
**Refers to Item #9
Standing Committee on Policy and Strategic
Priorities Meeting of September 17, 2025**

YELLOW MEMORANDUM

September 5, 2025

TO: Mayor and Council

CC: Karen Levitt, Acting City Manager
Armin Amrolia, Deputy City Manager
Sandra Singh, Deputy City Manager
Katarina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Neil Hrushowy, Director, Community Planning, Planning, Urban Design and Sustainability
Jason Olinek, Director, Development Planning, Planning, Urban Design and Sustainability
Doug Shearer, Associate Director, Planning, Policy & Environment, Vancouver Board of Parks and Recreation

FROM: Josh White, General Manager, Planning, Urban Design and Sustainability

SUBJECT: City-wide Design and Development Guidelines Phase Two Actions – Amendments to Council Report Recommendation A and Appendix A (Solar Access Guidelines for the Downtown Peninsula)

RTS #: 16506

Following questions raised by development industry representatives about the Solar Access Guidelines for the Downtown Peninsula (the Guidelines) before and during the CF&S meeting on July 23, 2025, Council referred the City-wide Design and Development Guidelines – Phase Two Actions Report (CDDG Report) back to staff for refinement and further engagement.

On August 22, 2025, staff hosted a focused information session with downtown development industry members to present proposed amendments to the Guidelines. Feedback received at that meeting informed further refinements, generally as presented in Appendix A and detailed in Appendix B of this memorandum, and summarized below. Staff have also subsequently prepared an amended recommendation to replace Recommendation A of the CDDG Report for Council's consideration.

1. Replacement to Recommendation A

Staff recommend that Council put forward a motion to replace Recommendation A of the July 23, 2025 CDDG Report, as follows:

Original Recommendation

- A. THAT Council approve the Solar Access Guidelines for the Downtown Peninsula generally as presented in Appendix A, and consequential amendments to policy documents, generally as presented in Appendix B.

Revised Recommendation

- A. THAT Council approve the Solar Access Guidelines for the Downtown Peninsula generally as presented in Appendix A of this memorandum, and consequential amendments to policy documents, generally as presented in Appendix B of the report titled City-wide Design and Development Guidelines – Phase Two Actions dated July 23, 2025.

2. Balancing Solar Access in Downtown Public Spaces with Development

As noted in the CDDG Report, access to natural light encourages outdoor activity, supports mental well-being, and strengthens overall urban resilience. Current policies are rigid and ambiguously applied, prohibiting new shadows on broadly defined public spaces regardless of a project's potential public benefits. While this protects sunlight, it can also constrain developments that deliver housing, public amenities, and other Council priorities.

Following Council approval of the consequential amendments detailed in Appendix B of the CDDG Report, the Guidelines will formally replace this rigid approach with a clearer, more adaptable framework, as follows:

- The Guidelines clearly identify the applicable priority public open spaces, and the allowable exceptions where warranted.
- The focus remains on the fall equinox (September 22) from 10 am to 4 pm PDT.
- As a general standard, new shadowing during those hours should be avoided on public school sites, Community, Neighbourhood, or Local Parks, and the north sidewalk of Davie Village, with similar guidelines for Robson Village.
- Case-by-case exceptions will be considered for projects delivering affordable or social housing, major public amenities (e.g., public childcare facilities), or advancing significant city-building priorities identified by City policies applicable to development in the downtown peninsula (e.g., Hotel Development Policy).

This balanced approach protects public access to sunlight while enabling projects that advance critical City objectives.

3. Key Refinements to the Guidelines

While the overall structure and baseline approach of the Solar Access Guidelines for the Downtown Peninsula remain as previously presented, refinements have been made to improve clarity and flexibility, as presented in Appendix A and detailed in Appendix B, and summarized as follows:

- **Improved Applicability** – The *Application and Intent* section now better explains when and how the Guidelines apply, with added distinctions between regulations and guidelines and improved navigation.
- **Broader Flexibility** – Relaxation criteria for the baseline 10 am to 4 pm solar fan have been expanded to include projects that advance a city-building priority as identified by City policies applicable to the downtown peninsula.
- **Applicant Rationale Statement** – A new Shadow Rationale Statement requirement enables applicants to set out the merits of their project and explain why flexibility should be considered, shifting from staff-driven interpretation toward applicant-led justification.
- **Clearer Submission Requirements** – Required studies and other application materials are now more clearly itemized according to the type of proposal and its relationship to the Guidelines.
- **Readability and Usability** – Refinements have been made throughout the Guidelines to improve clarity and usability. These include renaming certain public open spaces in Table 1 to align with other public-facing resources (e.g., Robson/Homer Library Square Plaza is now Dilawri Square South) and consolidating the guidelines for Dilawri Square South, Jack Poole Plaza, and Robson Square within the *Special Cases* section.

4. Additional Tools and Resources

Following Council approval, staff will launch a new Solar Access in Public Spaces webpage on the City's website, including "Decision Trees" (Appendix C) to help applicants determine how the Guidelines apply to their proposals.

5. Engagement Summary

On August 25, 2025, staff held a focused session with representatives of the downtown development industry. The session was convened to clarify the objectives of the new Guidelines, explain the relaxation clauses, outline proposed refinements, and receive feedback.

Attendees expressed overall support for consolidating six separate policies into a single set of Guidelines, for the expanded relaxation language, and for the new tools designed to help applicants navigate the policy. Key feedback included:

- **Relaxation criteria:** Concern that requiring additional social housing, below-market housing, or other public amenities beyond policy minimums may be unworkable given current project viability challenges; in response, staff have amended this language.

- **Solar access standards:** Concern that expanding standards in some areas from 11:30 am to 2:30 pm to 10 am to 4 pm introduces a more restrictive benchmark; staff will apply discretion for in-stream applications, but no changes are proposed to the Guidelines in order to maintain clarity and consistency and avoid policy confusion. For sites with approved rezonings, the previous policies may continue to apply at the development permit stage, and the new Guidelines may not be applied retroactively.
- **Minor shadowing exemptions:** Requests for general exemptions where projects introduce only nominal additional shadowing - staff advised that the Detailed Shadow Study process is designed to address varying levels of impact and that broad exemptions are not recommended.
- **Benchmarks for shadowing:** Requests for clear benchmarks to define an acceptable level of additional shadowing - staff advised that internal testing shows that a range of between 5% to 15% of additional shadowing is typical for high-rise projects, but that it is premature to establish benchmarks at this time. Monitoring during implementation will inform whether thresholds are appropriate in future.
- **Other feedback:** Additional comments regarding clarity of application and implementation.

Staff emphasized that the new Detailed Shadow Study provides flexibility in assessing impacts and committed to monitoring implementation over time to inform potential policy adjustments. The session was constructive and directly shaped the updates now before Council.

6. Conclusion

The refined Guidelines balance the importance of sunlight in public spaces with today's housing needs, development pressures, and city-building goals. By providing greater clarity and flexibility, they will support well-designed projects that deliver public benefits while ensuring downtown Vancouver's public spaces remain welcoming and vibrant.

