



Citywide Development Guidelines - **Early Actions**

Residential Tower Floorplates, Solar Access and Public Views

Vancouver City Council
July 10, 2024

Land Acknowledgement

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x^wməθk^wəyəm (Musqueam Indian Band), Sk̓wx̓wú7mesh (Squamish Nation), and səliłwətał (Tseil-Waututh Nation)

Introduction

Support housing and economic development while continuing to honour the things that make Vancouver a great place to live, work and visit

Agenda

1. Background
2. Early Actions
 - a. Residential Tower Floorplates
 - b. Solar Access
 - c. Public Views

1

Background

Background – CWDG Project Objectives



Objectives

- Streamline housing delivery
- Modernize the approvals process and regulatory structure
- Reinforce the value of quality urban development and align with Council priorities
- Improve certainty, predictability and transparency
- Focus on what matters and right size efforts

Related Work Plans

- Vancouver Plan Implementation
- Process Improvement Program (PIP)
- Policy, Regulations and Process (PReP (RR & DPR))



Background – Citywide Development Guidelines

Project Vision



CWDG (Mid-to-Late-2025) aims to consolidate and modernize over 2,200 pages of Vancouver’s built form policies and guidelines.



Early Actions (July 2024) focus on Council Motions for solar access, residential tower floorplates and public view.



Background - Motions

Council Motions

Modernizing the City's View Protection Guidelines to Unlock New Housing and Economic Opportunities

- A. THAT Council direct staff to initiate a review of the **City's View Protection Guidelines to determine the amount of additional housing, jobs space, hotel space and public benefits, including and specifically affordable housing**, that could potentially be built on sites currently impacted by view cone restrictions if various view cones deemed to be obsolete and/or no longer functionally relevant were potentially removed from the View Protection Guidelines, and for staff to report back on preliminary assumptions and scope of work by Q4 2023, to be followed by a full report by the end of Q2 2024;

FURTHER THAT the review and report back include a comprehensive list of all enforced framed and panoramic views and/or view cones in the city.

- B. THAT Council direct staff to conduct a review of framed views with the intent of reviewing, refining and/or considering for removal from the View Protection Guidelines with clear criteria to **unlock additional housing and job space** over the immediate short term while **highlighting the view cones that should be retained** for the public benefit of protecting Vancouver's spectacular mountain and ocean views and report back by Q2 2024;

FURTHER THAT staff's report back in Q4 2023 will specifically seek Council's endorsement of the specific and well-considered framed views to be adjusted or removed, prior to bringing forward the necessary bylaw changes.

Accelerating Housing Delivery Through Transformative Change

- C. THAT Council direct staff to report back with a **review of the City's Shadow Impact Criteria and Guidelines**, including information related to distinctions between solar access policies Council has formally enacted versus guidelines based on urban design practices currently applied by City staff in the absence of specific policy direction from Council and

FURTHER THAT staff be directed to explore and report back on the use of new analytical tools, such as Parametric Modelling, that can more accurately quantify the shadow impacts on the public realm of any given project based on its location and context to better enable the permitting and construction of housing, and

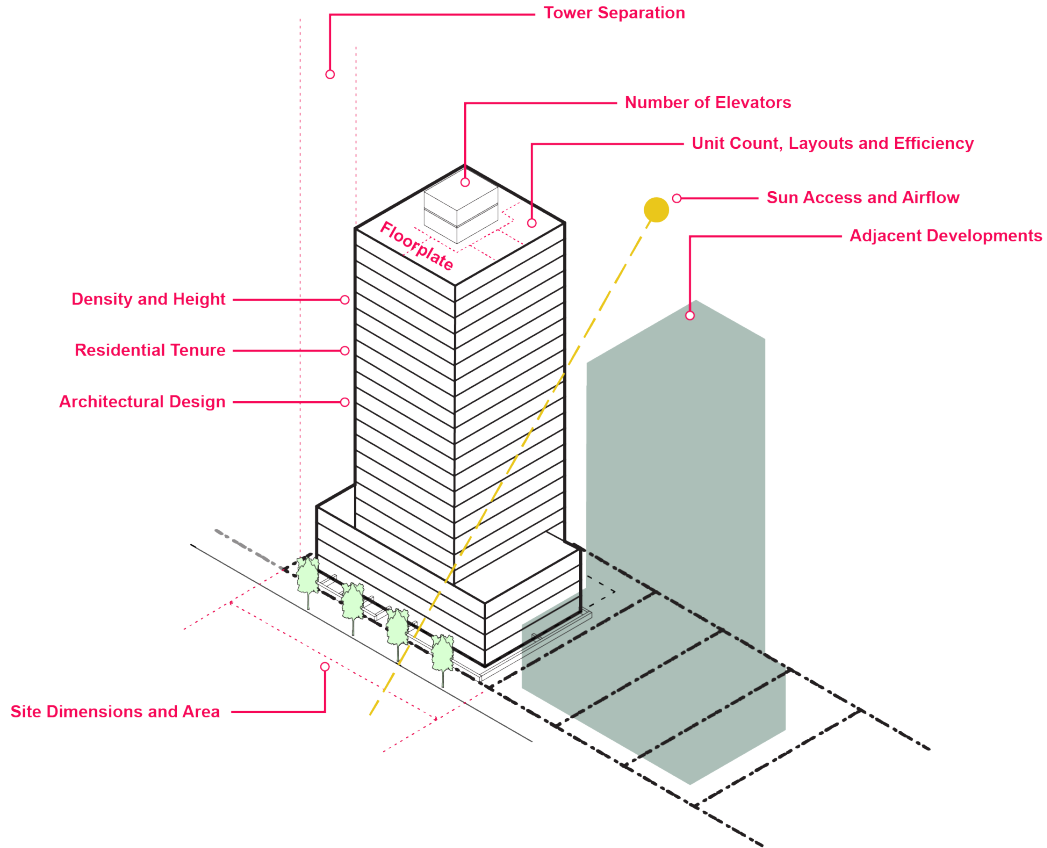
FURTHER THAT staff be directed to report back before the end of 2024.

- E. THAT Council direct staff to report back on the **opportunities to increase the maximum allowable floor plate size for residential towers** in order to allow for greater design flexibility (e.g., for interior layouts, number of units, more sustainable building practices, reduced construction costs, and enhanced livability) to unlock additional housing units.

2

Early Actions

Residential Tower Floorplate Maximums



Residential Tower Floorplate Maximums



Existing Practice

- Generally applicable (80% of cases)
- Intended as a 'rule of thumb' with flexibility
- Increases or major variances generally supported to achieve City priorities

Response

- No Early Action changes to existing policies needed
- Intent, performance criteria, etc. to be reflected in Citywide Development Guidelines (Mid-to-Late 2025)

Shadow Impact Criteria – Introduction

Sun in public spaces...

