



Vancouver View Cone Calculation

APPLIED TO DOWNTOWN WATERFRONT HUB

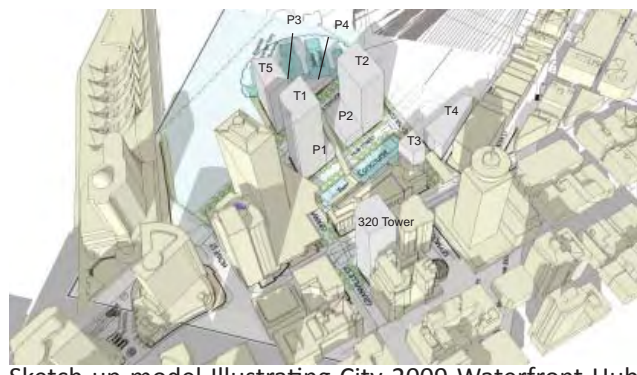
Site Elevation (W)	16.0
Site Elevation (N)	13.14
Site Elevation (E)	13.25
Site Elevation (S)	16.32

View Cone	View Point	View Point elevation	Reference point	Reference Point elevation	Distance to RP from VP	Nearest	Furthest	Nearest	Furthest
						Distance from VP to site	Distance from VP to site	MAX HEIGHT (m)	MAX HEIGHT (m)
12.2 Granville Bridge MP	41.64 Stock Exchange Tower	126.68	1673.35	2035.48 (S)	2071.68 (N)	128.76	133.78	422.45	
E1 Cambie Bridge 1/3 point	21.83 Harbour centre roof of tower	122.41	1648.96	1749.02 (S)	1802.45 (N)	112.19	118.63	368.09	
9.1 Cambie @ 10th	34.63 Stock Exchange Tower	126.68	2382.98	2620.74 (S)	2674.33 (N)	119.54	124.79	392.21	
9.2.2 Cambie @ 12th	43.47 Stock Exchange Tower	126.68	2553.91	2788.6 (S)	2842.2 (N)	118.01	122.93	387.16	

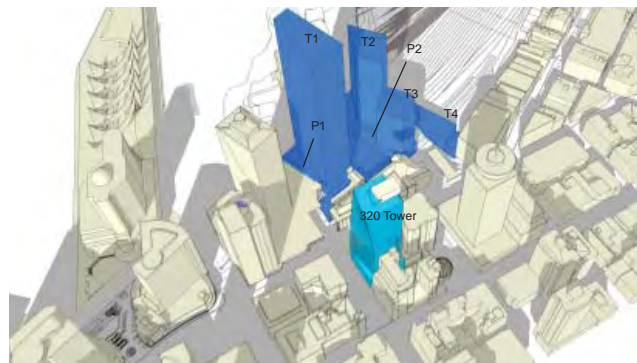
BUILDING HEIGHTS AND VIEW CORRIDORS

As noted by City Councillors at their approval of the Downtown Heights and View Cones Study, there is merit in flexibility in considering the detailed impacts where the City meets Burrard Inlet, in both urban design terms and on building program and public amenity.

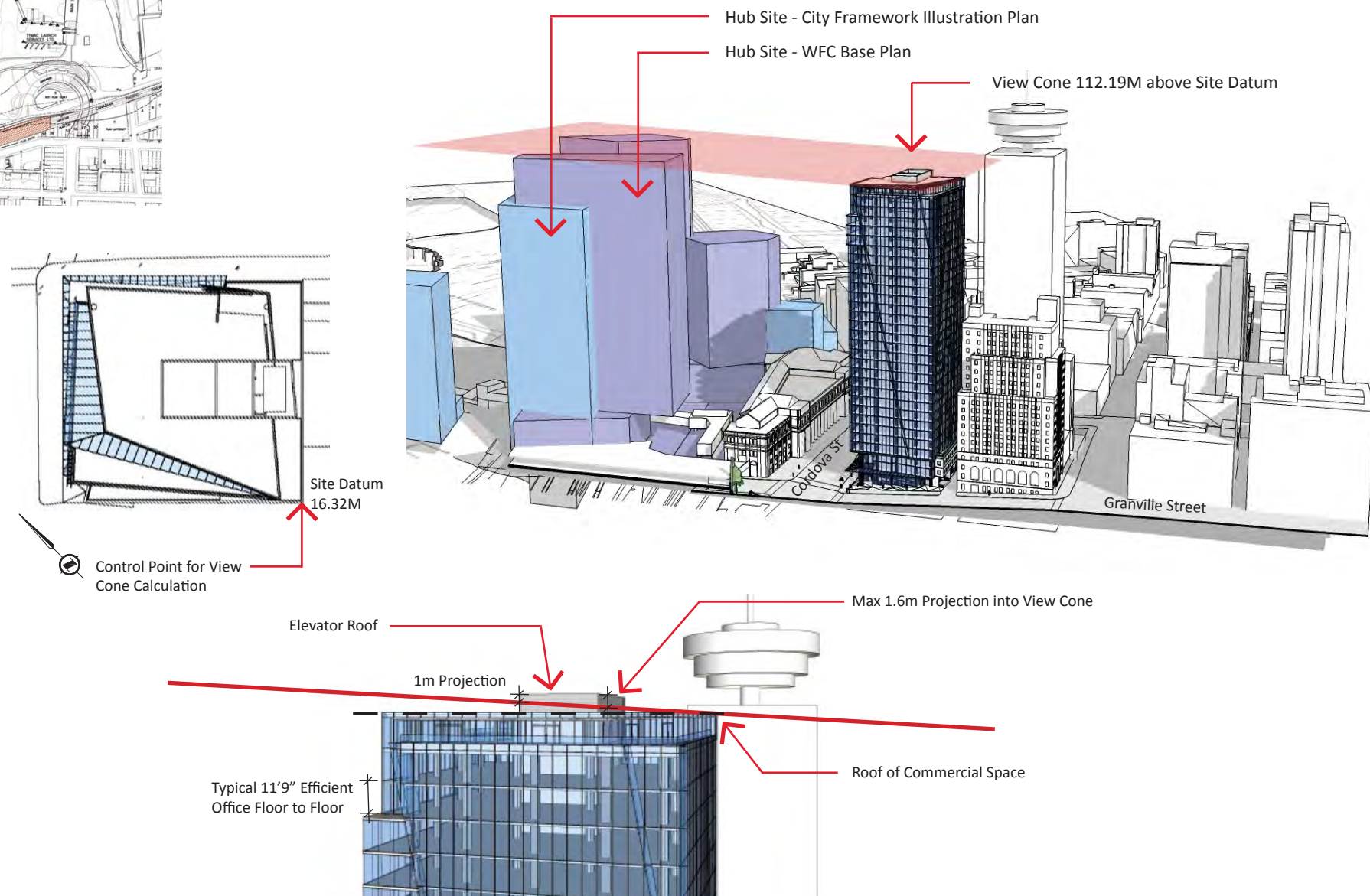
The setback top floor provides accessible and usable open space enable the building to be set clearly beneath the view cone line, with the sole penetration being aprox 1 metre to accomodate the elevator overrun.



Sketch up model illustrating City 2009 Waterfront Hub Framework Plan



Sketch up model illustrating "Whitecaps" 2009 Waterfront Hub Framework Plan



Commentary: