



City of Vancouver *Land Use and Development Policies and Guidelines*

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VIEW PROTECTION GUIDELINES

Adopted by City Council on December 12, 1989

Amended December 11, 1990

Corrected May 5, 2010

Amended February 1, 2011

City Council has adopted view cones to protect selected threatened public views. This document maps and lists those view cones and explains the process to be followed to determine if a site falls within a view cone.

Other documents including official development plans, area development plans and Council-adopted guidelines also include view protection measures which may further affect permissible height. Applicants should consult all the regulations and guidelines applicable to each site that could influence maximum building height.

Process

How to Find Out if a Site is Affected by a View Cone

There are two view maps available: View Location Map 1 (False Creek) and View Location Map 2 (Outlying Areas). Please consult these two maps to see if view cones cross near the site. If so, maximum building height could be less than the maximum height permitted by zoning. You should then contact the Planning Department for further assistance to correctly determine how much of the site falls within a view cone.

The attached list, arranged in two groups, the False Creek view cones, and the Outlying Area view cones, note the point and view subject for each view cone.

Calculation of the Maximum Building Height

View Location Map 1 and 2 only show the location of the view cones, they do not give the maximum building heights within them. Staff will calculate the maximum building height for each site falling within a view cone.

If a view cone crosses your site, it will not always restrict the maximum building height permitted by zoning. Factors such as topography and distance of the site from the view point influence view blockage and the resulting maximum height. In some cases, the maximum height that can be achieved without affecting the view is greater than the height limit specified in the zoning schedule or official development plan. In this circumstance, the zoning will take precedence.

The maximum building height calculated for view protection includes all appurtenances such as mechanical penthouses, decorative roofs and aerials.

View Cones

The following are the Council-Approved View Cones:

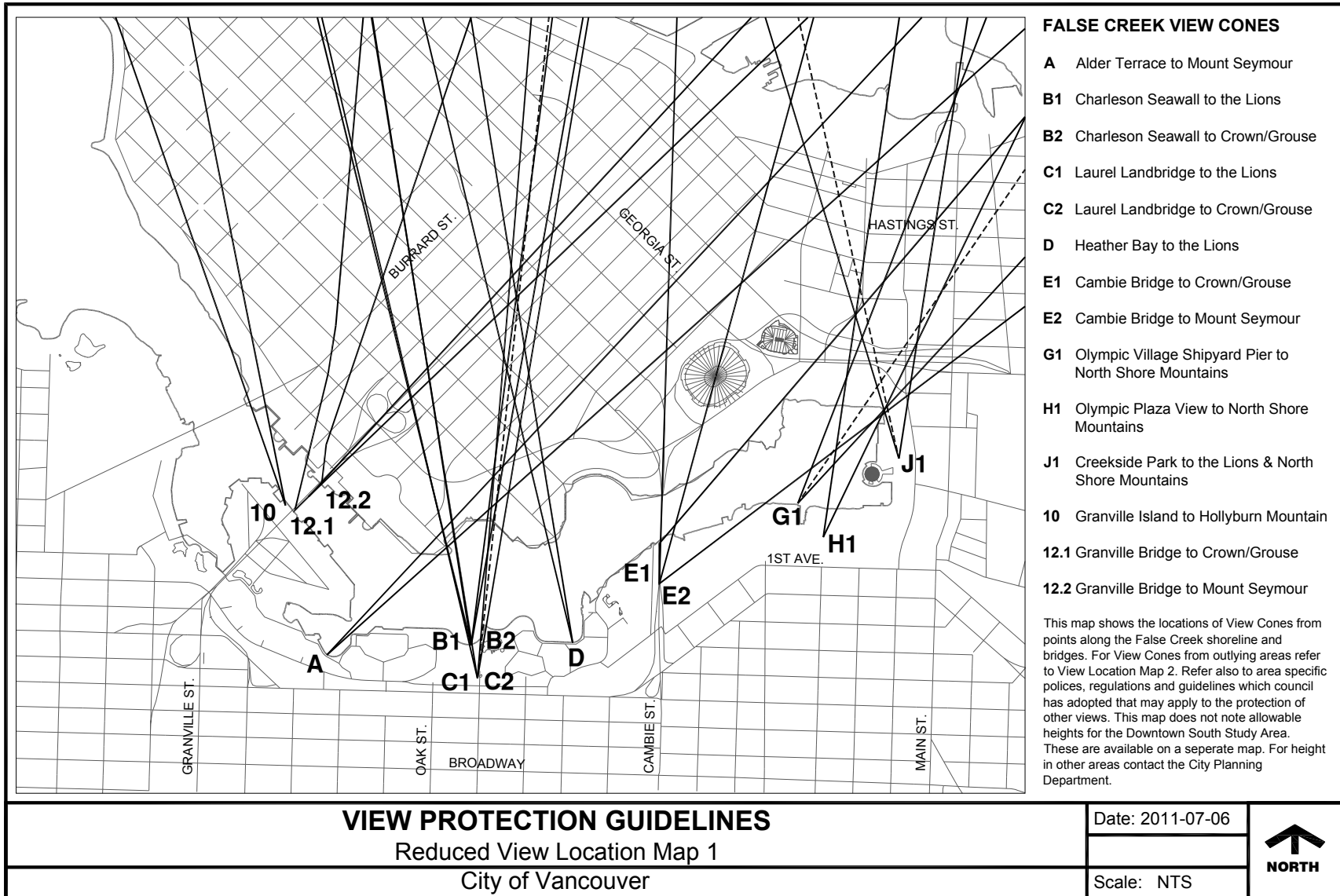
False Creek View Cones

| <u>View Number</u> | <u>View Name</u> | <u>View Point Location</u> | <u>View Subject</u> |
|--------------------|-----------------------|---|-----------------------|
| A | Alder Terrace | Seawall below Alder Terrace | 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 Laurel Landbridge | Lions |
| C2.1 | Laurel Landbridge | North end of Laurel Landbridge | Crown/Grouse |
| C2.2 | Laurel Landbridge | North end of 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 6 th Avenue on-ramp | Crown/Grouse |
| E2.1 | Cambie Bridge | Cambie Bridge at the stairs above the South shore of False Creek | Mount Seymour |
| E2.2 | Cambie Bridge | Cambie Bridge mid-point, just north of 6 th Avenue on-ramp | Mount Seymour |
| G1.1 | Olympic Shipyard Pier | North End of Pier on the west side of SEFC pedestrian Bridge | North Shore Mountains |
| G1.2 | Olympic Shipyard Pier | North End of Pier on the west side of SEFC pedestrian Bridge | North Shore Mountains |
| H1 | Olympic Plaza Stage | Centre of stage in Olympic Plaza in SEFC | Grouse/North Shore |
| J1.1 | Creekside Park | On the pedestrian path next to the Southern Pillar in Creekside Park | Lions |
| J1.1 | Creekside Park | On the pedestrian path next to the Southern Pillar in Creekside Park | Lions |

Outlying Area View Cones

| <u>View Number</u> | <u>View Name</u> | <u>View Point Location</u> | <u>View Subject</u> |
|--------------------|----------------------|--|-----------------------|
| 3.1 | Queen Elizabeth Park | Viewing Platform | Downtown Skyline |
| 3.2.1 | Queen Elizabeth Park | Viewing Platform | North Shore Mountains |
| 3.2.2 | Queen Elizabeth Park | Viewing Platform | North Shore Mountains |
| 3.2.3 | Queen Elizabeth Park | Viewing Platform | North Shore Mountains |
| 3.2.4 | Queen Elizabeth Park | Viewing Platform | North Shore Mountains |
| 9.1 | Cambie Street | Cambie Street between 10 th & 11 th Avenue | North Shore Mountains |
| 9.2.1 | Cambie Street | Cambie Street at 12 th Avenue | North Shore Mountains |
| 9.2.2 | Cambie Bridge | Cambie Street at 12 th Avenue | North Shore Mountains |
| 20 | Granville Street | Granville @ Broadway | North Shore Mountains |
| 21 | Commercial Drive | Commercial Drive at 15 th Avenue | North Shore Mountains |
| 22 | Main Street | Main Street at 6 th Avenue | North Shore Mountains |
| 27 | Trout Lake | South Shore of Trout Lake | North Shore Mountains |
| F1.1 | Choklit Park | Upper platform of Choklit Park | Grouse |
| F1.2 | Choklit Park | Upper platform of Choklit Park | Mount Fromme |
| F1.3 | Choklit Park | Upper platform of Choklit Park | Mount Fromme |

View Location Map 1 (False Creek)



View Location Map 2 (Outlying Areas)

