



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

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INTERIOR PUBLIC SPACE GUIDELINES (DD, BCPED, C-3A, C-5, C-6 & FC-1 DISTRICTS)

*Adopted by City Council July 22, 1986
Amended September 30 & November 4, 1986*

These guidelines are to be used in conjunction with the floor space ratio provisions of the Downtown, Southeast Granville Slopes, and North Park Official Development Plan By-laws and the C-3A, C-5, C-6 and FC-1 district schedules of the Zoning and Development By-law for evaluating floor space ratio exclusions for interior public space.

Interior public space refers to an enclosed space which is accessible for the enjoyment of the public, and includes covered atria and other similar spaces.

The following guidelines apply:

- (1) The area excluded from floor space ratio should have a minimum height of 30 feet, and a major portion of the roof should be transparent to the sky.
- (2) The excluded area should be in a development which, by virtue of its use or location, has a high level of pedestrian activity or public use within or adjacent to the site.
- (3) The excluded area should be located and designed within the development so as to maximize site attributes that would enhance the quality and enjoyment of the space for the public. For example, the siting of the development may permit the interior public space to capture a unique view or allow sunlight to reach a special landscape feature.
- (4) The excluded area should not ordinarily be used for commercial purposes. Seating, tables, or other facilities should be for the use and enjoyment of the public without charge. Uses that create visual interest and generate pedestrian activity are encouraged.
- (5) The excluded area should not be essential to the general circulation pattern of the development. Any portion of the space needed for circulation such as building entries, lobbies, corridors, or circulation space necessary to reach elevators, stairs, or exits will be included in floor space ratio.
- (6) The excluded area should abut or connect directly to a sidewalk or major pedestrian thoroughfare so that it is physically and visually accessible from such thoroughfare as well as from other external and internal routes. If, in order to capitalize on site attributes, the area is not so located, a generous and obvious means of access from the street should be provided. The excluded area should be clearly identified from the street as a publicly accessible space.
- (7) The excluded area should be environmentally controlled, appropriately furnished and landscaped (including seating and lighting) and contain uses or features that encourage its use by the public.
- (8) The excluded area should be of a sufficient size to constitute a meaningful public amenity. Interior public spaces less than 1,000 square feet will not generally be excluded from floor space ratio.