Staff will monitor implementation and recommend adjustments as necessary to ensure the Guidelines remain effective, equitable, and aligned with Council priorities.

Please do not hesitate to contact me directly if you have any questions or concerns. We look forward to presenting the Guidelines and updated recommendation and lending further clarity.

This memorandum will form part of the September 17, 2025 Standing Committee on Policy and Strategic Priorities meeting agenda and will be available for public viewing.

Regards,



Josh White
General Manager, Planning, Urban Design and Sustainability
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Guidelines

Solar Access Guidelines for the Downtown Peninsula

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 $x^w m \theta k^w \epsilon y \epsilon m$ (Musqueam Indian Band), $S k w x w \acute{u} 7 m e s h$ (Squamish Nation), and $s \acute{e} l i l w \acute{e} t \acute{a} \acute{t}$ (Tsleil-Waututh Nation).

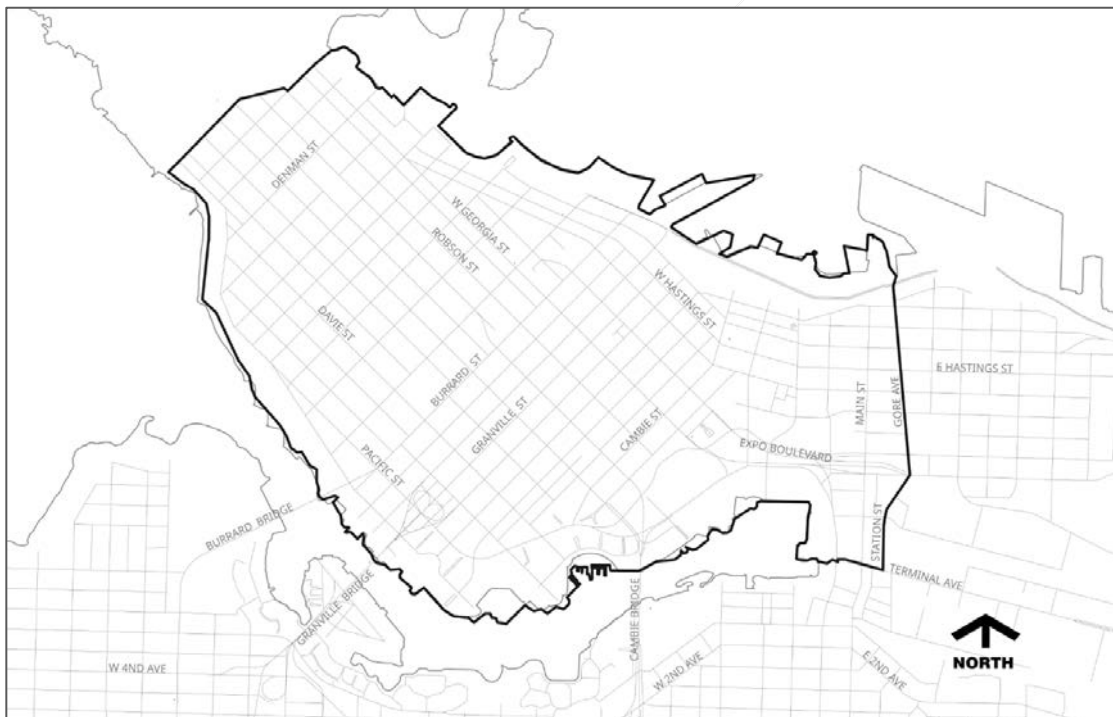
1 BACKGROUND AND CONTEXT

Vancouver's northern temperate oceanic climate brings long periods of overcast skies in fall, winter and spring, contrasted with clear, dry summers. In this setting, solar access is a valuable urban asset that supports active public life, extends the patio and park season, promotes physical and mental well-being and improves conditions in outdoor spaces by supporting vegetation and reducing standing water on fields and playgrounds.

Sunlit parks, plazas, and commercial streets are consistently more used—especially during shoulder seasons—making strategic access to sunlight essential to a liveable, resilient city. However, managing solar access requires a balanced approach. While public spaces see peak use between 9 am and 6 pm, the City assesses shadow impacts between 10 am and 4 pm PDT to reasonably protect sunlight during key hours without overly limiting development.

In the Downtown Peninsula (Map 1), where the street grid is rotated off axis and urban intensity is higher than other areas of the city, a flexible, context-sensitive approach is used to balance sunlight access with housing, economic and design priorities.

Map 1: Vancouver Downtown Peninsula



2 APPLICATION AND INTENT

These guidelines apply to the review of development proposals within the Downtown Peninsula (Map 1) that may create additional shadowing of applicable protected public outdoor spaces. They apply at both the enquiry and application stages and are to be read in conjunction with all relevant City

policies, regulations, and design guidelines for rezoning and conditional development permit applications.

The purpose of these guidelines is to establish a consistent framework for managing solar access in the Downtown Peninsula, providing clarity for developers, City staff, and the public in the assessment of proposals. Unlike regulations, which are generally applied without discretion, guidelines articulate intent while allowing for flexibility in application. The overall intent of these guidelines is to balance new development with the protection of solar access, ensuring that downtown's public open spaces remain appropriately bright, welcoming, and supportive of healthy urban vegetation, while maintaining the area's role as the region's economic hub.

Applicable public open spaces are classified into categories, each with a corresponding approach to managing solar access. Table 1 lists the protected public open spaces and their categories. Separate solar access guidelines apply to the areas of Davie Village and Robson Village as shown in Map 2 and Map 3.

3 GUIDELINES

3.1 Community Parks, Neighbourhood Parks, Local Parks and School Sites

3.1.1 Proposed development should not cast new shadows within the property lines of existing or planned Community Parks, Neighbourhood Parks, Local Parks and school sites as identified in Table 1 on the fall equinox (September 22) from 10 am to 4 pm PDT.

3.1.2 Council, the Development Permit Board, or the Director of Planning may consider exceptions to 3.1.1 on a site-by-site basis subject to the following:

- (a) The proposed development contributes a substantive public benefit (e.g., social housing, below-market rental housing, public childcare facility, heritage conservation, etc.) or advances a major city-building priority as identified by City policies applicable to developments in the downtown peninsula;
- (b) The applicant submits a shadow rationale statement outlining the proposed response to 3.1.2 (a) and summarizing the impact of strict compliance with 3.1.1 to project viability;
- (c) The applicant submits a Detailed Fall Equinox Shadow Study, as outlined in Section 5.2.

3.1.3 In evaluating the supportability of exceptions per 3.1.2, staff will consider the following:

- (a) The quality and function of the impacted public outdoor spaces at key times of the day and year, including limiting impacts to vulnerable populations;
- (b) The characteristics and duration of the shadow resulting from the proposed development;
- (c) The unique constraints of the development parcel, including topography and site configuration;

- (d) The measures explored by the applicant to minimize the resulting shadow impacts;
- (e) In the case of rezonings, the form of development expectations of base zoning on the proposed development parcel.

