



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

Planning, Urban Design and Sustainability Department

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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, July 20, 2022, and March 29, 2023

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 building 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 building 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 building height. In some cases, the maximum building height that can be achieved without affecting the view is greater than the building 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:

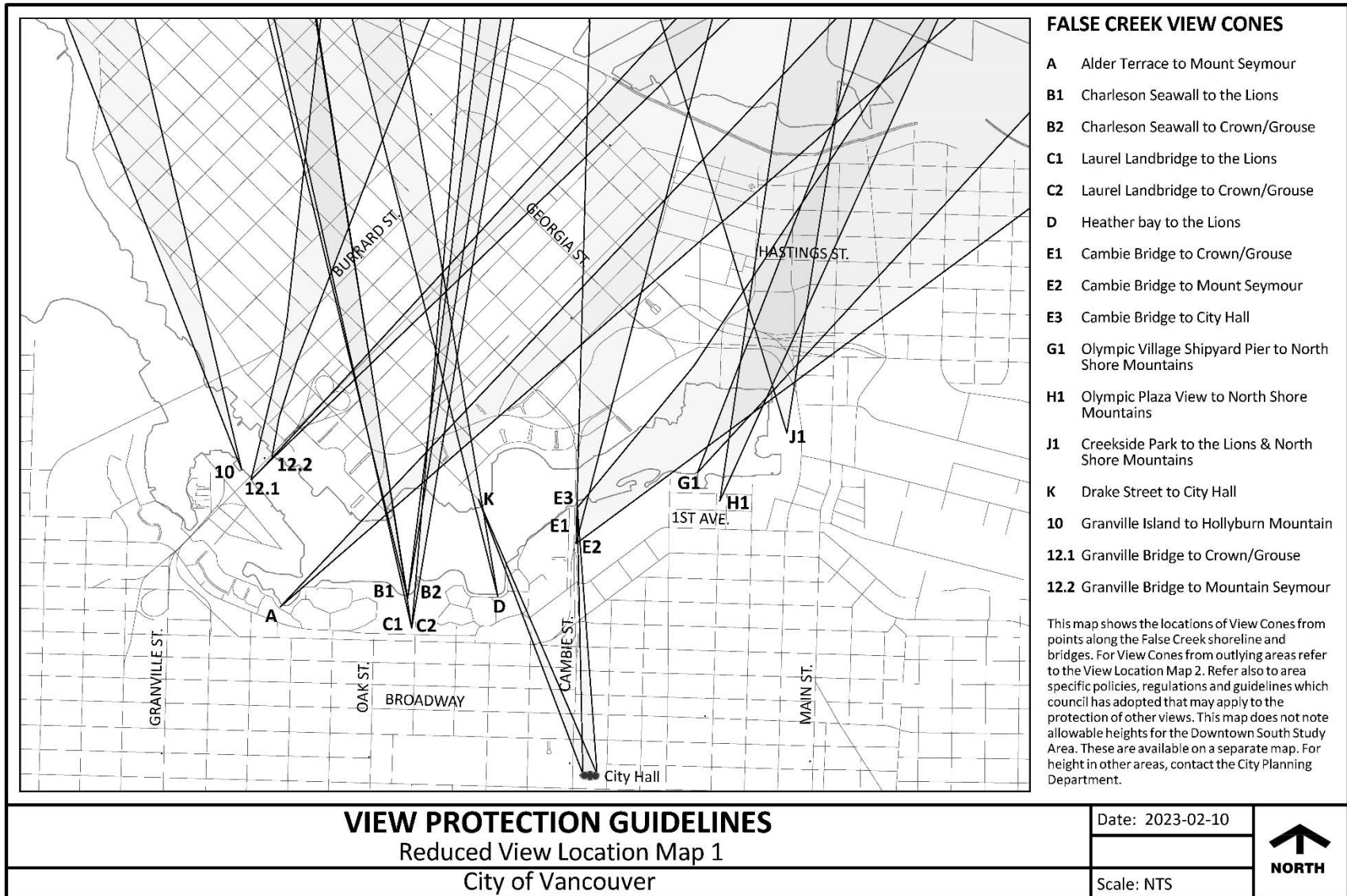
False Creek View Cones

<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
E3	Cambie Bridge	Cambie Bridge at top of the stairs above the South shore of False Creek	City Hall
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
K	Drake Street to City Hall	Seawall near Drake Street	City Hall

View Location Map 1 (False Creek)



View Location Map 2 (Outlying Areas)

