

File No.: 04-1000-20-2024-113

May 30, 2024

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of February 16, 2024 under the ***Freedom of Information and Protection of Privacy Act*** for:

Record of terms of reference, project tracking documents, and final report/result of the April 2018 View Cone dataset update. Date range: September 1, 2017 to June 30, 2018.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2024-113); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Alternatively, you can call the FOI Case Manager at 604-871-6584.

Encl. (Response Package)

:kt

3.2.1

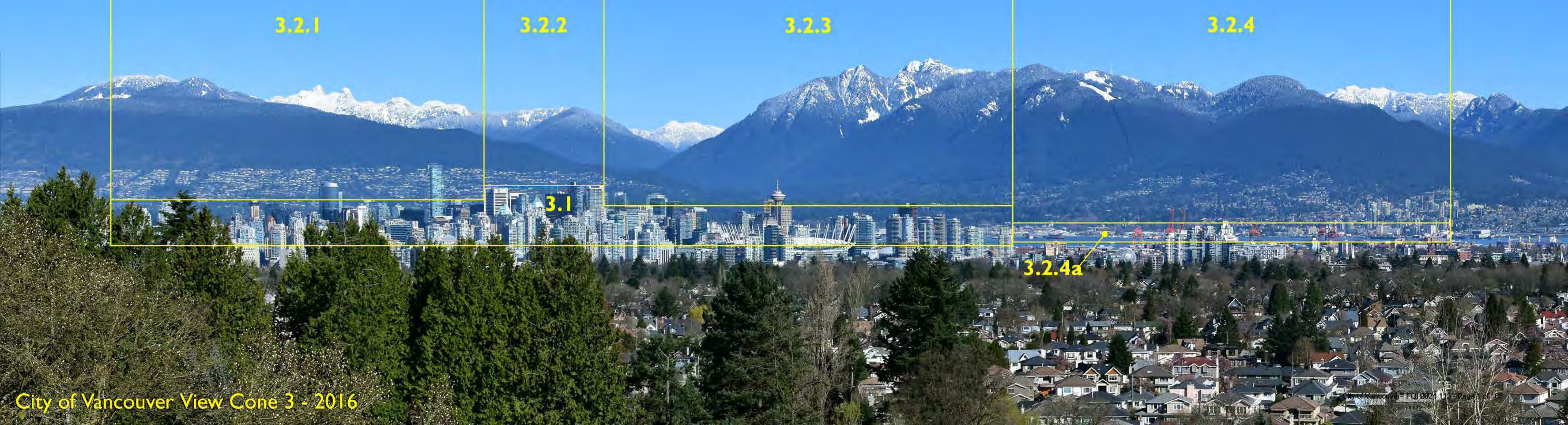
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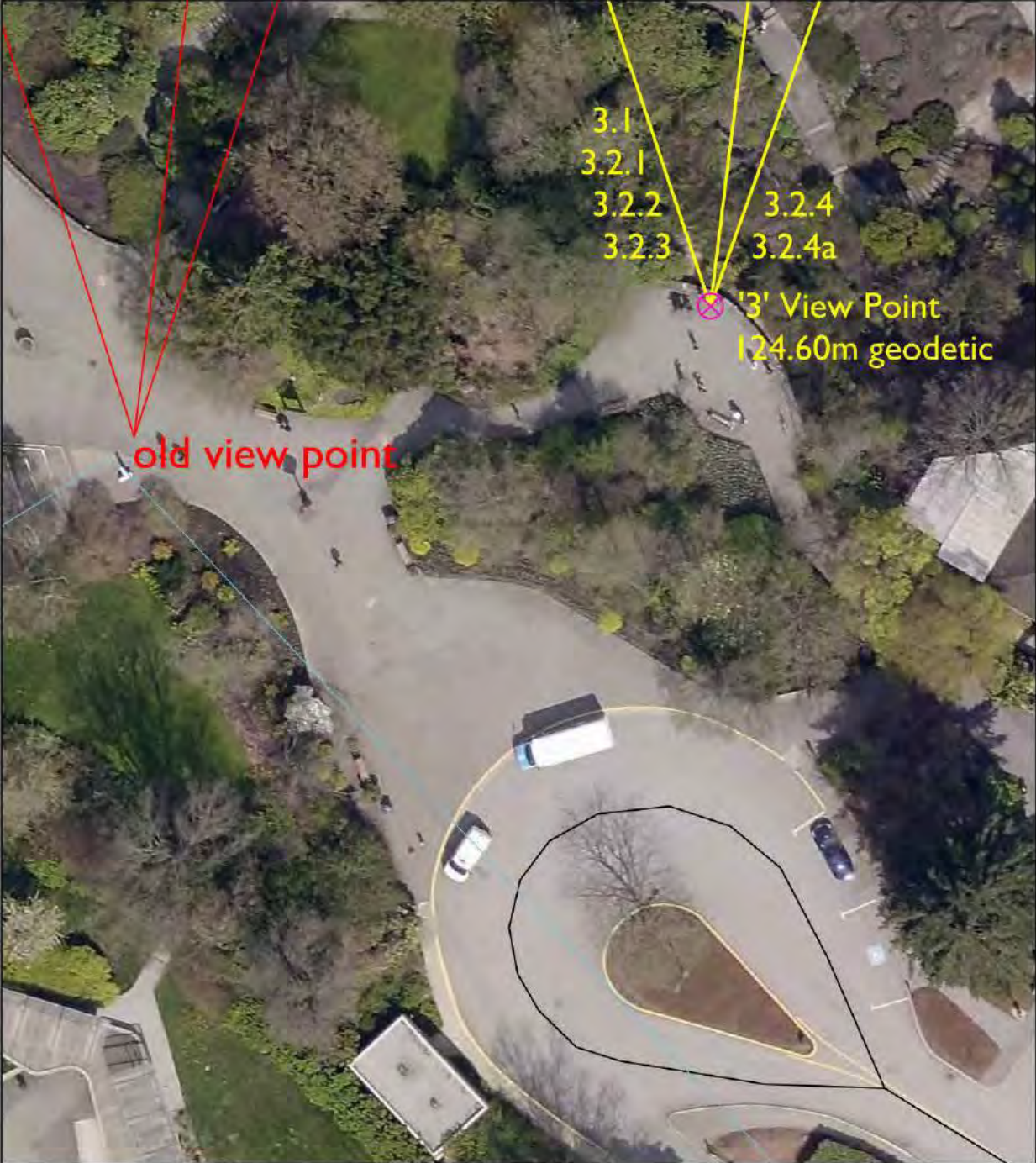
3.2.3

3.2.4

3.1

3.2.4a





old view point

3.1
3.2.1
3.2.2
3.2.3
3.2.4
3.2.4a
3' View Point
124.60m geodetic

View Cone 3

View Point: Mountain lookout in Queen Elizabeth Park - North of Restaurant

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View Point Elevation: 124.60m

