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## MEMORANDUM

January 17, 2011

TO: City Council

CC: P. Ballem, City Manager  
S.A. Johnston, Deputy City Manager  
M. Coulson, City Clerk  
M. Welman, Director of Communications  
C. Fenby, Assistant Director, Integrated Marketing and Communications  
D. McLellan, General Manager of Community Services  
F. Connell, Director of Legal Services  
P. Judd, General Manager of Engineering Services  
R. Jenkins, Assistant Director, Central Area Planning  
K. McNaney, Senior Planner, Central Area Planning

FROM: Brent Toderian, Director of Planning

SUBJECT: RTS# 9014: Revised Appendix B - *General Policy for Higher Buildings* and Mayor's request for Capacity Implications of Higher Buildings (RTS# 08566)

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The purpose of this memo is to provide City Council with a revised Appendix B-*General Policy for Higher Buildings* for the Vancouver Views Report (RTS# 08566) that includes a new map with greater clarity, and to respond to Mayor Robertson's request during the Planning and Environment Committee Meeting on December 16, 2010 for further information on potential capacity related to the recommendations contained within the report.

### **Revised Appendix B- *General Policy for Higher Buildings***

As requested, the attached, revised Appendix B contains a replacement map for the proposed *General Policy for Higher Buildings*. Although the previous map was not factually inaccurate, it did create some confusion for members of the public. As such, Staff submit the revised map to bring additional clarity to the proposed higher building sites in the Downtown. Specifically, the new figure makes it more clear that the proposal before Council would affect the possible heights of seven sites only. This amendment does not change any of the recommendations contained in the Council Report, and the intent of the proposal remains unchanged.

### **Potential Additional Job Space and Residential Capacity From Proposed Higher Buildings**

The table below summarizes the incremental additional capacity (jobs and residents) that could result over time should Council approve the proposal, over and above existing job and residential space potential under current zoning and policy. The numbers have been broken

down to reflect the potential development of the seven Higher Building sites identified within the report. This information is being provided as an estimate only and is based upon the following assumptions:

- Residential buildings have been calculated with 9' floor to floor heights and 600 m<sup>2</sup> (6,458 ft<sup>2</sup>) floor plates
- Commercial buildings have been calculated with 11' floor to floor heights and 1,100 m<sup>2</sup> (11,840 ft<sup>2</sup>) floor plates
- Number of additional residents assumes 600 ft<sup>2</sup>/resident
- Number of additional jobs assumes 350 ft<sup>2</sup>/job.

	<i>COMMERCIAL CAPACITY</i>		<i>RESIDENTIAL CAPACITY</i>	
	<i>Additional Potential Area Above Current Policy</i>	<i>Additional Jobs</i>	<i>Additional Potential Area Above Current Policy</i>	<i>Additional Residents</i>
<b>THE BURRARD BUILDING</b> 1030 W Georgia	9,900 m <sup>2</sup> (106,563 ft <sup>2</sup> )	304	0	0
<b>ALBERNI SITE</b> 1050 Alberni to 755 Burrard	0	0	12,600 m <sup>2</sup> (135,625 ft <sup>2</sup> )	226
<b>MELVILLE PARKING LOT</b> 1133 Melville	15,400 m <sup>2</sup> (165,764 ft <sup>2</sup> )	474	0	0
<b>DOWNTOWN TOYOTA *</b> 1290 Burrard / 1281 Hornby	0	0	9,600 m <sup>2</sup> (103,334 ft <sup>2</sup> )	172
<b>BURRARD &amp; DAVIE</b> 1157 Burrard	0	0	1,800 m <sup>2</sup> (19,375 ft <sup>2</sup> )	32
<b>GRANVILLE GATEWAY (HOWE)</b> 711 Beach to 1412 Howe	0	0	13,200 m <sup>2</sup> (142,084 ft <sup>2</sup> )	237
<b>GRANVILLE GATEWAY (SEYMOUR)</b> 1450 Granville Street	0	0	16,200 m <sup>2</sup> (174,375 ft <sup>2</sup> )	291
<b>TOTALS</b>	<b>25,300 m<sup>2</sup></b> <b>(272,327 ft<sup>2</sup>)</b>	<b>778</b>	<b>53,400 m<sup>2</sup></b> <b>(574,793 ft<sup>2</sup>)</b>	<b>958</b>

\* Note: Although the additional height and associated density for the Downtown Toyota site is residential, the applicant is also proposing to include 190,000 sqft of OFFICE space, or job space for approximately 542 jobs. There will be additional jobs related to any retail or cultural components to the project.

I hope this is of assistance.

Regards,

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Director of Planning

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Attachment: Revised Appendix B, *General Policy for Higher Buildings*

# GENERAL POLICY FOR HIGHER BUILDINGS

*Adopted by City Council May 6, 1997*

*Amended January XX, 2011*

## Application and Intent

These guidelines are to be used in conjunction with all applicable Official Development Plans for buildings seeking approval for significant additional height above current zoning and policy, or for those entering into the Queen Elizabeth View Corridor. The intent of these guidelines is to mark the prominence of the Central Business District in our downtown skyline, while also providing opportunities for strategically placed height at two prominent bridge “gateways” to mark the entry into downtown from the Burrard and Granville Bridges.

