referred to as view 'Origin Points', throughout the city.

In 1978-79, in response to public interest, the City identified a number of views to be prioritized for preservation. However, it was not until 1989 that Council adopted the first 26 protected public views. Subsequent amendments in 1990 and 1997 removed, reshaped and added public views in response to the rapidly changing urban context. By 2007, the demand for growth in

downtown prompted further reassessment leading to the last comprehensive update approved by Council in 2011.

Improvements and updates have occurred in the years following such as a digitization effort (2015-18) and the recent Broadway Plan Implementation actions (2023). The CDG Early Actions are a continuation of directions to modernize Vancouver’s public views to align with ever evolving City priorities.

The public view assessment criteria that staff used while undertaking this work is detailed in Appendix E, with the following objectives forming the basis of this review and informing recommendations:

- Balance development and growth with maintaining a livable city that celebrates its unique connection to the surrounding landscape
- Delivery of housing, jobs space and hotel rooms
- Support liveable, equitable and vibrant neighbourhoods and urban places
- Modernize the regulatory structure
- Improve certainty, predictability, and transparency in the development process for the public, industry and staff
- Protective landmark public views

Staff also identified criteria for when a view may be considered irreversibly compromised or no longer functionally relevant, to inform updates. Analysis included risks and opportunities presented by recent Council decisions and emerging directions including Provincial mandates as well as potentially significant redevelopment opportunities. The following summarizes the technical studies undertaken as part of this review. Also refer to Appendix E.

#### Field Verification and Photographic Documentation:

This work was undertaken to identify views which may have changed over time, which no longer capture their intended subjects, or which have inaccessible vantage points. This includes instances of permanent obstructions, either partially or fully, or having limited access for public enjoyment. Staff then designated each of the views into one of the following categories: Update (redefine or relocate); Remove; No change (no amendment recommended).

#### Development Capacity Analysis:

Recently studied plan areas, such as the Council-approved TOAs or the Broadway Plan area, make it possible to have a reasonable understanding of development capacity potential. Outside of these areas where development potential is less easily determined, staff have prepared high level estimates. Appendix G contains detailed view summaries including preliminary development capacity analysis, as feasible, reflecting these findings.

#### Ongoing View Updates:

If during future area planning work, potential new views or changes to existing views are identified by staff or residents, these will be brought to Council for consideration. As well, staff will continue to monitor the impacts of views and bring proposed changes to Council as appropriate.

#### Shadow Impact and Solar Access Guidelines

Designing to ensure sufficient sunlight in public outdoor spaces, referred as ‘solar access’ policy, helps to make the public realm healthy, appealing and active. Vancouver’s temperate oceanic climate means extended periods of overcast skies making access to sun important in

the spring and fall. This encourages activity after school and work hours, improves happiness, energy, and health. Solar access policies contribute to Vancouver’s urban vibrancy by promoting the use of public spaces. The sun boosts pedestrian activity in commercial areas and extends the sidewalk patio season. For these reasons, many large cities in temperate zones have similar policies.

Over time, Vancouver’s solar access requirements have evolved. There are currently 15 different adopted shadow impact strategies citywide, six downtown and nine in outlying areas, plus several other unofficial approaches established through site specific approvals.

Testing has shown that a solar access strategy evaluated between 10 a.m. to 4 p.m. PDT from the spring through the fall equinoxes strikes a balance between open space utilization and development potential. Recent analysis of the Broadway Plan area confirms this solar access strategy supports housing delivery; the heights for approximately 95% of residential land area are not impacted at all by these criteria and the remaining 5% can still accommodate six to 12 storeys. The densities and heights proposed in TOAs are similarly compatible.

Recommendation B overlays this timeframe uniformly across all areas outside of downtown, representing approximately 85% of the city. The Solar Access Guidelines for Areas Outside of Downtown and consequential amendments provide detail on the solar access expectations and relaxations (see Appendix C and D). Recommendation D directs staff on a next step to initiate a comprehensive review of the social, health and economic benefits of solar access in public spaces in dense downtown as part of the CDG.

### Residential Tower Floorplates

The ‘floorplate size’ is the total area of a single floor in a tower, not including the ground and lower levels. This area includes building elements such as dwelling areas, hallways, elevators, storage rooms, stairs and enclosed balconies, but does not include balconies that extend from the building or decorative architectural features. There are guidelines that shape floorplates of residential buildings throughout City policies, helping to ensure that buildings are properly spaced for sunlight and privacy and fit well into the cityscape. Achievable floorplate sizes also often reflect compliance with other general regulations such as setbacks, yards, tower separation and building massing.

The size of the floorplate often depends on the size of the block of land the building is on. In Vancouver, city blocks and development parcels are smaller than in many other North American cities. This means that towers with large floorplates as seen in other cities don’t work in many Vancouver neighbourhoods. Staff analysis shows that approximately 80% of applications meet tower floorplate guidelines for their relevant policy area. These generally range in area between 510 sq. m (5,500 sq. ft.) and 697 sq. m. (7,500 sq. ft.) and may vary depending on use, tenure location, neighbourhood context and consideration of other applicable policies. Council, the Development Permit Board and the Director of Planning may exercise considerable discretion over floorplate maximums.

This report does not make recommendations to amend residential tower floorplate guidelines but rather confirms that current policy and practice permits flexibility in certain instances which support achieving other City priorities. This includes modest tower floorplate relaxations (i.e., increases of approximately 10% over the defined maximums) on a case-by-case basis, with more substantial increases considered for proposals meeting one of the following objectives:

- Support delivery of on-site public amenities

- Facilitate transit infrastructure integration
- Support mass timber construction and innovative green building design
- Support Reconciliation and Indigenous led projects
- Facilitate inclusionary social housing projects
- Support compliance with solar access and/or public views policies.

For next steps, the CDG workplan includes detailed analysis of residential tower floorplate guidelines for emerging directions such as anticipated Vancouver Building By-Law accessibility requirements.

### Public Benefits

When a building blocks a view, it is only accessible to people in that building and is no longer a public benefit. Vancouver's public views are strategically situated in accessible spaces to ensure equitable access to nature and enjoyment for the entire community. These views are considered benefits for the public, and it is essential to prioritize equity and accessibility, ensuring that all have access to them. Balancing the preservation of public views with meeting other critical community needs underpins staff's approach to this work.

### Implementation

No further Council decisions are required for implementation of these recommendations should they be approved. There are no by-law enactment requirements.

### Monitoring

Staff will monitor new applications to determine if the Early Actions are working to produce intended outcomes or if adjustments are needed. As available, data will be collected on various aspects of implementation, including number of permits, location, unit counts, floor area and other data.

### Permitting Impact

Where instream Development Permit or Rezoning Applications seek revisions, they will be assessed on a case-by-case basis to minimize disruptions to permitting timelines where possible. Significant design revisions may, however, require resubmission. No by-law amendments are included in this report and therefore minimal impacts to instream Development Permit applications are expected. However, staff have assessed in-stream and recently approved Rezoning applications and estimate a possible impact in the range of 10-20 proposals. These may require drawing revisions and potentially a few CD-1 by-law amendments. Currently, the major impact appears to be the lower portion of the Queen Elizabeth View Cone in the Broadway Plan area.

### Public Engagement

This report contains technical staff analysis and professional evaluation of current policies and guidelines. While findings through engagement activities for Vancouver Plan, Broadway Plan and other recent planning programs informed the review, targeted engagement for more comprehensive next steps planned for winter 2024/2025.

**Financial Implications**

If approved, the recommendations in this report will be undertaken within existing staffing resource and budget.

These recommendations may result in additional height and density in plan areas where land use and zoning enable additional residential uses with the potential of making development more viable and affordable.

**Legal Implications**

There are no legal implications in this report.

**Conclusion**

The work and recommendations presented in this report attempt to strike a pragmatic balance between supporting the delivery of housing units, job space, and hotel rooms while ensuring Vancouver continues growing as a liveable, equitable and vibrant community. These should be viewed not as mutually exclusive, but as complimentary city building objectives. In addition, they support City priorities to simplify and streamline the approvals process by right-sizing development and design requirements with clear and actionable criteria. Further direction to staff to explore additional improvements through future work plans is included in the recommendations.

\* \* \* \* \*

# Guidelines

## Public Views Guidelines

Approved by Council on Month, Year



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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam Indian Band), Sḵwx̱wú7mesh (Squamish Nation), and səliłwətał (Tsleil-Waututh Nation).

# 1 BACKGROUND AND CONTEXT

Vancouver is known internationally as a modern, cosmopolitan city set against the spectacular backdrop of the North Shore Mountains. As people move through the city and along the seawall, the views to the mountains past the dense downtown skyline act as a reminder of the connection to nature that has become foundational to Vancouver’s cultural identity, and part of what attracts people to live, work and visit here. These views, along with views of some important landmark buildings, contribute to a meaningful sense of place that helps set Vancouver apart.

In 1989, City Council resolved to shape development in Vancouver’s downtown and central neighbourhoods to support economic growth and housing supply while also preserving landmark views for future generations to enjoy. In addition to other regulations governing building height, density and massing, Council adopted protected public views from various locations along the False Creek seawall and at points in outlying areas.

In the decades following, the views have evolved to better respond to the changing urban context, with the most substantial amendments made in 1990, 2011 and 2024. These Council-approved changes have included relocation of view origin points, repeal of protected views, addition of new views, reshaping of view cone boundaries and relaxation criteria. At the conclusion of the Downtown Skyline Study in 1997, Council directed staff to develop strategies to shape the city’s skyline into a distinguishable ‘dome’ shape, including subsequent amendments to the public views. Subsequently, Council adopted the Higher Buildings Policy to establish a specialized, rigorous process by which select developments may be permitted to encroach into public view 3 (Queen Elizabeth Park) and other views identified in specific policies.

# 2 APPLICATION AND INTENT

These guidelines are intended to be used in conjunction with all other applicable policies and guidelines for developments seeking approval through rezoning or development permit, and which are located on sites within the view cone boundaries of a Council-approved public view. It includes criteria by which the Higher Buildings Policy may be extended to qualifying sites and select protected public views that those developments may be permitted to encroach into.

Protected public views are comprised of three parts: an origin point, view cone(s), and view subject(s). A view origin point is a specific location within an accessible, public place from which an obstructed view to the view subject(s) is secured. A view cone is the technical tool used to locate where and how development should be shaped to ensure that the view remains sufficiently protected. View cones are made up of two vertical boundaries that define the spread of the view cone and a horizontal lower boundary that establishes the maximum geodetic height permitted. When a development proposal intersects with a view cone, all parts of the building are expected to be located outside of the view cone boundaries to mitigate the risk that the protected views are sequentially compromised.

Table 1 lists the Council-approved protected public views, including origin point locations and view subjects. View cone scope and locations are mapped in the City’s VanMap application which should be consulted first to determine the applicability of these guidelines to a development parcel. The City’s Open Data Portal contains GIS data which may be used to determine the compliant three-dimensional massing parameters of a development site.

### 3 GUIDELINES

#### 3.1 Protected Public Views

The following table lists the protected public views:

**Table 1: Public Views**

Reference	Origin Point	Subject	Date Approved
A – Alder Terrace	Seawall below Alder Terrace	Mount Seymour	1989 (Amended 2024)
B1 – Charleson Seawall	Charleson Seawall below Charleson Park	Ch’ich’iyúy Elxwíkn (the ‘Two Sisters’ or the ‘Lions’) Lions	1989
B2 – Charleson Seawall	Charleson Seawall below Charleson Park	Crown/Grouse and Hotel Vancouver roof	1989 (Amended 1990)
D – Heather Bay	Water’s Edge at Leg-in-Boot Square	Ch’ich’iyúy Elxwíkn (the ‘Two Sisters’ or the ‘Lions’)	1989
E – Cambie Bridge	Cambie Bridge at the False Creek Seawall pedestrian stair	Mount Seymour	1989 (Amended 2024)
G1 – Olympic Shipyard Pier	North End of Pier to the west of the Canoe Bridge	North Shore Mountains	2011 (Amended 2024)
G2 – Olympic Shipyard Pier	North End of Pier to the west of the Canoe Bridge	North Shore Mountains	2011 (Amended 2024)

<b>Reference</b>	<b>Origin Point</b>	<b>Subject</b>	<b>Date Approved</b>
H – Olympic Village Plaza	Centre of the stage in Olympic Village Plaza	North Shore Mountains	2011
J1 – Creekside Park	On the pedestrian path at the north end of the Creekside Park lawn at the north pillar	Ch'ich'iyúy Elxwíkn (the 'Two Sisters' or the 'Lions')	2011 (Amended 2024)
J2 – Creekside Park	On the pedestrian path at the north end of the Creekside Park lawn at the north pillar	North Shore Mountains	2011 (Amended 2024)
K – Drake Street	Seawall near Drake Street the Canoe Bridge	City Hall	2023
3.2.1 – Queen Elizabeth Park	Viewing Platform	North Shore Mountains	1989
3.2.2 – Queen Elizabeth Park	Viewing Platform	North Shore Mountains	1989
3.2.3 – Queen Elizabeth Park	Viewing Platform	North Shore Mountains	1989
3.2.4 – Queen Elizabeth Park	Viewing Platform	North Shore Mountains	1989
9.1 – Cambie Street	Cambie Street at the Walking Figures plaza behind Broadway-City Hall Station	Ch'ich'iyúy Elxwíkn (the 'Two Sisters' or the 'Lions')	1989 (Amended 1990, 2024)
9.2 – Cambie Street	Cambie Street at the Walking Figures plaza behind Broadway-City Hall Station	North Shore Mountains	1989 (Amended 1990, 2024)

Reference	Origin Point	Subject	Date Approved
10 – Granville Island	At the west side of the Granville Island Seawall north of the False Creek Ferries dock	Hollyburn Mountain	1989
12.2 – Granville Bridge	At the mid-point of the bridge on the east pedestrian path	Mount Seymour	1989 (Amended 2011, 2024)
20 – Granville Street	Granville Street at W Broadway	North Shore Mountains	1989 (Amended 2024)
21 – Commercial Drive	Commercial Drive at E Broadway	North Shore Mountains	1989 (Amended 2024)
22 – Main Street	At the Mt. Pleasant Clock at Main Street and Kingsway	North Shore Mountains	1989 (Amended 2024)
27.1 – Trout Lake	South Shore of Trout Lake	North Shore Mountains	1989
27.2 – Trout Lake	South Shore of Trout Lake	Ch'ích'iyúy Elxwíkn (the 'Two Sisters' or the 'Lions')	1989

### 3.2 Building Height and Massing

- 3.1.1 Development sites located within protected public views should be designed so that no part of the building, including appurtenances, encroach into the boundaries of the relevant view cone(s).
- 3.1.2 Minor encroachments into a view cone boundary may be considered for building elements that contribute to the safety and usability of common rooftop outdoor amenity areas (e.g., glass guardrails, small open pergolas and play structures), rooftop vegetation and climate adaptation technologies (e.g., solar panels, photovoltaic panels).

Encroachments should not compromise the legibility of the primary focal point of the public view (e.g., the peak and/or immediate profile line of the subject mountain, the neon clock of Vancouver City Hall, etc.).

- 3.1.3 Encroachments, except for rooftop vegetation, should be comprised of low-profile or translucent materials to mitigate their visibility from the public view origin point (e.g., glass guardrails, matte anodized aluminum posts, perforated sun shades/louvers, etc.).
- 3.1.4 Common rooftop amenity elements, such as tensile shade structures and pergolas, should be fully open at the sides for any part that encroaches into a public view cone boundary.
- 3.1.5 Building elements encroaching into a public view cone boundary, except for rooftop vegetation, should be absolutely minimized except where a more stringent requirement or hardship can be demonstrated. In this instance, the encroachment should be limited no greater than 2 m (6.5 ft.).

### **3.3 View Shadows**

- 3.3.1 Existing encroachments into public view cone boundaries may result in obstructions to the view or a ‘view shadow.’ This creates an area in front of and/or behind the encroachment which may be considered compromised.
- 3.3.2 Minor encroachments into a view shadow are generally discouraged. However, they will be considered when a limited impact to the view is demonstrated. Vegetation or minor encroachments as outlined in section 3.1 should not be considered as creating a view shadow.
- 3.3.3 New building elements proposed within a view shadow should align with the profile of the existing encroachments when views from the public view origin point. Additional minor encroachments outside of the profile of a view shadow, as outlined above, are not supported.
- 3.3.4 Encroachments from landmark buildings (e.g., the crown of the Hotel Vancouver in public view B2 – Charleson Seawall) are considered a part of the protected public view, and view shadow relaxations may only be considered for sites located behind that existing building.

### **3.4 Exceptional Downtown Sites**

There are select major development sites in the downtown with the potential to contribute to strategic and transformative city-building, playing an instrumental role in the continued evolution of Vancouver’s downtown peninsula as a great place to live, work, visit and play. Rezoning proposals that meet the criteria below in addition to those set out in the Higher Buildings Policy (except for 2.1(b)) may be considered as Exceptional Downtown Sites and should follow the enhanced approvals process of that policy.

- 3.4.1 Parcels should have a minimum contiguous site area of 8,000 sq. m (1.98 acres).

- 3.4.2 In addition to public view 3 (Queen Elizabeth Park), qualifying developments may be permitted to encroach into public views B1 (Charleson Seawall), B2 (Charleson Seawall), D (Heather Bay) and 12.2 (Granville Bridge).
- 3.4.3 As required, developments should be shaped to maintain existing views to Ch'ích'iyúy Elxwíkn (the 'Two Sisters' or the 'Lions').
- 3.4.4 Sites should be located in areas with Council-adopted policies enabling mixed-use rezoning applications, and comply with policy requirements for residential tenancy including affordable housing, service and commercial uses, and hotel and office space.
- 3.4.5 Community amenity space, institutional and cultural uses are also strongly encouraged to be included as part of the development.
- 3.4.6 Proposals should demonstrate an innovative approach to site planning, public realm design and interfacing with the existing context. Proposals should provide, in part, substantial publicly accessible open spaces, strategies to expand the urban tree canopy and features that work in concert with the building programs to generate a range of pedestrian-oriented experiences.
- 3.4.7 Qualifying developments should demonstrate leadership in architectural and sustainable design, with all site and building design elements reflecting a cohesive, innovative concept. Particular consideration should be given to lower building levels that define the pedestrian realm, and tower crowns which will become visible elements of the downtown skyline.
- 3.4.8 Applications that advance the City's UNDRIP strategy as a City of Reconciliation are highly encouraged.

## **APPENDIX B**

### **SUMMARY OF AMENDMENTS TO VIEW PROTECTION GUIDELINES AND PROTECTED PUBLIC VIEWS**

Note: Amendments to Council-adopted policies will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

The proposed changes to the View Protection Guidelines are generally summarized below:

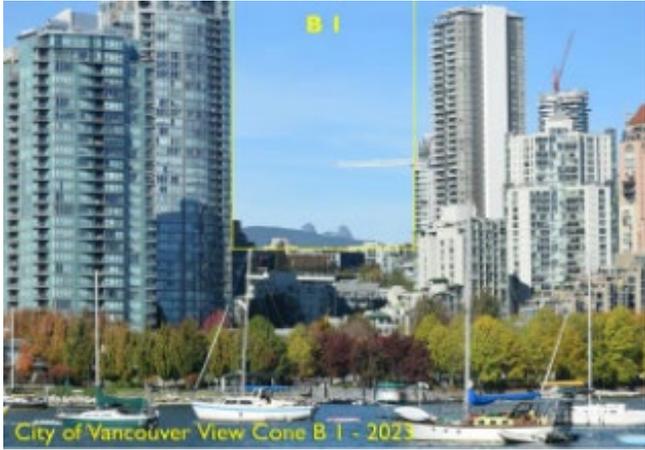
- Rename the “View Protection Guidelines” to “Public Views Guidelines”.
- Provide additional context and update background information.
- Delete the “Process” section and add a new “Guidelines” section.
- Update the public view table, including adding a “Date Approved” column for each public view, renaming some view points, removing several protected public views from the list and replacing several view Origin Points.
- Delete View Location Maps 1 and 2.
- Refer to the table below for further details, and Appendix G for Reference images.

