



City of Vancouver *Planning - By-law Administration Bulletins*

Planning, Urban Design and Sustainability Department

453 W. 12th Ave Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100

website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

HOTEL DENSITY INCREASE LIMITATIONS FOR HERITAGE DENSITY TRANSFER

*Authority - Director of Planning
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The following Bulletin is intended to clarify the interpretation of Section 3 (Density) of the Downtown Official Development Plan (DODP) as it applies to increases in floor space for hotels arising from equity/massing considerations or transfer of heritage density provisions. Relevant sub-sections are:

Sub-section 2 allows for a maximum 15% increase in the floor space ratio for hotels in certain areas of the downtown, based on that portion of the building used for guest accommodation and ancillary access areas, and having floor-to-floor dimensions of less than 10 ft.

Sub-section 12 allows for an increase in floor space ratio for any use where the increase results from the transfer of heritage floor space to a maximum of 10 percent over the total permitted floor space ratio, **except that this increase shall not apply to hotels where the floor space has already been increased pursuant to sub-section 2.**

(Note: bolding for emphasis only).

For hotel development proposals that are considering floor space increases based on these two subsections of the DODP, the following interpretation shall apply:

- where a hotel proposal in the Downtown District is eligible and applies for the 15% hotel bonus in floor space under sub-section 2, it is not eligible for consideration of a further heritage floor space transfer based on the hotel use floor space ratio; and
- for a mixed use project (e.g. hotel and residential uses), where the 15% hotel bonus has been applied for, a transfer of heritage density may be considered based only on the non-hotel floor space, up to a maximum of 10% over the total permitted floor space ratio for the non-hotel use(s).