- Is most **valuable** during the ‘**shoulder seasons**’ with warm sun and cold shadows
- Supports **urban vibrancy** by encouraging **pedestrian activity** in commercial areas and extending sidewalk **patio season**
- Gets people **active after school and work** hours, and **improves happiness, energy and health**
- Supports **healthy vegetation growth** and dries out areas of standing water
- Requires **strategic planning** of nearby development
- Is an **important part of dense urban living**



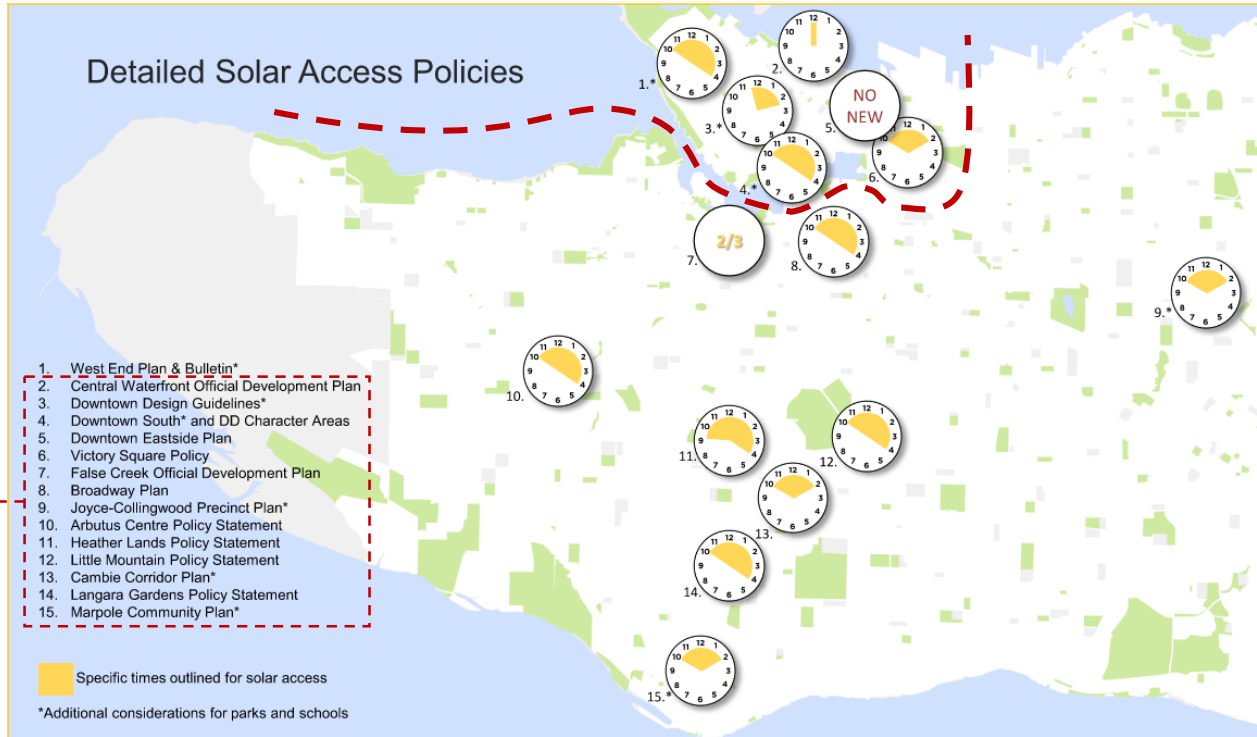
Jonathan Rogers Park (Autumnal Equinox)

Date: Thursday, September 21, 2023

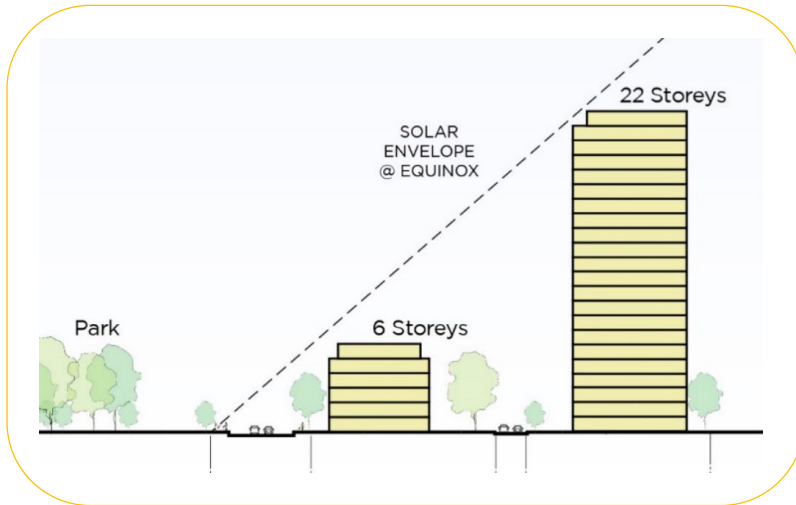
Time: 2:00 pm

Shadow Impact Criteria – Current State

Endorsed,
Approved
or Adopted
by Council



Shadow Impact Criteria – Recommended Approach



Solar Access Guidelines for Areas Outside of Downtown

- 10 a.m. to 4 p.m. PDT from the spring to fall equinoxes
Public parks, schools and high streets
- Exemptions for building less than four storeys, six storey secured rental (where enabled) and 100% social housing developments (case-by-case)

Consequential Amendments

- Cambie Corridor Plan, Joyce-Collingwood Station Precinct Plan, Marpole Community Plan
- Arbutus Centre Policy Statement, Heather Lands Policy Statement, Langara Gardens Policy Statement, Little Mountain Policy Statement
- C-3A Burrard Slopes Guidelines, RT-3 Guidelines

Shadow Impact Criteria – Recommended Approach



Downtown specialized impact assessments and parametric analysis

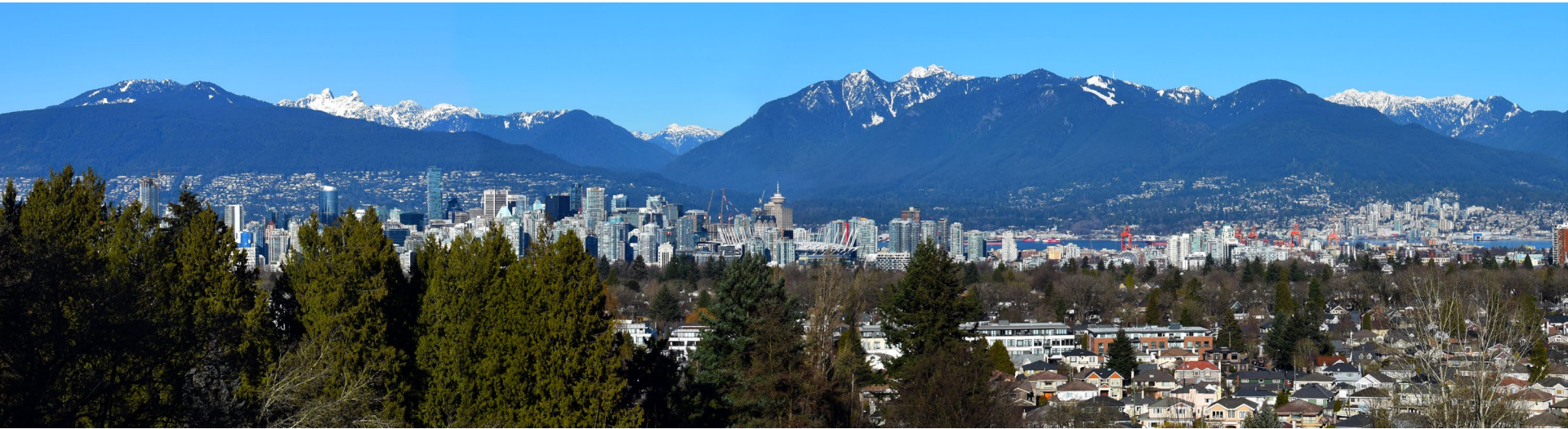
- Align and coordinate with downtown planning programs (Granville Street, Downtown Policy Rationalization, Central Waterfront, etc.)