View Field: Downtown Skyline & North Shore Mtns





550 Taylor

3.1

3.2.3

3.2.4

3.2.4a



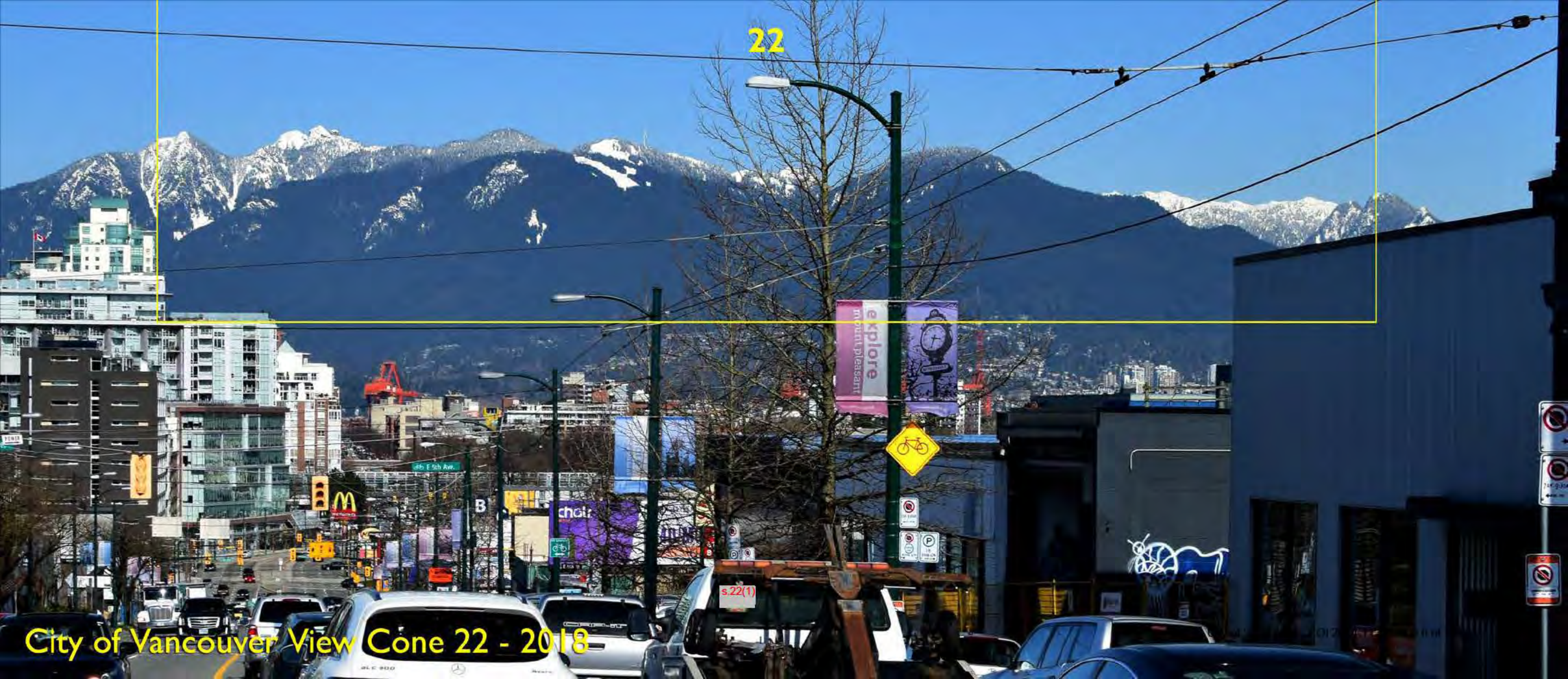
Vancity

183 Terminal

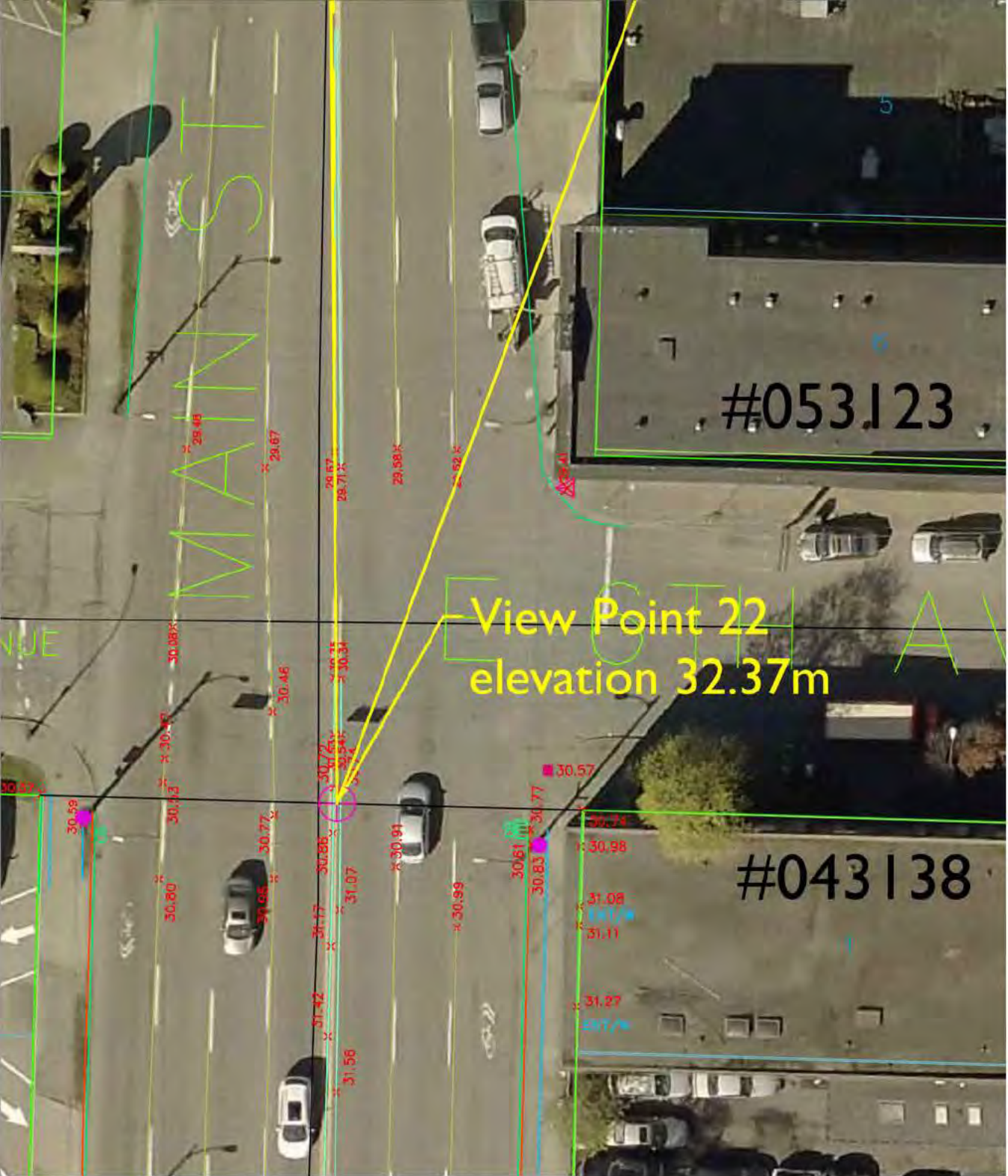


431 Princess (Church Spire)

22



City of Vancouver View Cone 22 - 2018



View Cone 22

View Point: Middle of Main Street at E 6th Avenue (South side of intersection)

