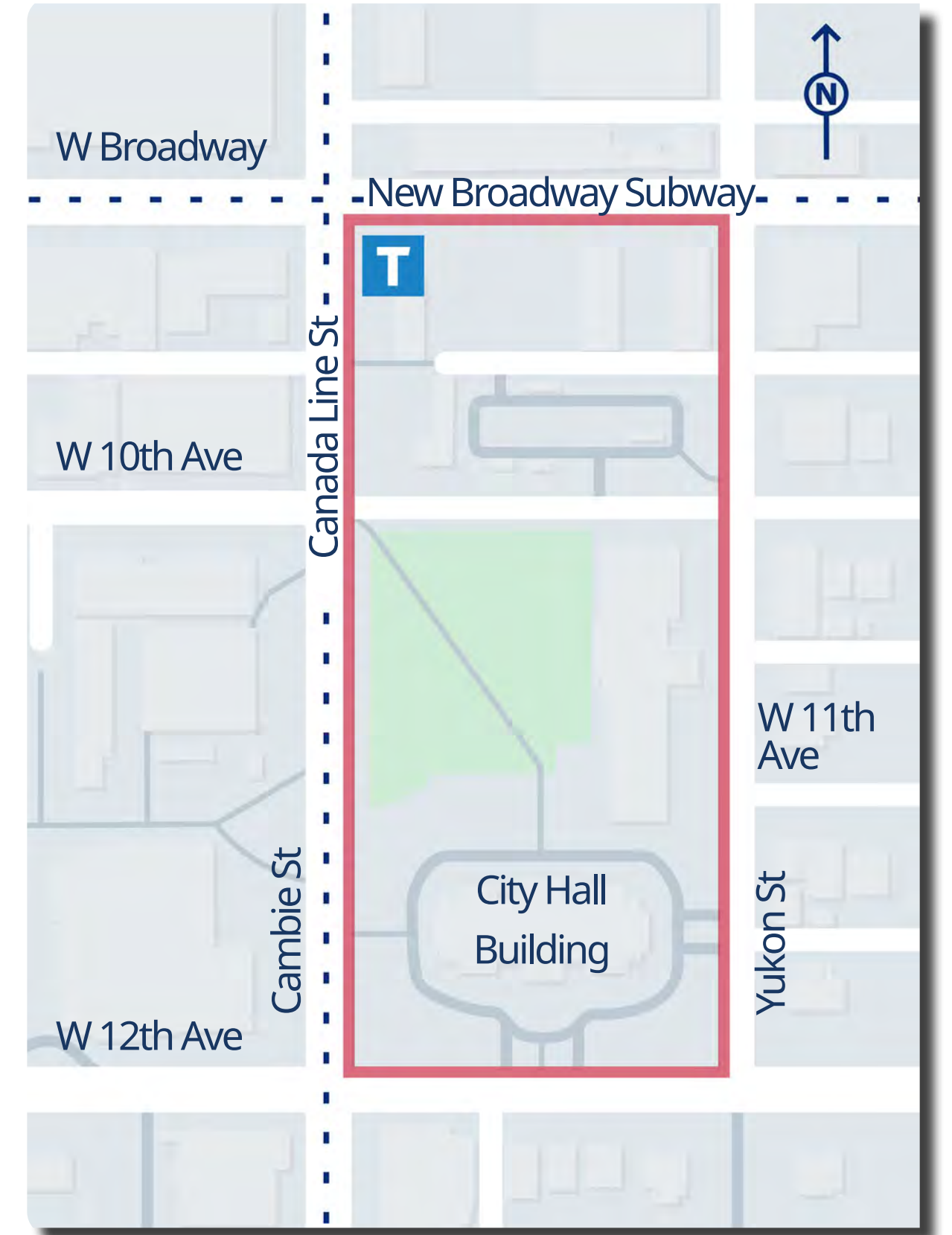


# Welcome

## Help us shape your City Hall campus!

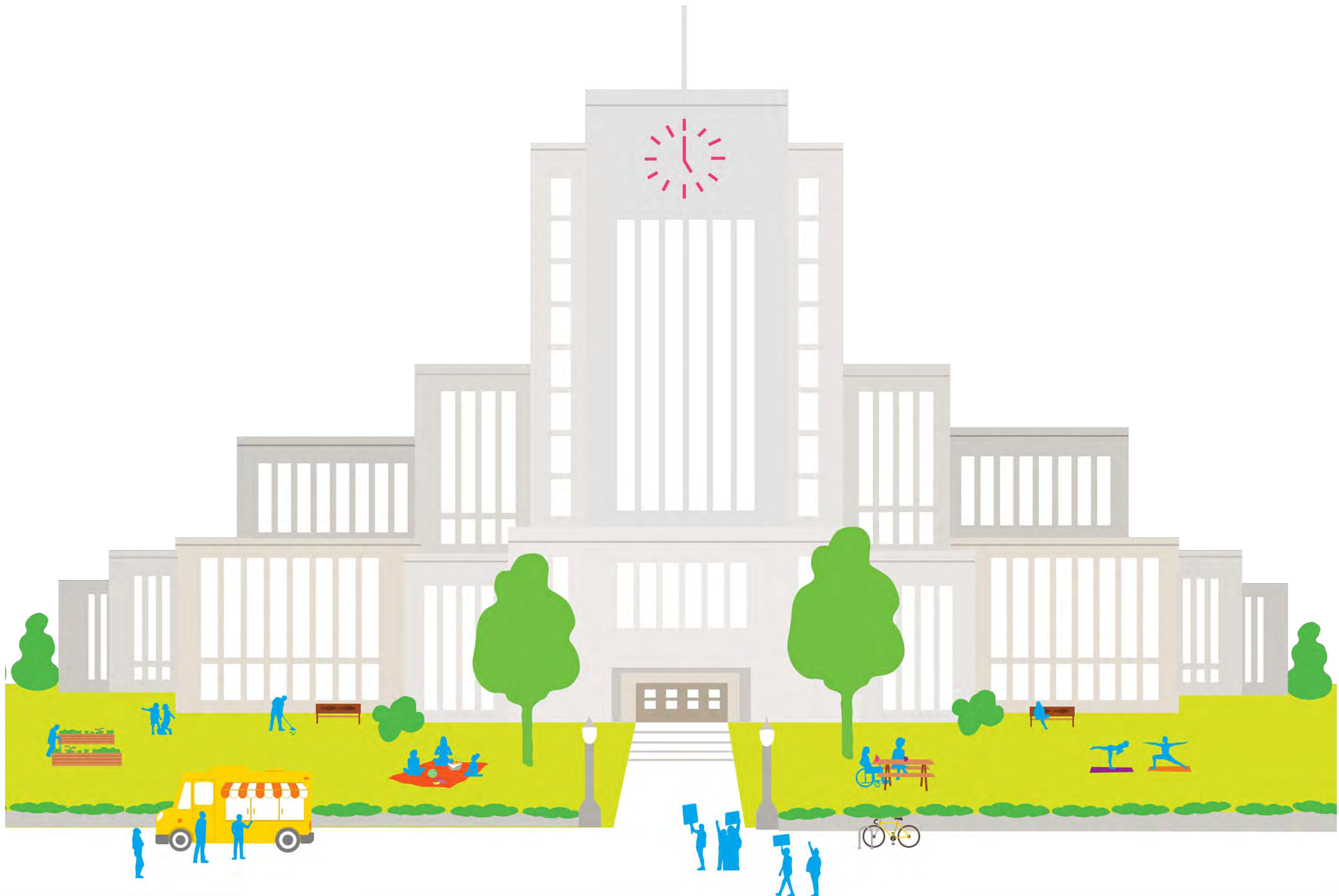
We are here to share information about the emerging long-term plan for the City lands around Vancouver's City Hall known as Civic District. The purpose of this phase of engagement is to get your feedback on the draft guiding principles and three concepts that will be used to inform the preferred concept for the site.

Civic District is a 3.5 hectare (8.6 acre) site located near Cambie Street and Broadway, at the intersection of the Canada Line and the new Broadway Subway, in the heart of Vancouver's "second downtown". The site is bounded by Broadway to the north, West 12th Avenue to the south, Cambie Street to the west and Yukon Street to the east. The site today has Vancouver City Hall including Council Chambers, various civic government departments and offices, Helena Gutteridge Plaza and other open spaces, surface parking, and Broadway-City Hall Station (northwest corner of the site).



### Legend

- Broadway-City Hall Station
- Study Area
- Transit Line



## For more information or to ask us a question:



[Broadwayplan@vancouver.ca](mailto:Broadwayplan@vancouver.ca)



[Shapeyourcity.ca/city-hall-campus](http://Shapeyourcity.ca/city-hall-campus)



3-1-1



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City Hall Campus Engagement  
[shapeyourcity.ca/city-hall-campus](https://shapeyourcity.ca/city-hall-campus)

# Land Acknowledgment

Acknowledging the unceded homelands of the x<sup>w</sup>məθk<sup>w</sup>ə́yəm (Musqueam), S<sub>k</sub>wx<sub>w</sub>ú7mesh (Squamish) and səlilwətał (Tsleil-Waututh) Nations



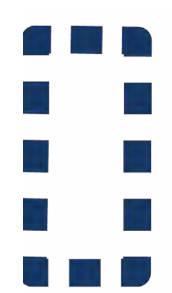
The City of Vancouver is located on the unceded, ancestral, and traditional homelands of the x<sup>w</sup>məθk<sup>w</sup>ə́yəm (Musqueam), S<sub>k</sub>wx<sub>w</sub>ú7mesh (Squamish) and səlilwətał (Tsleil-Waututh) Nations.