3.1.4 As needed, additional shadow studies at other dates or time ranges may be required.

3.2 West End Miniparks and Urban Plazas

3.2.1 Proposed development should proactively explore strategies to minimize new shadow impacts on adjacent West End Miniparks and Urban Plazas as identified in Table 1 on the fall equinox (September 22) from 10 am to 4 pm PDT where possible.

Table 1: Public Park, School Site or Plaza Classification

Public Park, School Site or Plaza	Classification	Notes
300 Helmcken Plaza	Urban Plaza	
Alexandra Park	Local	
Andy Livingstone Park	Community	
Art Phillips Park	Urban Plaza	
Barclay Heritage Square	Neighbourhood	
Bill Curtis Square (Yaletown Station Plaza)	Urban Plaza	
Blood Alley Square	Urban Plaza	
Broughton St. at Nelson St. Minipark	West End Minipark	
Bute St. at Haro St. Minipark	West End Minipark	
Bute-Robson Plaza	Urban Plaza	
Cardero Park	Local	
Cardero St. at Burnaby St. Minipark	West End Minipark	
Cardero St. at Comox St. Minipark	West End Minipark	
Cathedral Square	Urban Plaza	
Chilco St. at Comox St. Minipark	West End Minipark	

Public Park, School Site or Plaza	Classification	Notes
Chinatown Memorial Square	Urban Plaza	
Coal Harbour Park	Neighbourhood	
Coopers' Park	Community	
CRAB Park at Portside	Community	
Creekside Park	Neighbourhood	
David Lam Park	Community	
Devonian Harbour Park	Neighbourhood	
Dilawri Square North	Urban Plaza	
Dilawri Square South	Urban Plaza	Refer to Section 4.2
Downtown Skateboard Plaza	Urban Plaza	
Dr. Sun Yat-Sen Classical Chinese Gardens and Dr. Sun Yat-Sen Park	Local	Refer to Section 4.1
Elsie Roy Elementary	School Site	
Emery Barnes Park	Neighbourhood	
English Bay Beach Park	Community	
George Wainborn Park	Neighbourhood	
Gilford St. at Haro St. Minipark	West End Minipark	
Harbour Green Park	Community	
Helmcken Park	Urban Plaza	
Jack Poole Plaza	Urban Plaza	Refer to Section 4.2
Jervis St. at Burnaby St. Minipark	West End Minipark	
Jervis St. Park Site at Pacific St.	Local	
Jim Deva Plaza	Urban Plaza	

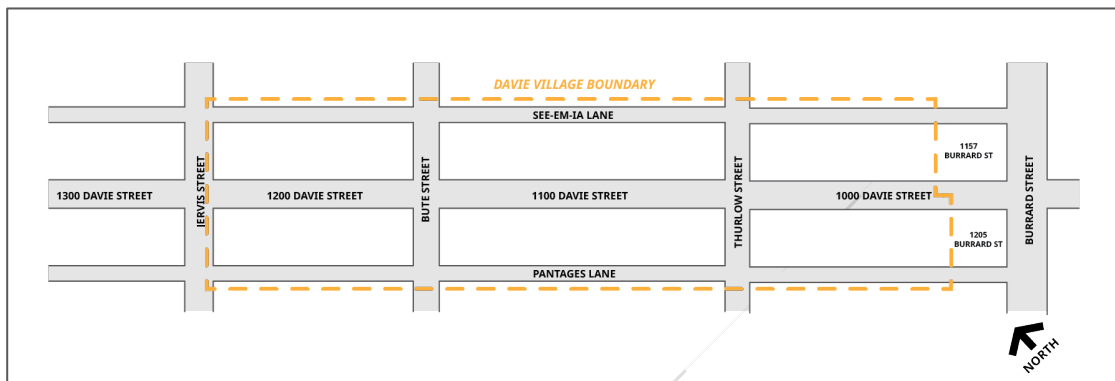
Public Park, School Site or Plaza	Classification	Notes
King George Secondary	School Site	
Lord Roberts Annex	School Site	
Lord Roberts Elementary	School Site	
Lot 19 (Hornby St. at Hastings St. Plaza)	Urban Plaza	
Marina Square	Neighbourhood	
May & Lorne Brown Park	Local	
Morton Park	Local	
Nelson Park	Community	
Nicola St. at Pendrell St. Minipark	West End Minipark	
Pioneer Place (Pigeon Park)	Urban Plaza	
Portal Park	Urban Plaza	
Robson Square	Urban Plaza	Refer to Section 4.2
Roundhouse Turntable Park	Neighbourhood	
Sunset Beach Park	Community	
ᓃxʷł̕ənəq Xwtl'e7énk	Urban Plaza	Formerly Vancouver Art Gallery North Plaza
ᓃxʷł̕exən Xwtl'a7shn	Urban Plaza	Formerly Queen Elizabeth Theatre Plaza
sθəqəlxenəm ts'exwts'áxwi7 (Rainbow Park)	Neighbourhood	
Thornton Park	Neighbourhood	
Victory Square	Urban Plaza	Refer to Section 4.3
Wendy Poole Park	Local	
Yaletown Park	Urban Plaza	

3.3 Davie Village and Robson Village

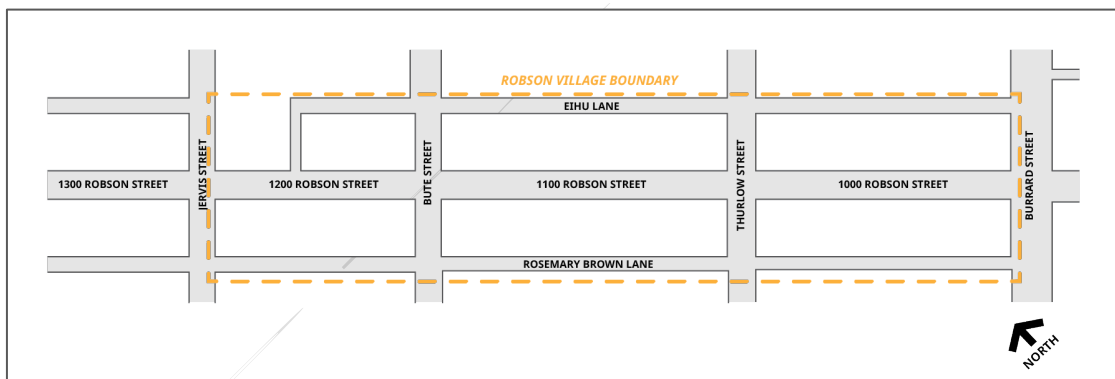
3.3.1 Proposed development should not introduce new shadowing of the north sidewalk, measured from the curb to property line, of the Davie Village (Map 2) and Robson Village (Map 3) on the fall equinox, at the following times:

- (a) Davie Village: from 10 am to 4 pm PDT
- (b) Robson Village: from 10 am to 3 pm PDT

Map 3: Davie Village



Map 2: Robson Village



3.3.2 Council, the Development Permit Board, or the Director of Planning may consider exceptions to 3.3.1 on a site-by-site basis subject to the following:

- (a) The proposed development contributes a substantive public benefit (e.g., social housing, below-market rental housing, public childcare facility, heritage conservation, etc.) or advances a major city-building priority as identified by City policies applicable to developments in the downtown peninsula;
- (b) The applicant submits a shadow rationale statement outlining the proposed response to 3.3.2 (a) and summarizing the impact of strict compliance with 3.3.1 to project viability;

- (c) The applicant submits a Detailed Fall Equinox Shadow Study for the affected block(s), as outlined in Section 5.2.