View Point Elevation: 32.37m

View Field: North Shore Mountains



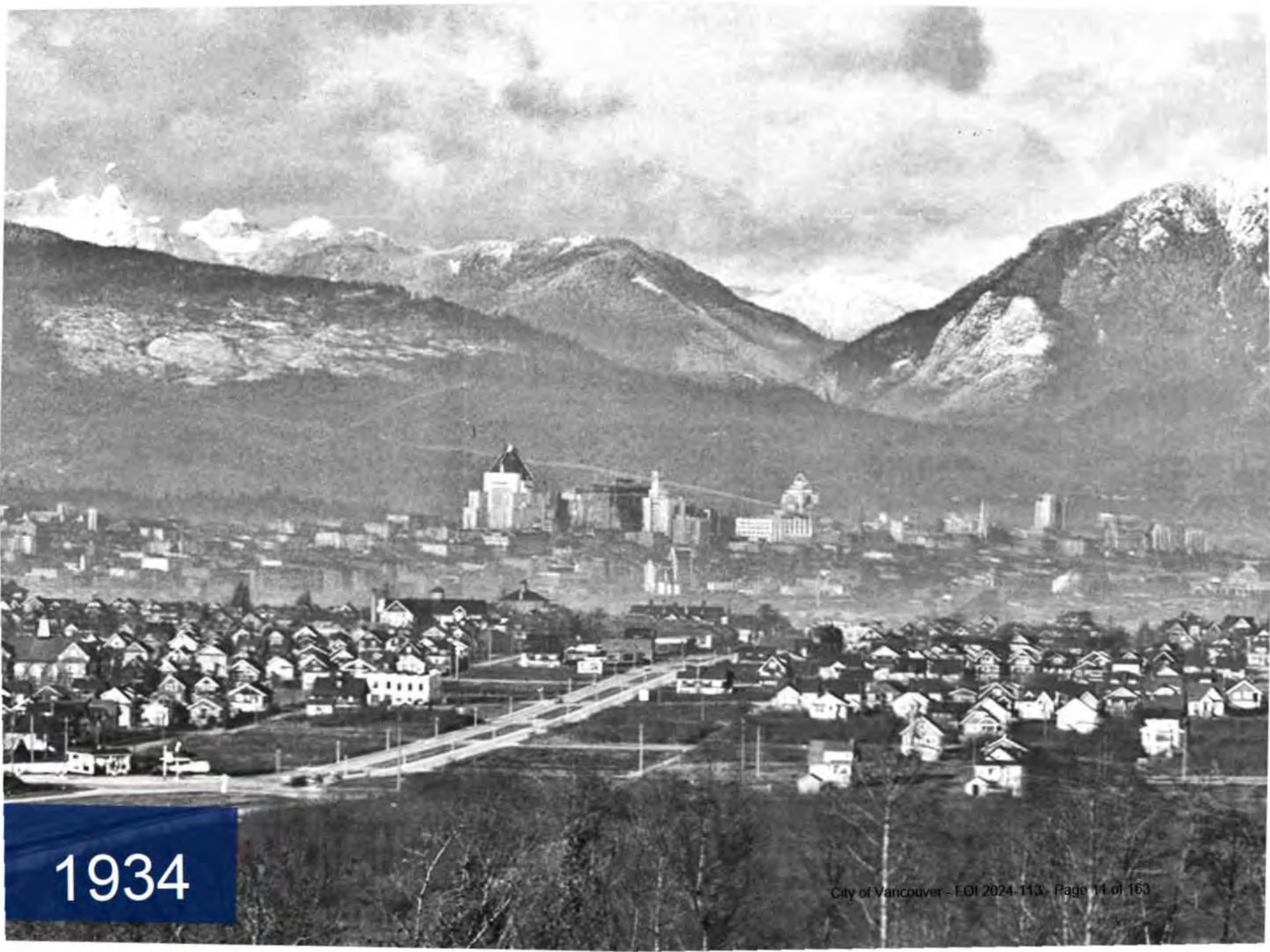
1182 Quebec

Vancity

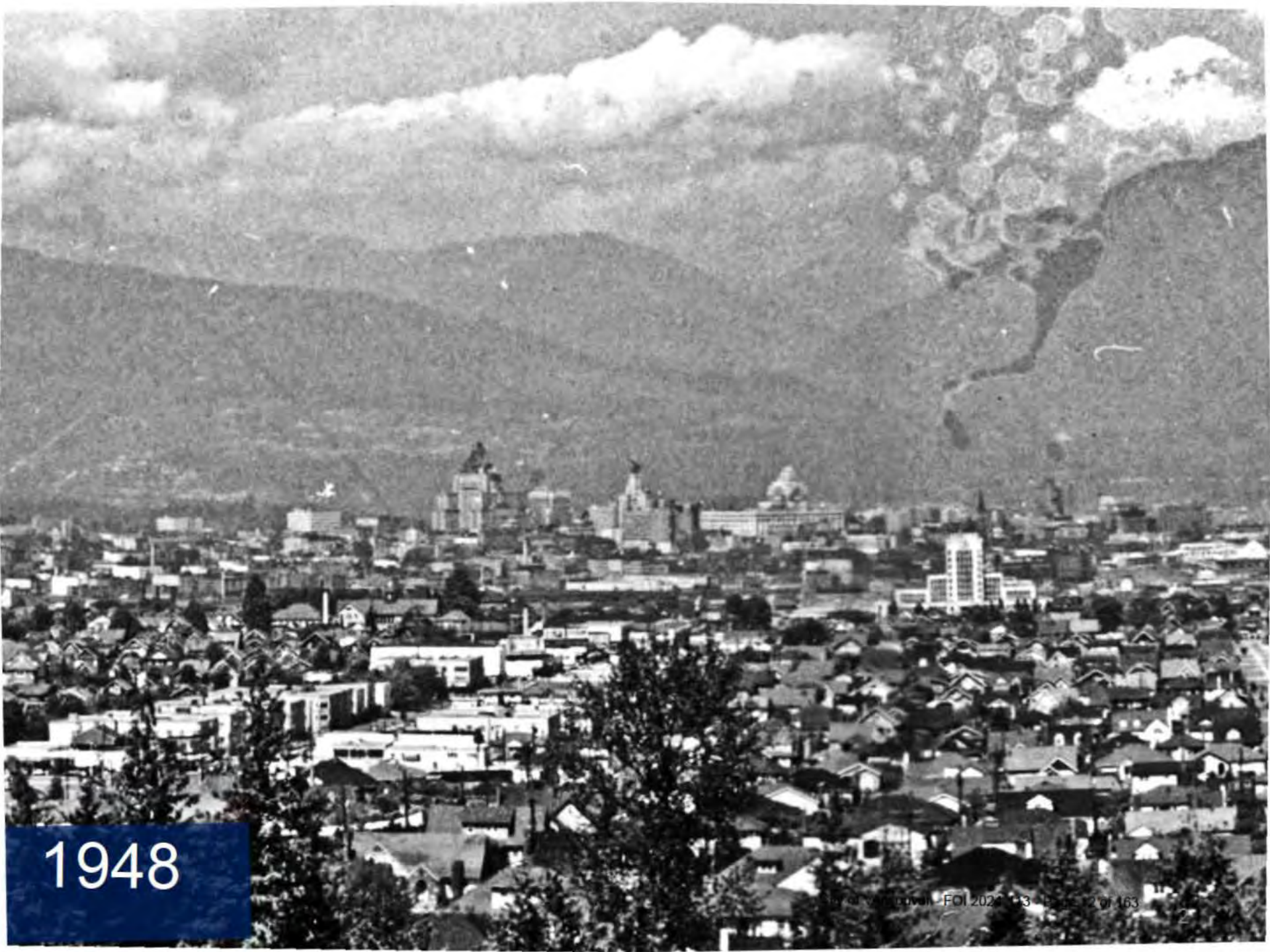




2148 Main



1934



1948



1950



1965



1975



2007



2009



2016



2018



Vancouver's Protected Views

An Update to MTM

April 19, 2018

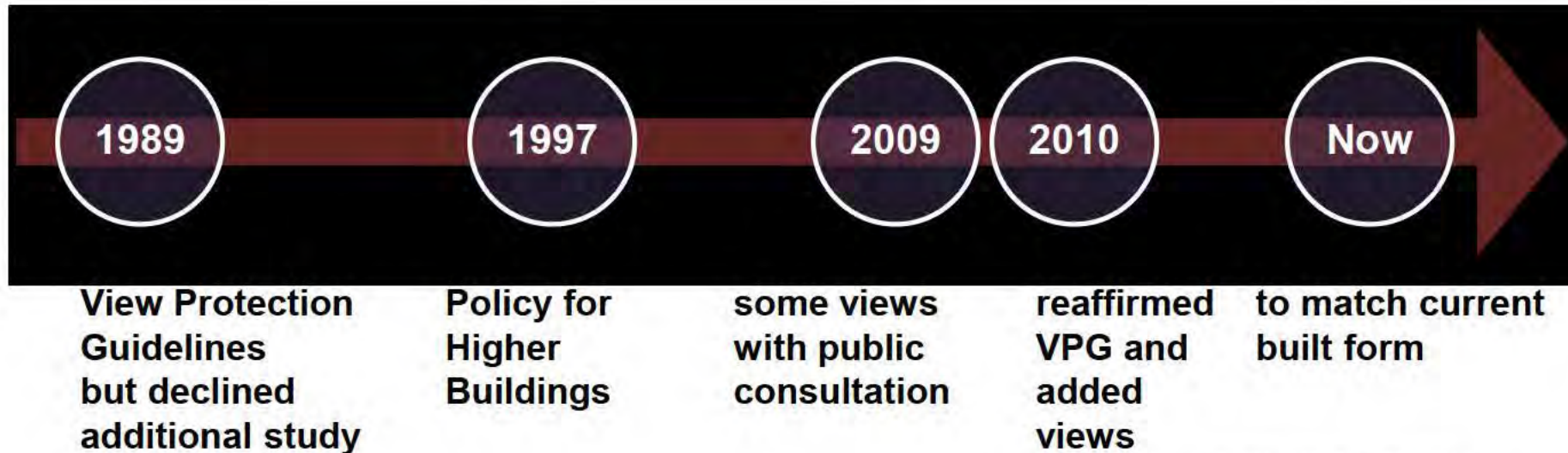
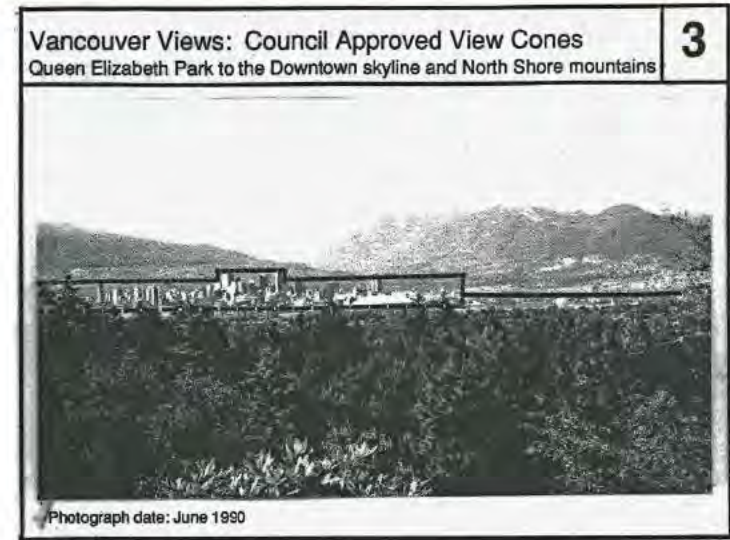
Where we're at!

- ▲ New Data Set Finished
- ▲ Sharing?
- ▲ Outstanding Issues



View Protection Guidelines

- Created post Expo
- Extensive community consultation
- Few amendments
- Still an Interim Policy



New Data Set

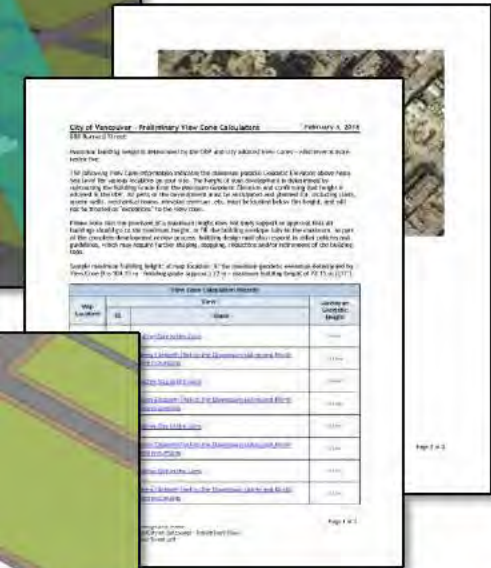
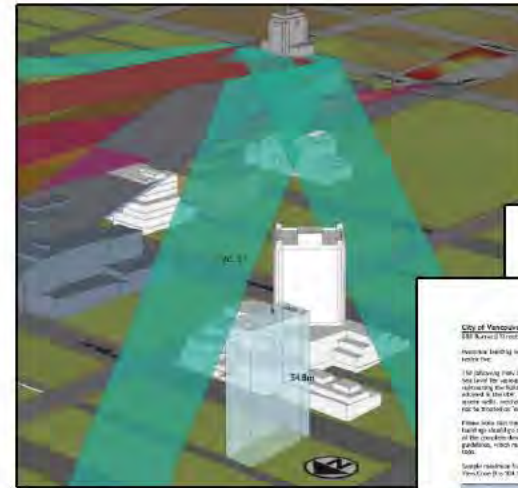
- Used registered building plans & Engineering's Survey data
- Created in Cad and 3D modeled in SketchUp
- Photo-matched

VC Height Inquiries

- provide 3D maximum building height illustrations

Less staff time

- Model set up with views
- Integrated with Cad
- View photos updated every year to two years



Substantial Changes to View Cones

	moved View Point, established Eastern Reference building and boundary, established Western Reference building and boundary, established Reference Point building and Plimsol Line		establish View Point, establish Eastern Reference buildings and boundaries, establish Western Reference buildings and boundaries, establish Reference Point buildings and Plimsol Lines		confirmed View Point, confirmed Eastern Reference building and boundary, confirmed Western Reference building and boundary, new Reference Point building and Plimsol Line
	moved View Point, new Eastern Reference building and boundary, new Western Reference building and boundary, new Reference Point building and Plimsol Line		establish View Point, establish Eastern Reference buildings and boundaries, establish Western Reference buildings and boundaries, establish Reference Point buildings and Plimsol Lines		moved View Point, confirmed Eastern Reference building and boundary, confirmed Western Reference building and boundary, new Reference Point building and Plimsol Line
	moved View Point, established Eastern Reference building and boundary, new Reference Point building and Plimsol Line		establish View Point, establish Eastern Reference building and boundary, establish Western Reference building and boundary, establish Reference Point building and Plimsol Line		confirmed View Point, moved Eastern Reference building and boundary, confirmed Western Reference building and boundary, confirmed Reference Point building and Plimsol Line
	moved View Point, new Eastern Reference building and boundary, new Western Reference building and boundary, new Reference Point building and Plimsol Line		establish View Point, establish Eastern Reference buildings and boundaries, establish Western Reference buildings and boundaries, establish Reference Point buildings and Plimsol Lines		split view into two parts 20.1 & 20.2 – moved View Point, established Eastern Reference building and boundary, moved Western Reference building and boundary, confirmed Reference Point building and Plimsol Line
	moved View Point, new Western Reference building and boundary, new Reference Point building and Plimsol Line moved View Point, new Eastern Reference building and boundary, new Reference Point building and Plimsol Line		moved View Point, establish Eastern Reference building and boundary, establish Western Reference building and boundary, new Reference Point building and Plimsol Line		confirmed View Point, established Eastern Reference building and boundary, established Western Reference building and boundary, new Reference Point building and Plimsol Line
	new Eastern Reference building and boundary, new Western Reference building and boundary, new Reference Point building and Plimsol Line		confirmed View Point, establish Eastern Reference building and boundary, moved Western Reference building and boundary, new Reference Point building and Plimsol Line		moved View Point, moved Eastern Reference building and boundary, moved Western Reference building and boundary, new Reference Point building and Plimsol Line
	moved View Point, establish Eastern Reference building and boundary, establish Western Reference building and boundary, new Reference Point building and Plimsol		moved View Point, confirmed Eastern Reference building and boundary, new Western Reference building and boundary, new Reference Point building and Plimsol Line		Expanded and split view to include The Lions. The Lions establish View Point, establish Eastern Reference building and boundary (Grandview Woodland Plan), establish Western Reference building and boundary (Safeway Site), new Plimsol Line (Grandview Woodland Plan). Moved View Point, moved Eastern Reference building and boundary, moved Western Reference building and boundary (Grandview Woodland Plan), moved Plimsol Line (Grandview Woodland Plan)
	moved View Point, establish Eastern Reference building and boundary, Western Reference building and boundary (pending future NEFC development), new Reference Point building and Plimsol but will change with pending future NEFC development		confirmed View Point, confirmed Eastern Reference building and boundary, confirmed Western Reference building and boundary, new Reference Point building and Plimsol Line		
	moved View Point, establish Eastern Reference building and boundary, Western Reference building and boundary (pending future NEFC development), new Reference Point and Plimsol but will change with pending future NEFC development		moved View Point, new Eastern Reference building and boundary, new Western Reference building and boundary, new Reference Point building and Plimsol Line		