Process Improvement and Final Deliverables

- Specialized approach for Downtown
- Shadow impact / solar access section(s) of *Citywide Development Guide*
- Parametric / GIS-based Shadow Assessment process

Public Views – Introduction



Public Views – Introduction

Components of a Public View

3 - Queen Elizabeth Park

← Public View Grouping




Viewing Platform at the 'Photo Session' statue

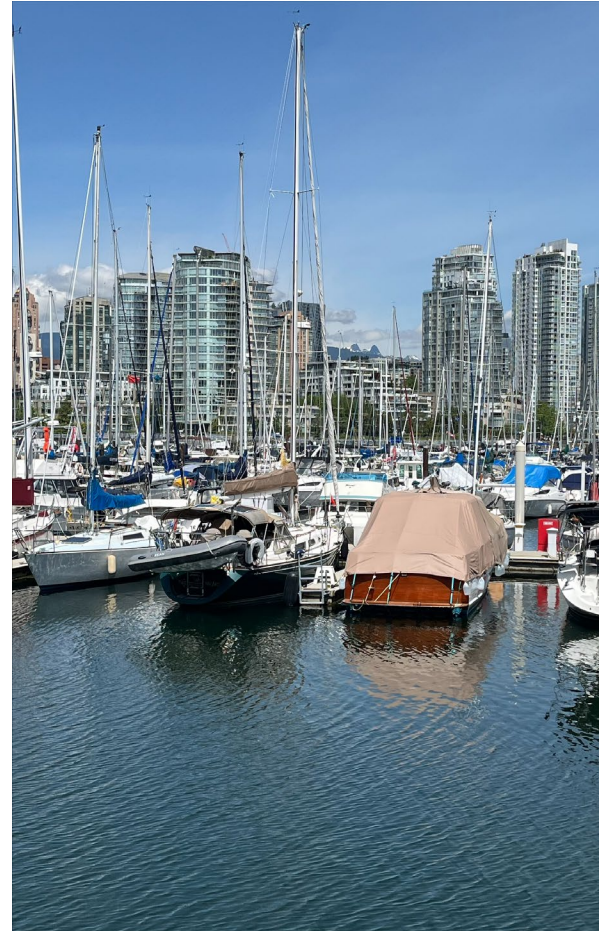
← Origin Point

Public Views

- 3.1 - Downtown Skyline
- 3.2.1 - North Shore Mountains (west)
- 3.2.2 - North Shore Mountains (west-central)
- 3.2.3 - North Shore Mountains (east-central)
- 3.2.4 - North Shore Mountains (east)
- 3.2.4a - Downtown Eastside and Burrard Inlet

View Subjects

Public View Reference	Proposed Amendments	Reference Images
3.1 – Queen Elizabeth Park	<ul style="list-style-type: none">Delete from the Public Views list	
3.2.1 – Queen Elizabeth Park	<ul style="list-style-type: none">Add '1989' to the Date Approved column	
3.2.2 – Queen Elizabeth Park		



Public View Cones – Current State



18 Public View 'Origin Points'



38 Public Views



10 'Framed' Views



28 'Panoramic' Views



Public View Cones – Following Modernization



16 Public View 'Origin Points'



24 Public Views



11 'Framed' Views



13 'Panoramic' Views

MODERNIZE

UPDATE

A – Alder Terrace
E – Cambie Bridge
G – Olympic Shipyard Pier
J – Creekside Park
3 – Queen Elizabeth Park
9 – Cambie Street
12 – Granville Bridge
20 – Granville Street
21 – Commercial Drive
22 – Main Street

REMOVE

C – Laurel Landbridge
F – Choklit Park

Public View Cones – General Approach to Modernization

Step 1 – Assess



- ❑ Origin point location
- ❑ View subject
- ❑ Current condition
- ❑ Positive impact
- ❑ Potential limitations

Step 2 – Categorize



Public Views Guidelines

View Modernization

- Update
- Remove
- Retain
- Downtown Exceptional Sites



Comprehensive Downtown Strategy

- *Higher Buildings Policy* Update or other comprehensive policy approach

Public View Cones – Estimated Potential Development Capacity

Potential Development Capacity (30 yr)



750,000 sq m (8,100,000 sq. ft.)
to
5,000,000 sq m (54,000,000 sq. ft.)



15,000
to
75,000
additional housing units

Potential Development Capacity (100 yr)

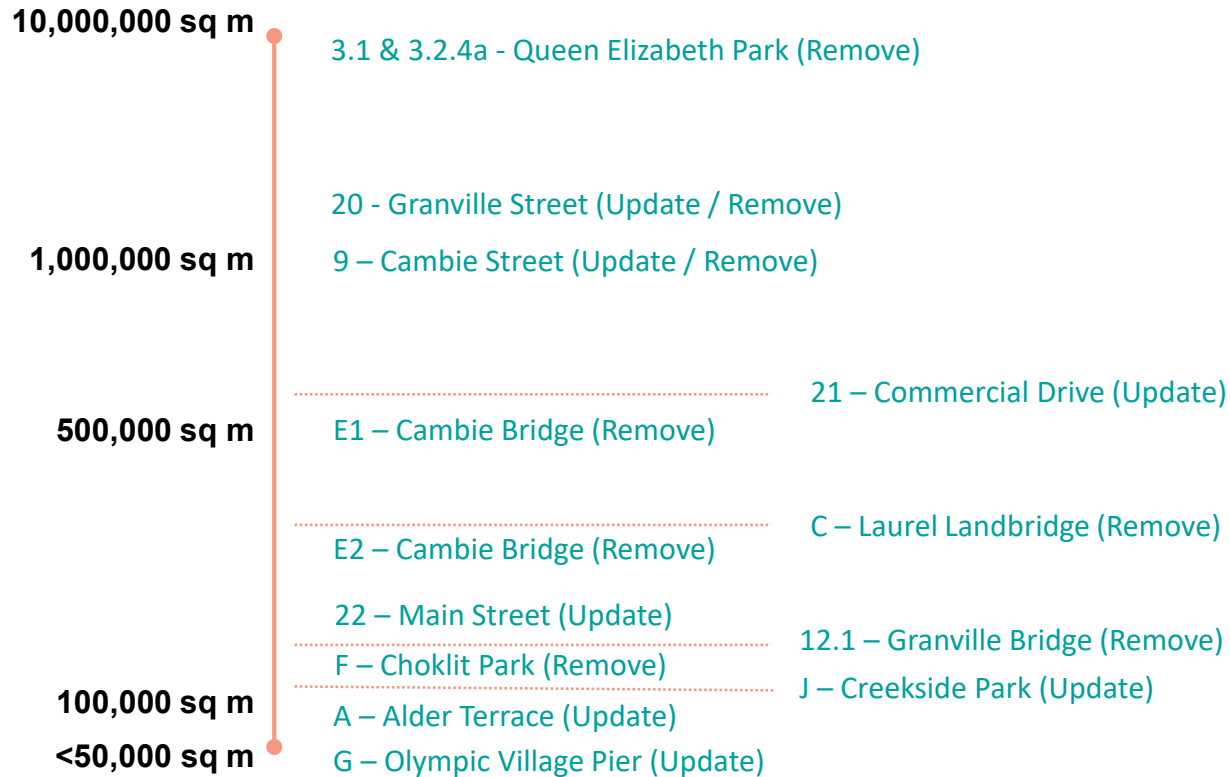


15,000,000 sq m (108,000,000 sq. ft.)
to
20,000,000 sq m (215,000,000 sq. ft.)