## General Policy for Higher Buildings

The following should be considered when reviewing proposals for Higher Buildings (i.e. those which significantly exceed current height limits and/or enter into the Queen Elizabeth View Corridor):

- Higher Buildings will only be permitted within the areas identified below in Figure 1;
- The tallest buildings ( i.e. ~ 550-700’) should be located within the Central Business District with the tallest buildings (i.e. ~ 700’) located on one of Vancouver’s three primary streets: Georgia, Burrard and Granville;
- Secondary heights may be considered for buildings at the Granville and Burrard Bridgeheads with a single prominent tower (~ 500’) in axial alignment with the Burrard Bridge, and two towers framing the Granville Bridge Gateway (~ 425’);
- All other application for additional height at these two bridgehead locations should be analyzed to ensure that the experiential intent of these gateways is maintained;
- All Higher Buildings must establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city’s skyline;
- Higher buildings should demonstrate leadership and advances in sustainable design and energy consumption and as a result must be subjected, not only to current review requirements, but also to review by a Council appointed panel including respected community leaders, notable local and international design experts, and leaders in sustainable design;
- All Higher Buildings must significantly demonstrate and advance the city’s objective for carbon neutrality for new buildings with a stated objective to achieve a 40-50% reduction in energy consumption from 2010 levels;
- As a component of this enhanced review, a special public engagement, such as a public forum or guest lecture, should be held featuring the guest panel members and experts to expand public discussion and education around architectural excellence and green design in Vancouver.

In addition, all Higher Buildings should be considered with careful effort to provide a lasting and meaningful public legacy to Vancouver and should include careful consideration of the following:

- The buildings should achieve community benefits (i.e. as a recipient site for density transfers; retention of important heritage components; provision of significant cultural or social facilities; or provision of low cost housing);
- The development should not involve the demolition of a Class ‘A’ heritage building;
- The building should include activities and uses of community significance such as public observation decks or other public amenity;

- The development should provide on-site open space that represents a significant contribution to the downtown network of green and plaza space;
- The building should not contribute to adverse microclimate effects;
- Careful consideration should be given to minimize adverse shadowing and view impacts on public realm including key streets, parks and plazas, as well as neighbouring buildings;
- Signage on the buildings should not be located at a height which exceeds the building's current height limit.

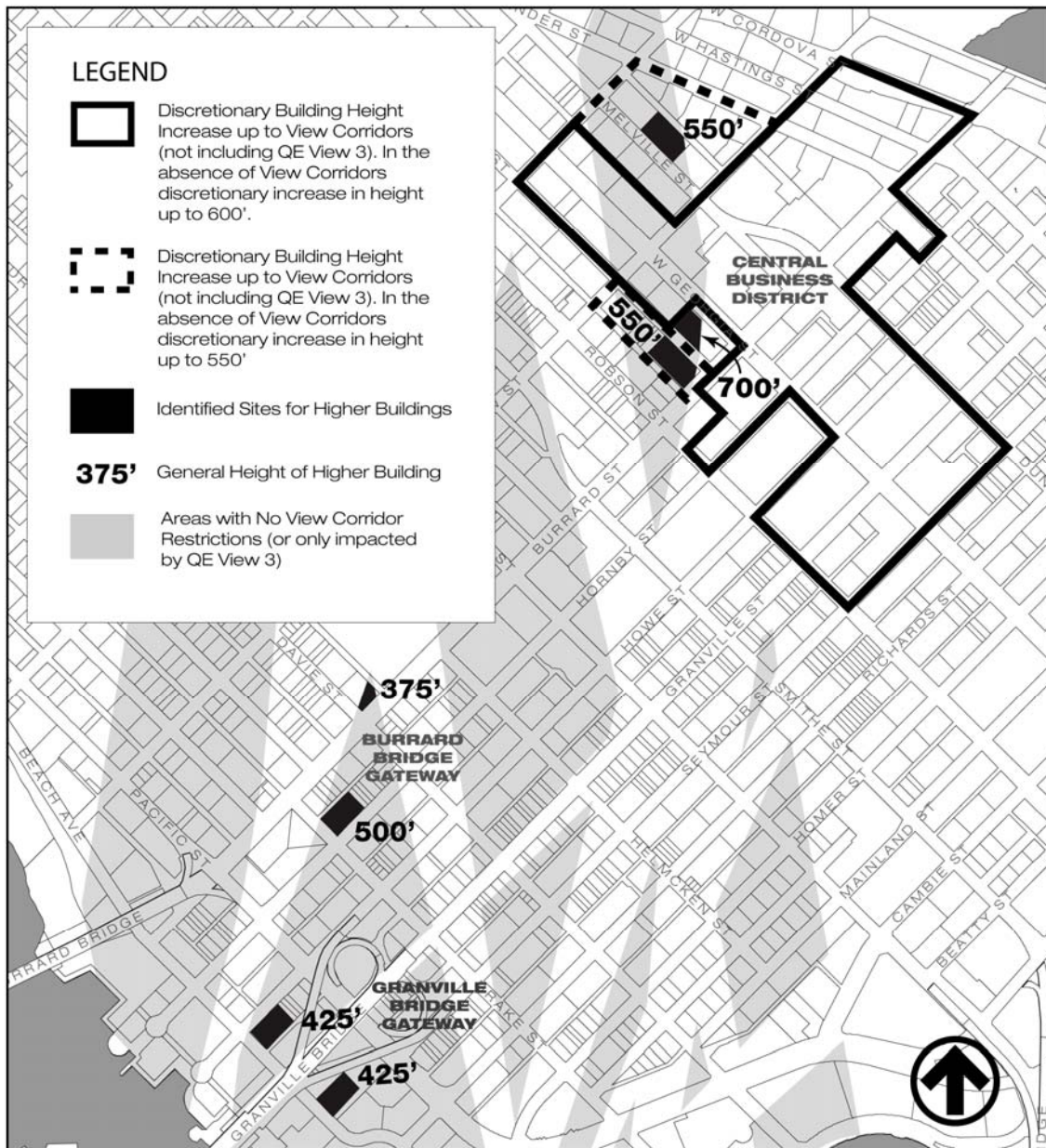


Figure 1: General Policy for Higher Buildings Map