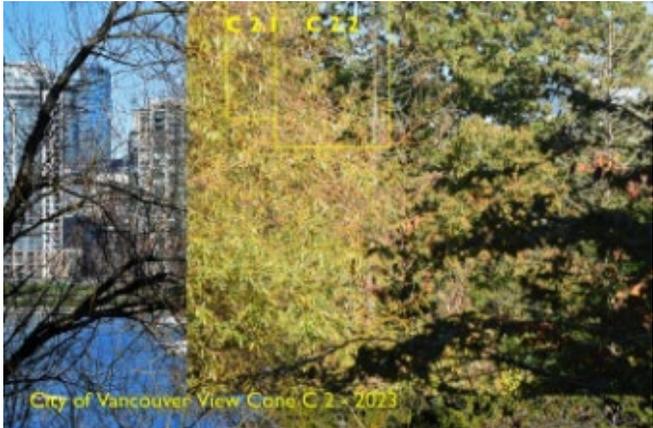
#### **Section 1 - Proposed Changes to Table 1 in the *View Protection Guidelines* (Protected public views lists)**

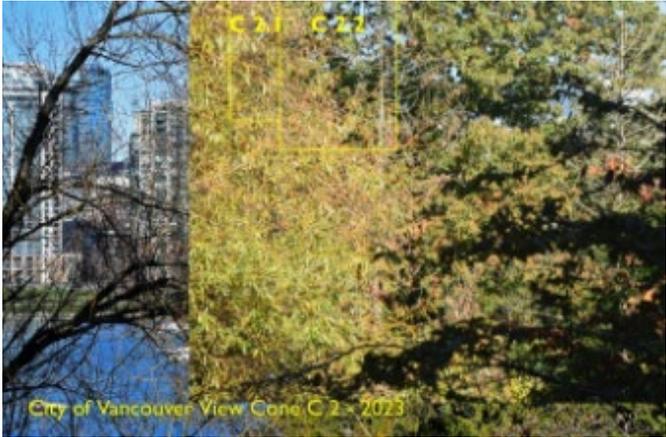
The following tables form the official list of Council adopted protected public views, including view origin points and view subjects / view fields. Section 2 of this appendix includes additional technical information, including view cone reference buildings, to be used to update internal GIS models and the public dataset for administration of the guidelines.

**Table 1 –Public Views**

Public View Reference	Proposed Amendments	Reference Images
<p>A – Alder Terrace</p>	<ul style="list-style-type: none"> <li>• Add '1989 (Amended 2024)' to Date Approved column</li> <li>• Other technical updates detailed in Section 2 of this appendix and Appendices F and G.</li> </ul>	<p><b>Before</b></p>  <p>City of Vancouver View Cone A - 2023</p> <p><b>After</b></p>  <p>City of Vancouver View Cone A - 2024</p>

Public View Reference	Proposed Amendments	Reference Images
<p>B1 – Charleson Seawall</p>	<ul style="list-style-type: none"> <li>Rename ‘Lions’ to ‘Ch’ích’iyúy Elxwíkn (the ‘Two Sisters’ or the ‘Lions’)’ - Subject column</li> </ul>	
<p>B2 – Charleson Seawall</p>	<ul style="list-style-type: none"> <li>Rename ‘Crown/Grouse’ to ‘Crown/Grouse and Hotel Vancouver roof’ - Subject column</li> </ul>	

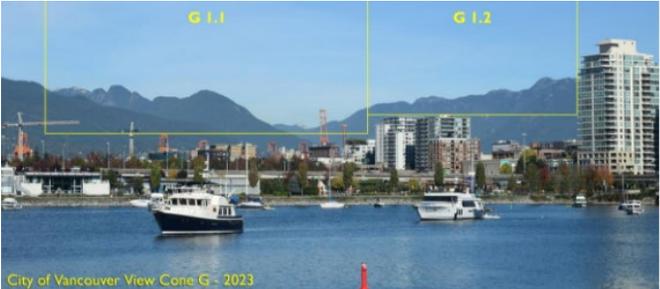
Public View Reference	Proposed Amendments	Reference Images
C1 – Laurel Landbridge	<ul style="list-style-type: none"> <li>• Delete from the Public Views list</li> </ul>	
C2.1 – Laurel Landbridge		

Public View Reference	Proposed Amendments	Reference Images
<p>C2.2 – Laurel Landbridge</p>	<ul style="list-style-type: none"> <li>• Delete from the Public Views list</li> </ul>	
<p>D – Heather Bay</p>	<ul style="list-style-type: none"> <li>• Rename 'Lions' to 'Ch'ich'iyúy Elxwíkn (the 'Two Sisters' or the 'Lions')' - Subject column</li> </ul>	

Public View Reference	Proposed Amendments	Reference Images
<p>E1 – Cambie Bridge</p>	<ul style="list-style-type: none"> <li>• Delete from the Public Views list</li> </ul>	 <p>City of Vancouver View Cone E 1 - 2018</p>
<p>E2.1 – Cambie Bridge</p>	<ul style="list-style-type: none"> <li>• Renumber the view from E2.1 to E</li> <li>• Replace the view Origin Point with the following: Cambie Bridge at the False Creek pedestrian stair</li> <li>• Add '1989 (Amended 2024)' to the Date Approved column</li> <li>• Other technical updates in Section 2 of this appendix and Appendices F and G.</li> </ul>	<p><b>Before</b></p>  <p>City of Vancouver View Cone E 2.1 - 2018</p> <p><b>After</b></p>  <p>City of Vancouver View Cone E - 2024</p>

Public View Reference	Proposed Amendments	Reference Images
E2.2 – Cambie Bridge	<ul style="list-style-type: none"> <li>Delete from the Public Views list</li> </ul>	 <p><i>City of Vancouver - View Corridor E 2.2 - 2018</i></p>
E3 – Cambie Bridge		

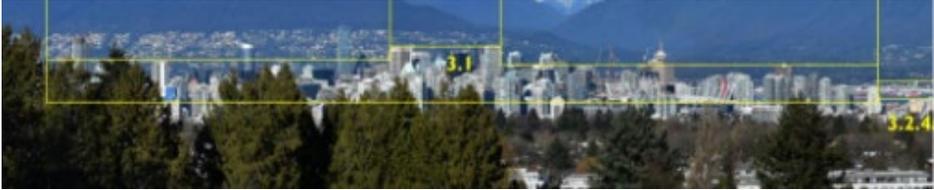
Public View Reference	Proposed Amendments	Reference Images
F1.1 – Choklit Park	<ul style="list-style-type: none"> <li>Delete from the Public Views list</li> </ul>	
F1.2 – Choklit Park		

Public View Reference	Proposed Amendments	Reference Images
<p>F1.3 – Choklit Park</p>	<ul style="list-style-type: none"> <li>• Delete from the Public Views list</li> </ul>	
<p>G1.1 – Olympic Shipyard Pier</p>	<ul style="list-style-type: none"> <li>• Renumber the view from 'G1.1' to 'G1'</li> <li>• Replace the view Origin Point with the following: North End of Pier to the west of the Canoe Bridge</li> <li>• Add '2011 (Amended 2024)' to the Date Approved column</li> <li>• Other technical updates in Section 2 of this appendix and Appendices F and G.</li> </ul>	<p><b>Before</b></p>  <p><b>After</b></p> 

Public View Reference	Proposed Amendments	Reference Images
<p>G1.2 – Olympic Shipyard Pier</p>	<ul style="list-style-type: none"> <li>• Renumber the view from ‘G1.2’ to ‘G2’</li> <li>• Replace the view Origin Point with the following: North End of Pier to the west of the Canoe Bridge</li> <li>• Add ‘2011 (Amended 2024)’ to the Date Approved column</li> <li>• Other technical updates in Section 2 of this appendix and Appendices F and G.</li> </ul>	<p><b>Before</b></p>  <p>City of Vancouver View Cone G - 2023</p> <p><b>After</b></p>  <p>City of Vancouver View Cone G - 2024</p>
<p>H1 – Olympic Plaza Stage</p>	<ul style="list-style-type: none"> <li>• Renumber the view from ‘H1’ to ‘H’</li> <li>• Add ‘2011’ to the Date Approved column</li> </ul>	 <p>City of Vancouver View Cone H - 2021</p>

Public View Reference	Proposed Amendments	Reference Images
<p>J1.1 – Creekside Park</p>	<ul style="list-style-type: none"> <li>• Renumber the view from 'J1.1' to 'J1'</li> <li>• Replace the view Origin Point with the following: On the pedestrian path at the north end of the Creekside Park lawn at the north pillar</li> <li>• Rename 'Lions' to 'Ch'ích'iyúy Elxwíkn (the 'Two Sisters' or the 'Lions') - Subject column</li> <li>• Add '2011 (Amended 2024)' to the Date Approved column</li> <li>• Other technical updates in Section 2 of this appendix and Appendices F and G.</li> </ul>	<p><b>Before</b></p>  <p><b>After</b></p> 

Public View Reference	Proposed Amendments	Reference Images
<p>J1.2 – Creekside Park</p>	<ul style="list-style-type: none"> <li>• Renumber the view from 'J1.2' to 'J2'</li> <li>• Replace the view Origin Point with the following:                             <ul style="list-style-type: none"> <li>On the pedestrian path at the north end of the Creekside Park lawn at the north pillar</li> </ul> </li> <li>• Add '2011 (Amended 2024)' to the Date Approved column</li> <li>• Other technical updates in Section 2 of this appendix and Appendices F and G.</li> </ul>	<p><b>Before</b></p>  <p><b>After</b></p> 

Public View Reference	Proposed Amendments	Reference Images
<p>K – Drake Street</p>	<ul style="list-style-type: none"> <li>• Add '2023' to the Date Approved column</li> </ul>	
<p>3.1 – Queen Elizabeth Park</p>	<ul style="list-style-type: none"> <li>• Delete from the Public Views list</li> </ul>	

Public View Reference	Proposed Amendments	Reference Images
3.2.1 – Queen Elizabeth Park	<ul style="list-style-type: none"> <li>• Add '1989' to the Date Approved column</li> </ul>	
3.2.2 – Queen Elizabeth Park		
3.2.3 – Queen Elizabeth Park		

Public View Reference	Proposed Amendments	Reference Images
<p>3.2.4 – Queen Elizabeth Park</p>	<ul style="list-style-type: none"> <li>• Add '1989' to the Date Approved column</li> </ul>	
<p>3.2.4a – Queen Elizabeth Park</p>	<ul style="list-style-type: none"> <li>• Delete from the Public Views list</li> </ul>	

Public View Reference	Proposed Amendments	Reference Images
<p>9.1 – Cambie Street</p>	<ul style="list-style-type: none"> <li>• Replace the view Origin Point with the following: Cambie Street at the Walking Figures plaza behind Broadway-City Hall Station</li> <li>• Rename 'Lions' to 'Ch'ích'iyúy Elxwíkn (the 'Two Sisters' or the 'Lions') in the Subject column</li> <li>• Add to the '1989, Date Approved column the following: 1989 (Amended 1990, 2024)</li> <li>• Other technical updates as detailed in Section 2 of this appendix and Appendices F and G.</li> </ul>	<p><b>Before</b></p>  <p><b>After</b></p> 

Public View Reference	Proposed Amendments	Reference Images
<p>9.2.1 – Cambie Street</p>	<ul style="list-style-type: none"> <li>• Renumber the view from '9.2.1' to '9.2'</li> <li>• Replace the view Origin Point with the following: Cambie Street at the Walking Figures plaza behind Broadway-City Hall Station</li> <li>• Add to the Date Approved column the following: 1989 (Amended 1990, 2024)</li> <li>• Other technical updates as detailed in Section 2 of this appendix and Appendices F and G.</li> </ul>	<p><b>Before</b></p>  <p><b>After</b></p> 

Public View Reference	Proposed Amendments	Reference Images
9.2.2 – Cambie Street	<ul style="list-style-type: none"> <li>• Delete from the Outlying Areas Public Views list</li> </ul>	
10 – Granville Island	<ul style="list-style-type: none"> <li>• Replace the view Origin Point with the following: At the west side of the Granville Island Seawall north of the False Creek Ferries dock</li> <li>• Add to the Date Approved column the following: 1989</li> </ul>	 

Public View Reference	Proposed Amendments	Reference Images
<p>12.1 – Granville Bridge</p>	<ul style="list-style-type: none"> <li>• Delete from the Public Views list</li> </ul>	
<p>12.2 – Granville Bridge</p>	<ul style="list-style-type: none"> <li>• Renumber the view from '12.2' to '12'</li> <li>• Add '1989 (Amended 2011)' to the Date Approved column</li> </ul>	

Public View Reference	Proposed Amendments	Reference Images
<p>20.1 – Granville Street</p>	<ul style="list-style-type: none"> <li>• Add '1989 (Amended 2024)' to Date Approved column.</li> <li>• Other technical updates in Section 2 of this appendix and Appendices F and G.</li> </ul>	<p><b>Before</b></p>  <p><b>After</b></p> 
<p>20.2 – Granville Street</p>	<ul style="list-style-type: none"> <li>• Delete from the Public Views list</li> </ul>	

Public View Reference	Proposed Amendments	Reference Images
<p>21 – Commercial Drive</p>	<ul style="list-style-type: none"> <li>• Replace the view Origin Point with the following: Commercial Drive at E Broadway</li> <li>• Add to the Date Approved column the following: 1989 (Amended 2024)</li> <li>• Other technical updates in Section 2 of this appendix and Appendices F and G.</li> </ul>	<p><b>Before</b></p>  <p><small>City of Vancouver View Cone 21 - 2018</small></p> <p><b>After</b></p>  <p><small>City of Vancouver View Cone 21 - 2024</small></p>

Public View Reference	Proposed Amendments	Reference Images
<p>22 – Main Street</p>	<ul style="list-style-type: none"> <li>• Replace the view Origin Point with the following: At the Mt. Pleasant Clock at Main Street and Kingsway</li> <li>• Add to the Date Approved column the following: 1989 (Amended 2024)</li> <li>• Other technical updates in Section 2 of this appendix and Appendices F and G.</li> </ul>	<p><b>Before</b></p>  <p><b>After</b></p> 

Public View Reference	Proposed Amendments	Reference Images
27.1 – Trout Lake	<ul style="list-style-type: none"> <li>• Add '1989' to the Date Approved column</li> </ul>	
27.2 – Trout Lake	<ul style="list-style-type: none"> <li>• Rename 'Lions' to 'Ch'ích'iyúy Elxwíkn (the 'Two Sisters' or the 'Lions') in the Subject column</li> <li>• Add '1989' to the Date Approved column</li> </ul>	

**Section 2 – Proposed Technical Changes and Rationale to Public Views**

The following table summarizes the technical changes proposed to each of the views. These amendments will be reflected in updated reference images and maps on the City of Vancouver website, and in the City’s GIS model and public dataset, but may not be reflected in the amended public view tables in the Public Views Guidelines.

**Table 2 - Technical Changes Summary**

Public View Reference	Current	Proposed Amendment	Rationale
<b>Update</b>			
A – Alder Terrace	<p>Protected public view of Mount Seymour from an origin point located at the edge of the seawall below Lamey’s Mill Road and Alder Crossing with view cone boundaries defined as follows and as generally demonstrated in the view reference materials in Appendices F and G:</p> <ul style="list-style-type: none"> <li>• West (left) view cone boundary aligned with the eastern-most edge of the tower at 1233 Pacific Boulevard</li> <li>• East (right) view cone boundary aligned with the western-most edge of the tower at 1198 Pacific Boulevard</li> <li>• Lower view cone boundary aligned with the height of the roof of the tower at 1008 Cambie Street.</li> </ul>	<p>Redefine the east (right) boundary of the view cone to align with the western edge of the tower at 1008 Cambie Street, as generally demonstrated in the view reference materials in Appendices F and G.</p>	<p>Consequential updates to respond to existing encroachments and support of potential development sites in the Stadium-Chinatown TOA.</p>

Public View Reference	Current	Proposed Amendment	Rationale
<p>E2.1 - Cambie Bridge</p> <p>(To be renamed E – Cambie Bridge)</p>	<p>Protected public view of the Mount Seymour from an origin point at the top at the top of the E 2nd Avenue pedestrian / cycle ramp with view cone boundaries defined as follows and as generally demonstrated in the view reference materials in Appendices F and G:</p> <ul style="list-style-type: none"> <li>• West (left) view cone boundary approximately aligned to the northwest boundary of Northeast False Creek sub-area 6B (Plaza of Nations) at Pacific Boulevard</li> <li>• East (right) view cone boundary aligned to the western-most edge of the tower at 125 Milross Avenue</li> <li>• Lower view cone boundary aligned with the roof of the tower at 125 Milross Avenue.</li> </ul>	<p>Redefine the northwest (left) boundary of the view cone to align with the southern tip of Northeast False Creek sub-area 6B (Plaza of Nations), as generally demonstrated in the view reference materials in Appendices F and G. Renumber view from 'E2.1' to 'E'.</p>	<p>Updates to better align the view cone boundaries to anticipated redevelopment in Northeast False Creek. Renaming of view to reflect consolidation of overlapping Cambie Bridge views (E2.1 and E2.2).</p>
<p>G1.1</p>	<p>Protected public view of the North Shore Mountains from an origin point at the North End of Pier to the west of the Canoe Bridge with view cone boundaries defined as follows and as generally demonstrated in the view reference materials in Appendices F and G:</p> <ul style="list-style-type: none"> <li>• West (left) view cone boundary aligned with the western-most edge of the building at 71 E Pender Street</li> <li>• East (right) view cone boundary aligned with the centre point of the church spire at 303 E Cordova Street</li> <li>• Lower view cone boundary aligned with the anticipated maximum height of allowable at 105 Keefer Street.</li> </ul>	<p>Redefine the east (right) boundary of the view cone to align with the eastern-most edge of the building at 375 Main Street ('Ford Building'), and the lower boundary of the view cone to align with the lower boundary of view cone G1.2, as generally demonstrated in the view reference materials in Appendices F and G.</p>	<p>Boundary changes in response to changes to urban context subsequent to view approval in 2011, and to support potential future housing sites in the Downtown Eastside.</p>
<p>G1.2</p>	<p>Protected public view of the North Shore Mountains from an origin point at the North End of Pier to the west of the Canoe</p>	<p>Redefine the west (left) boundary of the view cone</p>	<p>Boundary changes in response to changes to urban context</p>

Public View Reference	Current	Proposed Amendment	Rationale
	<p>Bridge with view cone boundaries defined as follows and as generally demonstrated in the view reference materials in Appendices F and G:</p> <ul style="list-style-type: none"> <li>• West (left) view cone boundary aligned with the centre point of the church spire at 303 E Cordova Street</li> <li>• East (right) view cone boundary aligned with the western-most edge of the tower at 125 Milross Avenue</li> <li>• Lower view cone boundary aligned with the roof of 188 Keefer Street.</li> </ul>	<p>to align with the western-most edge of the tower at 188 Keefer Street, as generally demonstrated in the view reference materials in Appendices F and G.</p>	<p>subsequent to view approval in 2011, and to support potential future housing sites in the Downtown Eastside.</p>
J1.1	<p>Protected public view of Ch'ích'iyúy Elxwíkn (the 'Two Sisters' or the 'Lions') from an origin point on the pedestrian pathway next to the south pillar of in Creekside Park with view cone boundaries defined as follows and as generally demonstrated in the view reference materials in Appendices F and G:</p> <ul style="list-style-type: none"> <li>• West (left) view cone boundary aligned with the eastern-most edge of the tower at 550 Taylor Street</li> <li>• East (right) view cone boundary aligned with the eastern-most edge of the building at 20 W Hastings Street</li> <li>• Lower view cone boundary aligned with the roof of the tower at 550 Taylor Street.</li> </ul>	<p>Relocate the public view origin point to the pedestrian path at the north end of the Creekside Park lawn adjacent the north pillar, redefine the east (right) boundary to align with the eastern-most edge of the building at 27 W Pender Street and redefine the lower boundary to align with the roof level of the building at 48 W Hastings Street, generally as demonstrated in the view reference materials in Appendices F and G.</p>	<p>Original view origin point subsequently obstructed by park improvements, and boundaries redefined to support housing development on strategic sites.</p>
J1.2	<p>Protected public view of the North Shore mountains from an origin point on the pedestrian pathway next to the south pillar of in Creekside Park with view cone boundaries</p>	<p>Relocate the public view origin point to the pedestrian path at the north end of the Creekside Park</p>	<p>Original view origin point subsequently obstructed by park improvements, and</p>

