

From: **"Mochrie, Paul"**

To: **"Direct to Mayor and Council - DL"**

Date: 2024-07-10 5:02:47 PM

Subject: Upcoming news release: Updates to view cone and solar access policies (July 10, 2024)

Dear Mayor and Council,

I am writing to inform you that the City will shortly be issuing the below news release regarding updates to the City's view cone and solar access policies, following this afternoon's Council decision.

Maria will reply to this email with the relevant Vancouver.ca link and social media links, once these are live.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x̱m̱əθḵʷəy̱əm (Musqueam), Sḵw̱x̱w̱ú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

July 10, 2024
City of Vancouver
News Release

Vancouver updates view and solar access policies with balanced approach to support housing, job growth and livability

Today, City Council approved balanced updates to Vancouver's public view and solar access policies to support opportunities for housing, job space and

hotels, and [accelerate project approvals](#), while supporting urban livability. These updates follow October 2023 Council directives to review both policies.

Modernizing Public Views

“For residents, visitors and newcomers, Vancouver’s views provide a vital connection to nature and shape our city’s unique identity,” said Mayor Kim Sim. “As our city grows, we’re taking a balanced approach to updating decades-old policies that will allow our iconic views to evolve as we work to deliver the housing and job space Vancouver needs.”

Current updates focus on views that are partially or fully obstructed or have limited access for public enjoyment. This work was informed by the comprehensive public engagement and feedback conducted through the Vancouver Plan, Broadway plan and other recent ongoing planning projects. Actions include:

- Retaining 24 public views, 11 of which have been updated
- Removing two public view origin points where the intended views are fully obstructed
- Removing 14 public views

“These changes will allow important public views to evolve with the city, balancing development with the preservation of natural elements to maintain a healthy and attractive urban environment,” said Josh White, General Manager of Planning, Design and Sustainability.

Unifying solar access policies

City Council also approved unifying solar access requirements across approximately 85 percent of the city, with a specialized strategy for Downtown to follow next year.

Vancouver’s solar access policies help ensure everyone has access to sunlight in public spaces like parks, schools and commercial retail streets by shaping building massing and placement to minimize shadows. These policies include flexibility for certain types of development, especially affordable housing.

Currently, there are 15 different shadow impact strategies city-wide — six in downtown, nine in outlying areas, plus several other unofficial approaches established through site-specific approvals. As the city grows, a more consistent approach to solar access will help to streamline approvals while maintaining high-quality and usable public spaces. Harmonizing the policies into a single guideline for most of the city will provide improved clarity and certainty for future developments.

Developing a Citywide Development Guideline

Updates to the public views and solar access policies align with early actions to develop a Citywide Development Guideline (CDG), which includes a comprehensive review of over 2,200 pages from 70 different urban design guidelines, simplifying and consolidating them into a single resource. This initiative is a key component of the City’s Permitting Improvement Program, aimed at making the application process easier and faster for residents and businesses by streamlining policies and processes.

As part of next steps in developing the CDG, targeted engagement for more comprehensive next steps is planned for winter 2024/2025.

Additional resources:

[October 4, 2023 Council direction for staff to review the public view policy](#)

[October 17, 2023 Council direction for staff to review the solar access policies](#)

[July 10, 2024 Report](#)

Note to editors: Please see amended motions below. This is a draft copy provided for your understanding and the published minutes are the official record of the meeting.

