

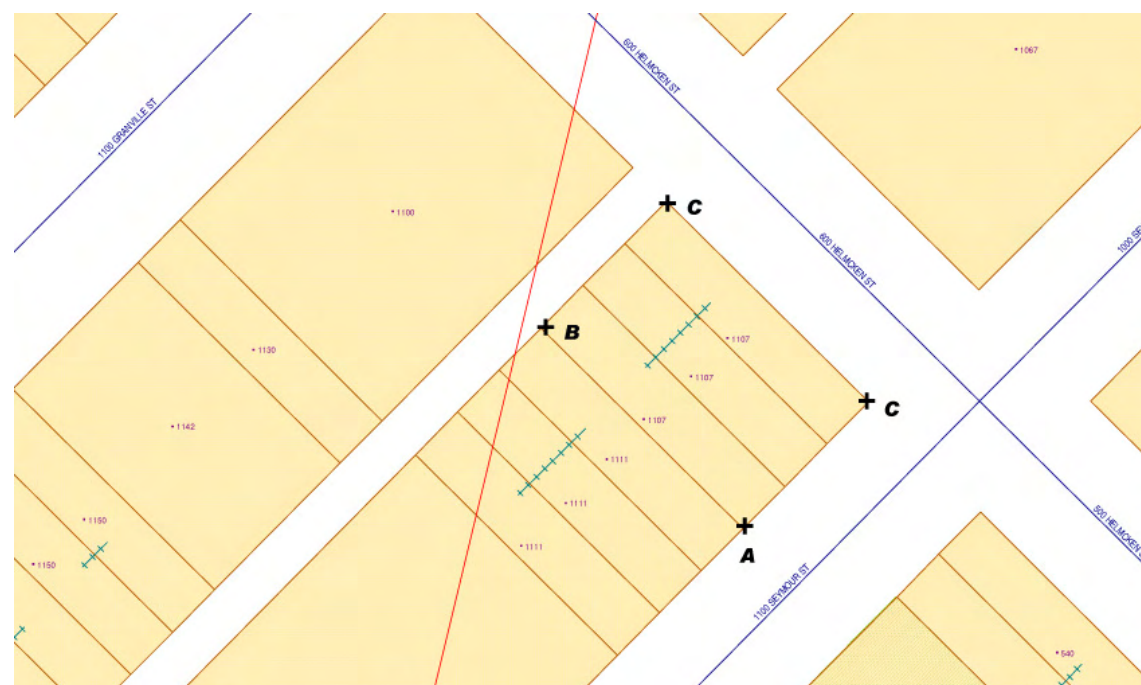
View Corridor Guidelines

Maximum building height is determined by the ODP and City adopted View Cones - whichever is more restrictive.

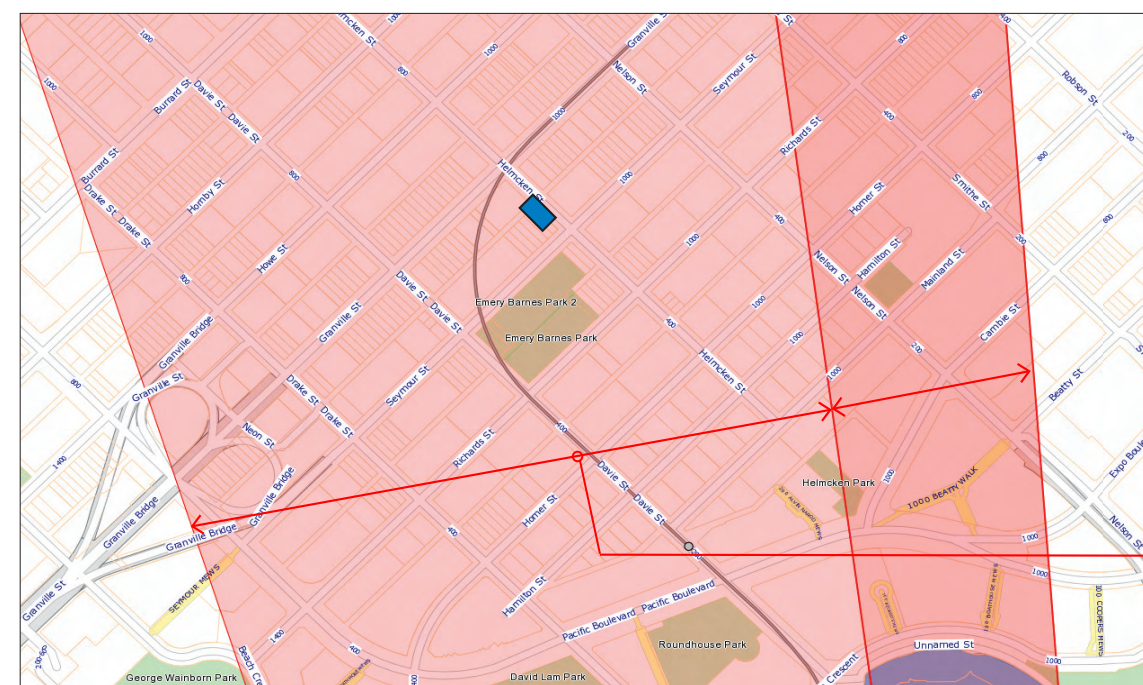
The following View Cone information indicated the maximum possible Geodetic Elevation above Mean Sea Level for various locations on your site. The height of your development is determined by subtracting the Building Grade from the Maximum Geodetic Elevation and confirming that height is allowed in the ODP. All parts of the development must be anticipated and planned for, including stairs, screens walls, mechanical rooms, elevator overruns, etc, must be located below this height, and will not be treated as "exceptions" to the view cone.

Please note that the provision of a maximum height does not imply support or approval that all buildings should go to the maximum height, or fill the building envelope fully to the maximum. As part of the complete development review process, building design must also respond to other policies and guidelines, which may require further shaping, stepping, reductions and/or refinement of the building tops.

Preliminary View Cone Calculation Records - 1107 Seymour Street			
Map Location	View		Maximum Geodetic Elevation
	ID	Name	
A	F1.1	Choklit Park to Grouse & Mount Fromme	121.58m
	3.2.1	Queen Elizabeth Park to the Downtown skyline and North Shore mountains	140.85m
B	F1.1	Choklit Park to Grouse & Mount Fromme	122.75m
	3.2.1	Queen Elizabeth Park to the Downtown skyline and North Shore mountains	140.98m
C	F1.1	Choklit Park to Grouse & Mount Fromme	124.09m
	3.2.1	Queen Elizabeth Park to the Downtown skyline and North Shore mountains	141.03m
D	F1.1	Choklit Park to Grouse & Mount Fromme	122.92m
	3.2.1	Queen Elizabeth Park to the Downtown skyline and North Shore mountains	140.90m



VIEW CONES. SITE'S VIEW CORRIDOR CALCULATIONS



AREA PLAN - VIEW CONES 3.2

VIEW CORRIDOR 3.2.1
Queen Elizabeth Park
to Downtown Skyline
and the North Shore
Mountains