Substantial Changes to View Cone 3



View Cone 3: Protected views of the mountains, downtown skyline and the water of Burrard Inlet East of the Downtown Co

Changes to	Details
All	<ul style="list-style-type: none"> • moved View Point
Mountain Views	<ul style="list-style-type: none"> • 3.2.1 - confirmed Eastern Reference building and boundary, establish Western Reference building and boundary, new Reference Point building and Plimsol Line • 3.2.2 - confirmed Eastern Reference building and boundary, confirmed Western Reference building and boundary, confirmed Reference Point building and Plimsol Line • 3.2.3 - moved Eastern Reference building and boundary, confirmed Western Reference building and boundary, moved Reference Point building and Plimsol Line
Downtown Skyline and Burrard Inlet Views	<ul style="list-style-type: none"> • Council Approved Amendment in 1990 added these views. Views are currently under discussion as part of Central Broadway review. • 3.1 - moved Eastern Reference building and boundary, establish Western Reference building and boundary, confirmed Reference Point building and Plimsol Line • 3.2.4 & 3.2.4a - established Eastern Reference building and boundary, moved Western Reference building and boundary, new Reference Point buildings and Plimsol Lines

Substantial Changes Example: View Cone A



Substantial Changes Example: View Cone D



Substantial Changes Example: View Cone E1



2018

Access to View Cone Data



Open Data

- Available online to public
- Limited file formats (requires software)
- Inaccurate and out-of-date

?
**Update or
remove
application?**



Vanmap

- Available online to public
- Staff can access height calculator
- Complicated, inaccurate and out-of-date

?
**Update or
remove
application?**



Site Specific View Cone Inquiry

- Request via email by real estate agents, developers, architects, public, owners and staff
- Limited staffing
- Accurate and up-to-date

?
**Migrate to
Open Data
or email?**

Building Height Calculations

- Maximum building height is determined by the Zoning and Development By-law, Official Development Plan (ODP), and City adopted View Cones whichever is more restrictive

EXCEPT

- Rezoning process bypasses existing zoning and the ODP and View Cones become the new limit to height in the Downtown

EXCEPT

- Developers now offer incentives (eg. social housing) or propose “Gateway Buildings” (eg. NEFC) to purchase area in the view cones



How should staff respond to developers?



View Cone Data

- Will an update to council be needed? - interim policy into regulations?
- What can be shared on Open Data?
- Are site specific analysis required or should we be giving the data to the applicants to calculate?
- How often should view photos be updated?

Building Heights

- Is a new policy for higher buildings required or will every new application be a negotiation with new policy?

Landscape Policy

- what form of landscaping can appear in protected views?
- Establish a relationship with Parks for maintaining views and,
- Develop a planting scheme for tree replacement in views.

View Cone Data

- Finish testing data set in Cad and SketchUp
- IT Update Posse, VanMap and, post files to Open Data
- Finish correcting photo set from 2018
- ?





431 Princess (Church Spire)

1182 Quebec

Vancity



550 Taylor

3.1

3.2.3

3.2.4

3.2.4a



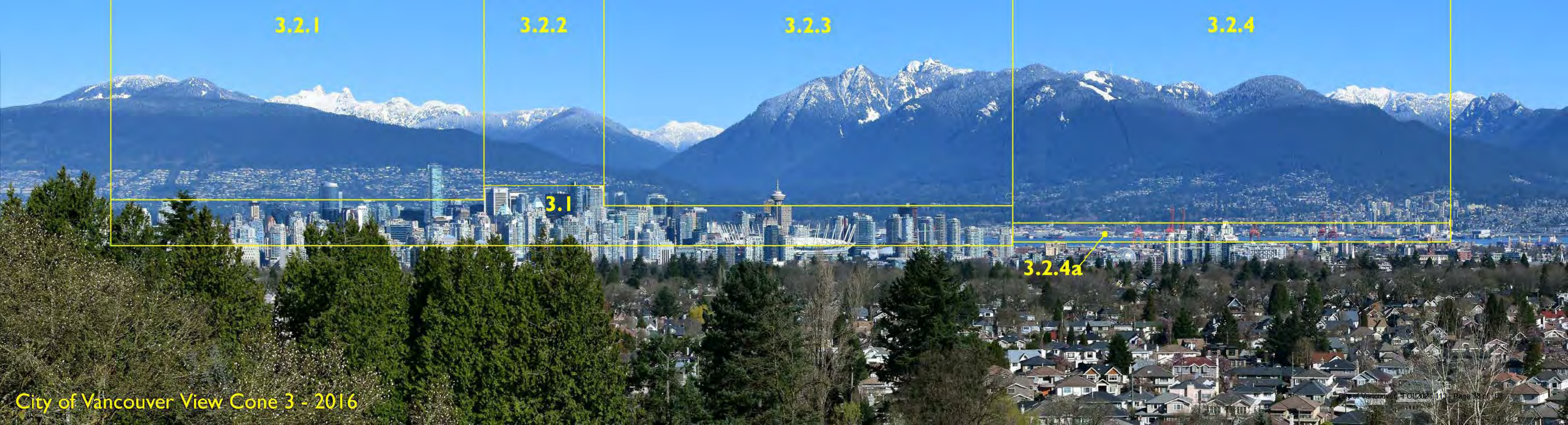
Vancity

183 Terminal



Vancity

183 Terminal



3.2.1

3.2.2

3.2.3

3.2.4

3.1

3.2.4a

10



City of Vancouver View Cone 10 - 2016

10

City of Vancouver View Cone 10 - 2018

W Broadway

20.1

20.2



City of Vancouver View Cone 20 - 2016

W Broadway

20.1



20.2



s.22(1)