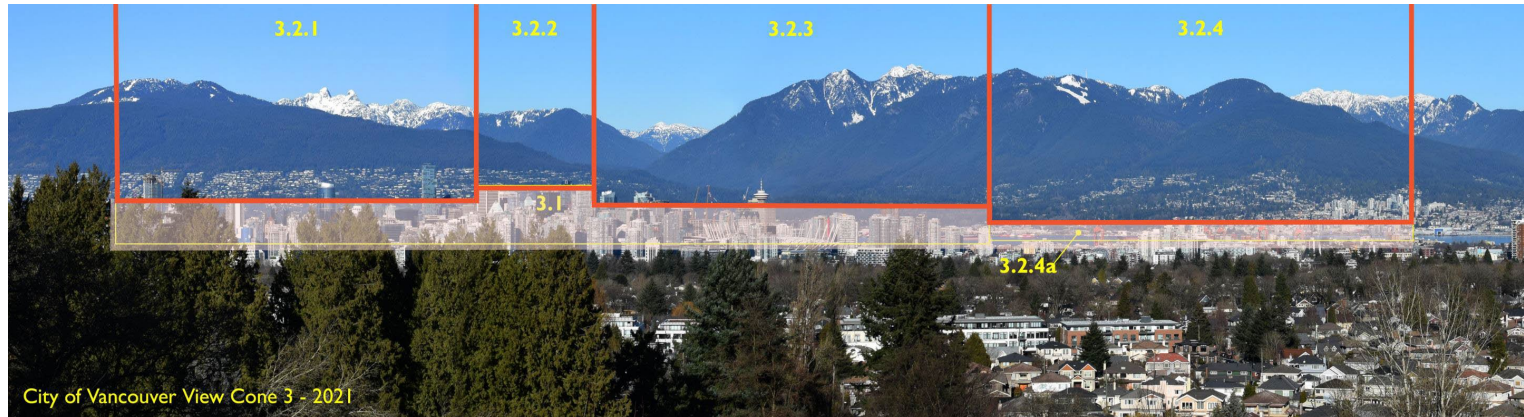
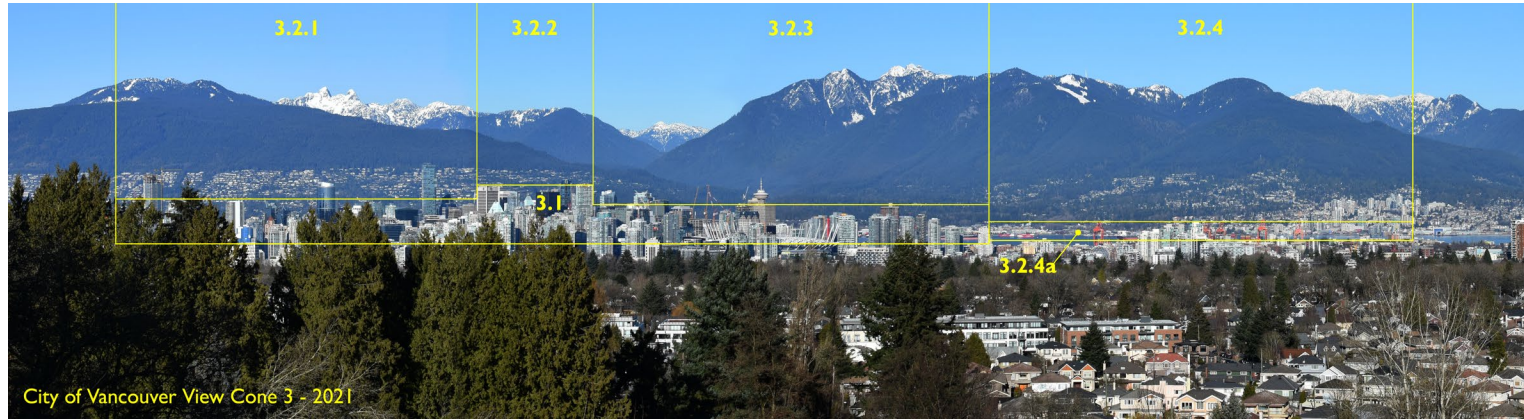


230,000
to
300,000
additional housing units

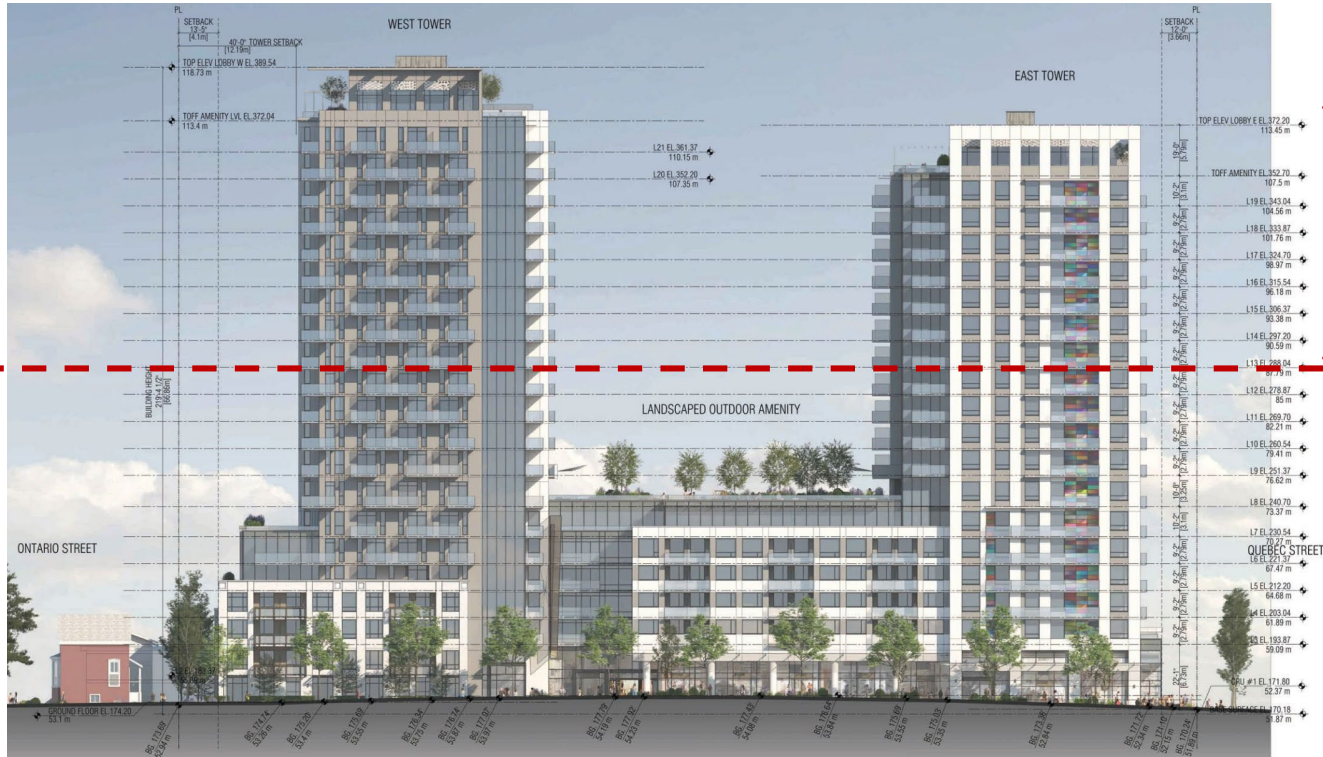
Public View Cones – Order of Magnitude



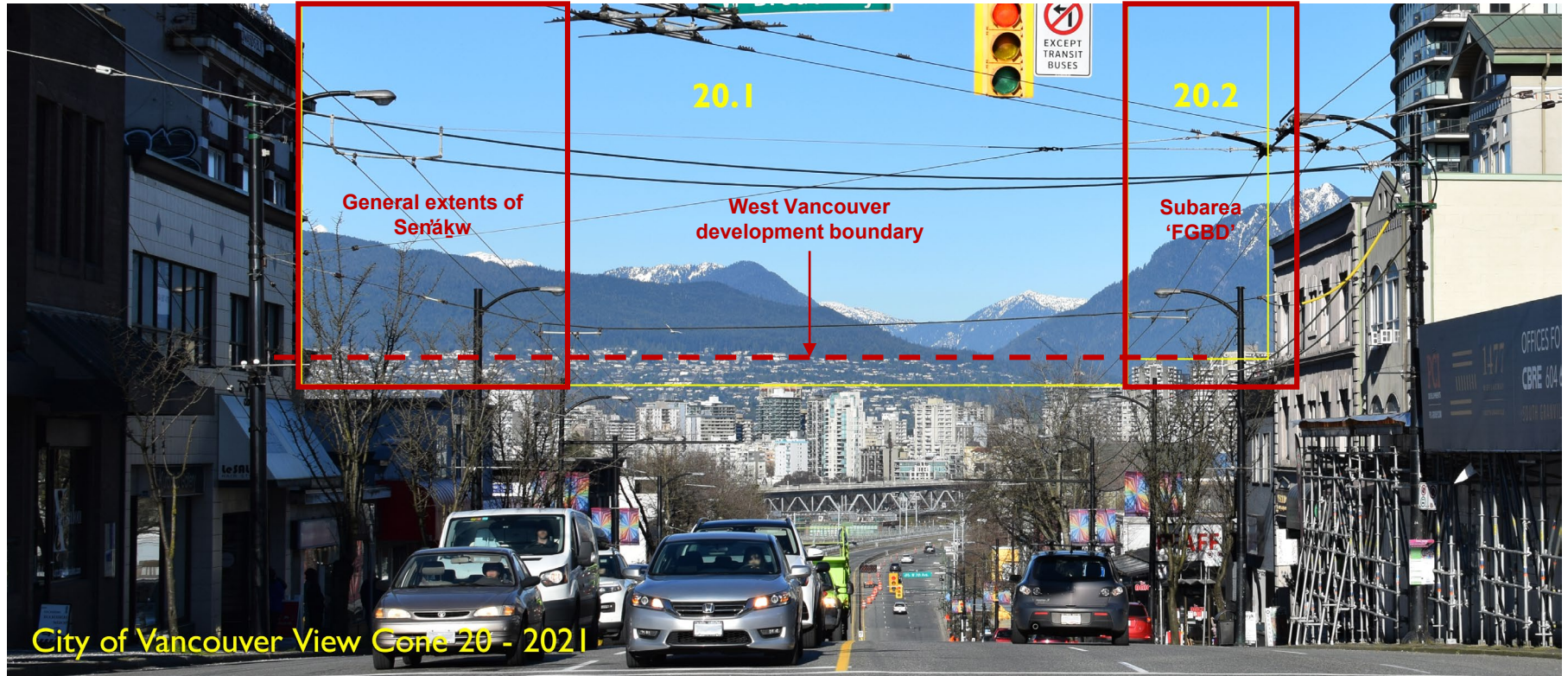
3 - Queen Elizabeth Park (Public Views 3.1, 3.2.1, 3.2.2, 3.2.3, 3.2.4 & 3.2.4a)



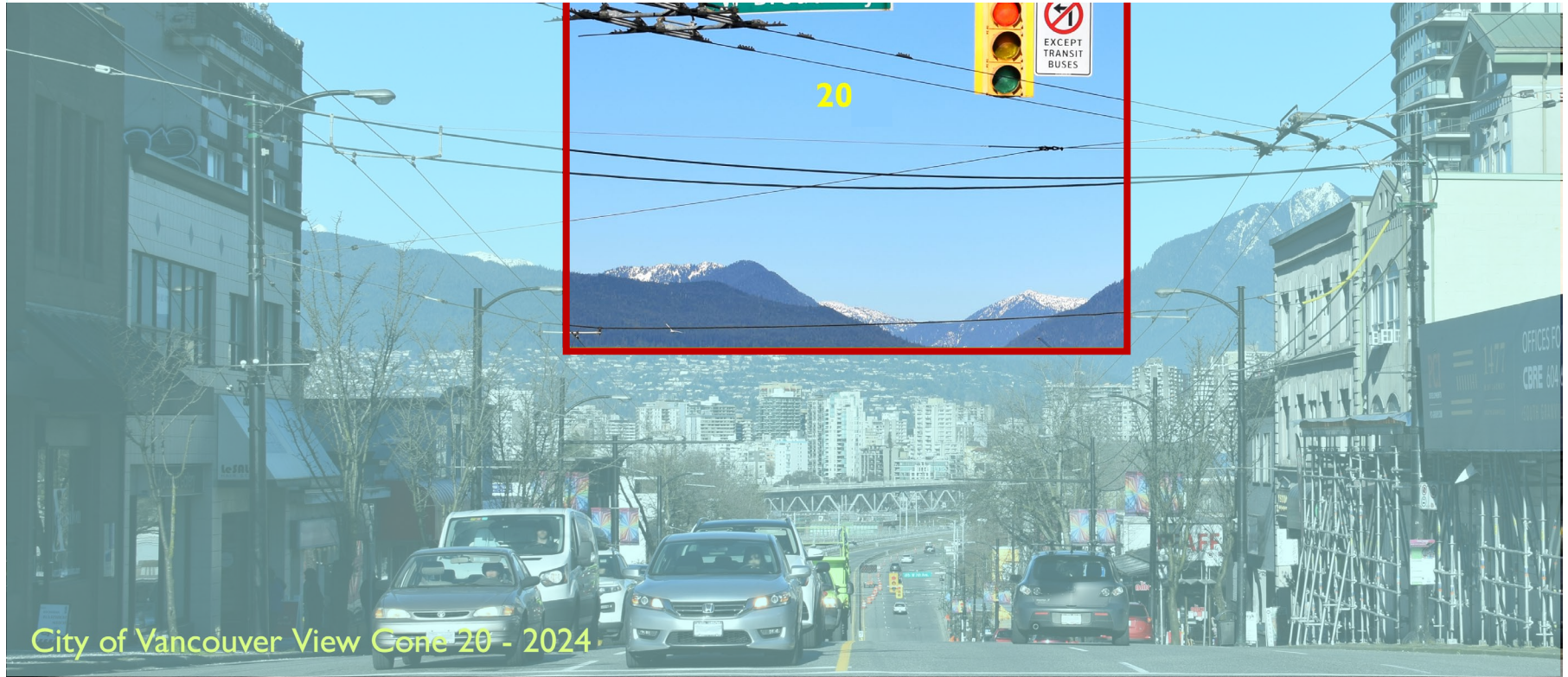
Public Views – Example (3 – Queen Elizabeth Park)



20 -Granville Street (Public Views 20.1 & 20.2)



Public Views – 20.1 & 20.2 (Granville Street)



Public View Cones – Example (C – Laurel Landbridge)

Criteria for Remove

- Views to the primary focal point are **substantially compromised**

And:

- The obstruction cannot be **reasonably or easily reversed**
- There is **no accessible new view origin point location**
- The views are secondary to other amenities at the **view origin point location**