3.3.3 In evaluating the supportability of exceptions per 3.3.2, staff will consider the following:

- (a) The quality and function of the impacted public outdoor spaces at key times of the day and year, including limiting impacts to vulnerable populations;
- (b) The characteristics and duration of the shadow resulting from the proposed development;
- (c) The unique constraints of the development parcel, including topography and site configuration;
- (d) The measures explored by the applicant to minimize the resulting shadow impacts;
- (e) In the case of rezonings, the form of development expectations of base zoning on the proposed development parcel.

3.3.4 As needed, additional shadow studies at other dates or time ranges may be required.

4 SPECIAL CASES

4.1 Dr. Sun Yat-Sen Classical Chinese Gardens and Dr. Sun Yat-Sen Park

4.1.1 Despite the guidelines for Community Parks, Neighbourhood Parks, Local Parks and school sites outlined in Section 3.1, developments should not create new shadows on Dr. Sun Yat-Sen Classical Chinese Gardens and Dr. Sun Yat-Sen Park at any time between 10 am and 4 pm PDT on the fall equinox (September 22).

4.2 Dilawri Square South, Jack Poole Plaza, and Robson Square

4.2.1 Despite the guidelines for West End Miniparks and Urban Plazas outlined in Section 3.2, applicants proposing developments which may result in new shadowing of Dilawri Square South, Jack Poole Plaza, or Robson Square should consult the guidelines for Community Parks, Neighbourhood Parks, Local Parks and school sites outlined in Section 3.1.

4.3 Victory Square

4.3.1 In addition to the guidelines for Local Parks, Community Parks, Neighbourhood Parks and school sites outlined in Section 3.1, developments should not shadow the Victory Square Cenotaph circle between 10 am and 12 pm PST on Remembrance Day (November 11).

4.3.2 Exceptions to 4.5.1 may be considered subject to comprehensive public and key stakeholder engagement.

5 SHADOW STUDIES

Models used to demonstrate compliance with these guidelines should be accurately geolocated, set to Pacific Daylight Time (PDT, UTC -7) unless otherwise specified and include the complete built and approved urban context, including topography. Where applicable, known proposed developments should also be incorporated to reflect anticipated future conditions. New shadows generated by a proposed development should be visually delineated from existing shadows.

For the purposes of solar access studies, shadows cast by trees, public shade structures and small park outbuildings are not considered part of the existing shadow baseline.

5.1 Basic Fall Equinox Shadow Study

- 5.1.1 All applicants in the Downtown Peninsula should submit a Basic Fall Equinox Shadow Access Study visually demonstrating the new shadowing generated by the proposed development at two-hour intervals between 10 am and 4 pm PDT on the fall equinox (September 22).

5.2 Detailed Fall Equinox Shadow Study

- 5.2.1 Applicants qualifying for a relaxation to the baseline guidelines outlined in 3.1.1 and 3.3.1 should submit a Detailed Fall Equinox Shadow Study, covering the period from 10 am to 4 pm PDT, at 15-minute intervals, on the fall equinox (September 22), including the following:
- (a) Diagrams visually demonstrating the existing and proposed additional shadowing of the applicable public space(s) at each interval;
 - (b) Area take-offs, in square meters, of the existing, proposed additional, and cumulative total shadowing of the applicable public space(s) or affected village block(s) at each interval; and
 - (c) Separate calculations, in percentages, of the existing, proposed additional, and cumulative total shadow coverage of the applicable public space(s), using the following formula:

$$\text{Shadow Coverage (\%)} = \frac{\text{Total shadow area from all 15-min intervals (sq. m)}}{\text{Area of applicable public open space (sq. m) x 25}}$$

Where:

- **Total shadow area from all 15-min intervals** = the combined area (sq. m) of existing, proposed additional, or cumulative total shadow measured at each interval between 10 am and 4 pm.
- **25** = the number of 15-minute intervals in that time period.

6 GENERAL EXEMPTIONS

6.1 Low-rise Buildings (\leq Four Storeys)

- 6.1.1 Buildings up to four storeys in height may be exempted from these guidelines where reasonable efforts are made to minimize shadow impacts.

6.2 Social Housing Developments

- 6.1.2 Applications that propose that 100% of residential dwelling units are secured as social housing may be exempted from these guidelines.

Guidelines

Solar Access Guidelines for the Downtown Peninsula

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Note: This copy indicates proposed changes to the Guidelines as originally presented to but not approved by Council on July 23, 2025

Approved by Council Month Day, Year

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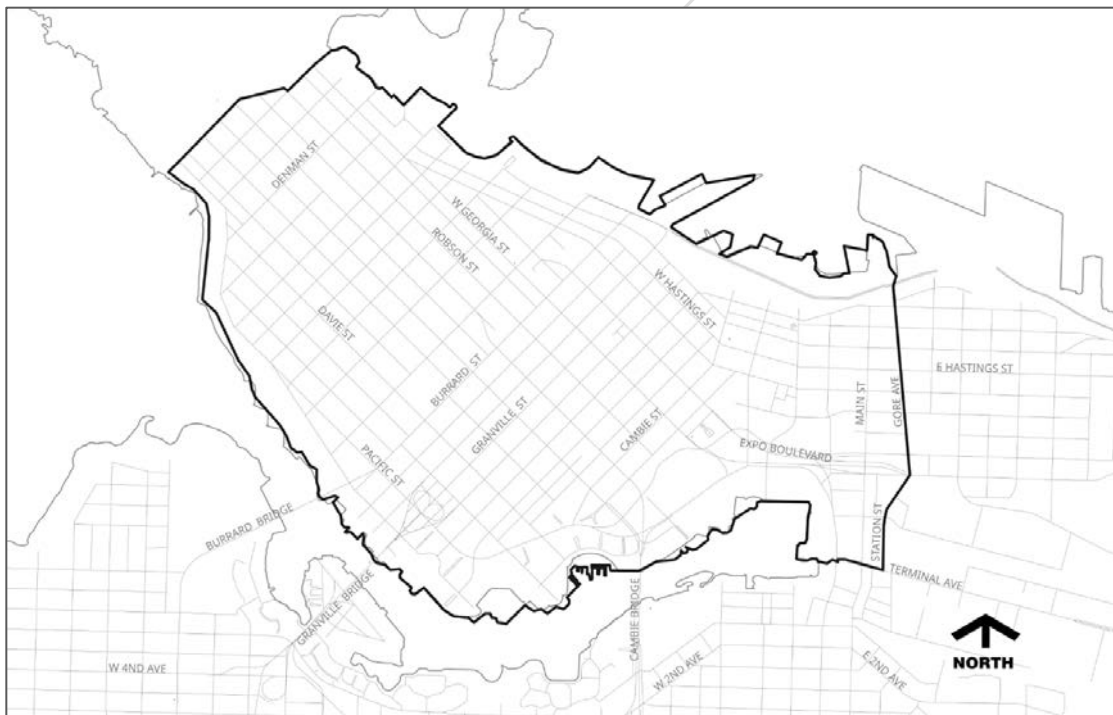
1 BACKGROUND AND CONTEXT

Vancouver's northern temperate oceanic climate brings long periods of overcast skies in fall, winter and spring, contrasted with clear, dry summers. In this setting, solar access is a valuable urban asset that supports active public life, extends the patio and park season, promotes physical and mental well-being and improves conditions in outdoor spaces by supporting vegetation and reducing standing water on fields and playgrounds.

