

**From:** "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>  
**To:** "Direct to Mayor and Council - DL"  
**Date:** 3/29/2023 9:15:14 AM  
**Subject:** RE: Questions - Broadway/view cone implications  
**Attachments:** Height Restriction Maps.pdf

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Resending with the attached information.

Apologies.

Paul

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**From:** Mochrie, Paul <Paul.Mochrie@vancouver.ca>  
**Sent:** Wednesday, March 29, 2023 9:13 AM  
**To:** Direct to Mayor and Council - DL  
**Cc:** City Manager's Correspondence Group - DL O'Donnell, Theresa  
<Theresa.O'Donnell@vancouver.ca>; Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>  
**Subject:** Questions - Broadway/view cone implications

Mayor and Council,

Further to our earlier note with background information regarding view protection, staff are providing the following response to specific questions about the City Hall views and building height restrictions in the area around Broadway-City Hall Station with the two views that are recommended to be retained and formalized.

The maximum height restrictions around the Broadway-City Hall Station vary significantly, often on a site-by-site basis, given the complexities of the overlapping view cones and sloped topography in the area.

Today, with the nine existing City Hall views, the maximum building heights are shown on the left of Page 1 in the attached PDF (the most restrictive view cone in a given location is shown on the right). With the recommended amendments to the City Hall views (retaining two of the nine views), the maximum building heights are shown on the left of Page 2.

Looking at sites expected to have some development potential over the next 30 years (i.e. sites with older buildings and/or low existing densities), staff estimate that the recommended amendments (retaining two of the nine views) would result in an additional capacity of approximately 1.8 million sq. ft. of job space and 120,000 sq. ft. of housing.

You can see the estimated development capacity today (with the nine existing City Hall views), as recommended (with the two retained City Hall views), or with no City Hall views, in the table below:

Approximate Development Capacity (sq. ft.)	Today (9 City Hall Views)	Staff Recommendation (Retain 2 of 9 City Hall Views)	Eliminate all City Hall Views
Housing (sq. ft.)	580,000	690,000	690,000
Job Space (sq. ft.)	3,100,000	4,900,000	5,350,000
Total (sq. ft.)	3,690,000	5,600,000	6,040,000

The two retained City Hall views would have relatively minor impacts on development capacity. The City Hall view from the Cambie Street Bridge overlaps with other protected public views looking north on Cambie Street (view cones 9.1/9.2) toward the North Shore mountains. Further, many of the sites these views impact were recently developed, and thus are considered built out and have limited development potential.

