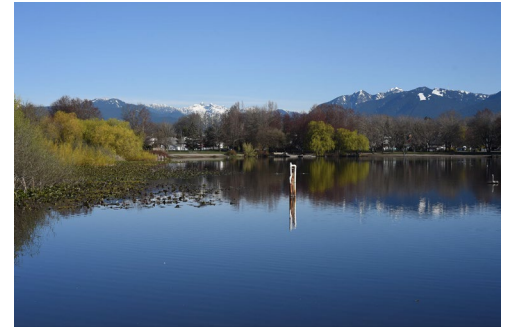


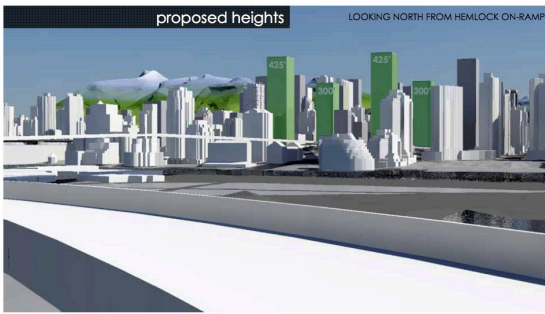
Protected views enable views



Stephen Bohus, BLA

Protected views enable views






GRANVILLE BRIDGE GATEWAY:
MARKING THE ENTRY INTO THE DOWNTOWN ENTERTAINMENT DISTRICT



BURRARD GATEWAY:
MARKING THE AXIAL BRIDGE VIEW

VANCOUVER VIEWS STUDY



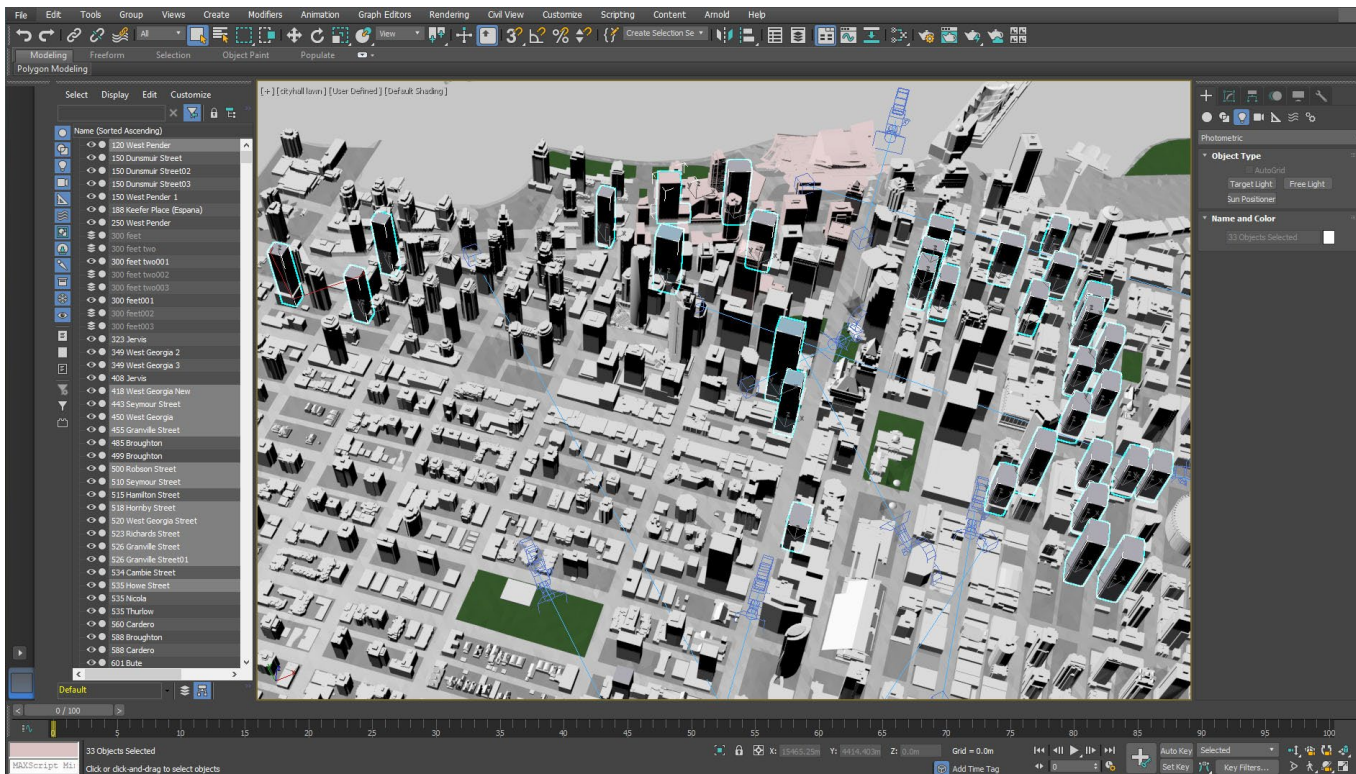
- 2 year review of the View Protection Guidelines, which have been in place for 20 years
- Extensive urban design analysis and public consultation, including statistically significant telephone surveys, eleven open houses and public forums