Public View Reference	Current	Proposed Amendment	Rationale
	<p>defined as follows and as generally demonstrated in the view reference image in view reference materials in Appendices F and G:</p> <ul style="list-style-type: none"> <li>• West (left) view cone boundary aligned with the eastern-most edge of the tower at 20 W Hastings Street</li> <li>• East (right) view cone boundary aligned with the western-most edge of the building at 125 Milross Avenue</li> <li>• Lower view cone boundary aligned with the anticipated maximum height of allowable at 105 Keefer Street.</li> </ul>	<p>lawn adjacent the north pillar, redefine the west (left) boundary to align with the eastern-most edge of the building at 333 Carrall Street and redefine the lower boundary to align with the lower boundary of view cone J1.1, generally as demonstrated in the view reference image in view reference materials in Appendices F and G.</p>	<p>boundaries redefined to support housing development on strategic sites.</p>
<p>9.1 - Cambie Street</p>	<p>Protected public view of the North Shore mountains from an origin point on Cambie Street between W 10<sup>th</sup> Avenue and W 11th Avenue with view cone boundaries defined as follows and as generally demonstrated in the view reference materials in Appendices F and G:</p> <ul style="list-style-type: none"> <li>• West (left) view cone boundary aligned with the eastern-most edge of the tower at 1033 Marinaside Crescent</li> <li>• East (right) view cone boundary aligned with the southeastern-most corner of Broadway-City Hall Canada Line station</li> <li>• Lower view cone boundary aligned with the roof of the tower at 607 Granville Street.</li> </ul>	<p>Relocate the public view origin point to the 'Walking Figures' pedestrian plaza behind Broadway-City Hall Canada Line station, redefine the west (left) view cone boundary to align with the eastern-most edge of the building at 1128 W Georgia Street ('Shangri-La'), redefine the east (right) view cone boundary to align with the western-most edge of the tower at 1133 Melville Street ('The Stack') and redefine the lower view cone boundary to align with the roof level of the tower at 1055 W Georgia Street ('Royal</p>	<p>View origin point relocated to a more active, more accessible pedestrian-oriented location. Supports housing development sites in the Broadway-City Hall and Olympic Village TOAs, and sites enabled by the Broadway Plan. Relocation of the origin point results in improved view of the Two Sisters / Lions.</p>

Public View Reference	Current	Proposed Amendment	Rationale
		Centre'), generally as demonstrated in the view reference image in view reference materials in Appendices F and G.	
<p>9.2.1 - Cambie Street</p> <p>(To be renumbered 9.2)</p>	<p>Protected public view of the North Shore mountains from an origin point on Cambie Street at W 12th Avenue with view cone boundaries defined as follows and as generally demonstrated in the view reference materials in Appendices F and G:</p> <ul style="list-style-type: none"> <li>• West (left) view cone boundary aligned with the eastern-most edge of the mechanical penthouse of the building at 500 W 10th Avenue</li> <li>• East (right) view cone boundary aligned with the southeastern-most edge of 650 Seymour Street ('Scotia Tower')</li> <li>• Lower view cone boundary aligned with the roof of the tower at 700 W Georgia Street.</li> </ul>	<p>Relocate the public view origin point to the 'Walking Figures' pedestrian plaza behind Broadway-City Hall Canada Line station, redefine the west (left) view cone boundary to align with the eastern-most edge of the building at 1038 Canada Place ('Pacific Rim'), redefine the east (right) view cone boundary to align with the western-most edge of the tower at 425 W 6th Avenue and redefine the lower view cone boundary to align with the roof level of the building at 485 W 8th Avenue ('The Rise'), generally as demonstrated in the view reference view reference materials in Appendices F and G. Renumber view from '9.2.1' to '9.2'.</p>	<p>View origin point relocated to a more active, more accessible pedestrian-oriented location. Supports housing development sites in the Broadway-City Hall and Olympic Village TOAs, and sites enabled by the Broadway Plan.</p>

Public View Reference	Current	Proposed Amendment	Rationale
<p>20.1 - Granville Street</p> <p>(To be renumbered 20)</p>	<p>Protected public view of the North Shore mountains from an origin point at the south crosswalk at Granville Street and W Broadway with view cone boundaries defined as follows and as generally demonstrated in the view reference image in view reference materials in Appendices F and G:</p> <ul style="list-style-type: none"> <li>• West (left) view cone boundary aligned with the eastern-most edge of the building at 2421 Granville Street</li> <li>• East (right) view cone boundary aligned with the southwestern-most edge of 1265 Burnaby Street</li> <li>• Lower view cone boundary aligned with the roof of the tower at 1763 Comox Street.</li> </ul>	<p>Redefine the west (left) boundary of the view cone to align with the eastern-most edge of the anticipated Señákw towers and redefine the lower view cone boundary to align with the uppermost extent of the English Properties in West Vancouver, as generally demonstrated in the view reference image in view reference materials in Appendices F and G. Renumber view from '20.1' to '20'.</p>	<p>Update in response to changes in urban context and to support enabled Broadway Plan developments.</p>
<p>21 – Commercial Drive</p>	<p>Protected public view of the North Shore mountains from an origin point on Commercial Drive at E 15th Avenue with view cone boundaries defined as follows and as generally demonstrated in the view reference image in view reference materials in Appendices F and G:</p> <ul style="list-style-type: none"> <li>• West (left) view cone boundary aligned with the eastern-most edge of the building at 2929 Commercial Drive</li> <li>• East (right) view cone boundary aligned with the western-most edge of 2954 Commercial Drive</li> <li>• Lower view cone boundary aligned with the roof of the building at 2928 Commercial Drive</li> </ul>	<p>Redefine the west (left) boundary of the view cone to align with the northeast corner of the site at 2485 Commercial Drive, redefine the east (right) view cone boundary to align with the east curb line of Commercial Drive and redefine the lower view cone boundary as generally demonstrated in the view reference image in view reference materials in Appendices F and G</p>	<p>New origin point located at an area of increased pedestrian activity and accessibility, and to support Commercial-Broadway TOA.</p>

Public View Reference	Current	Proposed Amendment	Rationale
22 – Main Street	<p>Protected public view of the North Shore mountains from an origin point on Main Street at E 6th Avenue with view cone boundaries defined as follows and as generally demonstrated in the view reference image in view reference materials in Appendices F and G:</p> <ul style="list-style-type: none"> <li>• West (left) view cone boundary aligned with the eastern-most edge of the mechanical penthouse of the building at 1182 Quebec Street</li> <li>• East (right) view cone boundary aligned with the western-most edge of 2148 Main Street</li> <li>• Lower view cone boundary aligned with the roof of the building at 183 Terminal Avenue</li> </ul>	<p>Relocate the public view origin point to the pedestrian crosswalk at the intersection of Main Street and Kingsway near the Mount Pleasant clock, redefine the west (left) view cone boundary to align with the east property line of the site at 2015 Main Street, redefine the east (right) view cone boundary to align with the west property line of the site at 220 E 6th Avenue and redefine the lower view cone boundary to align with the roof level of the building at 210 E 5th Avenue, generally as demonstrated in the view reference image in view reference materials in Appendices F and G.</p>	<p>New origin point located at an area of increased pedestrian activity and accessibility, and to support Main Street-Science World TOA.</p>
<b>Removed</b>			
C1 – Laurel Landbridge	<p>Protected public view of Ch'ích'iyúy Elxwíkn (the 'Two Sisters' or the 'Lions') from an origin point at the north end of the Laurel Landbridge.</p>	<p>Remove from list of Council-approved public views</p>	<p>Substantially compromised by tree growth in foreground with</p>

Public View Reference	Current	Proposed Amendment	Rationale
			no safe and accessible alternative view origin point.
C2.1 - Laurel Landbridge	Protected public view of Crown and Grouse Mountains from an origin point at the north end of the Laurel Landbridge.	Remove from list of Council-approved public views	Substantially compromised by tree growth in foreground with no safe and accessible alternative view origin point.
C2.2 - Laurel Landbridge	Protected public view of Crown and Grouse Mountains from an origin point at the north end of the Laurel Landbridge.	Remove from list of Council-approved public views	Substantially compromised by tree growth in foreground with no safe and accessible alternative view origin point.
E1 – Cambie Bridge	Protected public view of Crown and Grouse Mountains from an origin point at the top of the E 2nd Avenue pedestrian / cycle ramp.	Remove from list of Council-approved public views	Substantially compromised by encroachment of the BC Place spires.
E2.2 - Cambie Bridge	Protected public view of Mount Seymour from an origin point at the midpoint of Cambie Bridge.	Remove from list of Council-approved public views	View overlaps with E2.1 and substantially limits development at Northeast False Creek.
E3 – Cambie Bridge	Protected public view to Vancouver City Hall from an origin point at the top of the Southeast False Creek seawall pedestrian stairs.	Remove from list of Council-approved public views	Support of Broadway-City Hall TOA and Civic District master planning. View to Vancouver City Hall otherwise protected at public view K – Drake Street.

<b>Public View Reference</b>	<b>Current</b>	<b>Proposed Amendment</b>	<b>Rationale</b>
F1.1 - Choklit Park	Protected public view of Grouse Mountain from an origin point at the upper platform of Choklit Park.	Remove from list of Council-approved public views	Substantially compromised by tree growth in foreground with no safe and accessible alternative view origin point.
F1.2 - Choklit Park	Protected public view of Mount Fromme from an origin point at the upper platform of Choklit Park.	Remove from list of Council-approved public views	Substantially compromised by tree growth in foreground with no safe and accessible alternative view origin point.
F1.3 - Choklit Park	Protected public view of Mount Fromme from an origin point at the upper platform of Choklit Park.	Remove from list of Council-approved public views	Substantially compromised by tree growth in foreground with no safe and accessible alternative view origin point.
12.1 - Granville Bridge	Protected 'dynamic' public views of Crown and Grouse Mountains from an origin point at the east side pedestrian path of Granville Bridge	Remove from list of Council-approved public views	
3.1 - Queen Elizabeth Park	Protected public view of the Downtown Skyline from a view origin point adjacent the 'Photo Session' statue at Queen Elizabeth Park.	Remove from list of Council-approved public views	Support of enabled housing developments in the Broadway Plan neighbourhoods and the King Edward Canada Line station TOA.

Public View Reference	Current	Proposed Amendment	Rationale
3.2.4a – Queen Elizabeth Park	Protected public view of the Downtown Eastside and the Burrard Inlet from a view origin point adjacent the 'Photo Session' statue at Queen Elizabeth Park.	Remove from list of Council-approved public views	Support of enabled housing developments in the Broadway Plan neighbourhoods and the King Edward Canada Line station TOA.
9.2.2 – Cambie Street	Protected public view of the North Shore mountains from an origin point in the middle of Cambie Street at W 12th Avenue.	Remove from list of Council-approved public views	Support of Broadway-City Hall TOA and Civic District master planning.
20.2 – Granville Street	Protected public view of the North Shore mountains from an origin point in the middle of Granville Street at W Broadway.	Remove from list of Council-approved public views	Secondary 'shoulder' view limiting mid-rise height in the immediate foreground ( <i>Broadway Plan</i> subarea FGBG)

# Guidelines

## Solar Access Guidelines for Areas Outside of Downtown

Approved by Council Month Day, Year



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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam Indian Band), Sk̓wx̓wú7mesh (Squamish Nation), and səliłwətał (Tsleil-Waututh Nation).

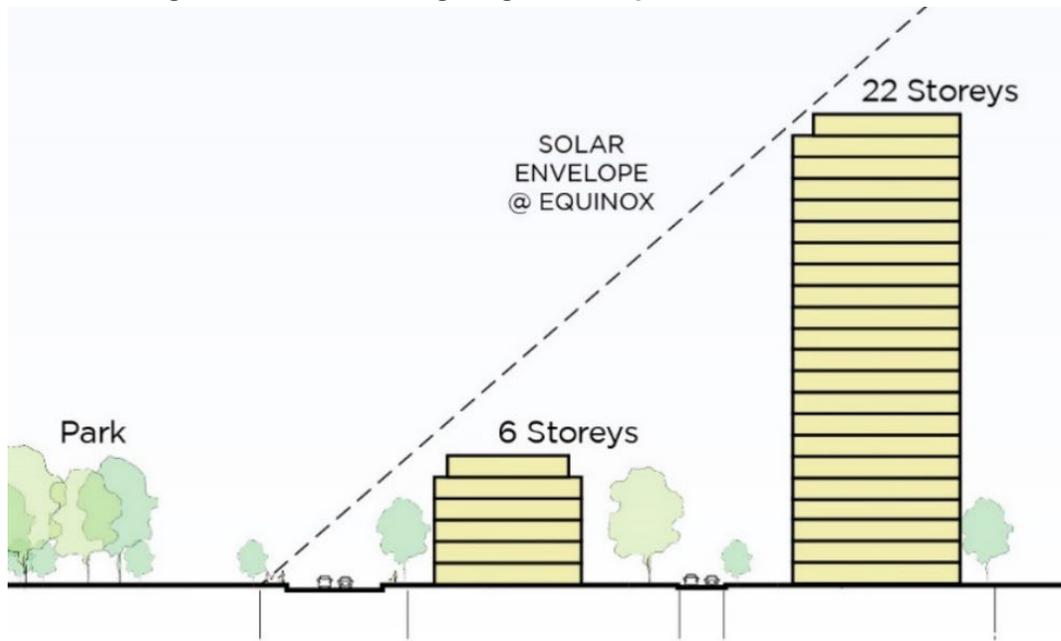
## 4 BACKGROUND AND CONTEXT

Vancouver’s northern temperate oceanic climate means extended periods of overcast skies in the fall, winter, and spring, which is contrasted with clear warm dry summers. Solar access contributes to the city’s urban vibrancy by promoting the use and enjoyment of parks, boosting pedestrian activity in commercial areas and extending the sidewalk patio season.

Sunlit spaces and places that are well designed and responsive to the weather and seasonal variations are demonstrably more utilized especially during spring/fall shoulder seasons. In Vancouver, sunlight, or solar access, promotes physical activity, improving happiness, energy, and health. It supports healthy vegetation growth and dries out areas of standing water on fields, playgrounds and seating areas. This requires strategic planning of nearby development to contribute to a great urban environment.

Research shows that parks and commercial retail streets in Vancouver experience peak usage between 9 a.m. and 6 p.m. with the heaviest usage typically in the late afternoon. However, evaluating development proposals on this timeframe would significantly restrict development opportunity. To strike a balance, in the Broadway Plan, solar access criteria were established from 10 a.m. to 4 p.m. PDT on the equinoxes. Analysis revealed that the resulting impact would be to approximately 3% of the residential land up to 6 storeys and another 3% up to 12 storeys, with the remaining approximately 94% of the residential land in the plan area unaffected. These guidelines extend the Broadway Plan area solar access strategy from 10 a.m. to 4 p.m. PDT on the equinoxes, citywide (excluding downtown).

Figure 1: South Building Height Envelope Based on Guidelines



## **5 INTENT**

Regulating solar access to a consistent standard citywide (with the exception of downtown) is intended to provide clarity to developers, the public and staff in assessing development proposals thereby supporting a more certain and streamlined permitting process. This approach uses the angle of the sun to establish a solar envelope (see Diagram 1) that reduces subjective bias, is easy to model and is an industry-tested methodology.

These guidelines are intended to be used in the review of development proposals in conjunction with all applicable policies, regulations, and guidelines for Rezoning or conditional Development Permit applications.

## **6 GUIDELINES**

Models used to determine compliance with these guidelines should be geolocated and set to Pacific Daylight Time (PDT) (UTC -7). To accurately demonstrate the shadowing conditions of a proposed development within the existing context, models should also include adjacent buildings and topography.

### **6.1 Shadow Limits**

- 6.1.1 Proposed development should not create new shadow impacts on public parks and public school sites between the spring and fall equinoxes from 10 a.m. to 4 p.m. PDT.
- 6.1.2 Proposed development should avoid creating new shadow impacts on the opposite sidewalk in village high streets as identified in the Vancouver Plan or other relevant policies between the spring and fall equinoxes from 10 a.m. to 4 p.m. PDT.
- 6.1.3 New buildings should minimize shadowing impacts on independent school yards (i.e., outdoor play fields, playgrounds, etc.) particularly during school hours.

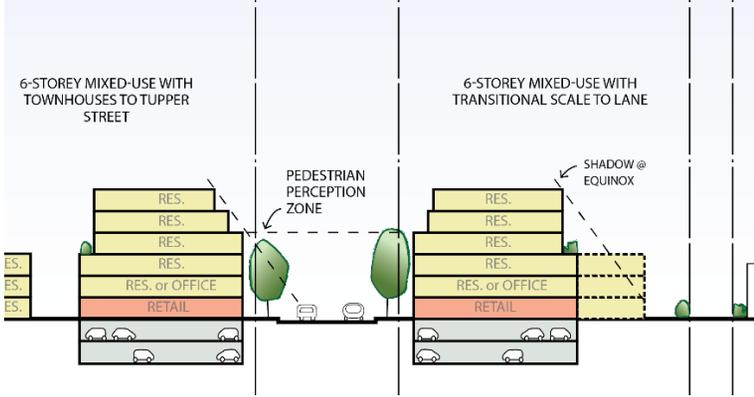
## **7 EXCEPTIONS AND NOTES**

- 7.1.1 In the following circumstances, minor exceptions to these guidelines will be considered:
  - (a) For any development less than four storeys where reasonable efforts are made to minimize shadow impacts.
  - (b) For secured rental housing developments in residential apartment areas (i.e. zoned RM and FM) to enable buildings up to six storeys.
  - (c) For 100% social housing developments, assessed on a case-by-case basis.

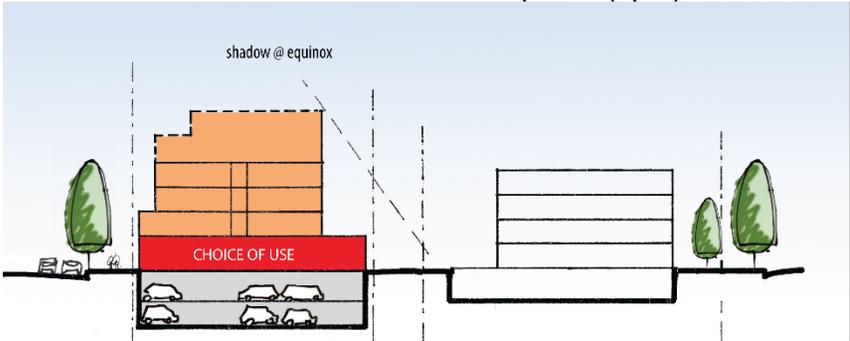
- 7.1.2 The size and location of some parks may make maintaining solar access particularly challenging, such as when smaller parks are located in areas undergoing increased densification. In these cases, further coordination between applicants and City staff may be required.

## APPENDIX D CONSEQUENTIAL AMENDMENTS FOR SOLAR ACCESS GUIDELINES FOR AREAS OUTSIDE OF DOWNTOWN

Note: Amendments will be prepared generally in accordance with the provisions listed below. Should there be any discrepancy between this redline summary and the draft amendment, the draft amendments prevail. This appendix is a summary of proposed amendments, prepared for convenience.

Section and Page	Proposed Amendment	Rationale
<b>CAMBIE CORRIDOR PLAN</b>		
<p>Various sections, pg 40, 45, 46, 47, 52, 53, 54, 55, 58, 59, 90, 92, 94, 103, 104, 105, 108, 109, 111, 112.</p>	<p>Delete and replace image to remove reference to Shadow at Equinox</p>  <p>(2 p.m.)</p>	<p>Revise diagram to remove inconsistent information</p>
<p>4.3.5 43rd Avenue (local shopping street): lane East of Cambie to Alberta St</p>	<p>Revise: “Tower shadows should not impact adjacent Columbia Park at the <b>spring and fall equinoxes between the hours of 10 a.m. and 4 p.m. PDT. 12 p.m. and 2 p.m.</b>”</p>	<p>To adjust to correct times</p>
<p>5.5.10</p>	<p>Revise: “Building height and massing should minimize shadowing on parks, public open space and school yards between the hours of 10 a.m. and 4 p.m. <del>2:00 p.m.</del> PDT at the <b>spring and fall equinoxes. In the case of school grounds, parks and open spaces, shadow analysis over a longer time frame may be required.</b>”</p>	<p>To adjust to correct times</p>

<p>12. Solar Access</p>	<p>Revise:                  “Design and locate buildings to minimize shadow impacts on parks, schools, play spaces, public spaces, on-site open spaces and the surrounding neighbourhood between 10 a.m. and 4 p.m. PDT <del>2:00 p.m.</del> at the <b>spring and fall</b> equinoxes and other key periods of use. Ensure adequate spacing between buildings for livability and privacy”</p>	<p>To adjust to correct times</p>
<p>YMCA 6.10.9</p>	<p>Revise:                  “Shadows should generally not extend across the north sidewalk of 49th Avenue between 10 a.m. and 4 p.m. PDT <del>2:00 p.m.</del> at the <b>spring and fall</b> equinoxes.”</p>	<p>To adjust to correct times</p>
<p><b>JOYCE-COLLINGWOOD STATION PRECINCT PLAN</b></p>		
<p>3.2 Transit as a Focus Solar Access</p>	<p>Delete and replace image to insert text : “<b>For building shadow performance expectations, refer to Solar Access Guidelines for Areas Outside of Downtown</b>”</p>  <p style="font-size: small;">Shadow impact around Joyce-Collingwood Station: 2:00PM</p>	<p>Illustrations are incomplete and are redirected to new guidelines</p>
<p>8.1.12</p>	<p>Revise:                  “Shadow analyses should generally be prepared for 10 a.m. and 4 p.m. PDT at the spring and fall equinoxes. <del>12 pm and 2 pm at the vernal and autumnal equinoxes. Additional shadow analyses may be necessary to review impacts on special sites, such as school or community gathering sites.</del>”</p>	<p>To adjust to correct times</p>

<p>8.2.11</p>	<p>Revise:                  “Shadow analyses should generally be prepared for 10 a.m. and 4 p.m. PDT at the spring and fall equinoxes. <del>12 pm and 2 pm at the vernal and autumnal equinoxes. Additional shadow analyses may be necessary to assess impacts on special sites, such as school or community gathering sites.</del>”</p>	<p>To adjust to correct times</p>
<p><b>MARPOLE COMMUNITY PLAN</b></p>		
<p>Various, pg. 33-39, 46, 47, 51-53, 62, 64.</p>	<p>Remove text reference to Shadow at Equinox (2pm)</p> 	<p>To adjust to correct times</p>
<p>7.1.23                  Building Height and Form</p>	<p>Revise:                  “Shadow analyses should generally be prepared for 10 a.m. and 4 p.m. PDT at the spring and fall equinoxes. <del>12 pm and 2 pm at the vernal and autumnal equinoxes. Additional shadow analysis may be necessary to review impacts on special sites, such as school or community gathering sites.</del>”</p>	<p>To adjust to correct times</p>
<p>7.2.15</p>	<p>Revise:                  “Shadow analyses should generally be prepared for 10 a.m. and 4 p.m. PDT at the spring and fall equinoxes. <del>12 pm and 2 pm at the vernal and autumnal equinoxes. Additional shadow analysis may be necessary to review impacts on special sites, such as school or community gathering sites.</del>”</p>	<p>To adjust to correct times</p>

<b>ARBUTUS CENTRE POLICY STATEMENT</b>		
Shadow impact on Arbutus Village Park	Revise: “The building form should be located to ensure minimal shadowing of the park <del>on the spring and fall equinoxes March 21st and September 21st, from between</del> 10 a.m. <del>to</del> and 4p.m. PDT. The project should be designed to cast less shadow than is already cast by the existing shopping centre. A building designed with generous terraces, proper setbacks and the grade changes to the site would contribute to minimizing the shadow.”	To remove specific dates that vary year to year
<b>HEATHER LANDS POLICY STATEMENT</b>		
5.2.6 Solar Performance	Revise: “Maximize solar access on parks, open spaces, public places, and neighbouring residences in the form, height and placement of new buildings. Minimize shadowing public parks, where possible, between <del>10 a.m. 9:00-am</del> and 4 p.m. PDT <del>on at</del> the <del>spring and fall</del> equinoxes. <del>For more building shadow performance expectations, refer to Solar Access Guidelines for Areas Outside of Downtown.”</del>	To adjust to correct times at spring and fall equinox
Solar Access	Revise: “Access to sunlight is a fundamental principle that will guide the design of the Heather Lands. Optimizing sunlight on the park and open space network identified in Section 5 – Site Ecology, Parks and Open Spaces, should be a key consideration in the detailed design and placement of buildings at rezoning. Efforts will be made to minimize shadows on public parks. The key times of year assessed for sunlight on public spaces are at the <del>spring and fall</del> equinoxes <del>between 10 a.m. and 4 p.m. PDT. For more building shadow performance expectations, refer to Solar Access Guidelines for Areas Outside of Downtown. (March and September 21) at 10 am, noon, 2 pm, and 4 pm.”</del>	To adjust to correct times at spring and fall equinox

<b>LANGARA GARDENS POLICY STATEMENT</b>		
Views and Solar Access	<p>Revise:                      “An important aspect of the legacy concept is retaining both garden level views between buildings to create an overall sense of green gardens, and sky views between the buildings to allow for access to sunlight. It is also desirable to locate buildings to benefit from long distance views of the North Shore Mountains and the Fraser River delta. Access to sunlight is a fundamental principle which will guide the design of Langara Gardens. Optimizing sunlight, particularly on the park and public open space identified in Section 6, should be a key consideration in the placement of building forms at rezoning. Efforts will be made to minimize shadows on public parks. The key times of year assessed for sunlight on public spaces are at the <b>spring and fall</b> equinoxes (<del>March and September 21</del>) at 10 a.m., noon, 2 p.m. and 4 p.m. This time of year is most important as it is both the growing season and when most people spend more time outside.”</p>	To remove specific dates that vary year to year
5.2.9 Solar Access	<p>Revise:                      “• Maximizing solar access on public spaces and neighbouring residences should guide the form, height and placement of buildings, with emphasis on: • Public parks • Public open spaces • Retail frontages with seating in the public realm • Urban agriculture • Outdoor pools • Neighbouring development • Locate taller buildings to limit the extent of shadow on Cambie Park to no more than approximately 12% of the total park area measured on the <b>spring and fall equinoxes</b> <del>March 21st and September 21st</del>, from 10:00a.m. to 4:00p.m. PDT. • Emphasize general north-south building orientation for taller buildings to optimize solar access to public spaces, courtyards and residential units. “</p>	To remove specific dates that vary year to year

<b>LITTLE MOUNTAIN POLICY STATEMENT</b>		
4.1 Solar Access	Revise: “Access to sunlight is a fundamental principle which will guide the design of Little Mountain. One of the consequences of the mid-rise building forms proposed (vs. a tower and podium typology) is more extensive shadowing in the immediate surroundings of the buildings. However, optimizing sunlight, particularly on the public spaces identified in Section 5, should be a key consideration in the detailed design and placement of building forms at rezoning. The key times of year assessed for sunlight on public spaces are at the <b>spring and fall equinoxes between 10 a.m. and 4 p.m. PDT (March and September 21) at 10:00, 12:00, 2:00, and 4:00. This time of year is most important as it is both the growing season and when most people spend more time outside.</b> ”	To remove specific dates that vary year to year
<b>C-3A BURRARD SLOPES</b>		
2.5 Light and Ventilation	Revise: “Shadowing of public and semi-private open spaces, should be minimized during the hours of likely use. This will vary, depending on the mix of uses, and family or non-family housing. Developments over 9.1 m (30 ft.) will require a shadow impact analysis taken at the <b>spring and fall equinoxes between 10:00 a.m., noon, 2:00 p.m. and 4:00 p.m. PDT.</b> “	Spring(late March) /Fall equinox(late Sept.) should consider Daylight saving time. Thus, the instruction of shadow impact study should refer to PDT <a href="#"><u>Pacific Daylight Time</u></a>
<b>RT-3 GUIDELINES</b>		
Submission Requirements	Revise: “A plan and/or section showing the impact of the proposed building on sun access to adjacent yards and buildings may also be requested. <del>For the purposes of this drawing, shadows should be drawn as they would occur at 10:00 a.m. and 2:00 p.m. PDT. on March 21st and September 21st.</del> “	Details will be clarified at the application submission checklist for more clarity.

## **APPENDIX E PUBLIC VIEW ASSESSMENT CRITERIA**

### **1 SUMMARY**

In order to bring forward recommendations that best balance Council objectives for delivery of housing units, hotel rooms and jobs space, while maintaining the essential characteristics and values of Vancouver’s public views, staff developed a checklist of criteria against which each all of the current Council adopted public views were measured. Establishing these criteria and exercising the view assessments included a comprehensive assessment of City and regional development policies, economic considerations, provincial housing mandates and existing and anticipated development proposals to identify the updates most likely to pay immediate dividends. Placing public assets with unquantifiable value on a priority scale requires a thorough survey of the results of previous rounds of public engagement. Further, assessing the current condition and impacts of the views included in person site verification and photographic documentation for analysis and digital modelling.

### **2 FIVE ASSESSMENT CRITERIA**

Following are the five assessment criteria categories, each of which is detailed further below.

1. Origin Point Location
2. View Subject
3. Current Condition
4. Positive Impacts
5. Potential Limitations

#### **2.1 Origin Point Location**

Public views play a particularly powerful role as the backdrop to places with significant pedestrian activity. These are also some of the most accessible places in the city, often located near busy transit hubs or public plazas. By virtue of their role in placemaking, these views tend to place higher in public opinion. However, there are some public view points in less prominent places that afford quiet moments to connect with nature within the activity of the city, and which contribute to Vancouver’s livability.

While view origin points give the public a point in space from which a clear sightline may be enjoyed, the public views were strategically identified to ensure landmark views could be maximized no matter where a person is in the city. For example, while views of Vancouver City Hall are guaranteed to be protected from view K – Drake

Street, the presence of that view also ensures that incidental views of that heritage building will remain as Broadway evolves.

Views generally fall within at least one of four origin point categories:

1. **Public lookout:** a point within the public realm where people can pause and enjoy the protected view. Some of these locations, such as B1 – Charleson Seawall and D – Heather Bay, have interpretive signage identifying the view subjects and explaining their cultural significance. Many of these origin points are denoted in the public realm with special paving and benches.
2. **Mid-street / street-end:** a point centred in the public right-of-way. The intent of these origin points is to balance development on either side of the view subject so that people walking, rolling or driving within the view cone boundaries have clear sightlines to the mountains no matter where they are in the public realm.

Most of these views are strategically located at the mid-point of a crosswalk (e.g., 20 – Granville Street); however, some are located in places with only vehicle access (e.g., 22 – Main Street). In these cases, staff have identified alternative origin point locations at nearby pedestrian crossings.

3. **Park area:** a point in an accessible area of a public park. These origin points are strategically located toward the rear of the park to take advantage of an open vista, such as at 27.2 – Trout Lake where the origin point is located at the centre of Trout Lake Beach affording a dramatic view of the North Shore Mountains across the water.

These views often play an important role in providing everyone with an opportunity to connect with nature within the city. This is especially important for people who are unable to go for hikes in the North Shore Mountains or travel throughout the region.

4. **Bridge:** a point or series of points within the pedestrian right-of-way to provide people walking north on a bridge with mountain or landmark building views either centred on their field of vision or framed by buildings to the east or west.

In assessing view origin points, staff itemized the objective qualities of these locations, including their position within the public realm, the level of activity around the view, the other amenities of the immediate context and how accessible the view is to the most people. Where an origin point was in a place with little or no pedestrian accessibility, staff undertook a comprehensive in situ analysis of alternative view origin points.

## 2.2 View Subject

Views subjects, or the elements of a view field, were reviewed and categorized, as follows:

1. The peaks of Ch'ich'iyúy Elxwíkn (the 'Two Sisters' or the 'Lions')
2. Other mountain peaks (e.g., Fromme, Seymour, etc.)
3. Mountain range broad views
4. Landmark buildings (e.g., Hotel Vancouver, Vancouver City Hall, etc.)
5. City skyline / urban context broad views
6. Mountain profile lines.

The views were further subcategorized into either 'framed' or 'panoramic' views for the purposes of evaluating their current condition as detailed below.

In the context of housing need and economic growth, and with a comprehensive understanding of the cultural values of each of the views to the public based on analysis of previous engagement, staff used the above criteria as a general scale of priority when modelling amendment scenarios.

## 2.3 Current Condition

The current condition of each of the views was assessed first in situ to identify their functional relevance given either changes in the urban context or evolution of the natural environment such as mature tree growth. Where a public view had become substantially compromised, staff surveyed the immediate area to identify alternative, accessible and unobstructed origin points. For the purposes of assessing condition, staff considered obstructions to be any permanent humanmade intervention and any significant, healthy vegetation growth that is unlikely to be removed.

A qualitative assessment of the views was also undertaken to identify high level strategies to improve the overall their overall aesthetic performance. For example, staff noted that framed views had the most impact when the view subject was centred in the frame, with an equal amount of mountain profile on either side for visual context. Where a view subject is off-centre, such as at A – Alder Terrace, it is less easy to identify the landmark nature of the public view, and staff are recommending minor updates accordingly.

Following this initial analysis, staff then undertook a comprehensive study of relevant Council adopted plans and policies, and the plans and policies of the x<sup>w</sup>məθk<sup>w</sup>əyəm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations and the provincial government, to identify enabled and/or anticipated developments that will

encroach into and compromise all or part of a public view. The results of this research were then modelled in GIS with geolocated 3D perspectives generated to analyse the impacts to the views and identify origin points.

## **2.4 Positive Impacts**

The overall public benefit of the views, including their role in defining the area around the view origin point, was documented as part of staff analysis. Overall, public views contribute significantly to the appeal of the city, in many cases forming a backdrop of a celebrated public place (e.g., H – Olympic Village Plaza) while in others the view is one of the things that gives the place a unique identity (e.g., 9.1 – Cambie Street).

Many views also act to ensure that buildings in the densest areas of the city are sufficiently spaced and take on a variety of heights and forms to the benefit of the urban character of those neighbourhoods. For example, the shaping of the tower at 1128 W Georgia Street ('Shangri-La') as a result of the public view cone boundaries crossing that site gives the busy intersection of Thurlow Street and Alberni Street a distinctive, placemaking architectural landmark.

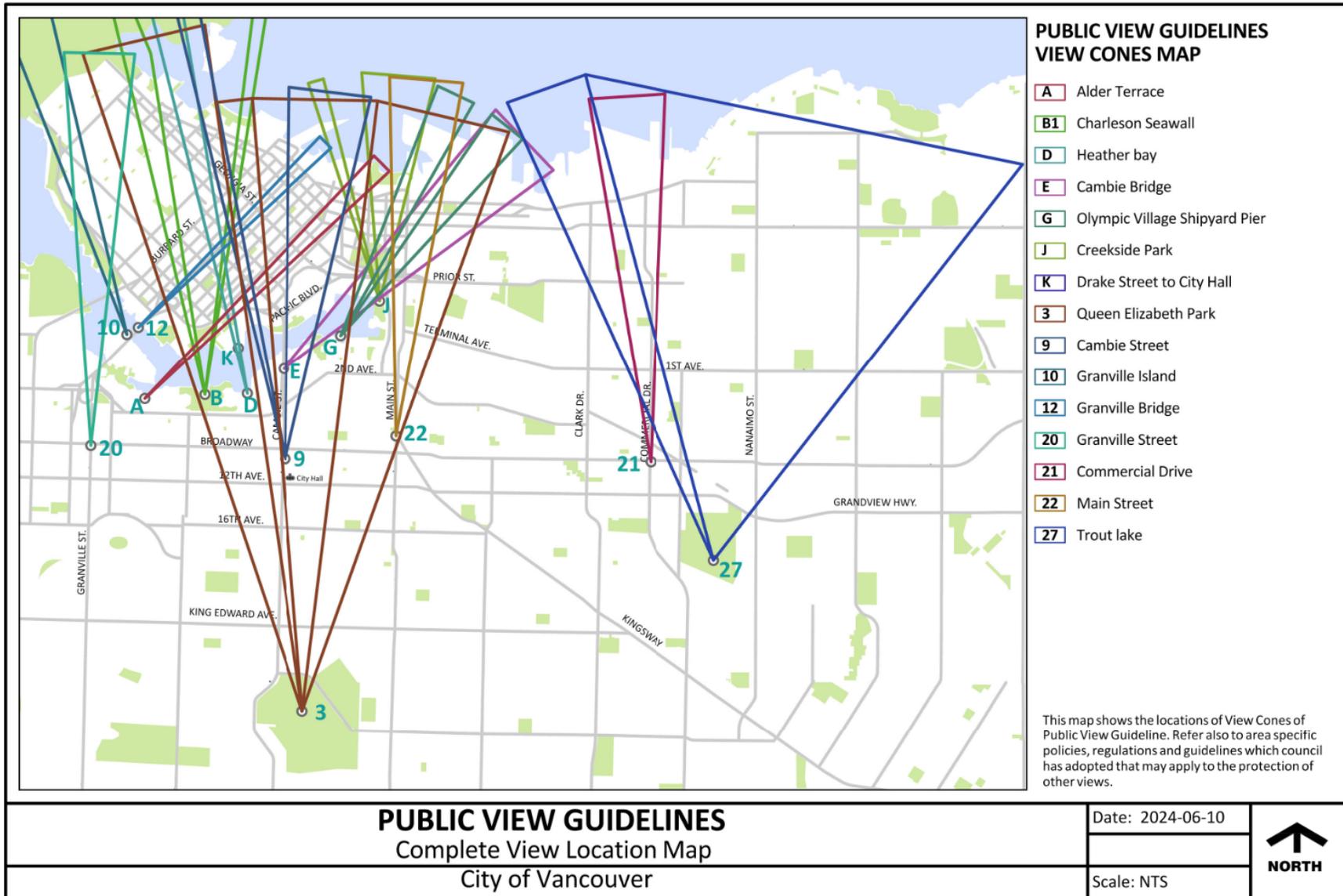
Placemaking by establishing and maintaining landmark views is a tried-and-true urban design strategy employed throughout the world with the primary objective of establishing and reinforcing a public sense of pride of place or civic identity. Views also improve the 'legibility' of the city for newcomers, helping people orient themselves without relying on maps, improving their perception of comfort and safety when moving about the city. This is especially true when views to recognizable landmark buildings are preserved.

## **2.5 Potential Limitations**

Each of the views were assessed based on their potential to impact enabled and anticipated development, particularly in areas of residential densification. Through this exercise, staff identified a number of views that would significantly limit the ability of sites to build to their enabled maximums and subsequently complicate the delivery of much-needed rental housing units in the immediate near future. For example, some views may suppress height in part or in all of a provincially designated Transit Oriented Area, while others intersect with large areas of the recently adopted Broadway Plan. As much as possible, staff have identified amendments to the views that both maintain views to the primary view subject and clear the way, as much as possible, for these important developments.

Conversely, some of the views that cross certain parts of the city are not as easily linked to major housing delivery opportunities or recently adopted plans. Except for select, strategic downtown sites, staff are unable to estimate what may be delivered if these views are comprehensively amended without further analysis.

### APPENDIX F PUBLIC VIEW REFERENCE MAP



This map shows the locations of View Cones of Public View Guideline. Refer also to area specific policies, regulations and guidelines which council has adopted that may apply to the protection of other views.

## **APPENDIX G PUBLIC VIEW ASSESSMENT AND REFERENCE SHEETS**

### **1 SUMMARY**

Following are reference images and technical assessment sheets for each of the public views reflecting their current states and as amended. The technical assessment sheets include an overall estimate of the amount of development floor area that may be opened up should Council approve the recommended amendments.

Noting the caveats outlined in Section 2 below, staff estimate that the recommended amendments may result in an additional development capacity of between 10,000,000 sq. m (108,000,000 sq. ft.) and 20,000,000 sq. m (215,000,000 sq. ft.).

### **2 COMMENTS ON DEVELOPMENT FLOOR AREA ESTIMATES**

The development floor area estimates are intended as general reflection of order of magnitude, and do not reflect a comprehensive analysis of the actual development capacities in the relevant areas. These estimates do not consider current improvements on the relevant lots, the condition or value of any existing buildings or other development policies that may otherwise limit or shape development on these parcels.

**3 VIEW A – ALDER TERRACE**

# VC A Alder Terrace



Current

No change to view point



Modernized - Update

# View A - Alder Terrace

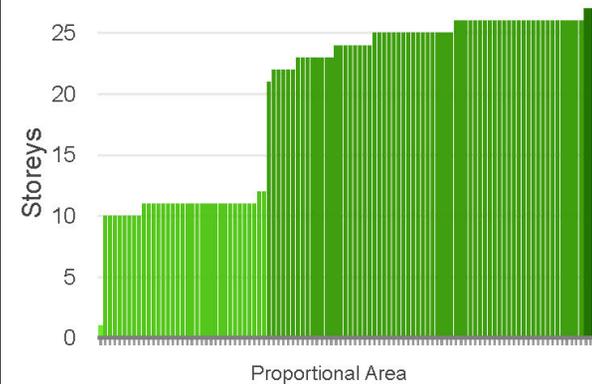
Update

**Subject(s): Mount Seymour**  
**Added to Guideline: 1989**

This update affects **17,510** square meters of land spread over **10** property parcels with an average change in potential building height of **56** meters.

