

## **Downtown Capacity and View Corridors Study:**

On the web at [www.vancouver.ca/capacitystudy](http://www.vancouver.ca/capacitystudy)

### **Introduction:**

This document provides background information on the scope, work program and schedule for the [Downtown Capacity and View Corridors Study and Terms of Reference](#), adopted by Council on October 28, 2008. Since the adoption of the Terms of Reference, the title of the study has been amended for clarity to include the term “view corridors”.

A long-term supply of benefit capacity is critical in providing adequate room for the continued provision of public benefits in the Downtown. Benefit Capacity is the ability to accommodate additional residential floor space on the available development sites in the downtown area to allow for bonuses, rezonings, and transfers that support the provision of public benefits.

### **Intent:**

The purpose of the study is to review the adopted heights limits and view corridors affecting the study area (Map 1, next page) and recommend changes, if appropriate, to achieve additional development capacity. The intent is to identify possible modifications while still achieving the public objectives underlying the current height and view corridor policies.

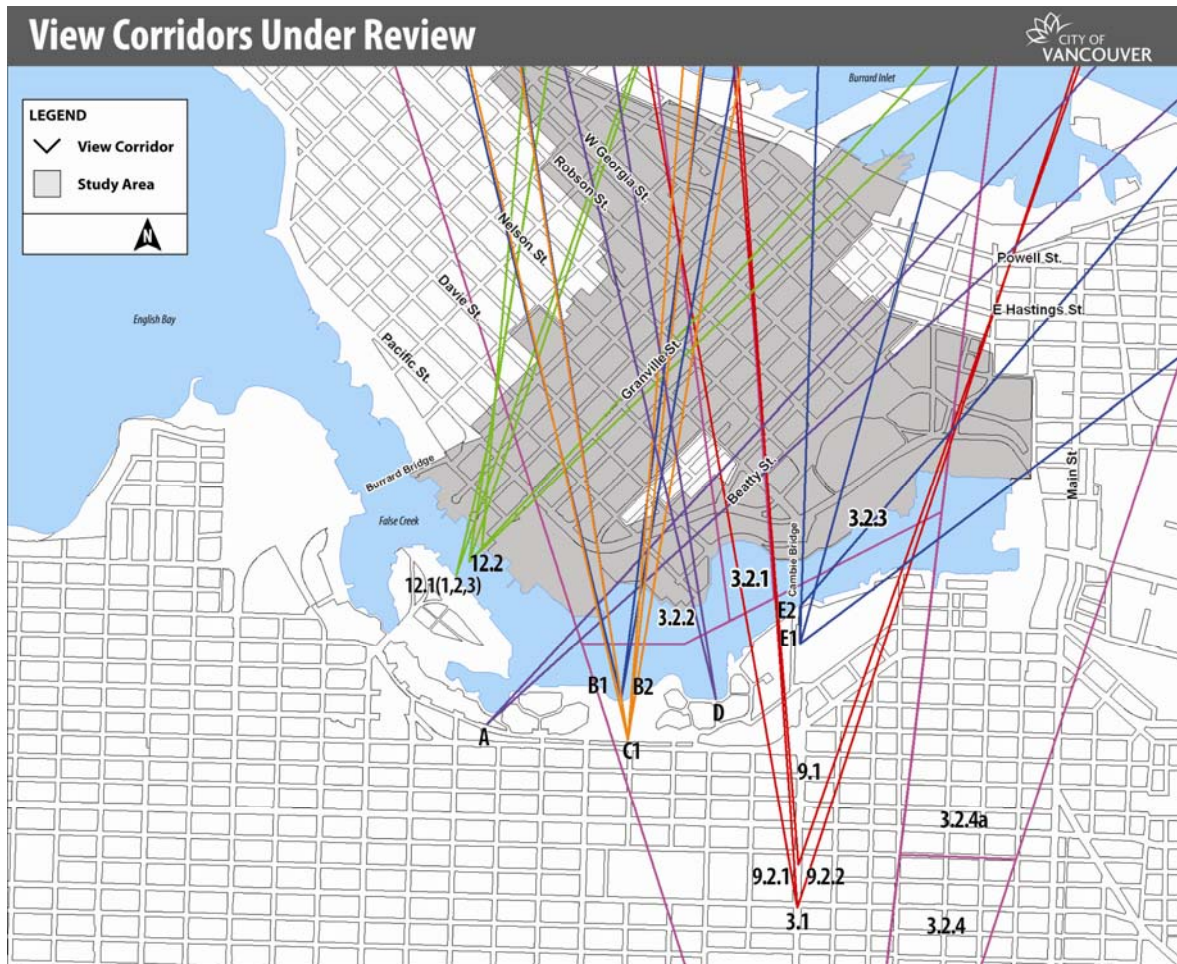
The additional capacity, which would likely be achieved through future rezonings, would be intended to support public benefits such as heritage restoration, affordable housing, and community or cultural facilities. It is to be noted that the Study will not address the allocation of additional benefit capacity to these different public benefits.

### **Study Area and Scope:**

The study area included in the Council-adopted terms of reference is shown in Map 1, on the next page. Council also directed that the view corridors affecting False Creek North be a priority. Based on that and technical review, the view corridors that will be reviewed as a function of this study are also shown on Map 1.

The selection of the view corridors in this study are based on their applicability to the study area as identified in the Terms of Reference and their relationship to known potential redevelopment sites. View corridors that affect sites within the study area but presenting no known redevelopment opportunities are excluded from this study. Street-end views are not being reviewed as a function of this study since they generally do not contain any significant additional development opportunities.