View Cones – Downtown Exceptional Sites

Strategic and Select View Cone Exemptions

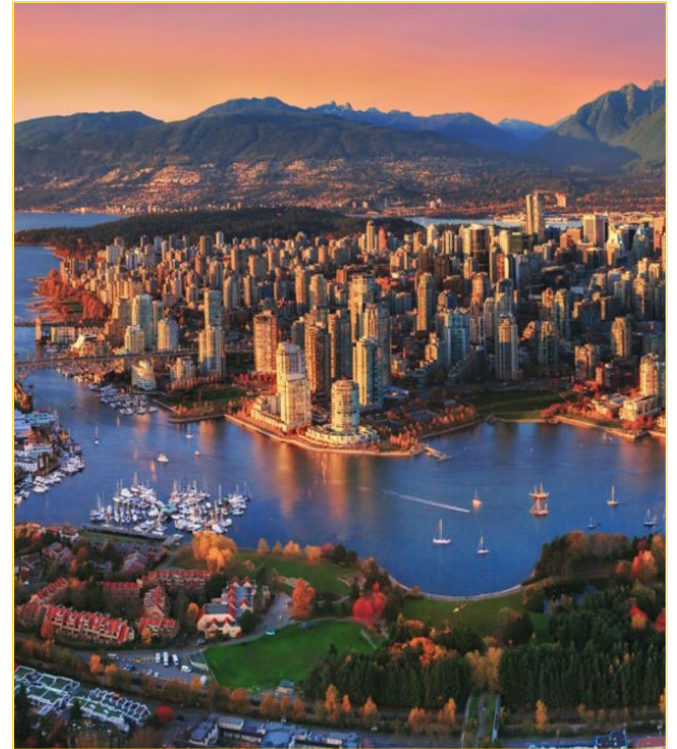
Policy mechanism to exempt **strategic downtown sites** from select, **pre-determined public views**

Exceptional sites will:

- Substantially **increase the supply of housing**, especially affordable housing options
- Provide important **community benefits and amenities**
- Make a significant contribution to the **culture and vibrancy of downtown**
- Etc.

And will be subject to:

- All **Higher Buildings Policy** criteria and protocols
- **Large minimum site area** and specific site characteristic requirements
- The provisions of the relevant enabling plan or policy
- Etc.



A- Alder Terrace

Current

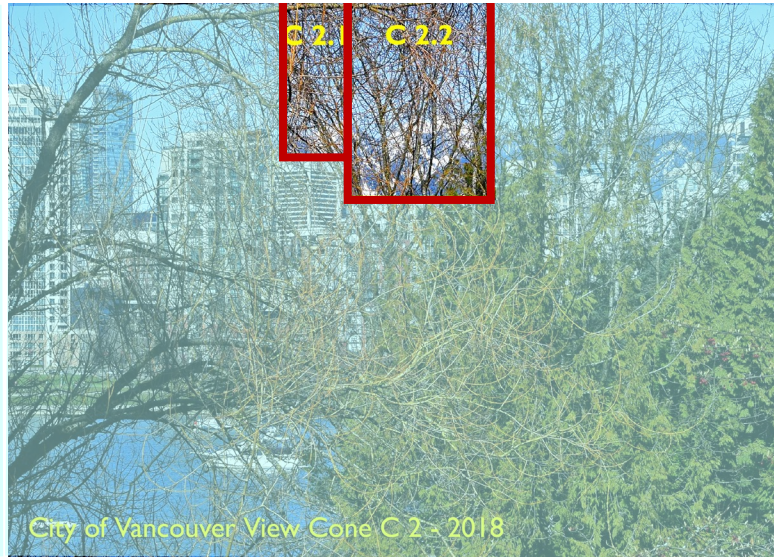
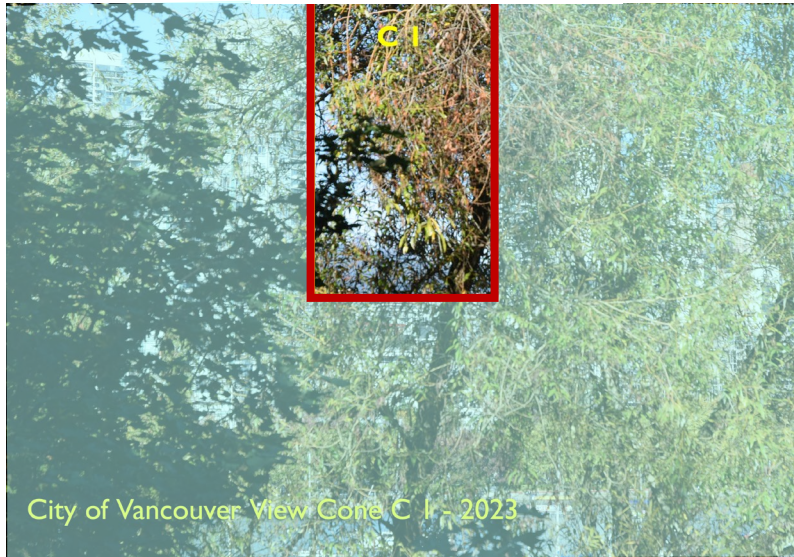


Amended



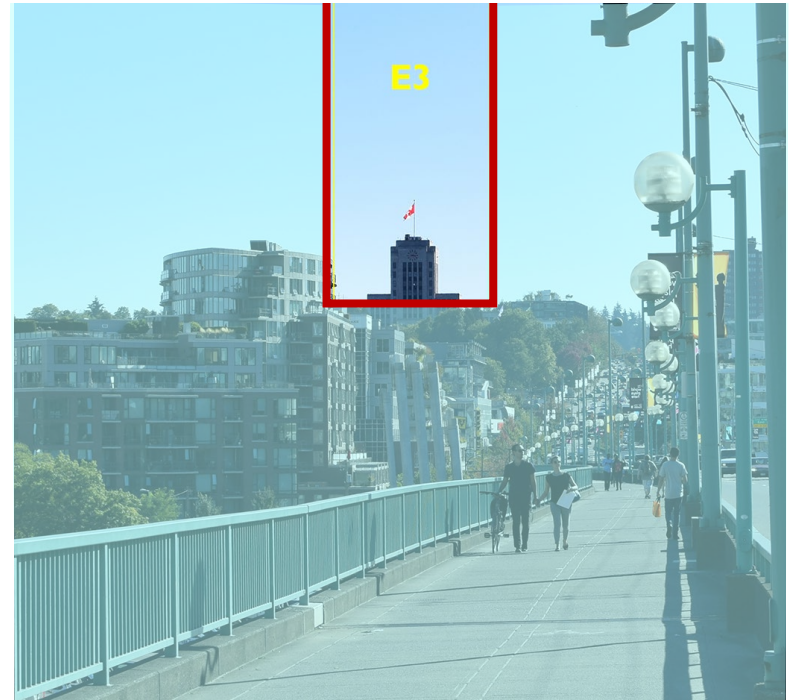
C – Laurel Landbridge (Public Views C1, C2.1 & C2.2)

To be removed



E – Cambie Bridge (Public Views E1 & E3)

To be removed



E – Cambie Bridge (Public View E2.1)