- A. THAT Council repeal the View Protection Guidelines (1989, last amended 2023) and approve the Public Views Guidelines, generally as presented in Appendix A of the Report dated June 28, 2024, entitled “Development Guidelines Early Actions – Public Views, Solar Access, and Residential Tower Floorplates”, and reflecting specific amendments to the following Public Views as detailed in Appendix B of the same report:
 - i. Public View: A – Alder Terrace
Recommendation: Redefine the east (right) boundary of the view cone to align with the western edge of the tower at 1008 Cambie Street, as generally demonstrated in the view reference materials in Appendices F and G of the Report dated June 28, 2024, entitled “Development Guidelines Early Actions – Public Views, Solar Access, and Residential Tower Floorplates”;
 - ii. Public View: C1 – Laurel Landbridge
Recommendation: Remove from list of Council-approved public views;
 - iii. Public View: C2.1 — Laurel Landbridge
Recommendation: Remove from list of Council-approved public views;
 - iv. Public View: C2.2 — Laurel Landbridge
Recommendation: Remove from list of Council-approved public views;
 - v. Public View: E1 — Cambie Bridge
Recommendation: Remove from list of Council-approved public views;
 - vi. Public View E2.1 — Cambie Bridge
Recommendation: Renumber to E — Cambie Bridge. Redefine the northwest (left) boundary of the view cone to align with the southern tip of Northeast False Creek sub-area 6B (Plaza of Nations), as generally demonstrated in the view reference materials in Appendices F and G of the Report dated June 28, 2024, entitled “Development Guidelines Early Actions — Public Views, Solar Access, and Residential Tower Floorplates”. Renumber view from ‘E2.1÷ to ‘E÷;
 - vii. Public View: E2.2 — Cambie Bridge
Recommendation: Remove from list of Council-approved public views;

- viii. Public View: E3 — Cambie Bridge
Recommendation: Remove from list of Council-approved public views;
- ix. Public View: F1.1 — Choklit Park
Recommendation: Remove from list of Council-approved public views;
- x. Public View: F1.2 — Choklit Park
Recommendation: Remove from list of Council-approved public views;
- xi. Public View: F1.3 — Choklit Park
Recommendation: Remove from list of Council-approved public views;
- xii. Public View G1.1 — Olympic Village Pier
Recommendation: Rename to G1 — Olympic Village Pier. Redefine the east (right) boundary of the view cone to align with the eastern-most edge of the building at 375 Main Street ('Ford Building+), and the lower boundary of the view cone to align with the lower boundary of view cone G1.2, as generally demonstrated in the view reference materials in Appendices F and G of the Report dated June 28, 2024, entitled "Development Guidelines Early Actions — Public Views, Solar Access, and Residential Tower Floorplates";
- xiii. Public View G1.2 — Olympic Village Pier
Recommendation: Rename to G2 — Olympic Village Pier. Redefine the west (left) boundary of the view cone to align with the western-most edge of the tower at 188 Keefer Street, as generally demonstrated in the view reference materials in Appendices F and G of the Report dated June 28, 2024, entitled "Development Guidelines Early Actions — Public Views, Solar Access, and Residential Tower Floorplates";
- xiv. Public View J1.1 — Creekside Park
Recommendation: Rename view to J1 — Creekside Park. Relocate the public view origin point to the pedestrian path at the north end of the Creekside Park lawn adjacent the north pillar, redefine the east (right) boundary to align with the eastern-most edge of the building at 27 W Pender Street and redefine the lower boundary to align with the roof level of the building at 48 W Hastings Street, generally as demonstrated in the view reference materials in Appendices F and G of the Report dated June 28, 2024, entitled "Development Guidelines Early Actions — Public Views, Solar Access, and Residential Tower Floorplates";
- xv. Public View J1.2 — Creekside Park
Recommendation: Rename view to J2 — Creekside Park. Relocate the public view origin point to the pedestrian path at the north end of the Creekside Park lawn adjacent the north pillar, redefine the west (left) boundary to align with the eastern-most edge of the building at 333 Carrall Street and redefine the lower boundary to align with the lower boundary of view cone J1.1, generally as demonstrated in the view reference image in view;
- xvi. Public View 3.1 — Queen Elizabeth Park
Recommendation: Remove from list of Council-approved public views
- xvii. Public View 3.2.4a — Queen Elizabeth Park

Recommendation: Remove from list of Council-approved public views

xviii. Public View 9.1 — Cambie Street

Recommendation: Relocate the public view origin point to the 'Walking Figures' pedestrian plaza behind Broadway-City Hall Canada Line station, redefine the west (left) view cone boundary to align with the eastern-most edge of the building at 1128 W Georgia Street ('Shangri-La'), redefine the east (right) view cone boundary to align with the western-most edge of the tower at 1133 Melville Street ('The Stack') and redefine the lower view cone boundary to align with the roof level of the tower at 1055 W Georgia Street ('Royal Centre'), generally as demonstrated in the view reference image in view reference materials in Appendices F and G of the Report dated June 28, 2024, entitled "Development Guidelines Early Actions — Public Views, Solar Access, and Residential Tower Floorplates".