Sunlit parks, plazas, and commercial streets are consistently more used—especially during shoulder seasons—making strategic access to sunlight essential to a liveable, resilient city. However, managing solar access requires a balanced approach. While public spaces see peak use between 9 am and 6 pm, the City assesses shadow impacts between 10 am and 4 pm PDT to reasonably protect sunlight during key hours without overly limiting development.

~~In neighbourhoods outside the Downtown Peninsula, where the street grid is orthogonal and development pressure is generally lower, no additional shadows are permitted during this timeframe.~~ In the Downtown Peninsula (Map 1), where the street grid is rotated **off axis** and urban intensity is higher **than other areas of the city**, a more flexible, context-sensitive approach is used to balance sunlight access with housing, economic and design priorities.

Map 4: Vancouver Downtown Peninsula



2 APPLICATION AND INTENT

These guidelines apply to the review of development proposals within the Downtown Peninsula (Map 1) that may create additional shadowing of applicable protected public outdoor spaces. They apply at both

the enquiry and application stages and are to be read in conjunction with all relevant City policies, regulations, and design guidelines for rezoning and conditional development permit applications.

The purpose of these guidelines is to establish a consistent framework for managing solar access in the Downtown Peninsula, providing clarity for developers, City staff, and the public in the assessment of proposals. Unlike regulations, which are generally applied without discretion, guidelines articulate intent while allowing for flexibility in application. The overall intent of these guidelines is to balance new development with the protection of solar access, ensuring that downtown's public open spaces remain appropriately bright, welcoming, and supportive of healthy urban vegetation, while maintaining the area's role as the region's economic hub.

Applicable public open spaces are classified into categories, each with a corresponding approach to managing solar access. Table 1 lists the protected public open spaces and their categories. Separate solar access guidelines apply to the areas of Davie Village and Robson Village as shown in Map 2 and Map 3.

~~These guidelines establish a consistent standard for regulating solar access in the Downtown Peninsula, providing clarity for developers, staff, and the public when assessing development proposals.~~

~~The guidelines are to be applied in the review of development proposals that may result in additional shadowing of the protected planned or existing public outdoor places in the area indicated in Map 1. They are to be read alongside all relevant City policies, regulations and design guidelines for rezoning and conditional development permit applications.~~

3 GUIDELINES

~~Models used to demonstrate compliance with these guidelines should be accurately geolocated, set to Pacific Daylight Time (PDT, UTC -7) unless otherwise specified and include the complete built and approved urban context, including topography. Where applicable, known proposed developments should also be incorporated to reflect anticipated future conditions.~~

~~For the purposes of solar access analysis, shadows cast by trees, public shade structures and small park outbuildings are not considered part of the existing shadow baseline.~~

3.1 Community Parks, Neighbourhood Parks, Local Parks and School Sites

3.1.1 Proposed development should not ~~create new shadow impacts on~~ cast new shadows within the ~~property lines of~~ existing or planned Community Parks, Neighbourhood Parks, Local Parks and school sites as identified in Table 1 on the fall equinox (September 22) from 10 am to 4 pm PDT.

3.1.2 Council, the Development Permit Board, or the Director of Planning may consider exceptions to 3.1.1 ~~may be considered~~ on a site-by-site basis ~~in consultation with City staff~~ subject to the following conditions:

- (a) The proposed development contributes a substantive public benefit (e.g., social housing, below-market rental housing, public childcare facility, heritage conservation, etc.) or advances a major city-building priority as identified by City policies applicable to developments in the downtown peninsula; ~~The applicant demonstrates that strict compliance with 3.1.1 would significantly hinder the delivery of below-market rental housing, social housing or includes a major public amenity (e.g., major public realm improvements, heritage conservation, public childcare) exceeding minimum policy provisions;~~
- (b) The applicant submits a shadow rationale statement outlining the proposed response to 3.1.2 (a) and summarizing the impact of strict compliance with 3.1.1 to project viability;
- ~~(b) — A solar budget analysis is submitted, covering the period from 10 am to 4 pm PDT, at 15-minute intervals, on the fall equinox (September 22). For each interval, the analysis should quantify and delineate the following shadow impacts (in square meters):~~
 - ~~(i) — Shadows cast by existing (as-built) developments;~~
 - ~~(ii) — Where applicable, shadows from both existing and approved developments;~~
 - ~~(iii) — Additional shadow resulting from the proposed development;~~
 - ~~(iv) — Total cumulative shadow from existing, approved, proposed and, if known, other proposed developments.~~
- (c) The applicant submits a Detailed Fall Equinox Shadow Study, as outlined in Section 5.2.

3.1.3 In evaluating the supportability of exceptions per 3.1.2, staff will consider the following:

- (b) The quality and function of the impacted public outdoor spaces at key times of the day and year, including limiting impacts to vulnerable populations;
- (c) The characteristics and duration of the shadow resulting from the proposed development;
- (d) The unique constraints of the development parcel, including topography and site configuration;
- (e) The measures explored by the applicant to minimize the resulting shadow impacts;
- (f) In the case of rezonings, the form of development expectations of base zoning on the proposed development parcel.

3.1.4 As needed, additional ~~shadow studies solar budget analyses~~ at other dates or time ranges may be required.

3.2 West End Miniparks and Urban Plazas

- 3.2.1 Proposed development should **proactively explore strategies** ~~proactively minimize~~ to minimize new shadow impacts on adjacent West End Miniparks and Urban Plazas as identified in Table 1 on the fall equinox (September 22) from 10 am to 4 pm PDT **where possible**.