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21



City of Vancouver View Cone 21 - 2016

21



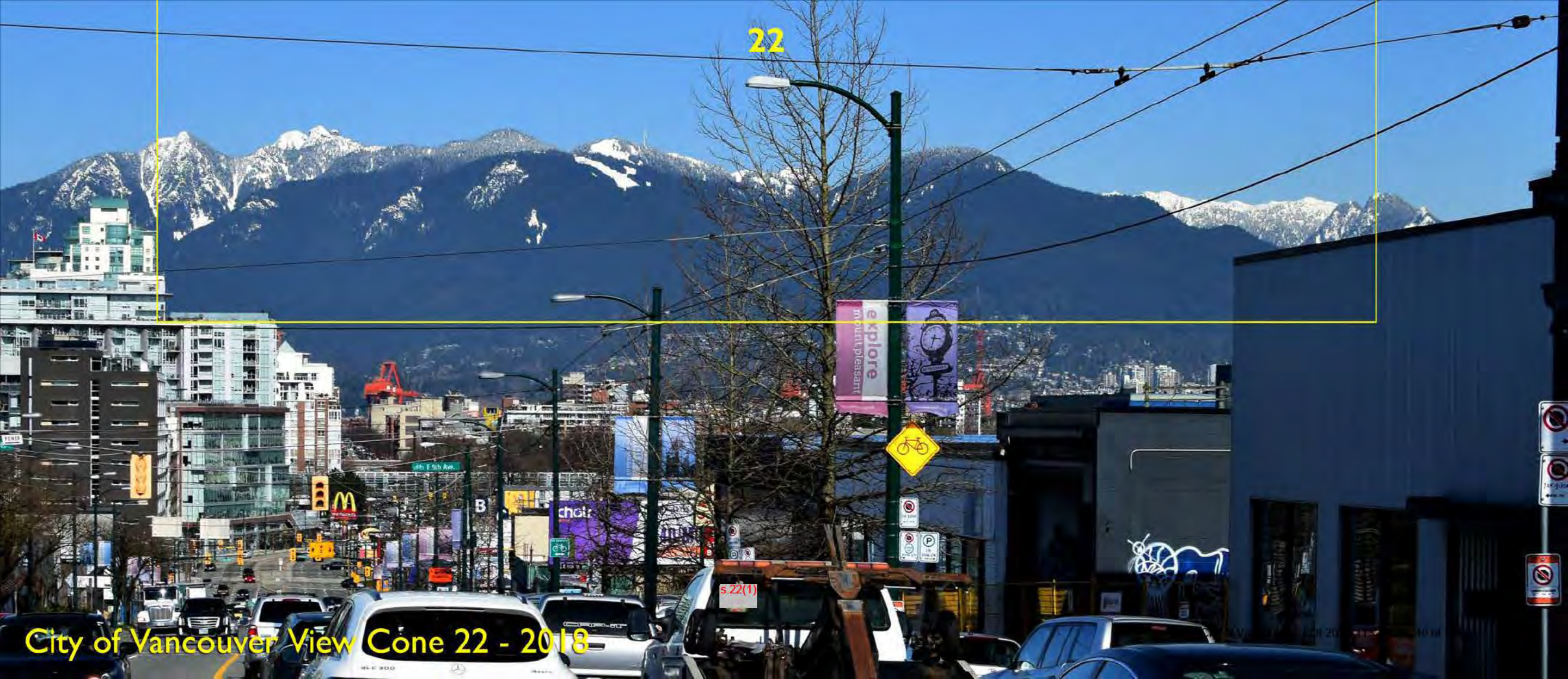
City of Vancouver View Cone 21 - 2018

22



City of Vancouver View Cone 22 - 2016

22



City of Vancouver View Cone 22 - 2018

Proposed View Cone 27.1

Proposed View Cone 27.2 Existing View Cone 27

Safeway Site at 120'

City of Vancouver View Cone 27 - 2016



9.1



City of Vancouver View Cone 9.1 - 2016

9.1



City of Vancouver View Cone 9.1 - 2018

9.2.1

9.2.2

City of Vancouver View Cone 9.2 - 2016

© 2016 Vancouver City Council



9.2.1

9.2.2



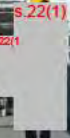
12.2



s.22(1)

City of Vancouver View Cone 12.2 - 2016

12.2



s.22(1)

s.22(1)

s.22(1)

City of Vancouver View Cone 12.2 - 2018

s.22(1)

s.22(1)

12.1.1

s.22(1)