## MAP 1



### View Corridors in Review:

- 12.1.1 - Granville Bridge above Granville Island to Crown/Grouse Mountain
- 12.1.2 - Granville Bridge at mid-point to Crown/Grouse Mountain
- 12.1.3 - Granville Bridge above north shore edge to Crown/Grouse Mountain
- 12.2 - Granville Bridge at mid-point to Mount Seymour
- A - Alder Terrace viewing platform below Lamey's Mill Road to Mount Seymour
- B1 - Charleson Seawall below Charleson Park to the Lions
- B2 - Charleson Seawall below Charleson Park to Crown/Grouse
- C1 - Laurel Landbride (north end) to the Lions
- C2 - Laurel Landbridge (north end) to Crown/Grouse (includes C2.1 & C2.2)
- D - Heather Bay water's edge at Leg in Boot Square
- E1 - Cambie Bridge from mid point to Crown/Grouse
- E2 - Cambie Bridge above the south shore of False Creek to Mount Seymour (includes E2.1 & E2.2)
- 9.1 - Cambie Street between 10<sup>th</sup> and 11<sup>th</sup> Avenues to North Shore Mountains
- 9.2 - Cambie Street at 12<sup>th</sup> Avenue to North Shore Mountains (includes 9.2.1 & 9.2.2)
- 3.1 - Queen Elizabeth Park viewing area north of conservatory to Downtown Skyline
- 3.2 - Queen Elizabeth Park viewing area north of conservatory to North Shore Mtns. (includes 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.4a & 3.2.4b)

### **Work Program and Schedule:**

Completing the study is a complex task with the ongoing involvement of planning and technical staff, engaging members of the public and interest groups at a variety of consultation opportunities, ultimately resulting in a policy recommendation for City Council, anticipated for November 2009. The consultation opportunities and project phasing are explained below and laid out in an easy-to-read diagram on the back page of this handout.

### **Phase 1: Policy Context and Technical Review - 1<sup>st</sup> quarter 2009**

The outcome of this phase of the study will be communicating the study process to members of the public, advisory bodies and interest groups. In greater detail the first study phase of the study will focus on the following tasks:

- Establishing an understanding of the existing policy context
- Developing a process concept and work plan for the study
- Retaining a public input survey specialist
- Establishing a project web site to communicate the process and methodology and to serve as a point for information dissemination
- Updating the 3D model of the study area to reflect buildings completed in 2008
- Updating the inventory and database of potential development sites
- Setting up internal advisory teams

### **Phase 2: View Corridor and Heights Exploration - 2<sup>nd</sup> quarter 2009**

The outcome of this phase of the study will be an understanding of the importance of the individual view corridors and tolerance for modifications. Public consultation is the focus of this phase, with a number of opportunities for feedback planned. Consultation activities will be both broad-based and interest-group oriented. Preferably a statistically valid survey will be completed to provide a city-wide perspective, capturing a diversity of perspectives, to complement the views of various interest groups and open house feedback.

Consultation participants will:

- Prioritize individual view corridors
- Express their values about public views
- Indicate their tolerance for modification to individual view corridors
- Review and select height limit preferences

The above noted consultation will guide the development of integrated scenarios for further review and evaluation in Phase 3 of the study.

### **Phase 3: Integrated Scenario Development and Evaluation - 3<sup>rd</sup> quarter 2009**

The outcome of this phase of the study will be the preparation and evaluation of a set of integrated development scenarios. The feedback received in Phase 2 provides an input to the development of integrated scenarios for further exploration and evaluation. The scenarios will be modelled in three dimensions to calculate the benefit and development capacity each scenario provides.

The third phase of the study will achieve the following objectives:

- Creating integrated scenarios reflecting height and view preferences expressed in previous consultation
- Reviewing the integrated scenarios with interest groups and the broad public
- Communicating the benefit capacity implications of each scenario provided
- Selection of a preferred scenario to guide policy recommendations

The consultation process in Phase 3 will feature participants evaluating quantifiable benefits against the physical implications of each scenario. Preferences will be gathered and analysed to inform the development of a recommended scenario in Phase 4 of the study.

#### Phase 4: Recommended Scenario and Policy - 4<sup>th</sup> quarter 2009

Upon completion of this fourth and final phase of the study, a policy recommendation will be forwarded to Council for their decision. Feedback gathered on the integrated scenario options presented in Phase 3 will be used to further inform the finalization of a scenario model and the development of policy recommendations that would contribute to implementation of the recommended scenario.

**Staff Note:** Achieving the November 2009 deadline is based on the assumption that there are clear preferences expressed on scenario outcomes.

#### *Open House Schedule:*

As a part of the *Downtown Capacity and View Corridors Study*, the City of Vancouver is hosting a series of public open houses and gathering feedback to understand which protected views matter most to you.

*Come to a public open house near you to provide feedback about the protected views. City staff will be on hand to answer your questions.*

1. Tuesday June 2, 2009 Roundhouse Community Centre 3:00 PM to 7:00 PM  
181 Roundhouse Mews (corner of Davie Street & Pacific Boulevard)
2. Thursday June 4, 2009 City Square Shopping Centre 3:00 PM to 7:00 PM  
555 West 12th Avenue
3. Sunday June 7, 2009 Vancouver Public Library Central Branch 12:00 to 5:00 PM  
350 West Georgia Street
4. Tuesday June 9, 2009 Sunset Community Centre 3:00 PM to 7:00 PM  
6810 Main St. Vancouver

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# Downtown Capacity & View Corridors Study - Process Outline