Table 1: Public Park, School Site or Plaza Classification

Public Park, School Site or Plaza	Classification	Notes
300 Helmcken Plaza	Urban Plaza	
Alexandra Park	Local	
Andy Livingstone Park	Community	
Art Phillips Park	Urban Plaza	
Barclay Heritage Square	Neighbourhood	
Bill Curtis Square (Yaletown Station Plaza)	Urban Plaza	
Blood Alley Square	Urban Plaza	
Broughton St. at Nelson St. Minipark	West End Minipark	
Bute St. at Haro St. Minipark	West End Minipark	
Bute-Robson Plaza	Urban Plaza	
Cardero Park	Local Urban Plaza	
Cardero St. at Burnaby St. Minipark	West End Minipark	
Cardero St. at Comox St. Minipark	West End Minipark	
Cathedral Square	Urban Plaza	
Chilco St. at Comox St. Minipark	West End Minipark	
Chinatown Memorial Square	Urban Plaza	
Coal Harbour Park	Neighbourhood	
Coopers' Park	Community	

Public Park, School Site or Plaza	Classification	Notes
CRAB Park at Portside	Community	
Creekside Park (North)	Neighbourhood	
David Lam Park	Community	
Devonian Harbour Park	Neighbourhood	
Dilawri Square North West Georgia/Homer Library Square Plaza	Urban Plaza	
Dilawri Square South Robson/Homer Library Square Plaza	Urban Plaza	Refer to Section 4.2 4.3
Downtown Skateboard Plaza	Urban Plaza	
Dr. Sun Yat-Sen Classical Chinese Gardens and Dr. Sun Yat-Sen Park	Local	Refer to Section 4.1
Elsie Roy Elementary	School Site	
Emery Barnes Park	Neighbourhood	
English Bay Beach Park	Community	
George Wainborn Park	Neighbourhood	
Gilford St. at Haro St. Minipark	West End Minipark	
Harbour Green Park	Community	
Helmcken Park	Urban Plaza	
Jack Poole Plaza	Urban Plaza	Refer to Section 4.2
Jervis St. at Burnaby St. Minipark	West End Minipark	
Jervis St. Park Site at Pacific St.	Local	
Jim Deva Plaza	Urban Plaza	
King George Secondary	School Site	

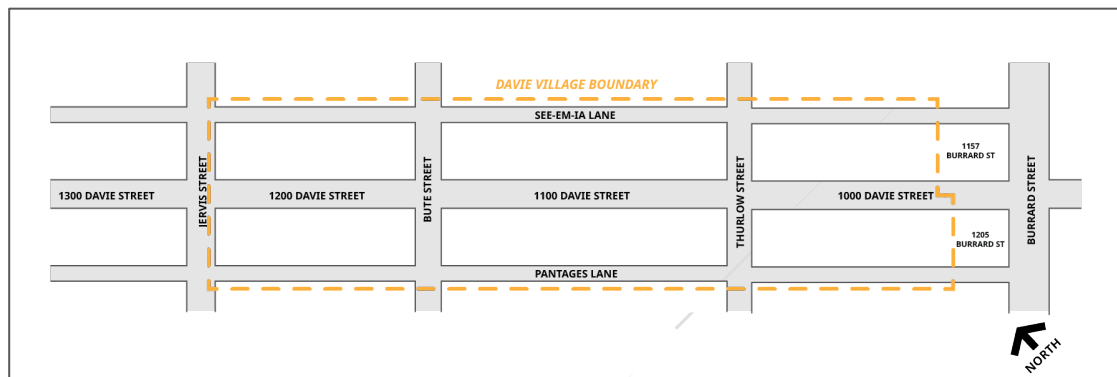
Public Park, School Site or Plaza	Classification	Notes
Lord Roberts Annex	School Site	
Lord Roberts Elementary	School Site	
Lot 19 (Hornby St. at Hastings St. Plaza)	Urban Plaza	
Marina Square	Neighbourhood	
May & Lorne Brown Park	Local	
Morton Park	Local	
Nelson Park	Community	
Nicola St. at Pendrell St. Minipark	West End Minipark	
Pioneer Place (Pigeon Park)	Urban Plaza	
Portal Park	Urban Plaza	
Robson Square	Urban Plaza	Refer to Section 4.2 4.4
Roundhouse Turntable Park	Neighbourhood	
Sunset Beach Park	Community	
šxw'łənəq Xwtl'e7énk Plaza (former Vancouver Art Gallery North Plaza)	Urban Plaza	Formerly Vancouver Art Gallery North Plaza
šxw'łəxən Xwtl'a7shn Plaza (Queen Elizabeth Theatre Plaza)	Urban Plaza	Formerly Queen Elizabeth Theatre Plaza
sθəqəlxenəm ts'exwts'áxwi7 (Rainbow Park)	Neighbourhood	
Thornton Park	Neighbourhood	
Victory Square	Urban Plaza	Refer to Section 4.3 4.5
Wendy Poole Park	Local	
Yaletown Park	Urban Plaza	

3.3 Davie Village and Robson Village

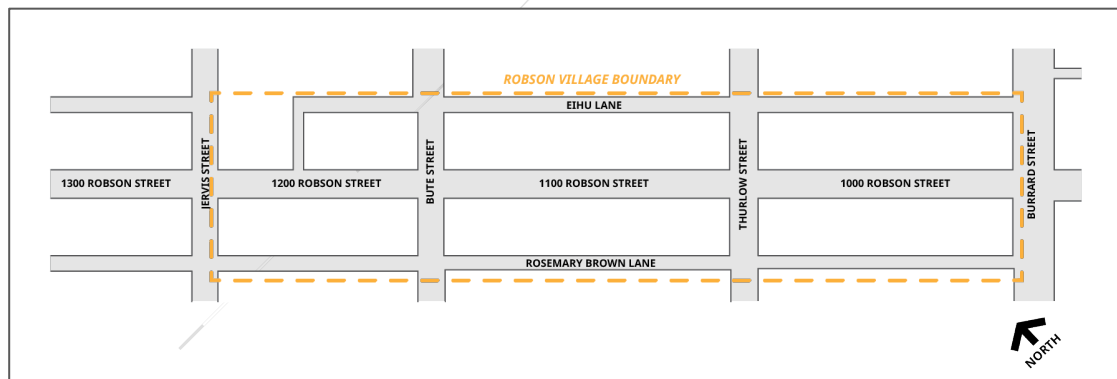
3.3.1 Proposed development should not cast any new ~~shadowing of~~ on the north sidewalk, ~~measured from the curb to existing building faces~~, of the Davie Village (Map 2) and Robson Village (Map 3) ~~as identified in the West End Community Plan~~ on the fall equinox, at the following times:

- (a) Davie Village: from 10 am to 4 pm PDT
- (b) Robson Village: from 10 am to 3 pm PDT

Map 6: Davie Village



Map 5: Robson Village



3.3.2 Council, the Development Permit Board, or the Director of Planning may consider exceptions to 3.3.1 ~~may be considered~~ on a site-by-site basis ~~in consultation with City staff~~ subject to the following conditions:

- (c) The proposed development contributes a substantive public benefit (e.g., social housing, below-market rental housing, public childcare facility, heritage conservation, etc.) or advances a major city-building priority as identified by City policies applicable to developments in the downtown peninsula; ~~The applicant demonstrates that strict compliance with 3.3.1 would significantly hinder the delivery of below-market rental housing, social housing or includes a major public amenity~~

~~(e.g., major public realm improvements, heritage conservation, public childcare) exceeding minimum policy provisions;~~

- (d) The applicant submits a shadow rationale statement outlining the proposed response to 3.3.2 (a) and summarizing the impact of strict compliance with 3.3.1 to project viability;

~~(b) A solar budget analysis is submitted, covering the period from 10 am to 4 pm PDT, at 15-minute intervals, on the fall equinox (September 22). For each interval, the analysis should quantify and delineate the following shadow impacts (in square meters):~~

~~(i) Shadows cast by existing (as-built) developments;~~

~~(ii) Where applicable, shadows from both existing and approved developments;~~

~~(iii) Additional shadow resulting from the proposed development;~~

~~(iv) Total cumulative shadow from existing, approved, proposed and, if known, other proposed developments.~~

- (c) The applicant submits a Detailed Fall Equinox Shadow Study for the affected block(s), as outlined in Section 5.2.

