

## UNFINISHED BUSINESS

### 1. **Downtown Vancouver Skyline Study** **February 20, 1997**

File: 8007-1/2004-1/2006-1

A Special Council meeting was held on April 7, 1997 and April 22, 1997 for the purpose of hearing delegations concerning the recommended option for the Downtown Vancouver Skyline Study. At the conclusion of the hearing of the delegations on April 22, it was agreed a final decision would be made at a Regular Council meeting, under Unfinished Business. Accordingly, Council had before it the Policy Report from the Director of Central Area Planning, dated February 20, 1997.

Mr. Larry Beasley, Director of Central Area Planning, provided the following additional comments to Council regarding the recommendations:

- The recommendations involve no density increases, although densities may be moved from site to site, taking advantage of existing policies, such as heritage preservation;
- If the recommendations are approved, no more than seven sites would be eligible for additional building heights, and of this seven, only two could go as high as 600 feet. The remaining five sites would be eligible for buildings with heights between 475-550 feet;
- Beyond the Queen Elizabeth view corridor, all other view corridors will be respected;
- Staff undertook public consultation and advised Council there is a mixed and passionate opinion about skylines. Staff did not undertake a scientific survey;
- The resolutions before Council do not constitute a rezoning. No approvals will be considered until rezoning applications are made and public hearings are held;
- The mountains will remain the predominant image.

MOVED by Cllr. Price,

- A. THAT the recommended skyline and general policy for higher buildings, as detailed in Appendix C of the Policy Report dated February 20, 1997 be approved as the basis for adjustments to the maximum permitted heights in the Downtown Official Development Plan (ODP), noting that in the area covered by this ODP:
  - buildings up to but not exceeding 600' high will only be considered in the current 450' height area of the Central Business District, north of Robson Street;
  - buildings up to 400' high will be considered in the north westerly current 300' height area of the Central Business District, generally south east of Bute and Pender Streets;
  - in no case will building heights be considered that intrude into adopted view corridors (except the Queen Elizabeth Park view corridor); and
  - elsewhere, buildings significantly exceeding current height specifications will generally not be considered.
- B. THAT staff report back with text amendments for the Downtown Official Development Plan and design guideline amendments regarding the proposed changes to the permitted building heights and a process for considering higher buildings.
- C. THAT buildings exceeding the current 450' height limit will not be considered until guidelines, zoning text amendments, review criteria and a process to enable the consideration of buildings at this scale are completed.

- D. THAT the Skyline Study Advisory Committee be thanked for their time and effort and, further, that they be consulted during the implementation and follow-up work that is outlined in this report.
- E. THAT the preparation of the text amendments and design guidelines for the implementation of the revised height limits be undertaken as soon as staff resources become available to do this work, expected to be in 1998; and further that a budget in the amount of \$6,000 be approved in the 1998 budget (subject to the availability of funds and priorities) for public meetings and computer resources to do this work.

- CARRIED

(Councillors Chiavario and Puil opposed)