xix. Public View 9.2.1 — Cambie Street

Recommendation: Rename to 9.2 — Cambie Street. Relocate the public view origin point to the 'Walking Figures' pedestrian plaza behind Broadway-City Hall Canada Line station, redefine the west (left) view cone boundary to align with the eastern-most edge of the building at 1038 Canada Place ('Pacific Rim'), redefine the east (right) view cone boundary to align with the western-most edge of the tower at 425 W 6th Avenue and redefine the lower view cone boundary to align with the roof level of the building at 485 W 8th Avenue ('The Rise'), generally as demonstrated in the view reference view reference materials in Appendices F and G of the Report dated June 28, 2024, entitled "Development Guidelines Early Actions — Public Views, Solar Access, and Residential Tower Floorplates".

xx. Public View 12.1 — Granville Bridge

Recommendation: Remove from list of Council-approved public views;

xxi. Public View 20.1 — Granville Street

Recommendation: Rename to 20 — Granville Street. Redefine the west (left) boundary of the view cone to align with the eastern-most edge of the anticipated Sen ákw towers and redefine the lower view cone boundary to align with the uppermost extent of the English Properties in West Vancouver, as generally demonstrated in the view reference image in view reference materials in Appendices F and G of the Report dated June 28, 2024, entitled "Development Guidelines Early Actions — Public Views, Solar Access, and Residential Tower Floorplates". Renumber view from '20.1' to '20';

xxii. Public View 20.2 — Granville Street

Recommendation: Remove from list of Council-approved public views;

xxiii. Public View 21 — Commercial Drive

Recommendation: Redefine the west (left) boundary of the view cone to align with the northeast corner of the site at 2485 Commercial Drive, redefine the east (right) view cone boundary to align with the east curb line of Commercial Drive and redefine the lower view cone boundary as generally demonstrated in the view reference image in view reference materials in Appendices F and G of the Report dated June 28, 2024, entitled "Development Guidelines Early Actions — Public Views, Solar Access, and Residential Tower Floorplates";

FURTHER THAT staff be instructed to publish revised Public Views Guidelines as altered to reflect these changes.

B. THAT Council approve the Solar Access Guidelines for Areas Outside of Downtown, generally as presented in Appendix C of the Report dated

June 28, 2024, entitled "Development Guidelines Early Actions — Public Views, Solar Access, and Residential Tower Floorplates"

FURTHER THAT Council instruct staff to report back on the impacts of changing the solar access timeframe from 10 am to 4 pm PDT to 10 am to 2 pm PDT from the spring through the fall equinoxes by Q1 2025;

AND FURTHER THAT Council approve the proposed consequential amendments related to solar access in policy documents, generally as presented in Appendix D of the Report dated June 28, 2024, entitled "Development Guidelines Early Actions — Public Views, Solar Access, and Residential Tower Floorplates".

- C. THAT Council directs staff to initiate a comprehensive review of solar access in public spaces in downtown neighbourhoods and assess the impacts of shadow policies on the delivery of housing and jobs space;

FURTHER THAT Council instruct staff to report back on the impacts of changing the solar access timeframe from 10 am to 4 pm PDT to 10 am to 2 pm PDT from the spring through the fall equinoxes Q1 2025.

- 4. THAT Council direct staff to initiate a comprehensive review of Council-approved public view '12.2+ (Granville Bridge), including potential new view origin point(s) as part of the Granville Street Planning Program;

FURTHER THAT Council direct staff to report back with consequential amendments to the Public Views Guidelines at the conclusion of the Granville Street Planning Program.

- A. THAT Council direct staff to initiate a comprehensive review of Council-approved public views at Trout Lake and undertake public consultation to identify updates to these views, including but not limited to new view origin point(s), in response to the Council-approved Transit-Oriented Areas Rezoning Policy;

FURTHER THAT Council direct staff to report back with recommended updates to the public views (Trout Lake) and consequential amendments to the Public Views Guidelines in 2025.