3.3.3 In evaluating the supportability of exceptions per 3.3.2, staff will consider the following:

- (a) The quality and function of the impacted public outdoor spaces at key times of the day and year, including limiting impacts to vulnerable populations;
- (b) The characteristics and duration of the shadow resulting from the proposed development;
- (c) The unique constraints of the development parcel, including topography and site configuration;
- (d) The measures explored by the applicant to minimize the resulting shadow impacts;
- (e) In the case of rezonings, the form of development expectations of base zoning on the proposed development parcel.

3.3.4 As needed, additional ~~shadow studies solar budget analyses~~ at other dates or time ranges may be required.

4 SPECIAL CASES

4.1 Dr. Sun Yat-Sen Classical Chinese Gardens and Dr. Sun Yat-Sen Park

4.1.1 Despite the guidelines for Community Parks, Neighbourhood Parks, Local Parks and school sites outlined in Section 3.1, developments should not create new shadows on Dr. Sun Yat-Sen Classical Chinese Gardens and Dr. Sun Yat-Sen Park at any time between 10 am and 4 pm PDT on the fall equinox (September 22).

4.2 Dilawri Square South, Jack Poole Plaza, and Robson Square

- 4.2.1 Despite the guidelines for West End Miniparks and Urban Plazas outlined in Section 3.2, applicants proposing developments which may result in new shadowing of Dilawri Square South, Jack Poole Plaza, or Robson Square should consult the guidelines for Community Parks, Neighbourhood Parks, Local Parks and school sites outlined in Section 3.1.

~~4.3 Robson/Homer Library Square Plaza~~

- ~~4.3.1 Despite the guidelines for West End Miniparks and Urban Plazas outlined in Section 3.2, developments should not create new shadows on the Robson/Homer Library Square Plaza on the fall equinox (September 22) from 10 am to 4 pm PDT.~~

~~4.4 Robson Square~~

- ~~4.4.1 Despite the guidelines for West End Miniparks and Urban Plazas outlined in Section 3.2, applicants proposing developments which may result in new shadowing of Robson Square should consult the guidelines for Community Parks, Neighbourhood Parks, Local Parks and school sites outlined in Section 3.1.~~

4.3 4.5 Victory Square

- 4.3.1 ~~4.5.1~~ In addition to the guidelines for Local Parks, Community Parks, Neighbourhood Parks and school sites outlined in Section 3.1, developments should not shadow the Victory Square Cenotaph circle between 10 am and 12 pm PST on Remembrance Day (November 11).
- 4.3.2 ~~4.5.2~~ Exceptions to 4.5.1 may be considered subject to comprehensive public and key stakeholder engagement.

5 SHADOW STUDIES

Models used to demonstrate compliance with these guidelines should be accurately geolocated, set to Pacific Daylight Time (PDT, UTC -7) unless otherwise specified and include the complete built and approved urban context, including topography. Where applicable, known proposed developments should also be incorporated to reflect anticipated future conditions. New shadows generated by a proposed development should be visually delineated from existing shadows.

For the purposes of solar access studies, shadows cast by trees, public shade structures and small park outbuildings are not considered part of the existing shadow baseline.

5.1 Basic Fall Equinox Shadow Study

- 5.1.1 All applicants in the Downtown Peninsula should submit a Basic Fall Equinox Shadow Access Study visually demonstrating the new shadowing generated by the proposed development at two-hour intervals between 10 am and 4 pm PDT on the fall equinox (September 22).

5.2 Detailed Fall Equinox Shadow Study

5.2.1 Applicants qualifying for a relaxation to the baseline guidelines outlined in 3.1.1 and 3.3.1 should submit a Detailed Fall Equinox Shadow Study, covering the period from 10 am to 4 pm PDT, at 15-minute intervals, on the fall equinox (September 22), including the following:

- (a) Diagrams visually demonstrating the existing and proposed additional shadowing of the applicable public space(s) at each interval;
- (b) Area take-offs, in square meters, of the existing, proposed additional, and cumulative total shadowing of the applicable public space(s) at each interval; and
- (c) Separate calculations, in percentages, of the existing, proposed additional, and cumulative total shadow coverage of the applicable public space(s), using the following formula:

$$\text{Shadow Coverage (\%)} = \frac{\text{Total shadow area from all 15-min intervals (sq. m)}}{\text{Area of applicable public open space (sq. m)} \times 25}$$

Where:

- **Total shadow area from all 15-min intervals** = the combined area (sq. m) of existing, proposed additional, or cumulative total shadow measured at each interval between 10 am and 4 pm.
- **25** = the number of 15-minute intervals in that time period.

6.5 GENERAL EXEMPTIONS

6.1 ~~5.1~~ Low-rise Buildings (**≤ Four Storeys**)

~~6.1.1~~ ~~5.1.1~~ Buildings up to four storeys in height may be exempted from these guidelines where reasonable efforts are made to minimize shadow impacts.

6.2 ~~5.2~~ Social Housing Developments

~~6.2.1~~ ~~5.2.1~~ Applications that propose that 100% of residential dwelling units are secured as social housing may be exempted from these guidelines.