PUBLIC RESPONSE

- Strong support for protected views
- Some tolerance for modification of some views
- Strong support for addition of new views
- Public divided on additional taller buildings



View studies slides (previous), please release the current model



Computer modelling in previous study showed build out scenarios

Delay decision, consult & release data for analysis

http://former.vancouver.ca/commsvcs/views/listing.htm

2 captures
5 Nov 2019 - 17 Dec 2019

Community Services Views

City of Vancouver Search Help

Views Home

View Cone List

View Cone List

View Cone Composition

View Profile

Calculation Formula

Site Constraint without a view cone

Massing Implications due to view cones

Views Guideline: Download the PDF (368KB)

Height Calculator

Go to Public VanMap

Go to Staff VanMap

Community Services Home

Council Approved View Cones

Following is a list of Council Approved View Cones. Clicking on the link will take you to detailed information about the specific view cone, including a photograph of the protected area. On each photograph, the extents of the view cone and the protected area are defined by a yellow line. This line provides an visual approximation of the height limit for the view cone, but an the exact building height can only be determined by calculations.

False Creek View Cones

view number	view name	view point location	view subject
A	Alder Terrace	Viewing platform below Lamey's Mill Road	Mount Seymour
B1	Charleson Seawall	Charleson Seawall below Charleson Park	Lions
B2	Charleson Seawall	Charleson Seawall below Charleson Park	Crown/Grouse
C1	Laurel Landbridge	North end of the Laurel Landbridge	Lions
C2	Laurel Landbridge	North end of the Laurel Landbridge	Crown/Grouse
D	Heather Bay	Water's edge at Leg-in-Boot Square	Lions
E1	Cambie Bridge	Cambie Bridge mid-point, just north of the 6th Avenue on-ramp	Crown/Grouse
E2.1	Cambie Bridge	Cambie Bridge at the stairs above the South shore of False Creek	Mount Seymour
F1.1	Choklit Park	Centre of Upper Plaza of Choklit Park at Spruce & W 7th Ave	Grouse Mountain & Mount Fromme
F1.2			
F1.3			
G1.1	Olympic Village Shipyard Pier	North End of the Pier on the west side of the Pedestrian Bridge in Southeast False Creek	North Shore Mountains
G1.2			

http://former.vancouver.ca/commsvcs/views/viewcones/f1.htm

2 captures
6 Nov 2019 - 18 Dec 2019

Community Services Views

City of Vancouver Search Help

Views Home

Vancouver Views: Council Approved View Cones

View Cone F1: Choklit Park to Grouse & Mount Fromme

See it in VanMap: [F1.1](#) [F1.2](#) [F1.3](#)

View Cone List

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Views Information

- View Point: Centre of Upper Plaza of Choklit Park at Spruce & West 7th Ave.
- View Field: Grouse Mountain & Mount Fromme
- History: Adopted in principle by Council on January 26, 2010
- Comments: View F1 is composed of three sections: F1.1, F1.2 & F1.3.

