



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

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GENERAL POLICY FOR HIGHER BUILDINGS

Adopted by City Council May 6, 1997

Application and Intent

These guidelines are to be used in conjunction with the Downtown District Official Development Plan. These guidelines should be consulted when seeking approval for buildings significantly exceeding the height limits established by Section 4 of the Downtown District Official Development Plan.

General Policy for Higher Buildings

The following should be considered when reviewing proposals for higher buildings (i.e., exceeding current height limits):

- buildings significantly exceeding current height limits will only be permitted in the area identified in the map below;
- the highest buildings (i.e., 575-600 feet) should be on one of downtown Vancouver's three primary streets - West Georgia, Granville and Burrard);
- the building should exhibit the highest order of architectural excellence;
- the building should achieve other community benefits such as being a recipient site for density transfers or density bonusing relating to heritage retention or the provision of significant cultural or social facilities or low cost housing;
- it should not involve the demolition of a Class 'A' heritage building;
- where possible, the building should include activities and uses of community significance such as a public observation deck or other public amenity;
- the development should provide on-site open space that represents a significant addition to downtown green and plaza spaces;
- the buildings should not contribute to adverse microclimate effects;
- signage on buildings should not be located at a height which exceeds the current height limits (i.e., 300 feet or 450 feet depending on the current height zone);
- the building should be the subject of a special review process which includes, in addition to the current review requirements (which includes review by staff and the Urban Design Panel and approval by the Development Permit Board), a review assessing architectural excellence with input from a special panel of respected community leaders and notable design experts, and approval by Council;
- the proposal must be in the area identified in the following map.