Current



Amended



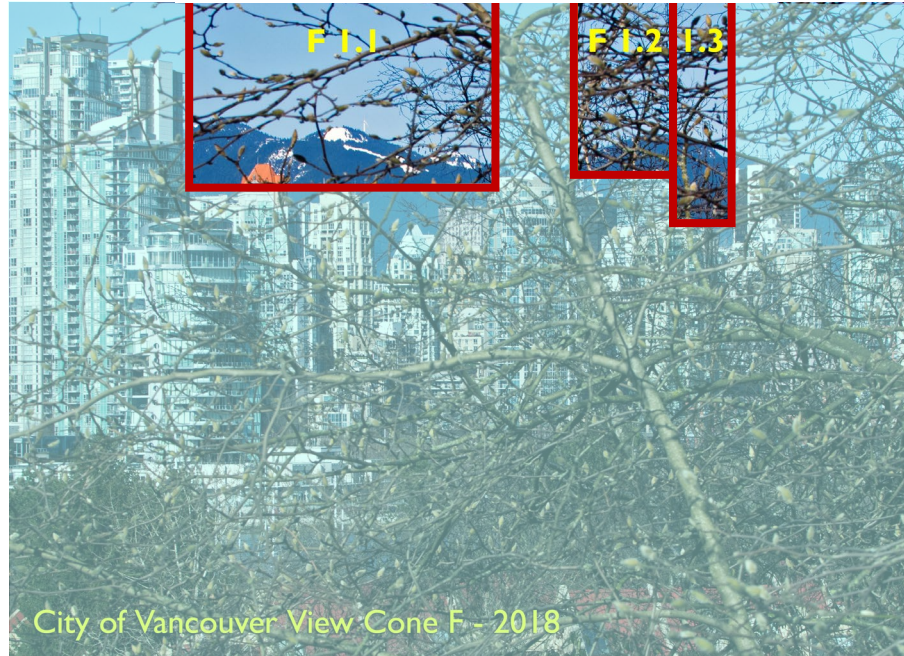
E – Cambie Bridge (Public View E2.2)

To be removed



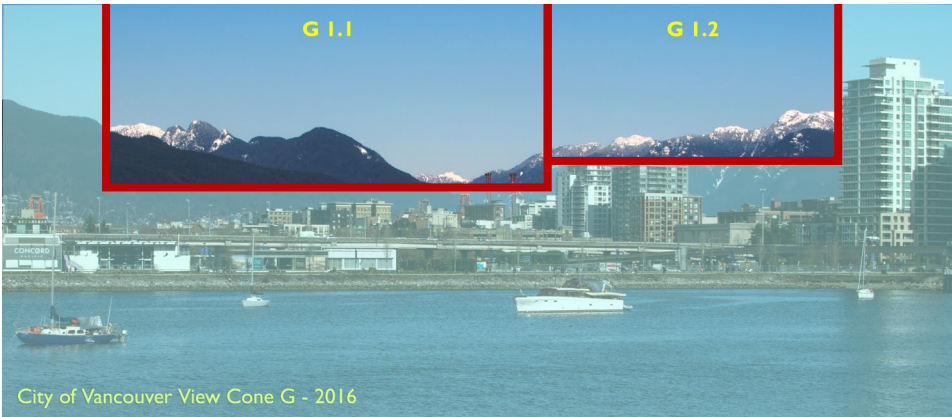
F – Choklit Park (Public Views F1.1, F1.2 & F1.3)

To be removed



G – Olympic Village Pier (Public Views G1.1 & G1.2)

Current



Amended



J – Creekside Park (Public Views J1.1 & J1.2)

Current



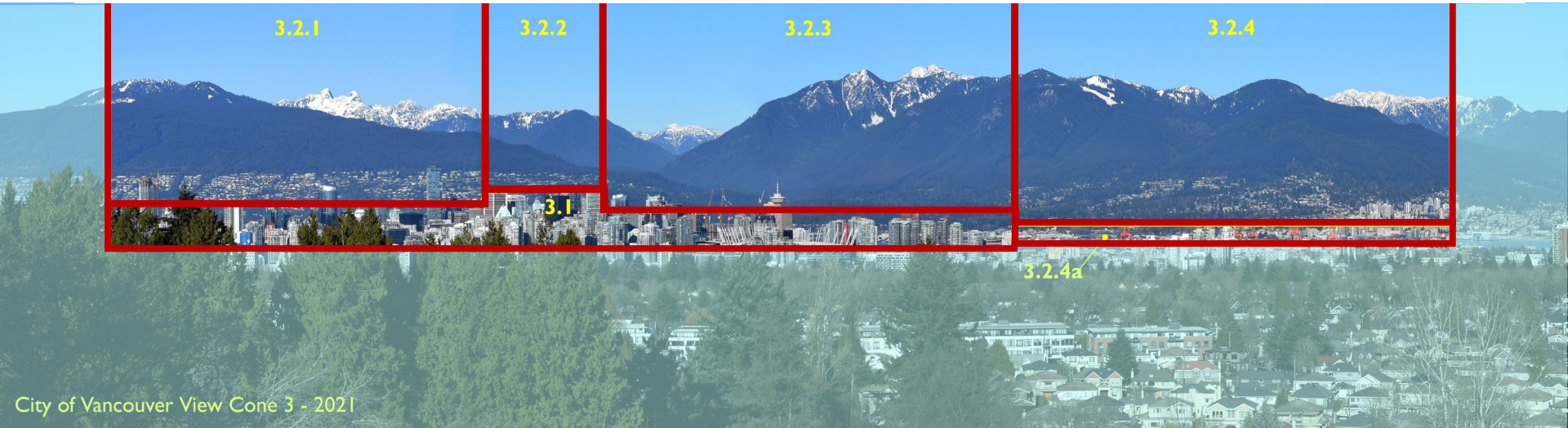
J – Creekside Park (Public Views J1.1 & J1.2)

Amended



3 – Queen Elizabeth Park (Public Views 3.1, 3.2.1, 3.2.2, 3.2.3, 3.2.4 & 3.2.4a)

Current



3 – Queen Elizabeth Park (Public Views 3.2.1, 3.2.2, 3.2.3 & 3.2.4)

Amended



3.2.1

3.2.2

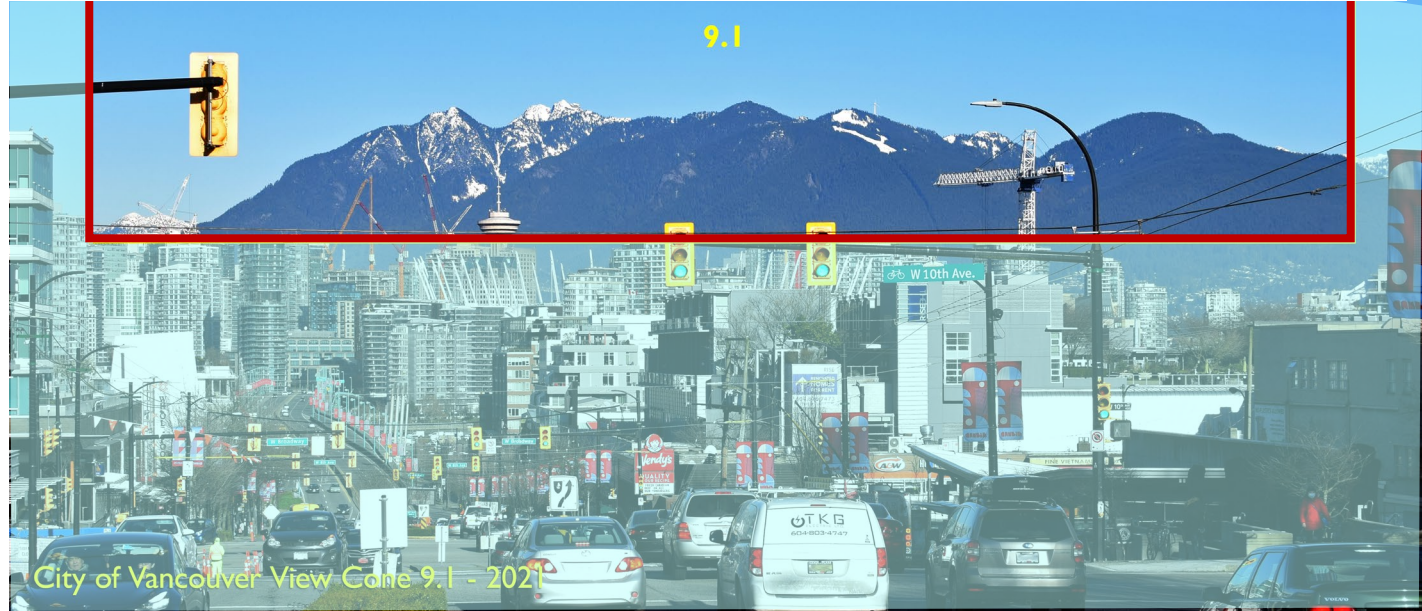
3.2.3

3.2.4

City of Vancouver View Cone 3 - 2024

9 – Cambie Street (Public View 9.1)