Reference Data

- F1.1
 - View Point: Centre of Upper Plaza of Choklit Park at Spruce & West 7th Ave
 - View Point elevation: 28.85m
 - Reference Point: Grace (1280 Richards Street)
 - Reference Point elevation: 101.72m
 - Distance to reference point from view point: 1093m
- F1.2
 - View Point: Centre of Upper Plaza of Choklit Park at Spruce & West 7th Ave
 - View Point elevation: 28.85m

Geo-coordinates, elevations, distance to reference point were part of the public record on City's website

View from Choklit Park

http://former.vancouver.ca/commsvcs/views/viewcones/f1.htm

2 captures
6 Nov 2019 - 18 Dec 2019

Community Services Views

CITY OF VANCOUVER

Views Home

Vancouver Views: Council Approved View Cones

View Cone List

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View Cone F1: Choklit Park to Grouse & Mount Fromme
See it in VanMap: [F1.1](#) [F1.2](#) [F1.3](#)

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https://vancouver.ca/home-property-development/choklit-park-protected-view.aspx

40 captures
1 Apr 2019 - 14 Feb 2024

Choklit Park views

View F is located on the upper plaza in Choklit Park at West 7th Ave and Spruce St.


Although views at this location are partially obscured by vegetation, regular maintenance should restore the full views.



Protected views F

F1.1 includes Dam Mountain and the distinctive roof line of Grace Tower, this vantage provides a window to Grouse Mountain.

Sections F1.2 and F1.3 combine to highlight Mount Fromme.



View cone F1.1, F1.2, and F1.3, 2018.

Vancouver Plan

- Development process redesign
- Major planning projects
- Neighbourhood planning projects
- Community benefits from development
- Heritage
- Protecting Vancouver's views

- Alder Terrace
- Charleston Seawall
- Laurel Landbridge
- Heather Bay
- Cambie Bridge
- Choklit Park**
- Olympic Village
- Shipyards Pier
- Olympic Plaza
- Creekside Park
- Queen Elizabeth Park
- Cambie Street
- Granville Island
- Granville Bridge
- Granville Street
- Commercial Drive
- Main Street
- Trout Lake
- Regional Context Statement
- Regulation Redesign:

April 2019 webpage (above)
When did Council authorize staff to make updates to a number of view cone descriptions in 2018/2019?

Geo-coordinates, elevations, distance to reference point were part of the public record on City's website

View from Choklit Park

Implementation of New Protected Views Adopted in Principle By City Council

View F1: CHOKLIT PARK to Grouse & Mount Fromme



INFORMATION

View Point: Centre of Upper Plaza of Choklit Park at Spruce & W 7th Ave
View Field: Grouse Mountain & Mount Fromme
View Point Elevation: 28.85m
History: Adopted in principle by Council on January 26, 2010
Comments: View F1 is composed of three sections: F1.1, F1.2 & F1.3.

REFERENCE DATA

F1.1
Reference Point: Grace (1280 Richards Street)
Reference Point Elevation: 101.72 m
Distance to Reference Point: 1093 m

F1.2
Reference Point: Capitol Residences (833 Seymour Street)
Reference Point Elevation: 153.52 m
Distance to Reference Point: 1794 m

F1.3
Reference Point: 289 Drake Street
Reference Point Elevation: 83.08 m
Distance to Reference Point: 1003 m

Supports Item No. 3 P&E Committee Agenda December 16, 2010

POLICY REPORT URBAN STRUCTURE

Report Date: November 29, 2010
Contact: Kevin McNaney
Contact No.: 604.871.6851
RTS No.: 08566
VanRIMS No.: 08-2000-20
Meeting Date: December 16, 2010

https://vancouver.ca/home-property-development/choklit-park-protected-view.aspx
40 captures
1 Apr 2019 - 14 Feb 2024

- Vancouver Plan
- Development process redesign
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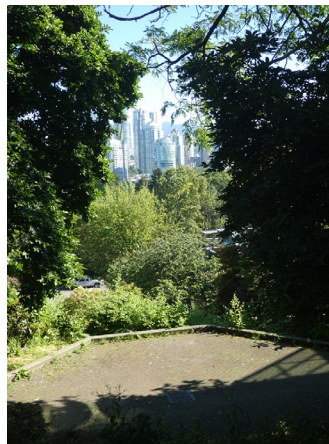


View cone F1.1, F1.2, and F1.3, 2018.

April 2019 webpage (above)
When did Council authorize staff to make updates to a number of view cone descriptions in 2018/2019?

Previous staff report photo for Choklit Park Views vs. new online version

View from Choklit Park



Geometry of view definition can be (1) easily relocated to lower plaza or (2) small scale vegetation could be relocated to clear upper plaza view

A wall of towers?



Stephen Bohus, BLA