

Views and Heights

The attractiveness of Broadway as a diverse, centrally located jobs and residential area will strengthen with the new Broadway Subway. However, the area's existing height and density restrictions will limit employment and affordable housing capacity over the long term.

Within this context, the Broadway planning program is reviewing the policies that restrict heights through Central Broadway, with a focus on the following:

- » Queen Elizabeth View Cone (View #3)
- » Central Broadway C-3A Urban Design Guidelines

It has been confirmed that the Vancouver General Hospital (VGH) emergency transport helicopter pad will remain in place for the long term, so the associated VGH flight path will continue to restrict heights near Broadway between Oak and Heather streets.

WHAT WE HEARD

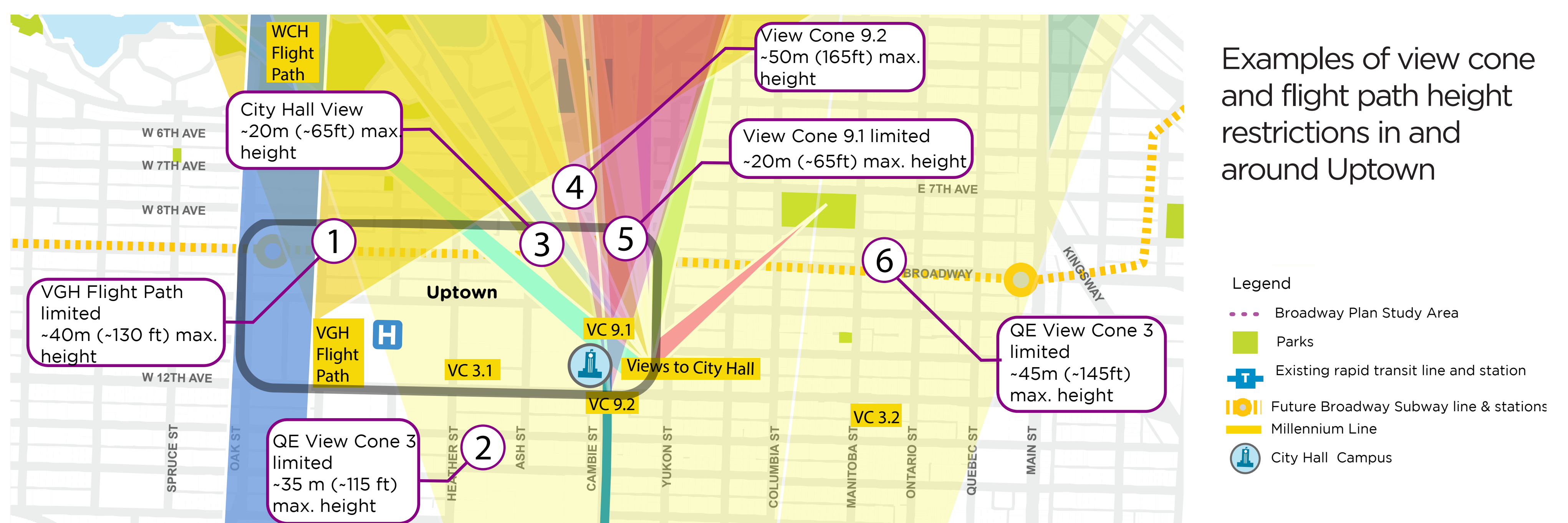
- » Desire for increased opportunities for job space and affordable housing in and around the Uptown area, close to the future nexus of two rapid transit lines at Broadway and Cambie Street, as well as shops, services and amenities.
- » Concerns about the significant height restrictions in the area given the strong locational preference for job space and affordable housing, and the new Subway.
- » Ideas for potential new protected views, such as street-end views of the downtown and North Shore Mountains from select intersections along Broadway.

Queen Elizabeth View Cone (View #3)

The Queen Elizabeth View's elevation and distance from the city's taller buildings sets up an expansive view of the city within its natural setting. The Higher Buildings Policy creates opportunity for certain buildings in the downtown to enter the Queen Elizabeth View Cone in exchange for a higher level of public amenity contribution and an elevated level of sustainability and architectural excellence. By breaking the otherwise monotonous flat line at the Queen Elizabeth viewing location, these new developments add to the interest of the view of the city in nature. While a number of downtown sites are identified in the Higher Buildings Policy, sites south of False Creek including in the Broadway Plan area are excluded.

C-3A Guidelines (Views to City Hall)

The Cambie Street (east side) C-3A Guidelines and Central Broadway C-3A Urban Design Guidelines restrict heights along Broadway between Laurel Street and Yukon Street to preserve views to City Hall from points along the north side of the False Creek seawall.



Examples of view cone and flight path height restrictions in and around Uptown

EMERGING DIRECTIONS

- » Explore opportunities for increased heights in and around Uptown, such as Higher Buildings that provide additional capacity for job space and/or affordable housing, and strengthen the overall view, while contributing a heightened level of public amenity, green building advancements (e.g. on-site rainwater management) and architectural excellence.
- » Consider potential new protected views, e.g. street-end views of the downtown and North Shore Mountains.