APPENDIX C

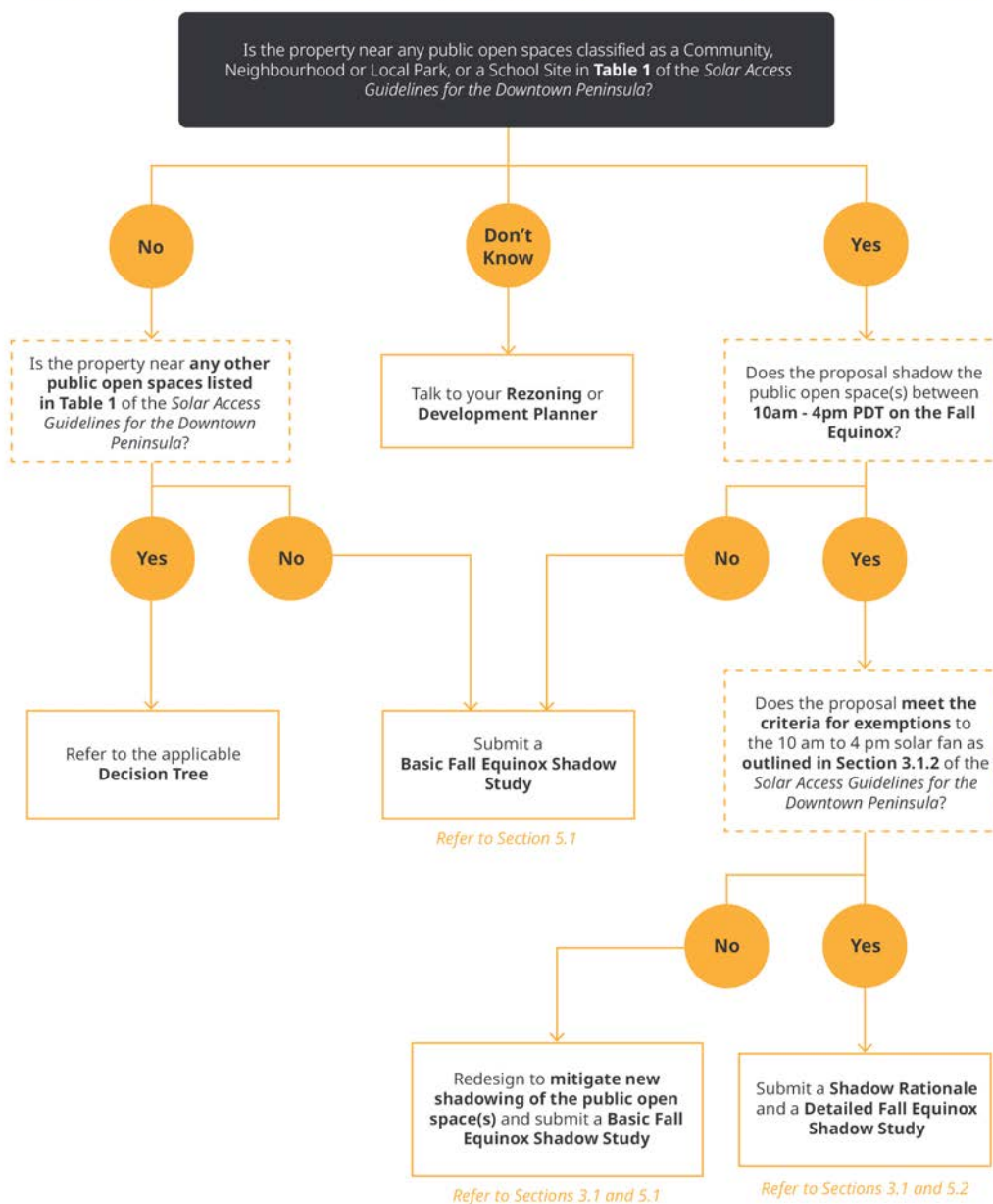
SOLAR ACCESS GUIDELINES FOR THE DOWNTOWN PENINSULA

DECISION TREES

Note: To help applicants navigate the new Solar Access Guidelines for the Downtown Peninsula, staff have prepared the following diagrams, referred to as Decision Trees, to be included in a new Solar Access webpage on the City of Vancouver website.

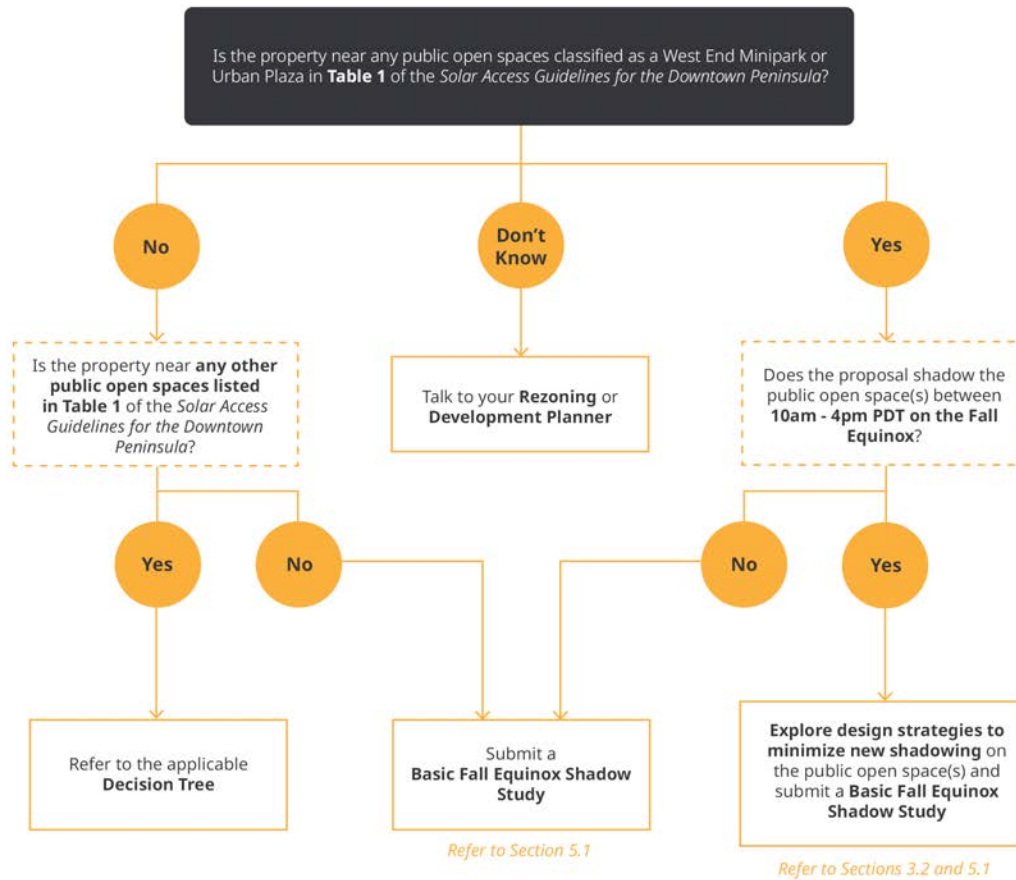
Note: This Decision Tree is to be used for development proposals in the Downtown Peninsula as identified in the *Solar Access Guidelines for the Downtown Peninsula*. For all other proposals, refer to the *Solar Access Guidelines for Areas Outside of Downtown*.

Decision Tree A - Properties near a Community, Neighbourhood or Local Park, or a School Site



Note: This Decision Tree is to be used for development proposals in the Downtown Peninsula as identified in the *Solar Access Guidelines for the Downtown Peninsula*. For all other proposals, refer to the *Solar Access Guidelines for Areas Outside of Downtown*.

Decision Tree B - Properties near a West End Minipark or Urban Plaza



Note: This Decision Tree is to be used for development proposals in the Downtown Peninsula as identified in the *Solar Access Guidelines for the Downtown Peninsula*. For all other proposals, refer to the *Solar Access Guidelines for Areas Outside of Downtown*.

Decision Tree C - Properties near Davie Village and Robson Village