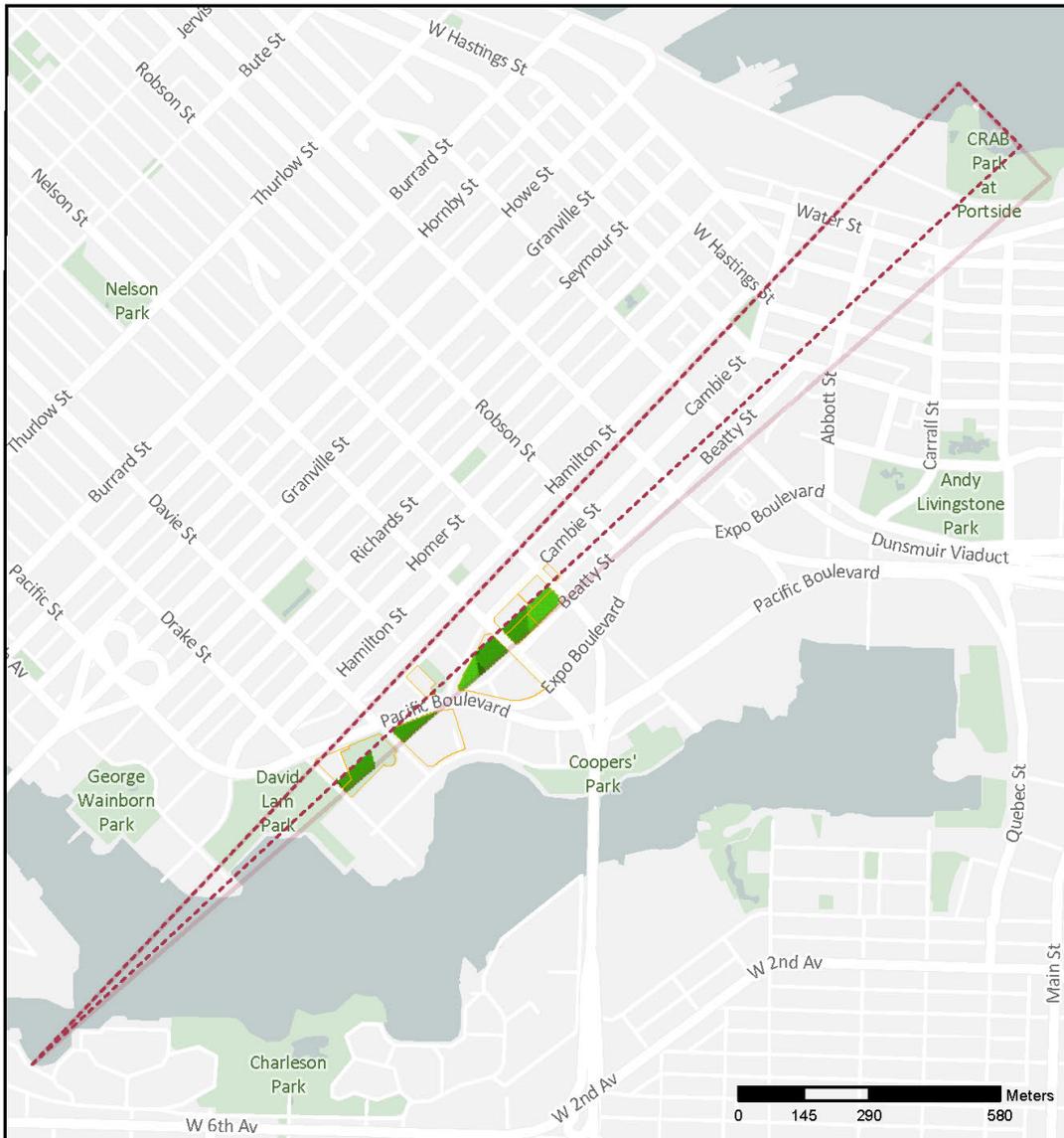
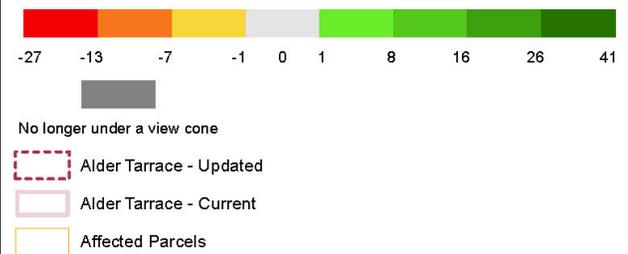
At full buildout, this update could result in up to **109,172** square meters of additional development capacity.<sup>2 3</sup>

Distribution of View Cone Height Changes



The above chart demonstrates the area proportion and magnitude of changes to maximum view cone heights for this view.

Change to View Cone Height (Storeys)<sup>3</sup>



<sup>1</sup> The heights in this map consider only View Cones. Further analysis is required to determine building heights enabled by other City of Vancouver policies.

<sup>2</sup> Assumes average 33% lot coverage for tower floor plates and best-case scenario lot consolidations

<sup>3</sup> Approximate number of storeys calculated assuming 3 meter floor-to-floor

#### 4 VIEW B1 AND B2 – CHARLESON SEAWALL

## VC B Charleson Seawall



**VC B – Origin**  
Charleson Seawall  
below Charleson Park

Current



City of Vancouver View Cone B 1 - 2023



City of Vancouver View Cone B 2 - 2023

Modernized - No change

No change to view point



City of Vancouver View Cone B 1 - 2024



City of Vancouver View Cone B 2 - 2024

# View B - Charleson Seawall

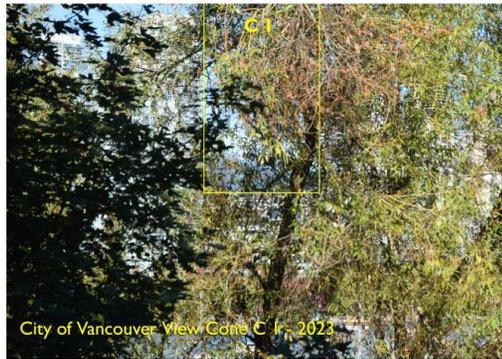
No Changes

Subject(s): **Lions, Crown, Grouse**  
Added to Guideline: 1989



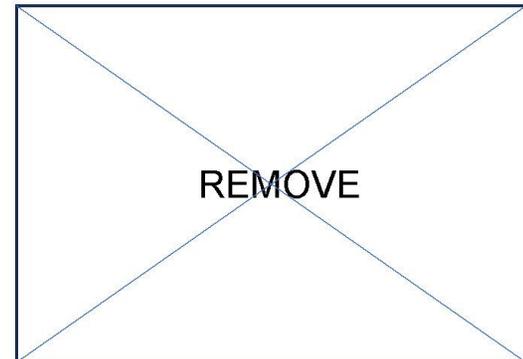
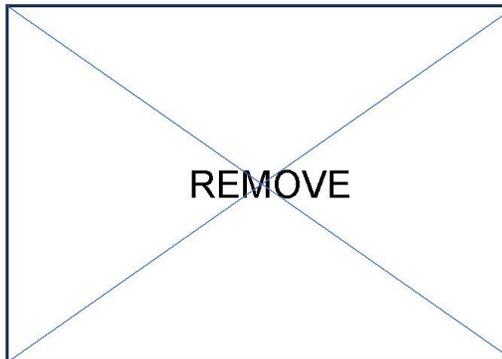
**5 VIEW C1, C2.1 AND C2.2 – LAUREL LANDBRIDGE**

# VC C Laurel Landbridge



Current

Modernized - Remove



# View C - Laurel Landbridge

**Remove**

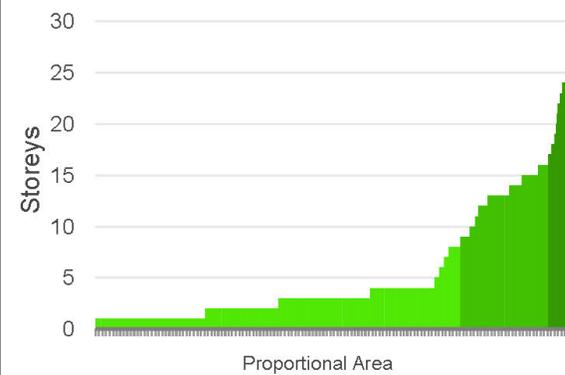
Subject(s): **Lions, Crown, Grouse**  
 Added to Guideline: **1989**

This update affects **155,330** square meters of land spread over **187** property parcels with an average change in potential building height of **16** meters.<sup>1</sup>

At full buildout, this update could result in up to **272,508** square meters of additional development capacity.<sup>2 3</sup>

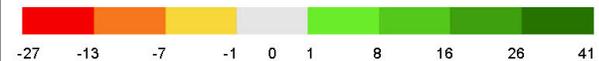


Distribution of View Cone Height Changes



The above chart demonstrates the area proportion and magnitude of changes to maximum view cone heights for this view.

Change to View Cone Height (Stores)<sup>3</sup>



No longer under a view cone

- Laurel Landbridge - Current
- Affected Parcels

<sup>1</sup> The heights in this map consider only View Cones. Further analysis is required to determine building heights enabled by other City of Vancouver policies.  
<sup>2</sup> Assumes average 33% lot coverage for tower floor plates and best-case scenario lot consolidations  
<sup>3</sup> Approximate number of storeys calculated assuming 3 meter floor-to-floor

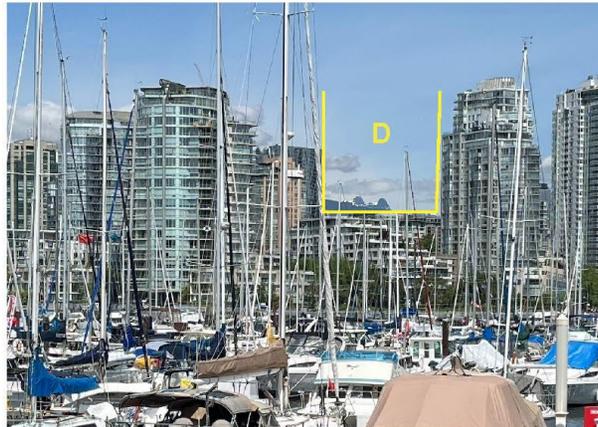
**6 VIEW D – HEATHER BAY**

# VC D Heather Bay



Current

No change to view point



Modernized - No change

# View D - Heather Bay

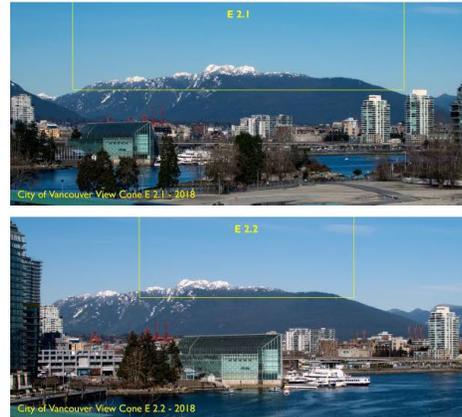
No Changes

Subject(s): Lions  
Added to Guideline: 1989



7 VIEW E1, E2.1, E2.2 AND E3 – CAMBIE BRIDGE

# VC E Cambie Bridge

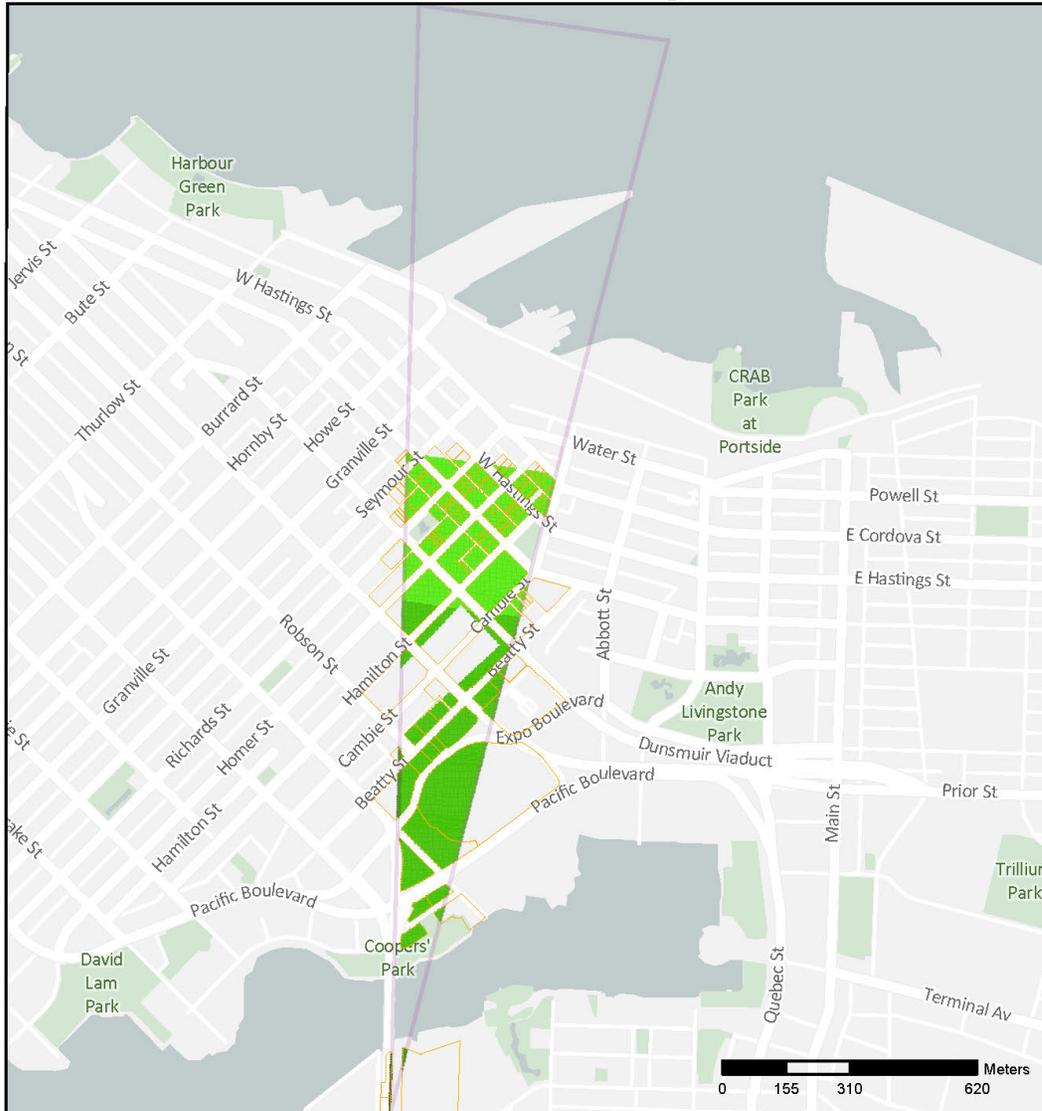


## Modernized - Update



# View E1 - Cambie Bridge

Remove

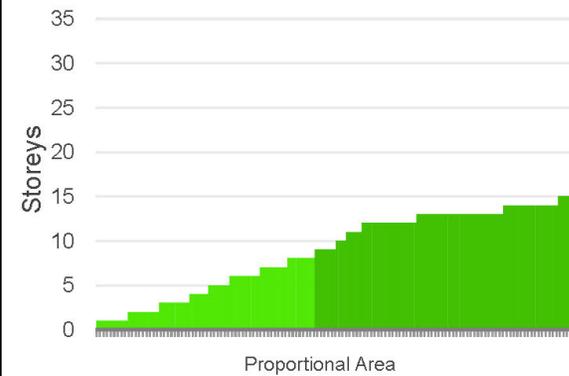


**Subject(s): Crown, Grouse**  
**Added to Guideline: 1989**

This update affects **171,880** square meters of land spread over **106** property parcels with an average change in potential building height of **26** meters.<sup>1</sup>

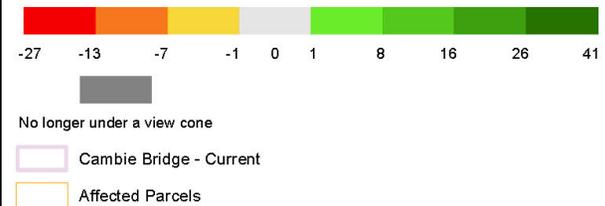
At full buildout, this update could result in up to **503,984** square meters of additional development capacity.<sup>2 3</sup>

Distribution of View Cone Height Changes



The above chart demonstrates the area proportion and magnitude of changes to maximum view cone heights for this view.

Change to View Cone Height (Storeys)<sup>3</sup>



<sup>1</sup> The heights in this map consider only View Cones. Further analysis is required to determine building heights enabled by other City of Vancouver policies.  
<sup>2</sup> Assumes average 33% lot coverage for tower floor plates and best-case scenario lot consolidations  
<sup>3</sup> Approximate number of storeys calculated assuming 3 meter floor-to-floor

# View E2 - Cambie Bridge

Update

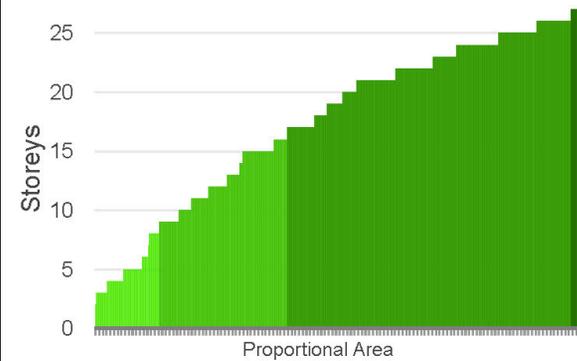


Subject(s): **Mount Seymour**  
 Added to Guideline: **1989**

This update affects **58,870** square meters of land spread over **46** property parcels with an average change in potential building height of **39** meters.

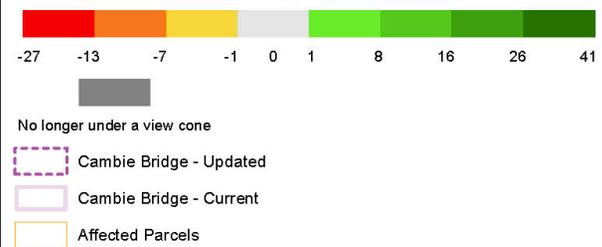
At full buildout, this update could result in up to **259,364** square meters of additional development capacity.<sup>2 3</sup>

Distribution of View Cone Height Changes



The above chart demonstrates the area proportion and magnitude of changes to maximum view cone heights for this view.

Change to View Cone Height (Stores)<sup>3</sup>



<sup>1</sup> The heights in this map consider only View Cones. Further analysis is required to determine building heights enabled by other City of Vancouver policies.  
<sup>2</sup> Assumes average 33% lot coverage for tower floor plates and best-case scenario lot consolidations  
<sup>3</sup> Approximate number of storeys calculated assuming 3 meter floor-to-floor

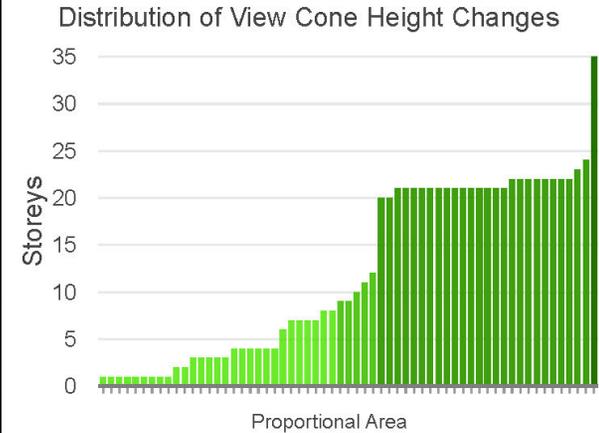
# View E3 - Cambie Bridge

Remove

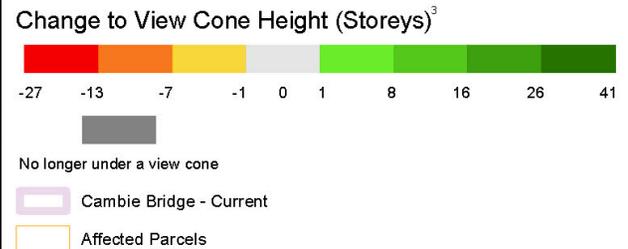
**Subject(s): City Hall**  
**Added to Guideline: 2023**

This update affects **10,350** square meters of land spread over **15** property parcels with an average change in potential building height of **32** meters.<sup>1</sup>

At full buildout, this update could result in up to **36,551** square meters of additional development capacity.<sup>2 3</sup>



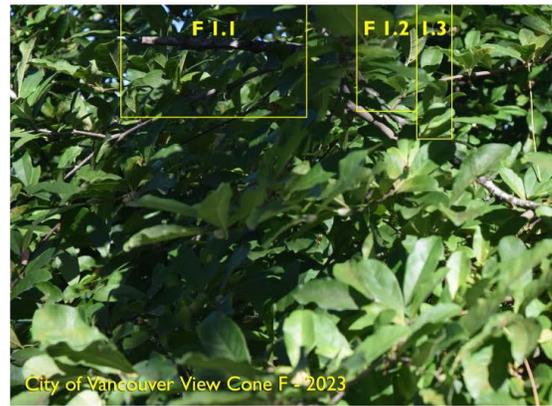
The above chart demonstrates the area proportion and magnitude of changes to maximum view cone heights for this view.