City of Vancouver View Cone 12.1.1 - 2016

12.1.1



City of Vancouver View Cone 12.1.1 - 2018

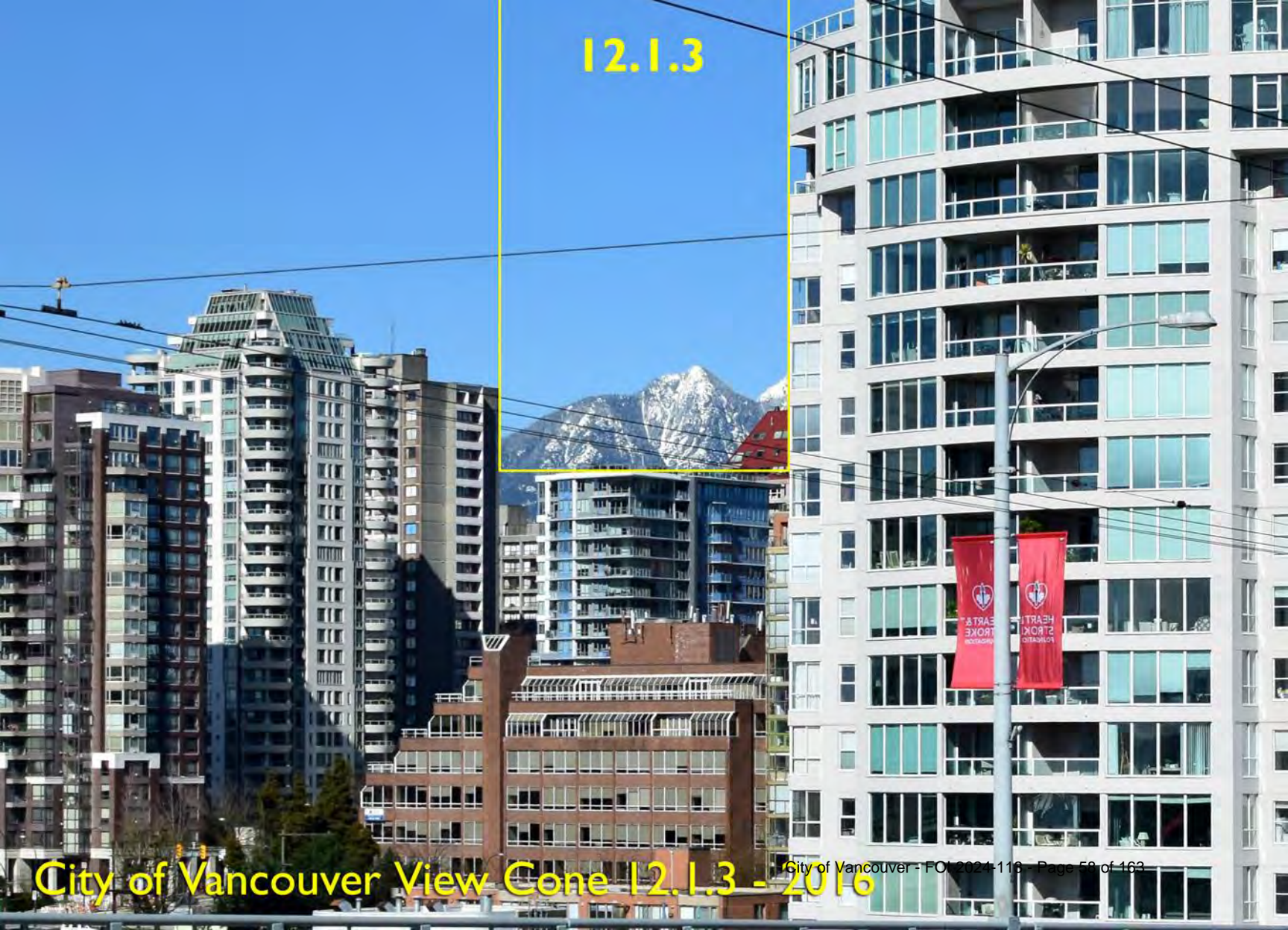
12.1.2

City of Vancouver View Cone 12.1.2 - 2016

12.1.2

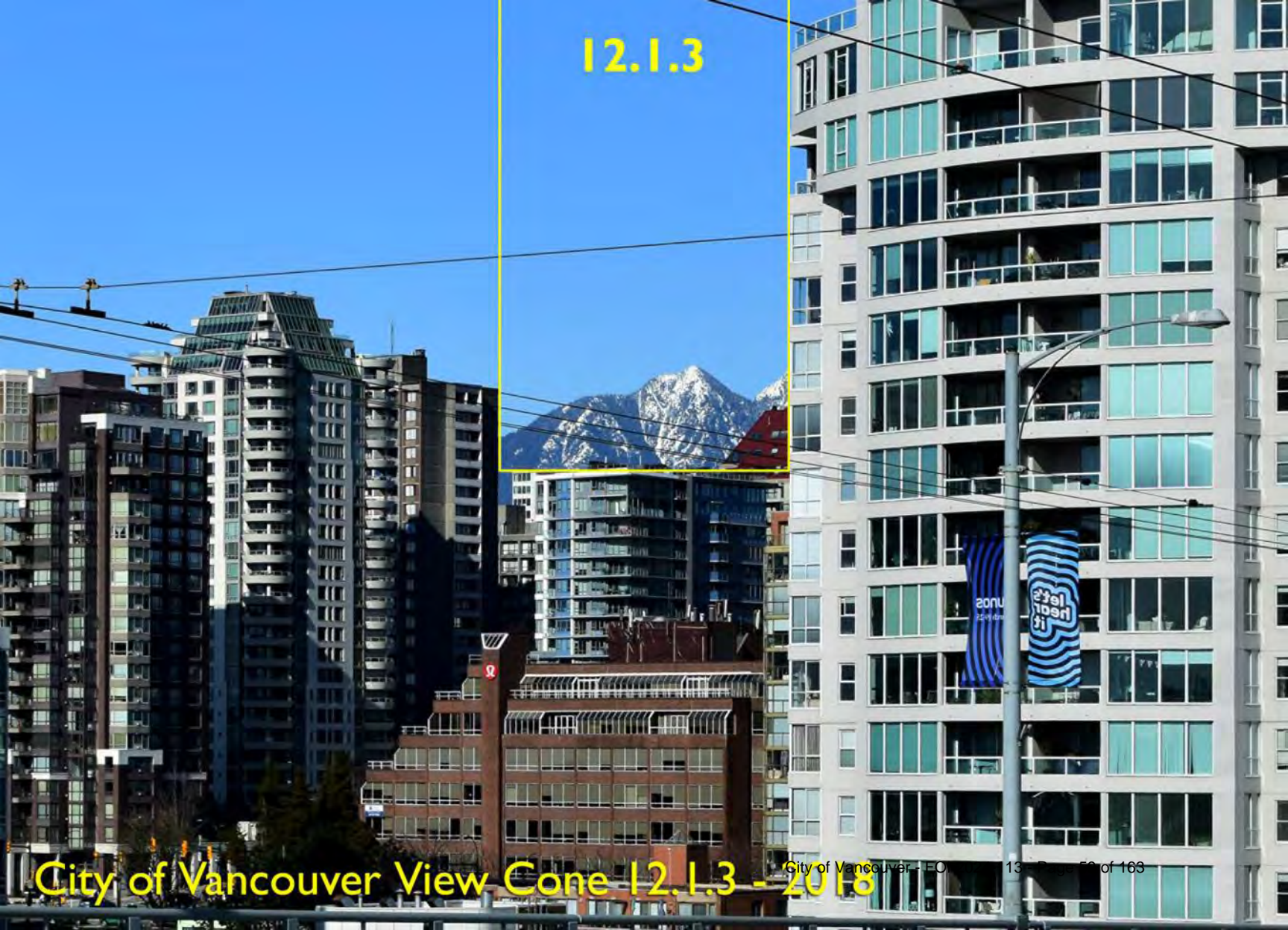
City of Vancouver View Cone 12.1.2 - 2018

12.1.3



City of Vancouver View Cone 12.1.3 - 2016

12.1.3



City of Vancouver View Cone 12.1.3 - 2018



A



A

B I



City of Vancouver View Cone B I - 2016



B I

City of Vancouver View Cone B I - 2018

B 2



B 2



City of Vancouver View Cone B 2 - 2018



C1

City of Vancouver View Cone C1 - 2016

C I

City of Vancouver View Cone C I - 2018

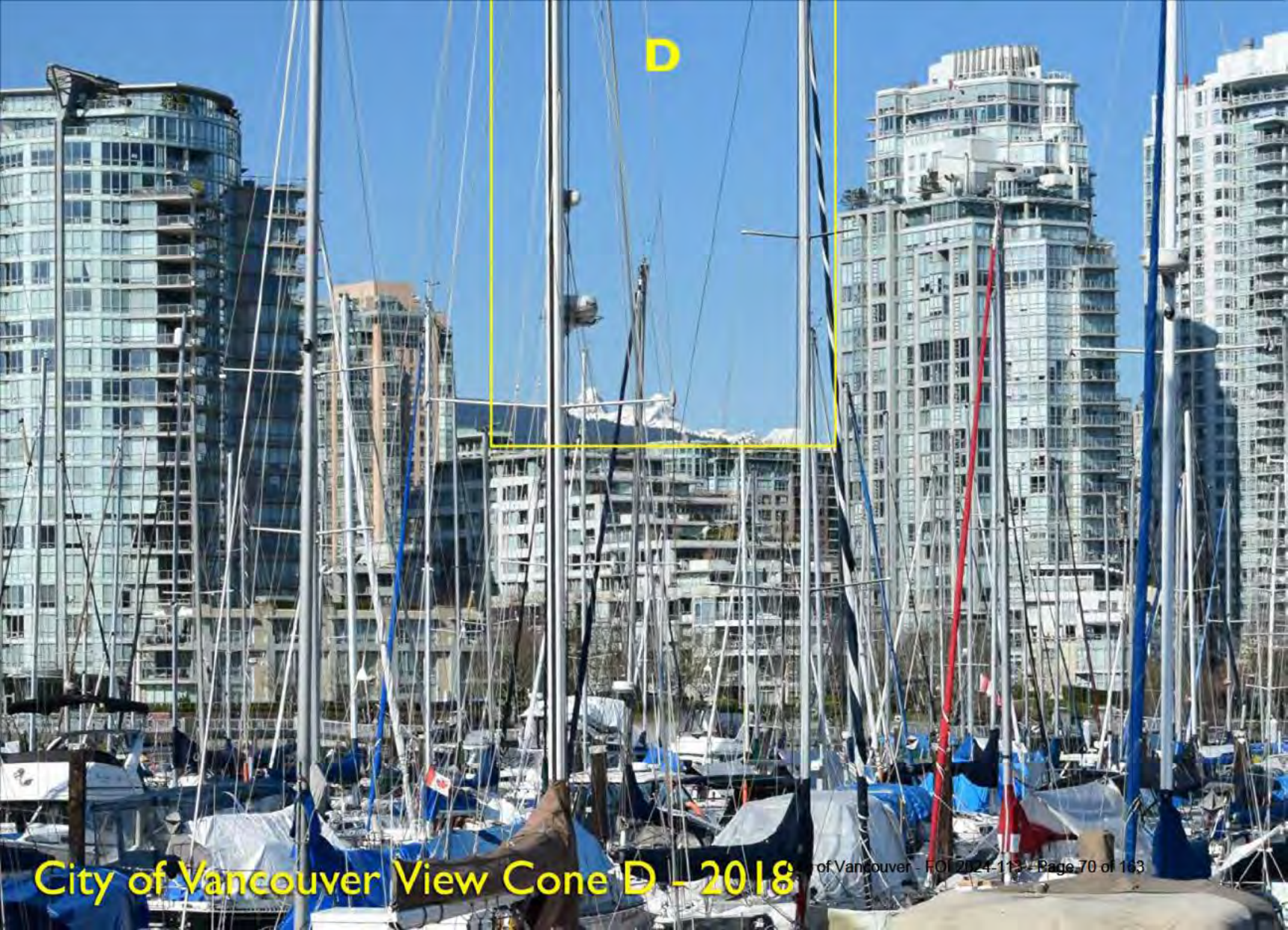
C 2.1 C 2.2

City of Vancouver View Cone C 2 - 2016



D

City of Vancouver View Cone D - 2016



D

City of Vancouver View Cone D - 2018

E I

s.22(1)

City of Vancouver View Cone E I - 2016

E I



s.22(1)