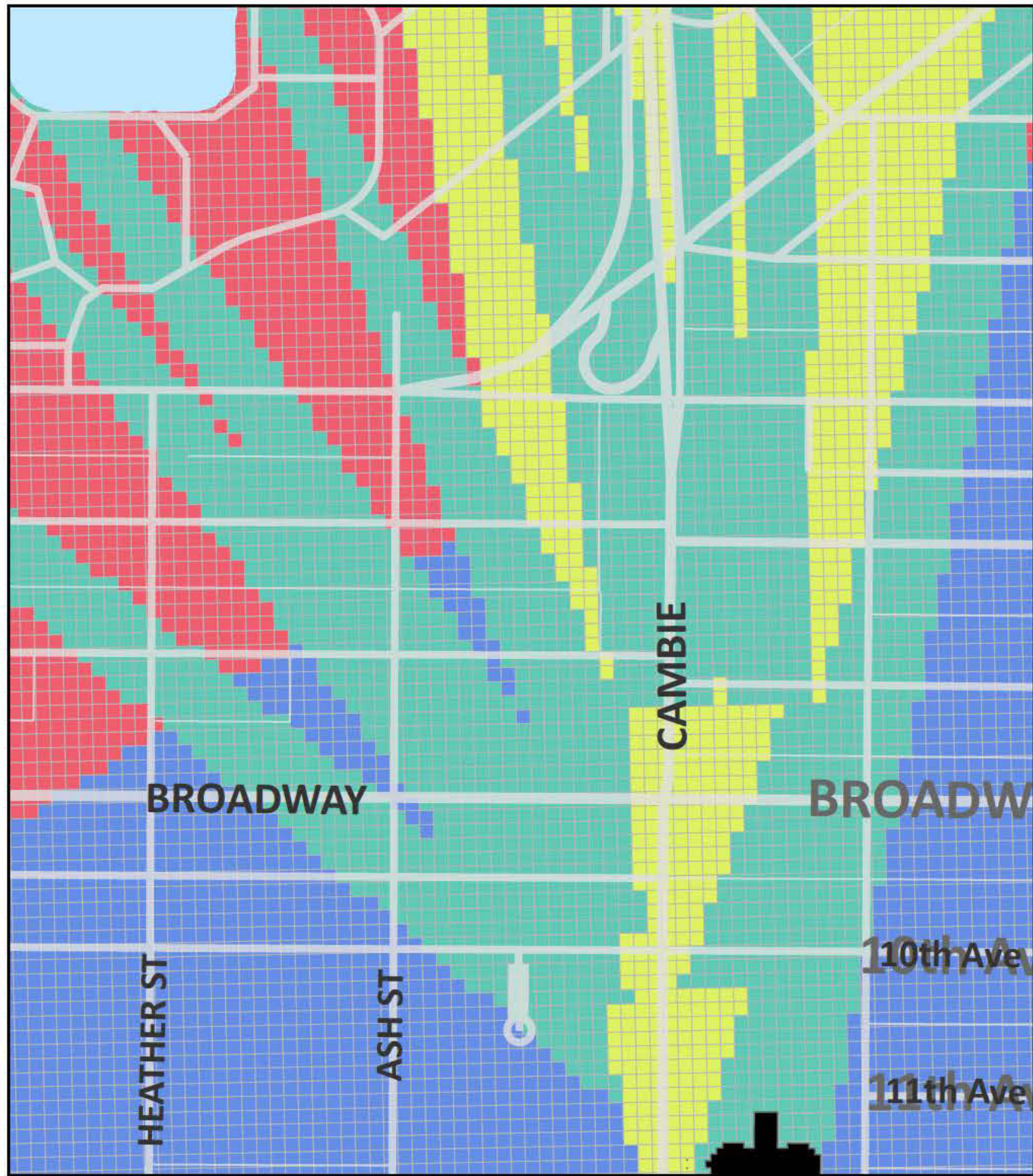
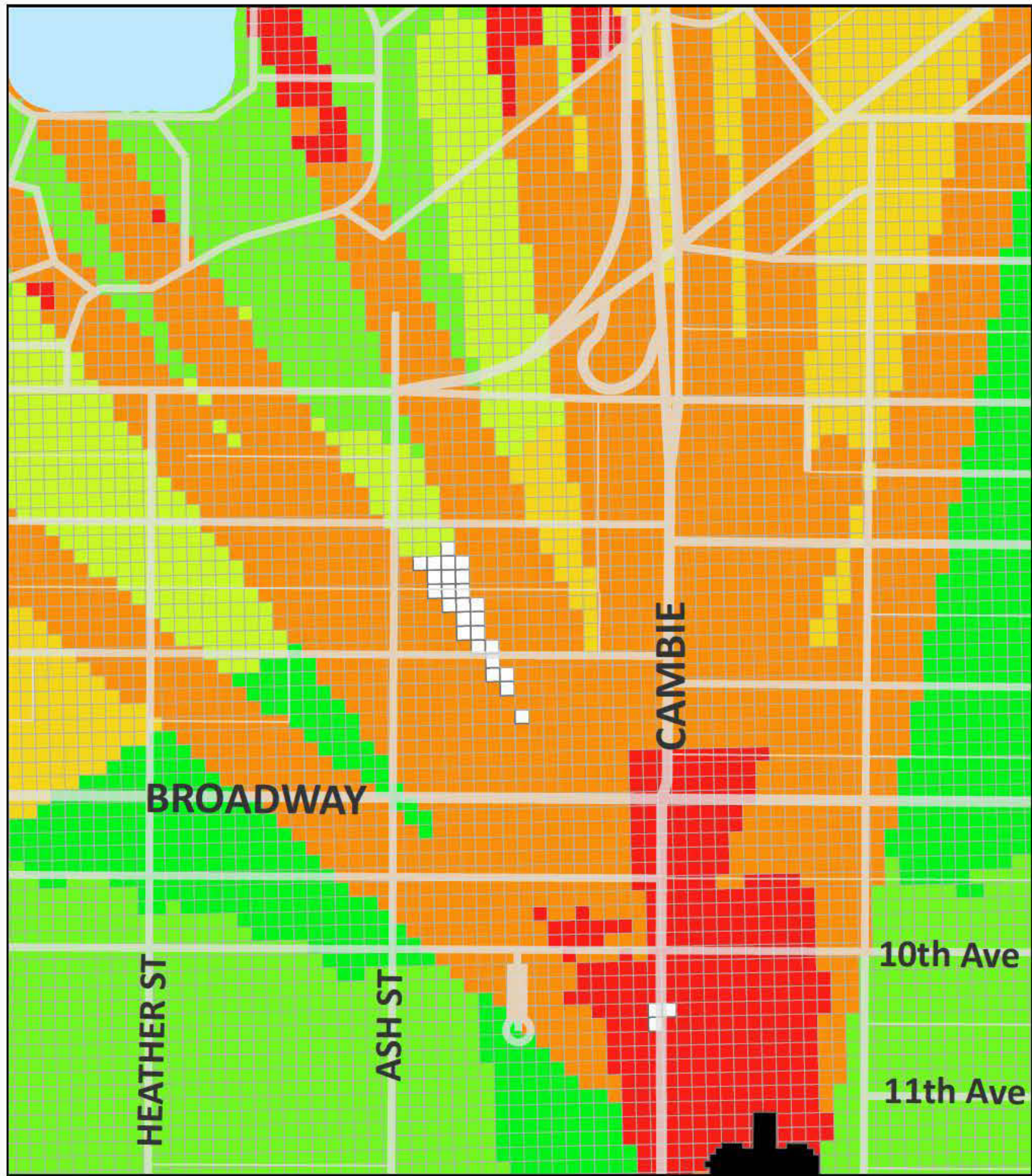
Best,  
Paul