<sup>1</sup> The heights in this map consider only View Cones. Further analysis is required to determine building heights enabled by other City of Vancouver policies.  
<sup>2</sup> Assumes average 33% lot coverage for tower floor plates and best-case scenario lot consolidations  
<sup>3</sup> Approximate number of storeys calculated assuming 3 meter floor-to-floor

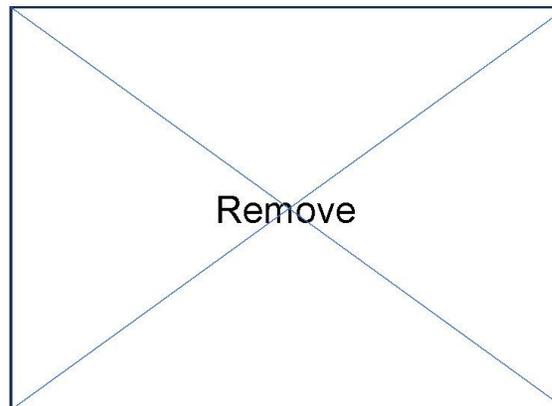
**8 VIEW F1.1, F1.2 AND F1.3 – CHOKLIT PARK**

# VC F Choklit Park



Current

Modernized - Remove



# View F - Choklit Park

Remove

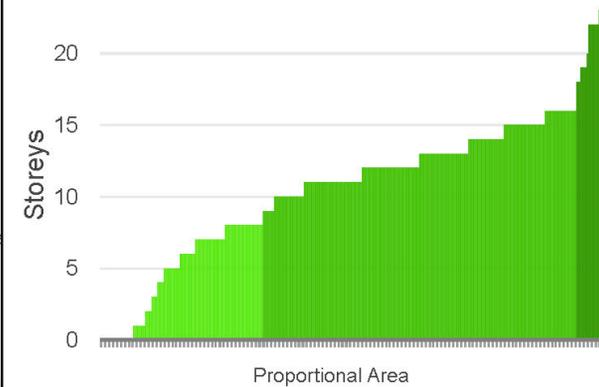


**Subject(s): Mount Seymour, Grouse**  
**Added to Guideline: 2010**

This update affects **58,410** square meters of land spread over **87** property parcels with an average change in potential building height of **31** meters.<sup>1</sup>

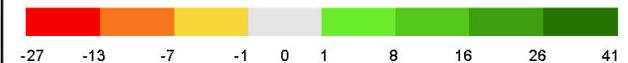
At full buildout, this update could result in up to **201,896** square meters of additional development capacity.<sup>2 3</sup>

Distribution of View Cone Height Changes



The above chart demonstrates the area proportion and magnitude of changes to maximum view cone heights for this view.

Change to View Cone Height (Storeys)<sup>3</sup>



No longer under a view cone

Choklit Park - Current

Affected Parcels

<sup>1</sup> The heights in this map consider only View Cones. Further analysis is required to determine building heights enabled by other City of Vancouver policies.  
<sup>2</sup> Assumes average 33% lot coverage for tower floor plates and best-case scenario lot consolidations  
<sup>3</sup> Approximate number of storeys calculated assuming 3 meter floor-to-floor

**9 VIEW G1.1 AND G1.2 – OLYMPIC SHIPYARD PIER**

# VC G Olympic Village Shipyards Pier



Current

No change to view point



Modernized - Update

# View G - Olympic Shipyard Pier

Update

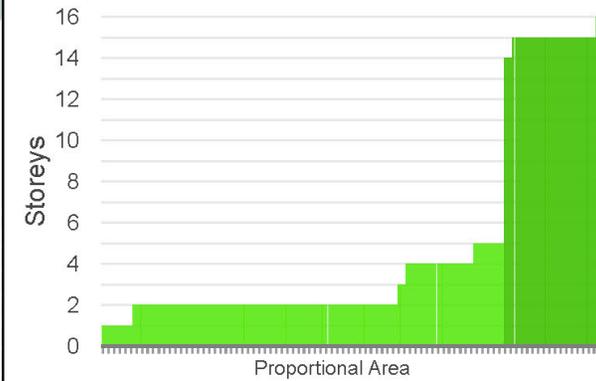
**Subject(s): North Shore Mountains**  
**Added to Guideline: 2010**

This update affects **27,040** square meters of land spread over **12** property parcels with an average change in potential building height of **11** meters.<sup>1</sup>

At full buildout, this update could result in up to **33,353** square meters of additional development capacity.<sup>2 3</sup>



Distribution of View Cone Height Changes



The above chart demonstrates the area proportion and magnitude of changes to maximum view cone heights for this view.

Change to View Cone Height (Stores)<sup>3</sup>



<sup>1</sup> The heights in this map consider only View Cones. Further analysis is required to determine building heights enabled by other City of Vancouver policies.  
<sup>2</sup> Assumes average 33% lot coverage for tower floor plates and best-case scenario lot consolidations  
<sup>3</sup> Approximate number of stores calculated assuming 3 meter floor-to-floor

10 VIEW H –OLYMPIC VILLAGE PLAZA

# VC H Olympic Plaza



Current



Modernized - No Change

No Changes

# View H - Olympic Plaza Stage

Subject(s): **Grouse, North Shore**  
Added to Guideline: **2010**



11 VIEW J1.1 AND J1.2 – CREEKSIDE PARK

# VC J Creekside Park

Current



Modernized - Update



# View J - Creekside Park

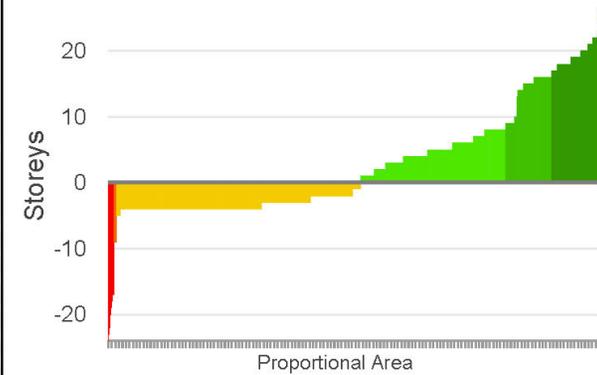
Update

**Subject(s): Lions, Seymour**  
**Added to Guideline: 2010**

This update affects **69,500** square meters of land spread over **205** property parcels with an average change in potential building height of **16** meters.<sup>1</sup>

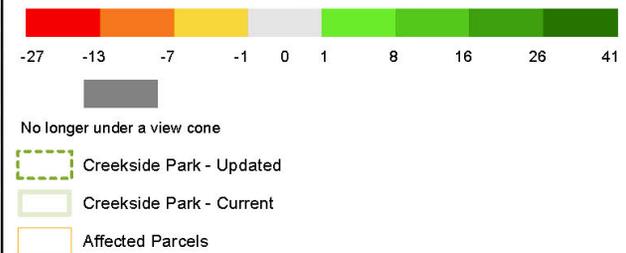
At full buildout, this update could result in up to **123,240** square meters of additional development capacity.<sup>2 3</sup>

Distribution of View Cone Height Changes



The above chart demonstrates the area proportion and magnitude of changes to maximum view cone heights for this view.

Change to View Cone Height (Storeys)<sup>3</sup>



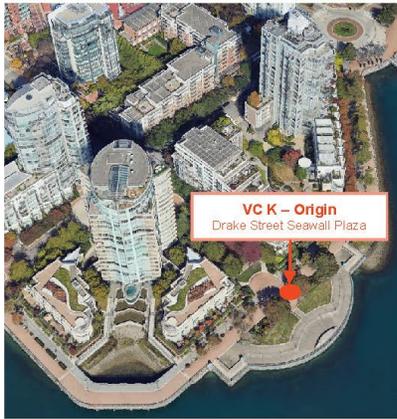
<sup>1</sup> The heights in this map consider only View Cones. Further analysis is required to determine building heights enabled by other City of Vancouver policies.

<sup>2</sup> Assumes average 33% lot coverage for tower floor plates and best-case scenario lot consolidations

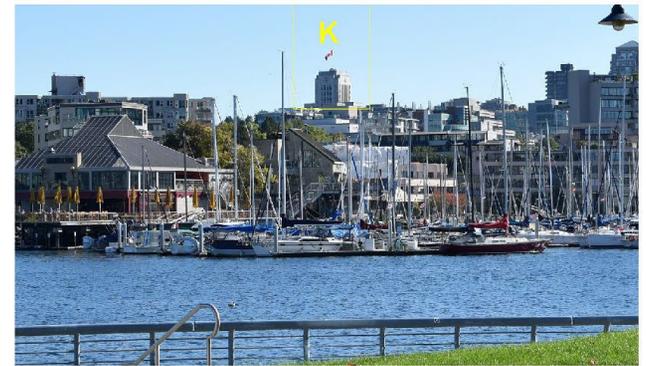
<sup>3</sup> Approximate number of storeys calculated assuming 3 meter floor-to-floor

**12 VIEW K – DRAKE STREET**

# VC K Drake Street



Current



Modernized - No Change



No change to view point

# View K - Drake Street

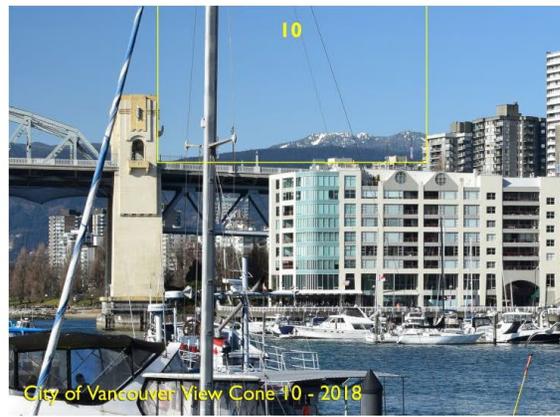
No Changes

Subject(s): City Hall  
Added to Guideline: 2023



**13 VIEW 10 – GRANVILLE ISLAND**

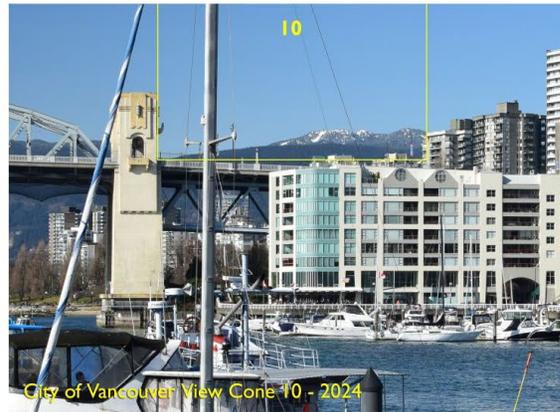
# VC 10 Granville Island



Current

Modernized - No change

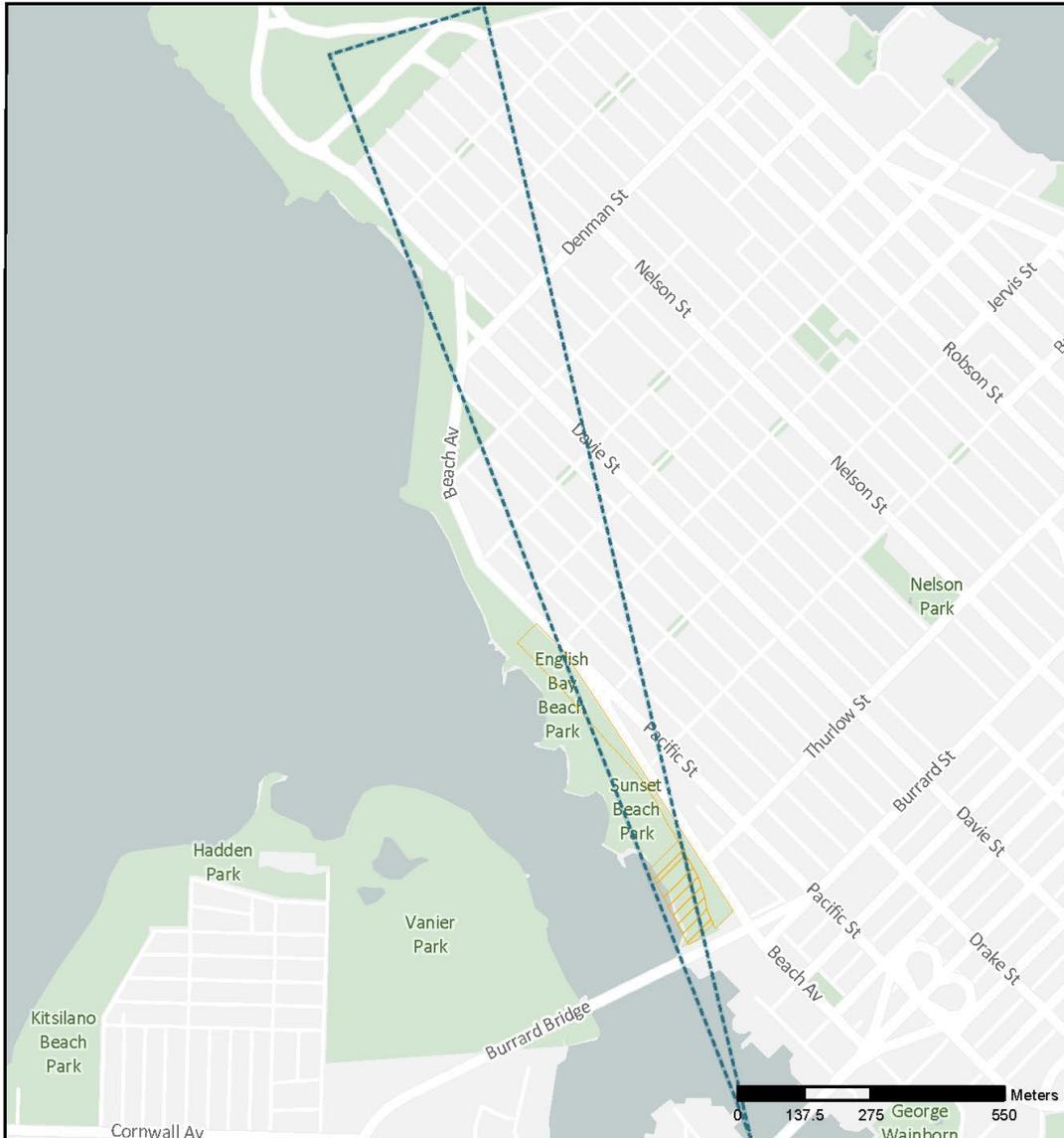
No change to view point



# View 10 - Granville Island

No Changes

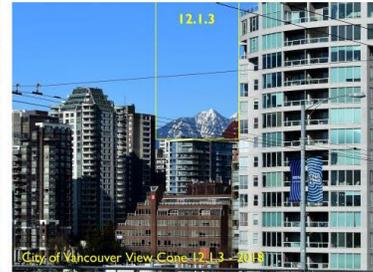
Subject(s): **Hollyburn, Mount Strachan**  
Added to Guideline: **1989**



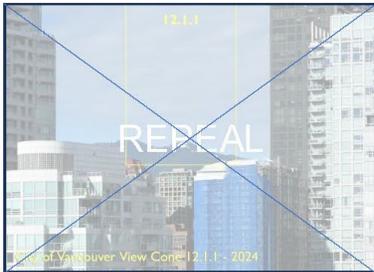
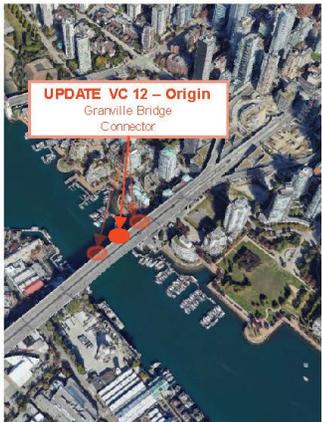
14 VIEW 12.1 AND 12.2 – GRANVILLE BRIDGE

# VC 12 Granville Bridge

## Current

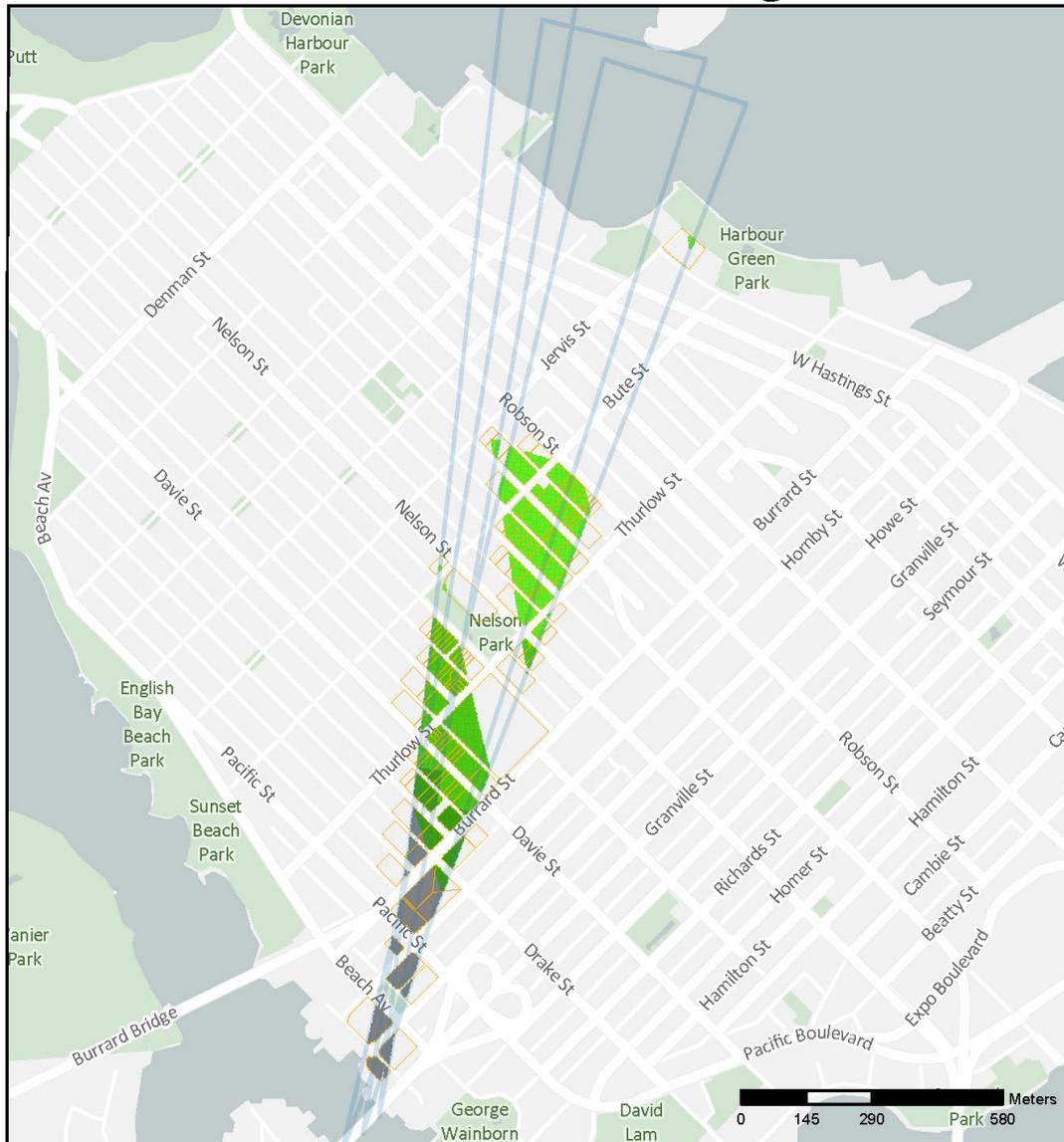


## Modernized - Update



# View 12.1 - Granville Bridge

Remove

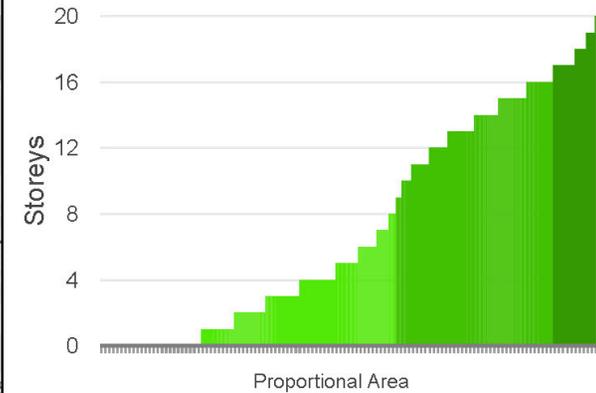


**Subject(s): Grouse, Crown**  
**Added to Guideline: 1989**

This update affects **77,540** square meters of land spread over **123** property parcels with an average change in potential building height of **27** meters.<sup>1</sup>

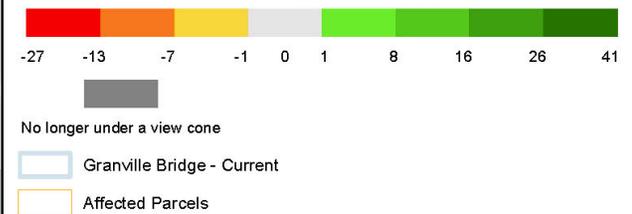
At full buildout, this update could result in up to **232,327** square meters of additional development capacity.<sup>2 3</sup>

Distribution of View Cone Height Changes



The above chart demonstrates the area proportion and magnitude of changes to maximum view cone heights for this view.

