

View 22 – Main Street

On July 19, 2005, when adopting the Southeast False Creek Official Development Plan, Council confirmed View 22 as a narrower view corridor which protects views on the east side of Main Street.

History:

- On October 19, 1989 Council approved the rezoning application at 101 Terminal Avenue (also known as “CityGate”) with understanding that the buildings would penetrate a soon-to-be-proposed View # 22 looking north from a view point at Main Street and 6th Avenue toward the North Shore Mountains and directly over the CityGate sites;
- On December 12, 1989 Council adopted the View Protection Guidelines including View #22, acknowledging that the recently-approved CityGate project would protrude into the view. They directed staff to “identify more precisely the view cones for preservation along Main Street”;
- On July 26, 1990, Council decided against funding further work on the view cones, including work to resolve View # 22. After the approval of CityGate there was very little development interest in the area, and thus no pressing need to resolve the view corridor issue;
- When planning work in Southeast False Creek (SEFC) began, the City recognized the need to confirm the location of View # 22. On July 19, 2005 Council adopted the SEFC Official Development Plan (ODP) following an extensive public process and public hearing. The SEFC ODP confirms the more narrow view corridor which protects views on the east side of Main Street and reflects the fact that the completed CityGate project blocks the originally-contemplated view along the west side of Main Street.

The View Protection Guidelines are posted online at <http://vancouver.ca/docs/planning/view-protection-guidelines.pdf>.

[The “correction” on May 5, 2010 refers to an error in the Guidelines for View # 22 which *textually* referred to an incorrect viewpoint from 15th Avenue, but *graphically* showed the correct viewpoint on the map, from 6th Avenue. The Guidelines were amended on February 1, 2011, when Council approved the addition of four new views (<http://vancouver.ca/views>).]

View #22 – Main Street

Inquiries and responses:

- An interested community member made numerous inquiries about View # 22 to several Planning Department staff (including the Director of Planning), and Mayor and Council, dating back to May 2010. The key concern raised was that the City has improperly amended the width of this view corridor, which has a viewpoint from Main at 6th Avenue, looking north.
- Staff examined this claim carefully and found that the changes made to the originally-proposed view were done so correctly and with Council approval.
- Staff provided all available information on View #22 to the inquirer, including several records retrieved from Vancouver Archives. Email responses were sent to the inquirer in June 2010, including from Councillors. Staff explained the history of the view corridor and acknowledged inconsistencies with the City's website graphics and committed to correcting them.
- On May 5, 2010, the City's View Protection Guidelines were corrected to fix an error for View Corridor #22, which *textually* referred to one viewpoint from 15th Avenue, but *graphically* showed a different viewpoint on the map, from 6th Avenue. (The Guidelines were also amended February 1, 2011, when Council approved the addition of four new views <http://vancouver.ca/views>).
- At the Mount Pleasant Implementation Launch Workshop on November 18, 2012, the same concerns were raised about the dimensions of View #22. Staff subsequently shared the history on this view corridor with the Mount Pleasant Implementation Committee on December 14, 2012.