**Paul Mochrie (he/him)**  
City Manager  
City of Vancouver  
[paul.mochrie@vancouver.ca](mailto:paul.mochrie@vancouver.ca)



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̍əm (Musqueam), Sḵwx̱w̱ú7mesh (Squamish), and səlilwətaʔ (Tseil-Waututh) Nations.



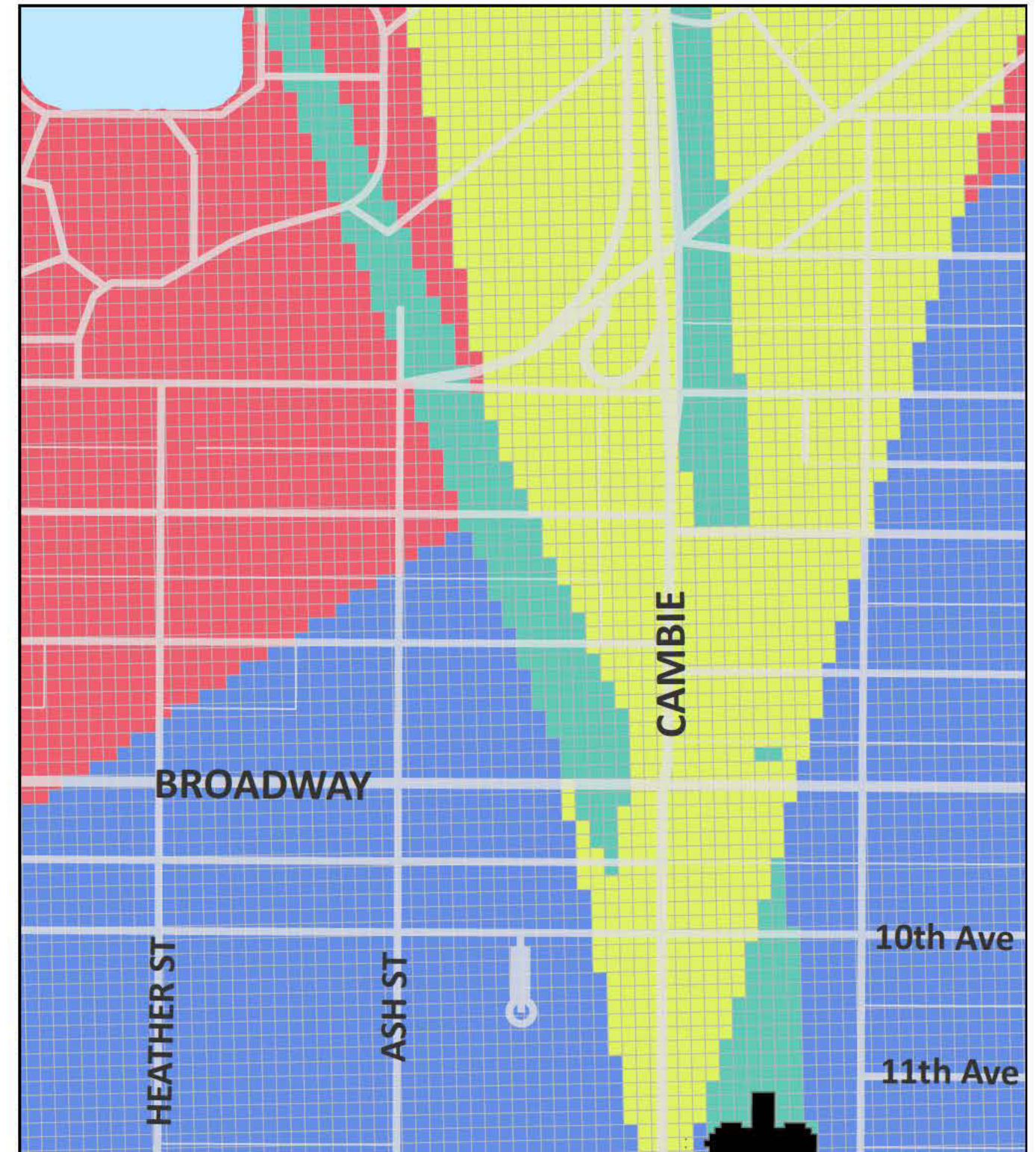
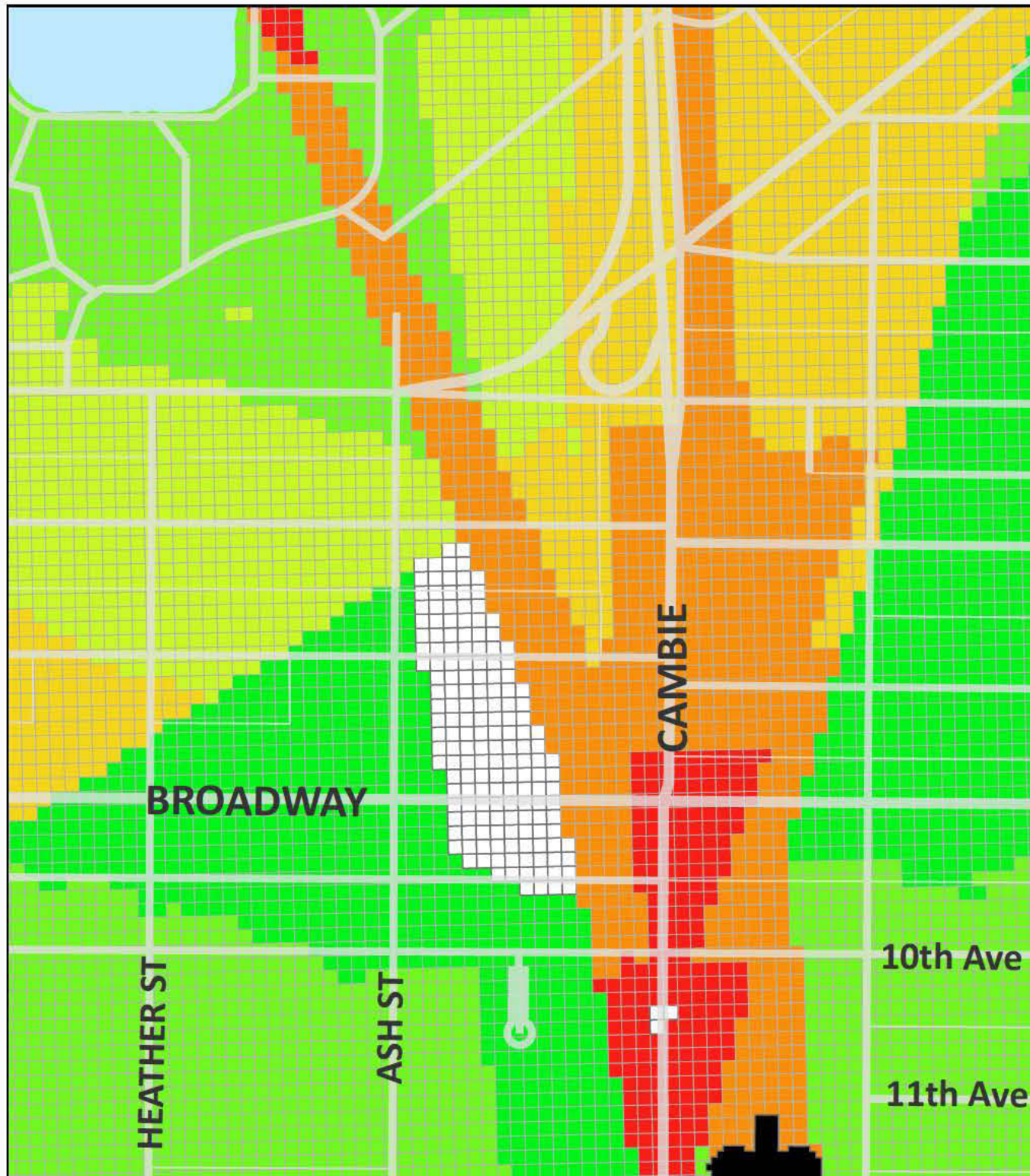


- 1 - 5 Storeys (<20m)
- 6 - 10 Storeys (20 - 40m)
- 11 - 15 Storeys (40 - 60m)
- 16 - 20 Storeys (60 - 80m)
- 21 - 25 Storeys (80 - 100m)
- 26 - 30 Storeys (100 - 120m)
- Over 30 Storeys

- 3 - Queen Elizabeth Park
- 9 - Cambie Street
- Flight Path
- Views to City Hall

City Hall Area Building Height Restrictions - Existing





City Hall Area Building Height Restrictions - After Recommendations