Change to View Cone Height (Storeys)<sup>3</sup>

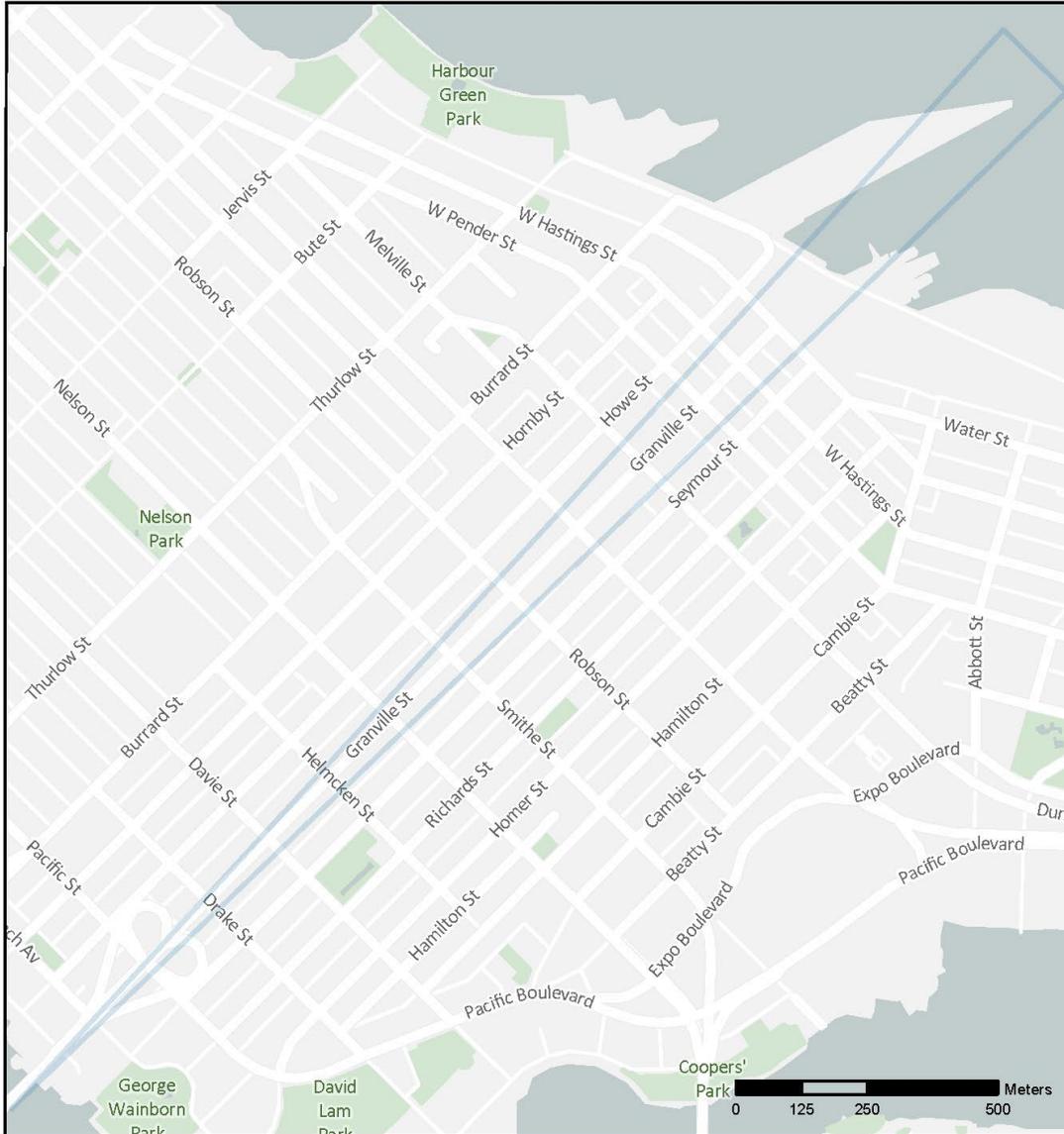


<sup>1</sup> The heights in this map consider only View Cones. Further analysis is required to determine building heights enabled by other City of Vancouver policies.  
<sup>2</sup> Assumes average 33% lot coverage for tower floor plates and best-case scenario lot consolidations  
<sup>3</sup> Approximate number of storeys calculated assuming 3 meter floor-to-floor

# View 12.2 - Granville Bridge

No Changes

Subject(s): **Seymour**  
Added to Guideline: **1989**

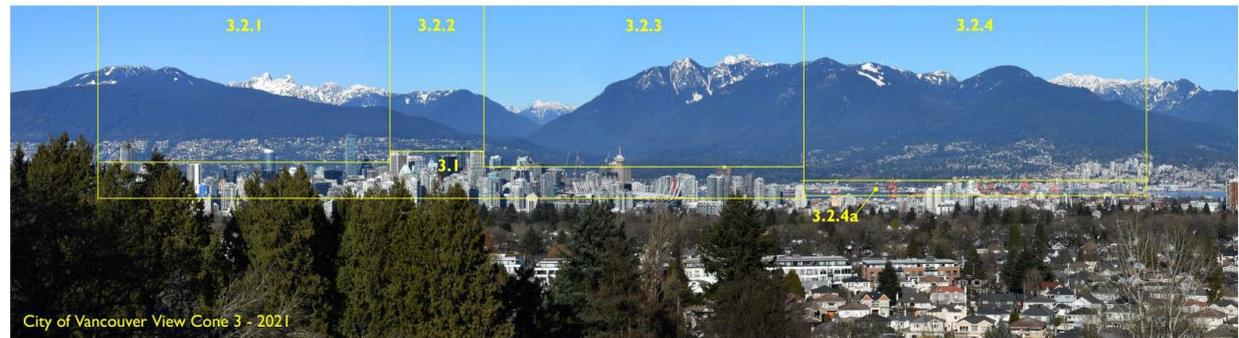


**15 VIEW 3.1, 3.2.1, 3.2.2, 3.2.4 AND 3.2.4A – QUEEN ELIZABETH PARK**

# VC 3 Queen Elizabeth Park

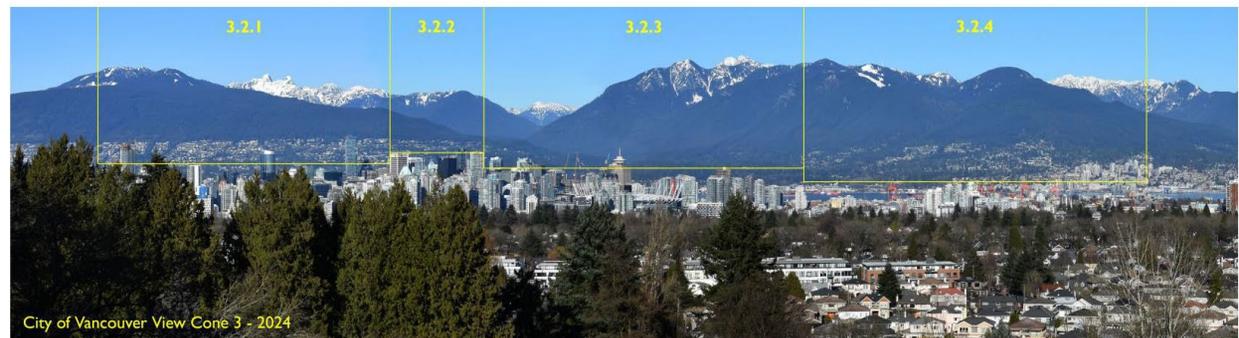


Current



Modernized - Update

No change to view point



# View 3 (Lower) - Queen Elizabeth Park

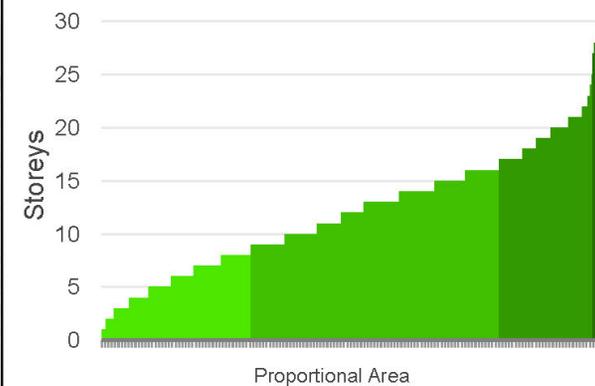
**Remove**

**Subject(s): Downtown Skyline, Burrard Inlet**  
**Added to Guideline: 1989**

This update affects **2,533,890** square meters of land spread over **2,998** property parcels with an average change in potential building height of **35** meters.<sup>1</sup>

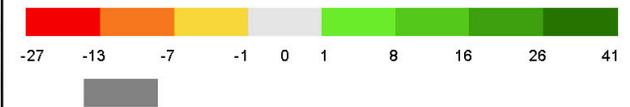
At full buildout, this update could result in up to **9,927,786** square meters of additional development capacity.<sup>2 3</sup>

Distribution of View Cone Height Changes

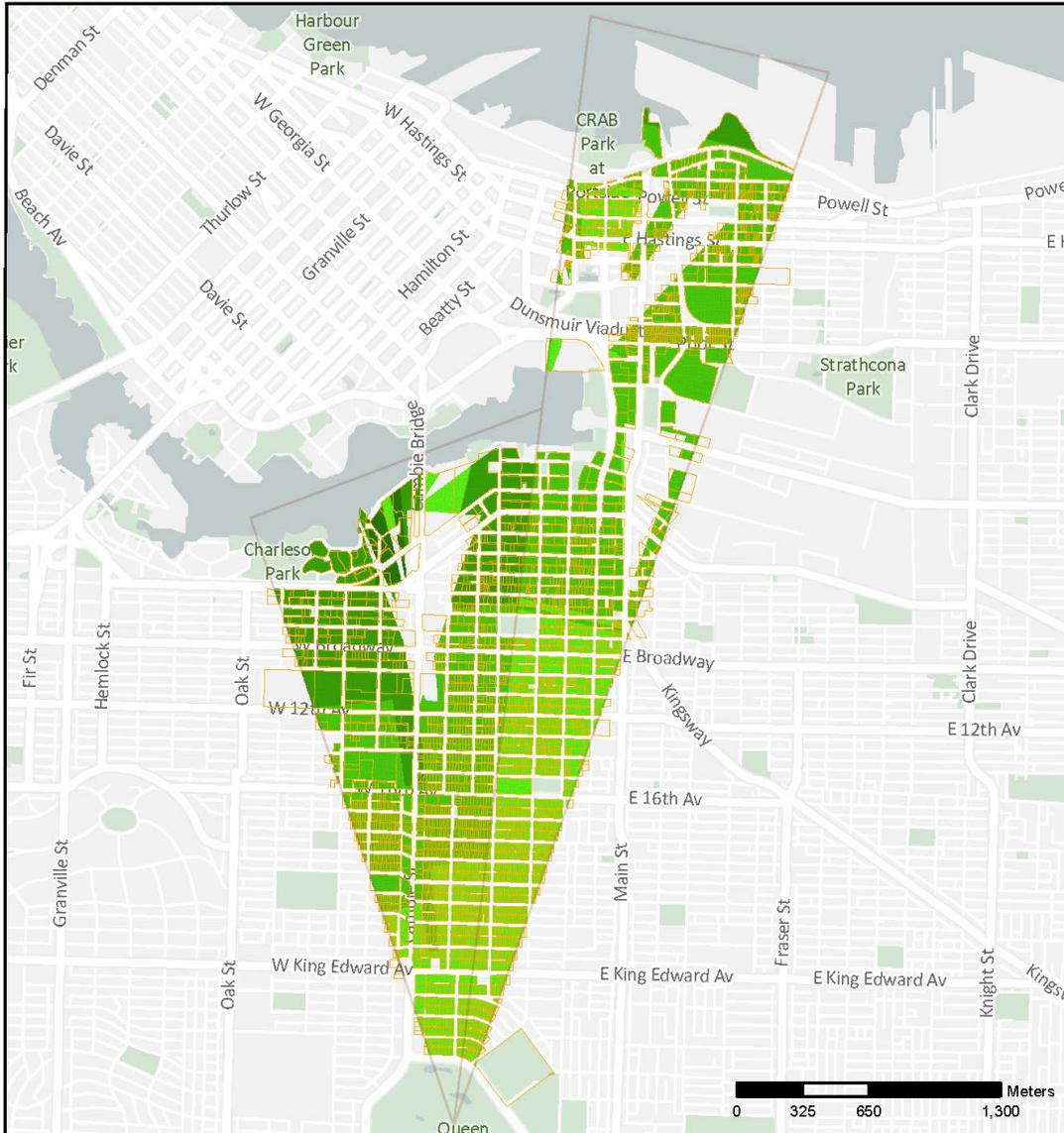


The above chart demonstrates the area proportion and magnitude of changes to maximum view cone heights for this view.

Change to View Cone Height (Storeys)<sup>3</sup>



- No longer under a view cone
- Queen Elizabeth Park - Current
- Affected Parcels



<sup>1</sup> The heights in this map consider only View Cones. Further analysis is required to determine building heights enabled by other City of Vancouver policies.  
<sup>2</sup> Assumes average 33% lot coverage for tower floor plates and best-case scenario lot consolidations  
<sup>3</sup> Approximate number of storeys calculated assuming 3 meter floor-to-floor

# View 3 (Upper) - Queen Elizabeth Park

No Changes

Subject(s): North Shore Mountains  
Added to Guideline: 1989



16 VIEW 9.1, 9.2.1 AND 9.2.2 CAMBIE STREET

# VC 9 Cambie St



Current



Modernized - Update



# View 9 - Cambie Street

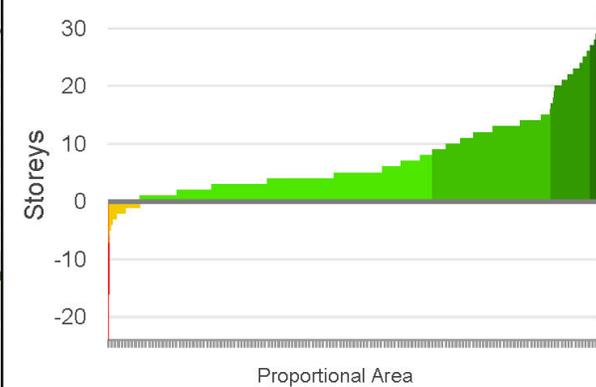


Subject(s): **Lions, Crown, Grouse**  
 Added to Guideline: **1989**

This update affects **544,770** square meters of land spread over **326** property parcels with an average change in potential building height of **20** meters.<sup>1</sup>

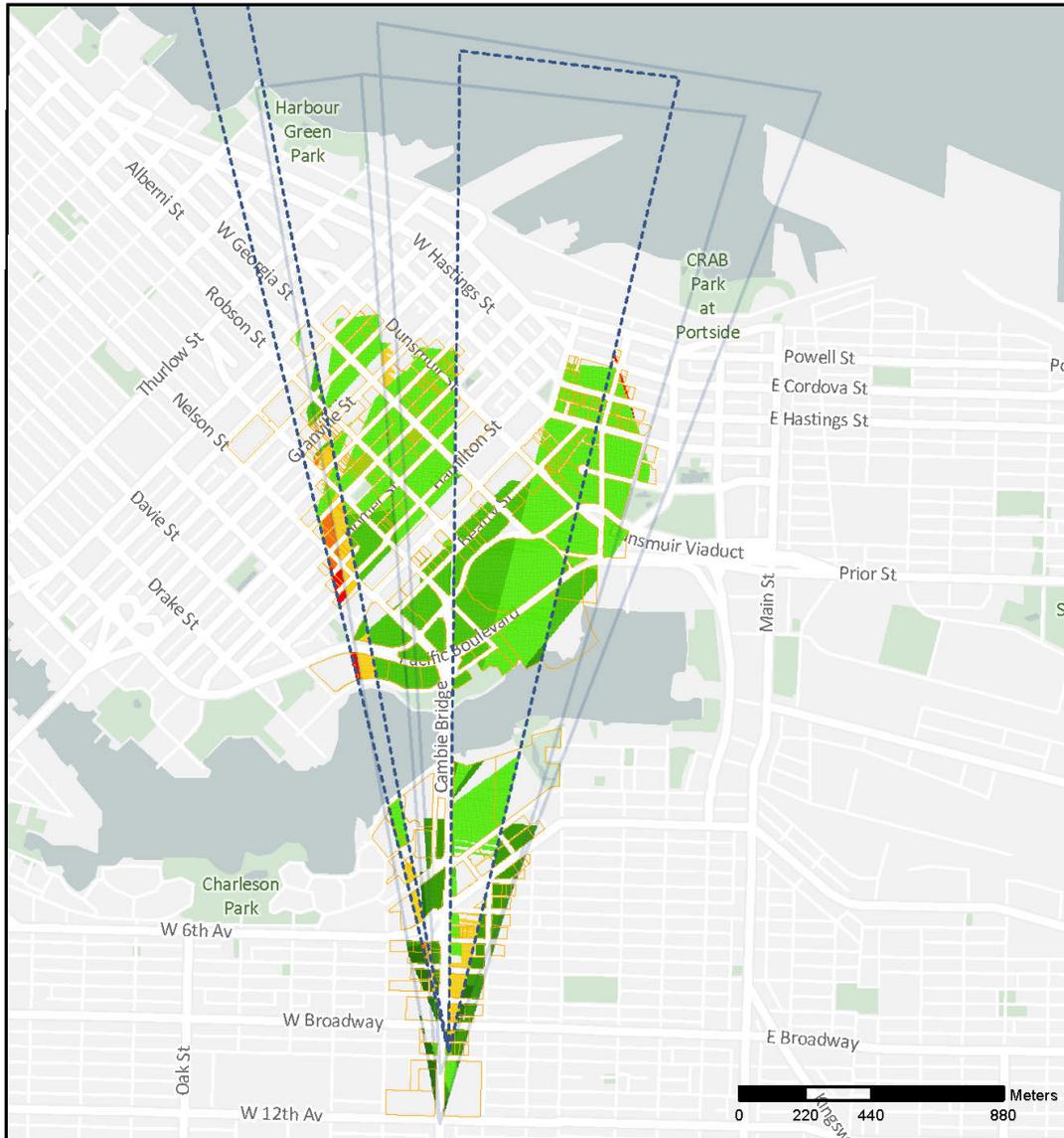
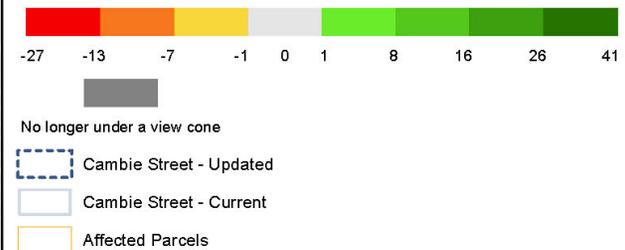
At full buildout, this update could result in up to **1,210,504** square meters of additional development capacity.<sup>2 3</sup>

Distribution of View Cone Height Changes



The above chart demonstrates the area proportion and magnitude of changes to maximum view cone heights for this view.