E 2.1



City of Vancouver View Cone E 2.1 - 2016

E 2.2



City of Vancouver View Cone E 2.2 - 2016

F 1.1

F 1.2 1.3

G 1.1

G 1.2



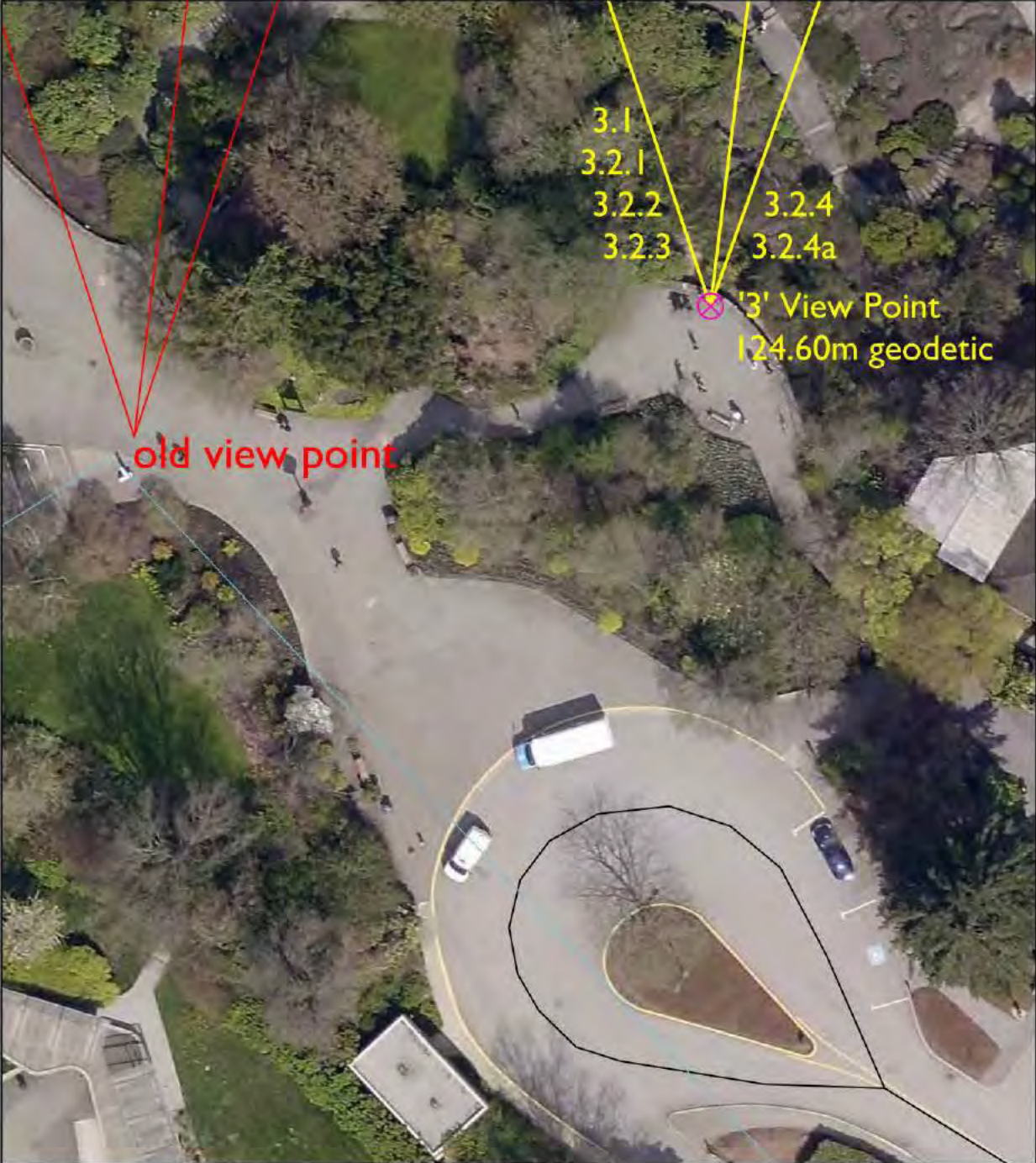


H

City of Vancouver View Cone H - 2016

J 1.1

J 1.2



old view point

3.1
3.2.1
3.2.2
3.2.3
3.2.4
3.2.4a

3' View Point
124.60m geodetic

View Cone 3

View Point: Mountain lookout in Queen Elizabeth Park - North of Restaurant

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View Point Elevation: 124.60m

View Field: Downtown Skyline & North Shore Mtns





old view point '22' View Point
32.40m geodetic

View Cone 22

View Point: Middle of Main Street at E 6th Avenue
(South side of intersection)

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View Point Elevation: 32.40m

View Field: North Shore Mountains



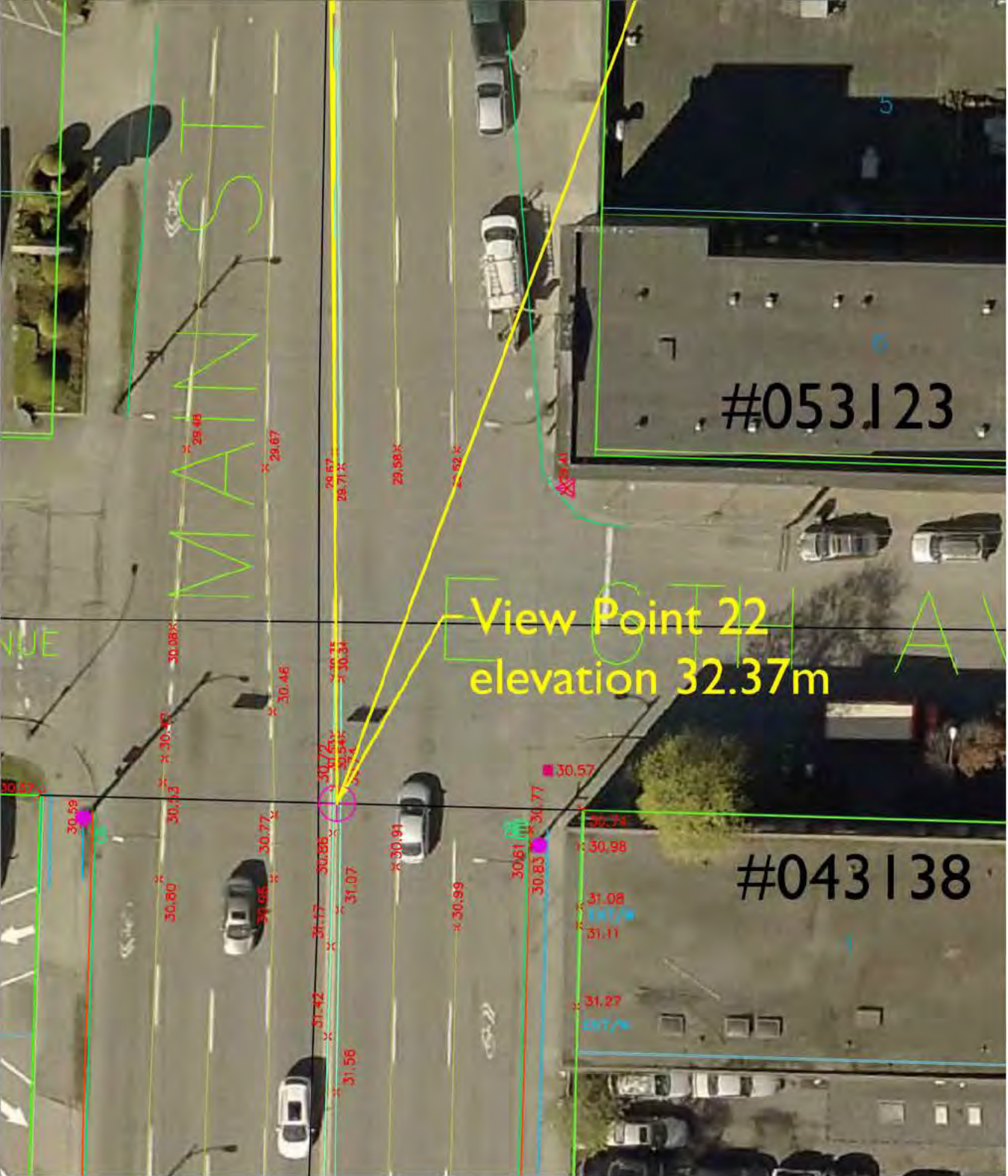
View Cone 3

View Point: Mountain lookout in Queen Elizabeth Park - North of Restaurant

View Point Elevation: 124.60m

View Field: Downtown Skyline & North Shore Mtns





View Point 22
elevation 32.37m

#053123

#043138



View Cone 22

View Point: Middle of Main Street at E 6th Avenue (South side of intersection)

View Point Elevation: 32.37m

View Field: North Shore Mountains