Current



9 – Cambie Street (Public Views 9.2.1 & 9.2.2)

Current



9 – Cambie Street (Public Views 9.1 & 9.2)

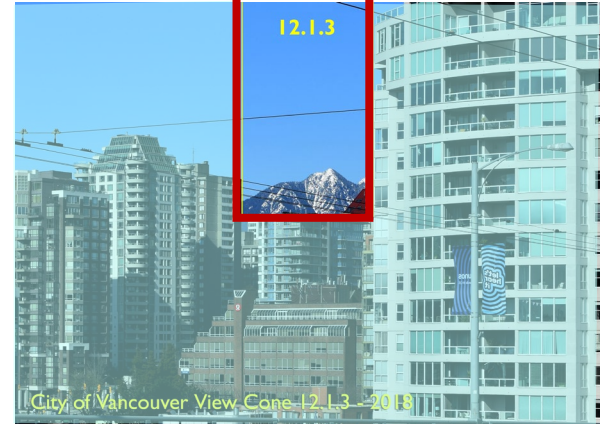
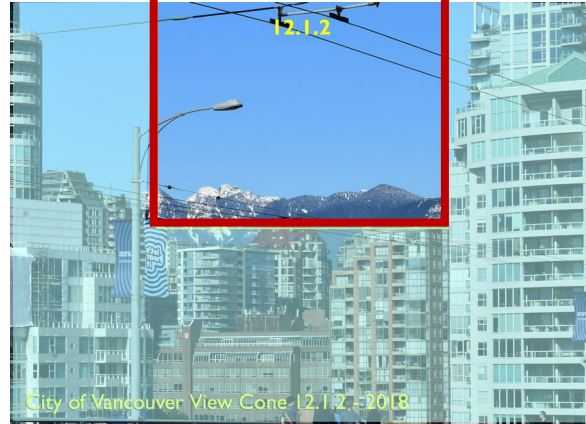
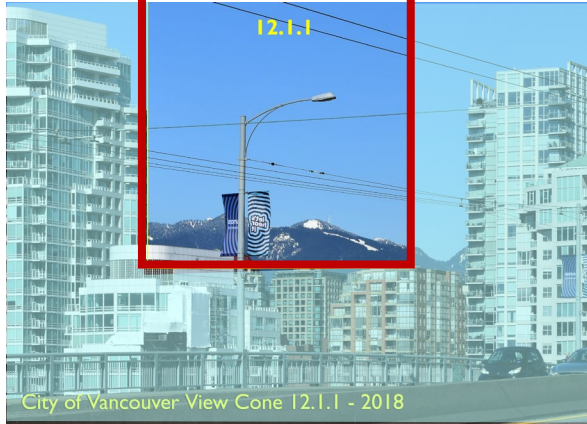
Amended



12 – Granville Bridge (Public View 12.1)

To be removed

Public View 12.1

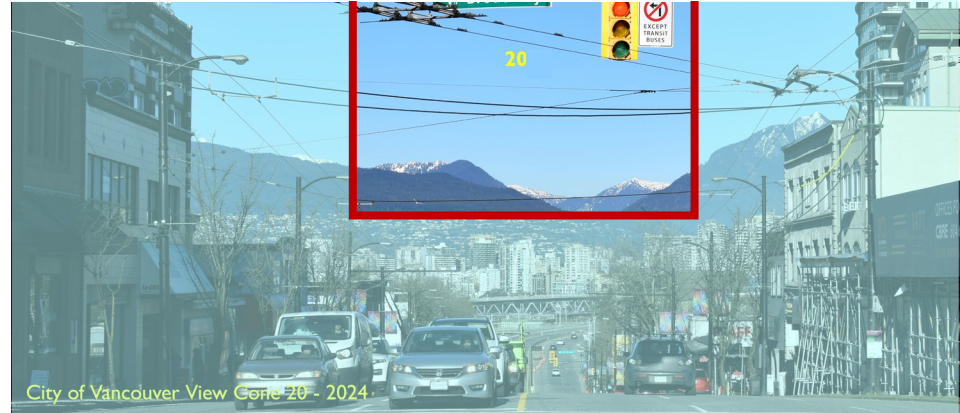


20 – Granville Street (Public Views 20.1 & 20.2)

Current

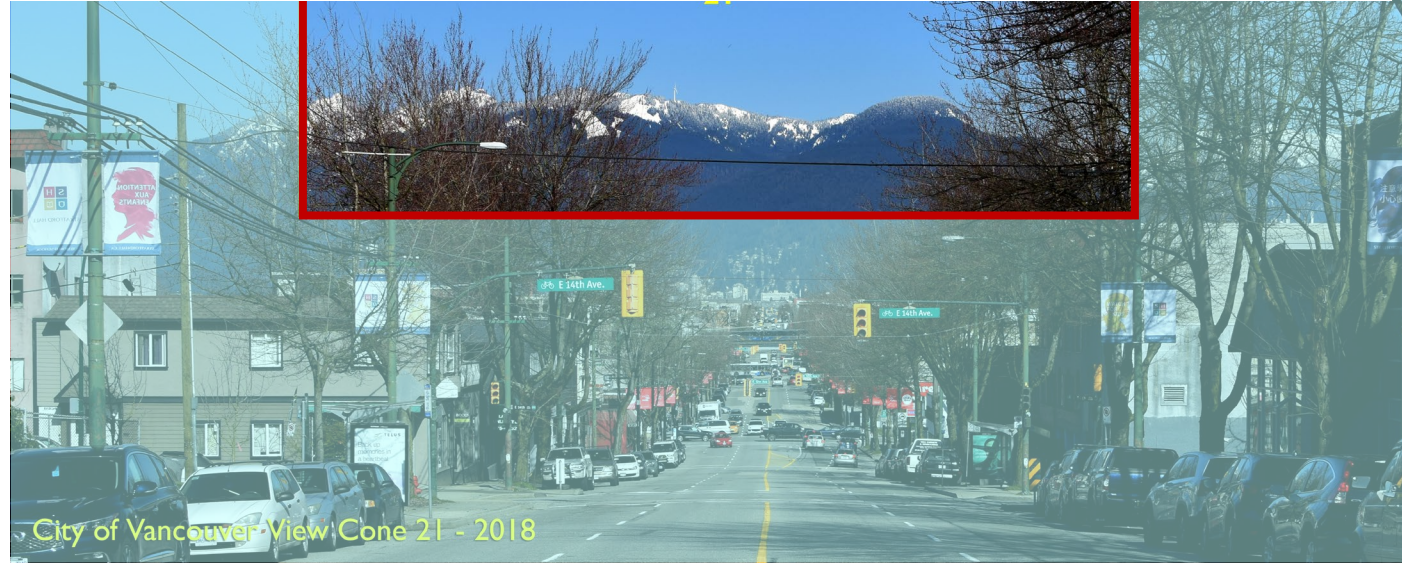


Amended



21 – Commercial Drive

Current



21 – Commercial Drive



22 – Main Street (Current)



22 – Main Street (Updated)



3

Conclusion

4

Appendix

Residential Tower Floorplate Maximums