Change to View Cone Height (Stores)<sup>3</sup>



<sup>1</sup> The heights in this map consider only View Cones. Further analysis is required to determine building heights enabled by other City of Vancouver policies.  
<sup>2</sup> Assumes average 33% lot coverage for tower floor plates and best-case scenario lot consolidations  
<sup>3</sup> Approximate number of storeys calculated assuming 3 meter floor-to-floor

**17 VIEW 20.1 AND 20.2 – GRANVILLE STREET**

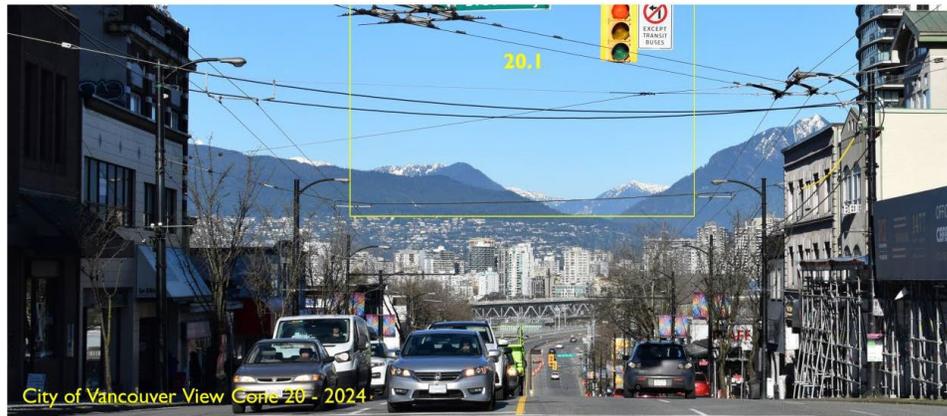
# VC 20 Granville St



Current

Modernized - Update

No change to view point



# View 20 - Granville Street

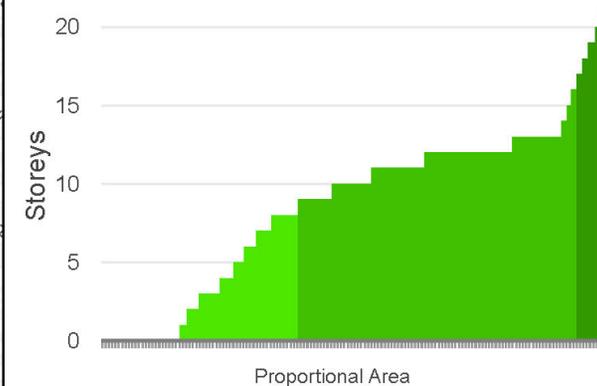
Update

**Subject(s): North Shore Mountains**  
**Added to Guideline: 1989**

This update affects **586,770** square meters of land spread over **597** property parcels with an average change in potential building height of **30** meters.<sup>1</sup>

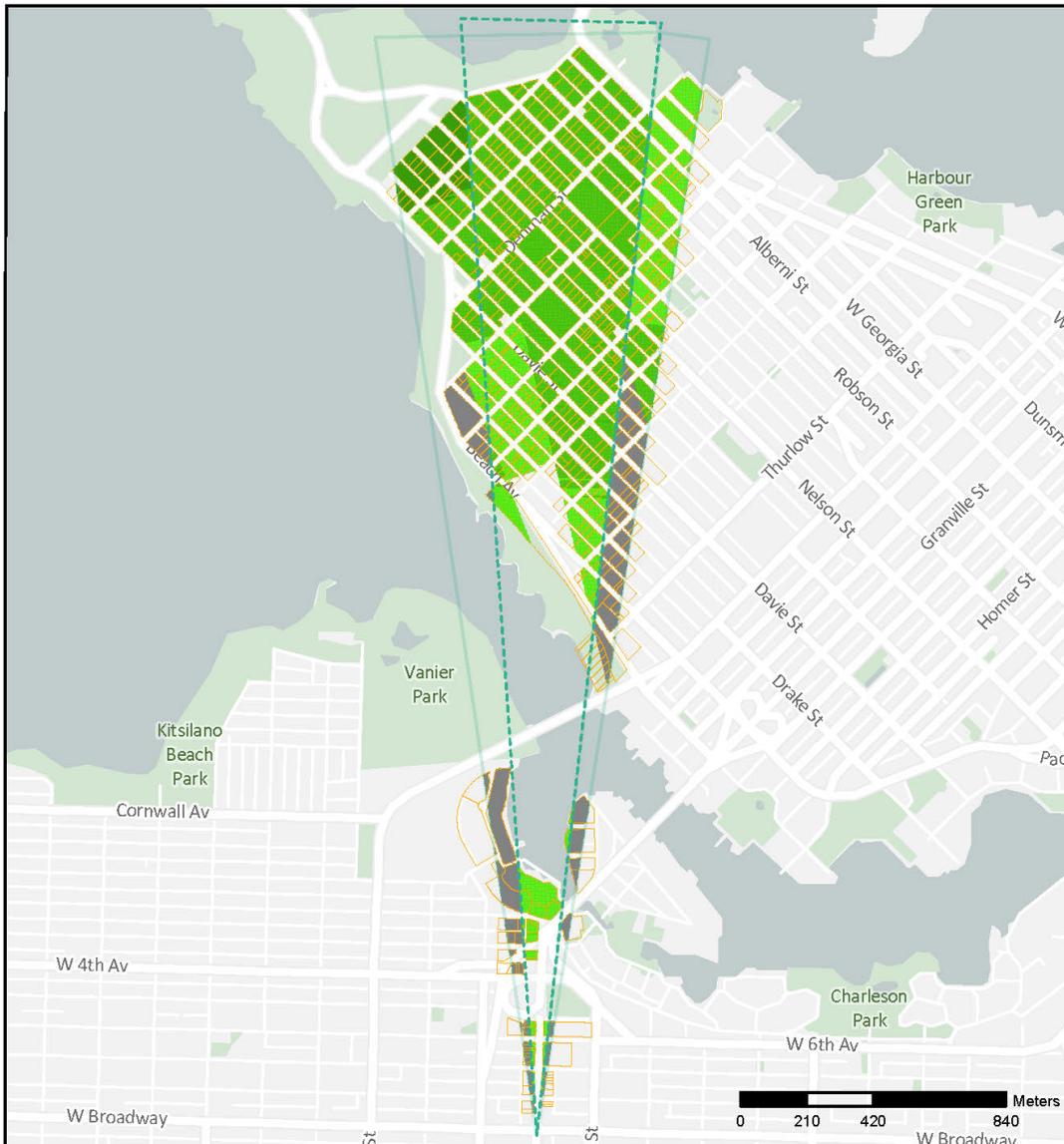
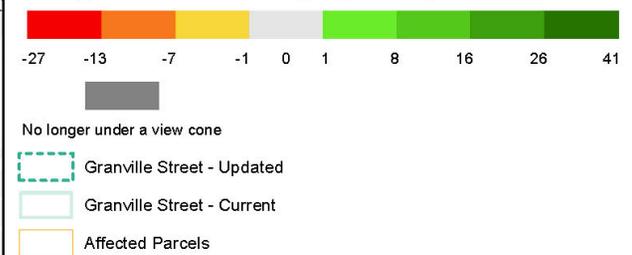
At full buildout, this update could result in up to **1,967,547** square meters of additional development capacity.<sup>2 3</sup>

Distribution of View Cone Height Changes



The above chart demonstrates the area proportion and magnitude of changes to maximum view cone heights for this view.

Change to View Cone Height (Storeys)<sup>3</sup>



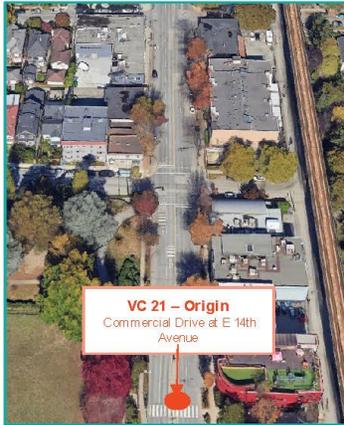
<sup>1</sup> The heights in this map consider only View Cones. Further analysis is required to determine building heights enabled by other City of Vancouver policies.

<sup>2</sup> Assumes average 33% lot coverage for tower floor plates and best-case scenario lot consolidations

<sup>3</sup> Approximate number of storeys calculated assuming 3 meter floor-to-floor

**18 VIEW 21 – COMMERCIAL DRIVE**

# VC 21 Commercial Drive



Current



Modernized - Update

# View 21 - Commercial Drive

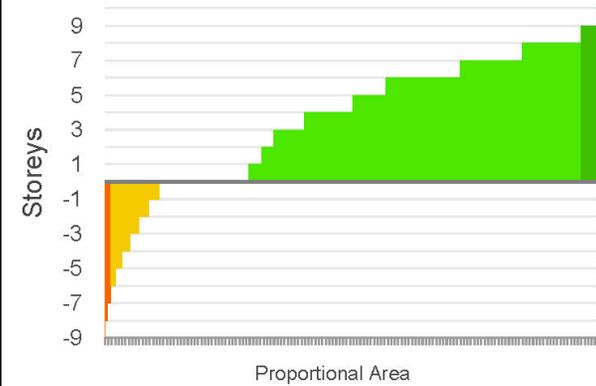


**Subject(s): North Shore Mountains**  
**Added to Guideline: 1989**

This update affects **396,350** square meters of land spread over **728** property parcels with an average change in potential building height of **13** meters.<sup>1</sup>

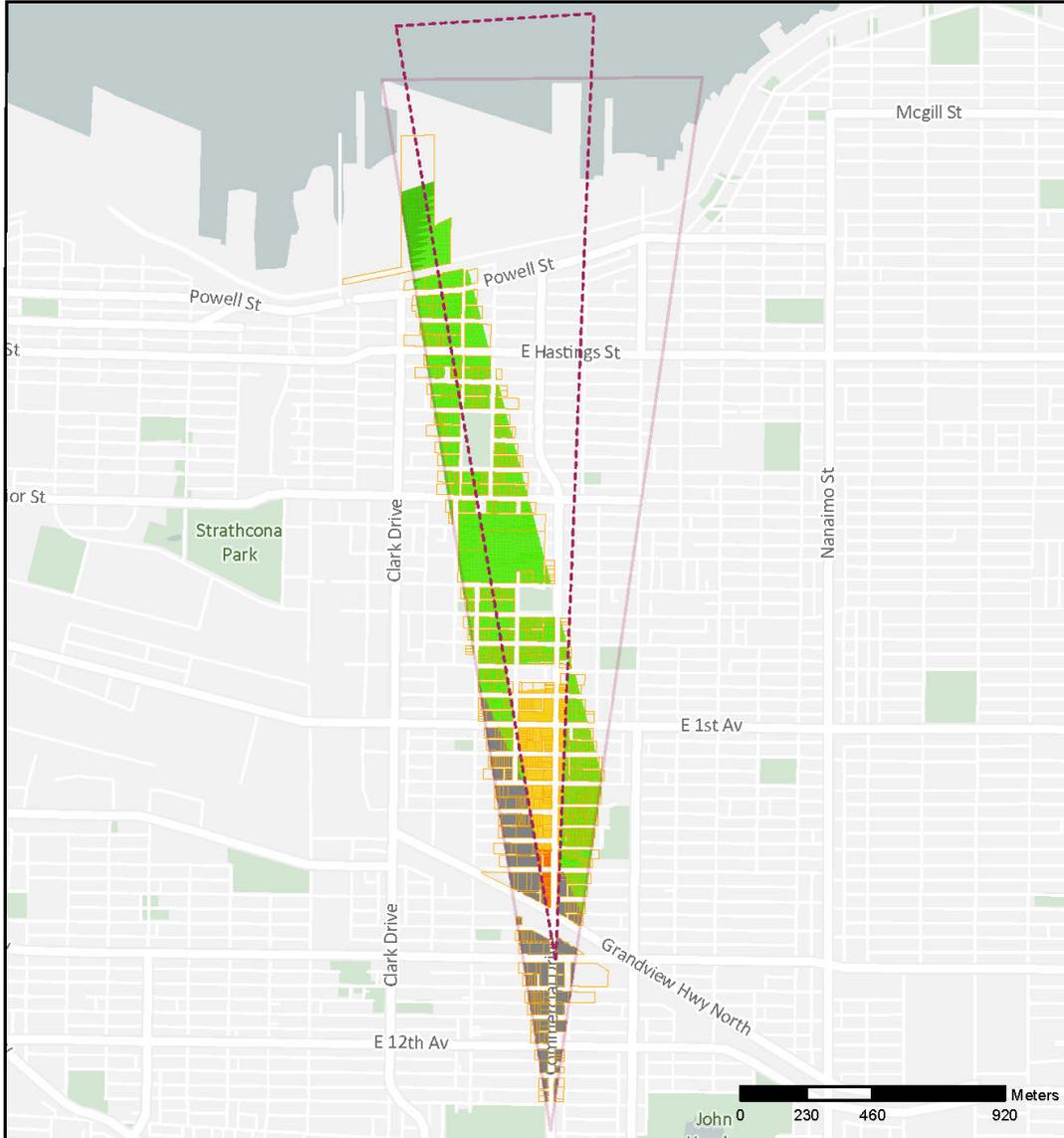
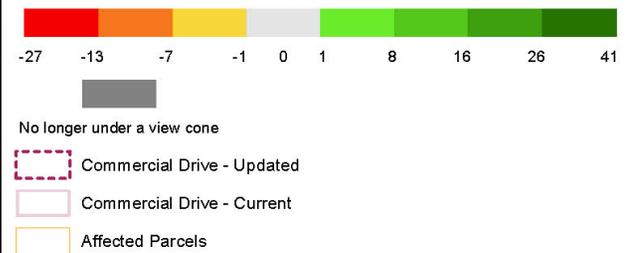
At full buildout, this update could result in up to **575,298** square meters of additional development capacity.<sup>2 3</sup>

Distribution of View Cone Height Changes



The above chart demonstrates the area proportion and magnitude of changes to maximum view cone heights for this view.

Change to View Cone Height (Storeys)<sup>3</sup>



<sup>1</sup> The heights in this map consider only View Cones. Further analysis is required to determine building heights enabled by other City of Vancouver policies.  
<sup>2</sup> Assumes average 33% lot coverage for tower floor plates and best-case scenario lot consolidations  
<sup>3</sup> Approximate number of storeys calculated assuming 3 meter floor-to-floor

19 VIEW 22 – MAIN STREET

# VC 22 Main St



Current



Modernized - Update

# View 22 - Main Street

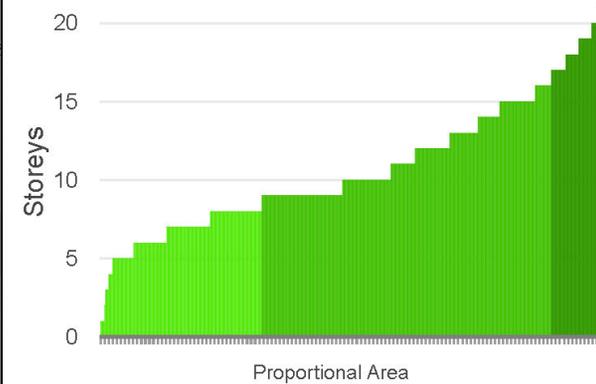
**Update**

**Subject(s): North Shore Mountains**  
**Added to Guideline: 1989**

This update affects **64,690** square meters of land spread over **59** property parcels with an average change in potential building height of **33** meters.<sup>1</sup>

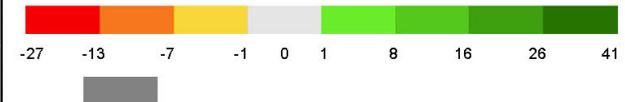
At full buildout, this update could result in up to **236,249** square meters of additional development capacity.<sup>2 3</sup>

**Distribution of View Cone Height Changes**

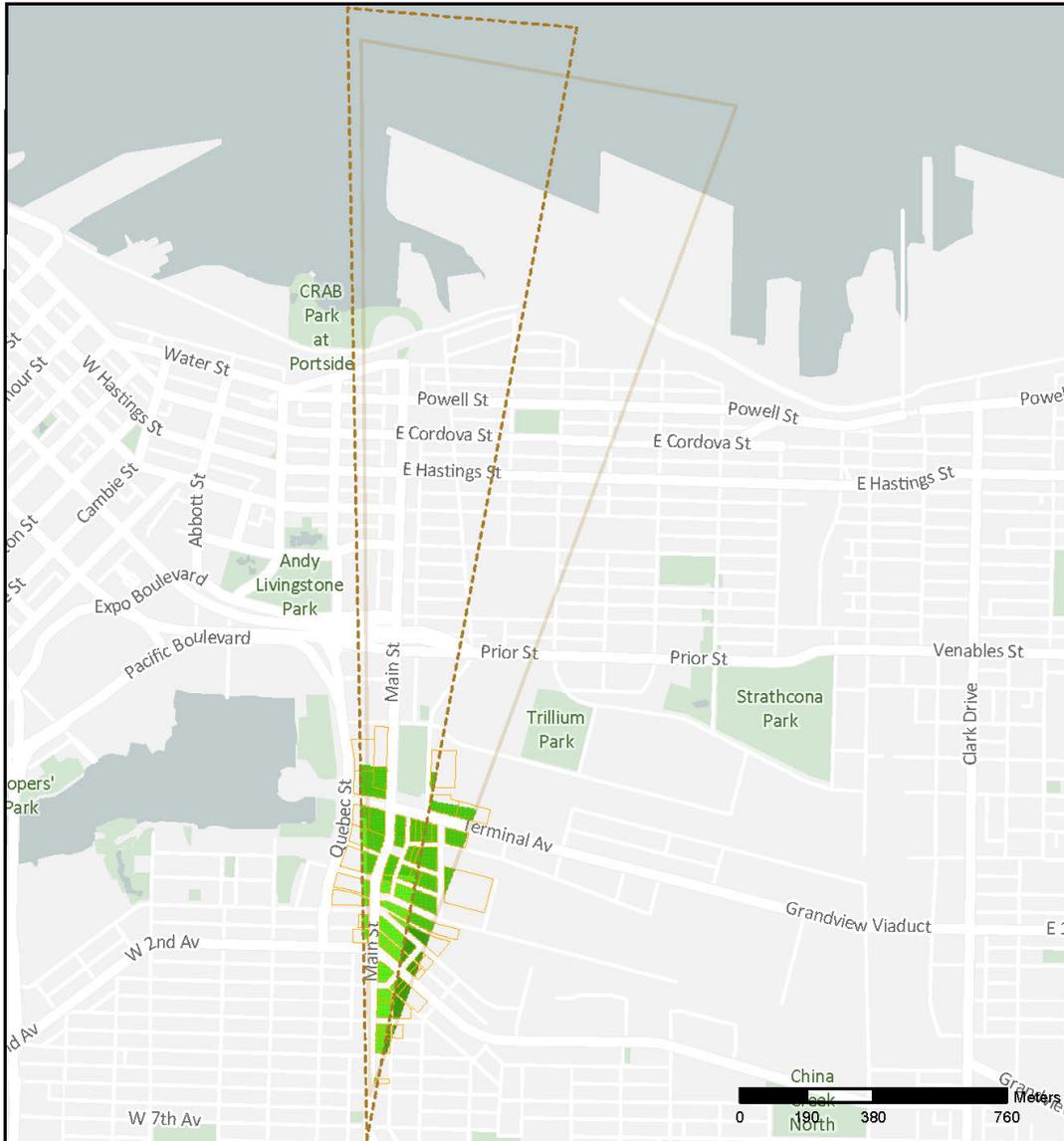


The above chart demonstrates the area proportion and magnitude of changes to maximum view cone heights for this view.

**Change to View Cone Height (Storeys)<sup>3</sup>**



- No longer under a view cone
- Main Street - Updated
- Main Street - Current
- Affected Parcels



<sup>1</sup> The heights in this map consider only View Cones. Further analysis is required to determine building heights enabled by other City of Vancouver policies.  
<sup>2</sup> Assumes average 33% lot coverage for tower floor plates and best-case scenario lot consolidations  
<sup>3</sup> Approximate number of storeys calculated assuming 3 meter floor-to-floor

**20 VIEW 27.1 AND 27.2 – TROUT LAKE**

# VC 27 Trout Lake



Current



Modernized - No change

No change to view point



# View 27 - Trout Lake

No Changes

Subject(s): **Lions, North Shore Mountains**  
Added to Guideline: **1989**