These lands have been stewarded by x<sup>w</sup>məθk<sup>w</sup>ə́yəm (Musqueam), S<sub>k</sub>wx<sub>w</sub>ú7mesh (Squamish) and səlilwətał (Tsleil-Waututh) Peoples since time immemorial, and their unique and inherent relations, history, Title and rights in these territories remain intact. The City of Vancouver endeavors to strengthen its future as a City of Reconciliation by working collaboratively with the Nations.



# City Properties



Civic District Boundary



Broadway-City Hall Station

# Background

## Why are we here today?

The City of Vancouver in its role as land use planner and regulator is creating a long-term plan to guide future rezonings and the redevelopment of Civic District.

We are presenting three site concepts for the future of the site. The long term vision is for this area to evolve into a more welcoming, inclusive, service-oriented environment with improved community amenities for everyone.

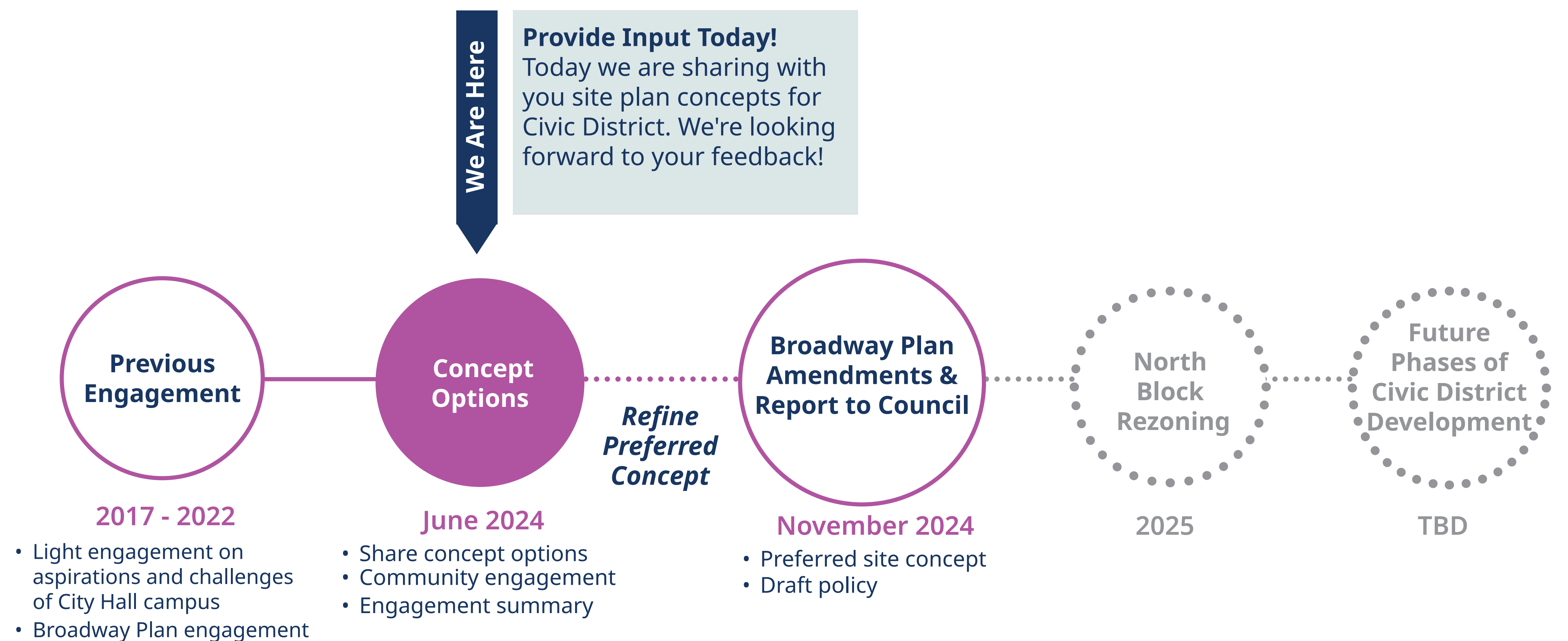
This planning process will inform additional policies for Civic District that will be included as part of the Broadway Plan amendments to be considered by Council in November 2024. Policies will include: land use, density, building types and heights, transportation, open spaces, amenities, phasing of development and other site specific considerations. If approved by Council, it is anticipated that the City as Landowner will initiate rezoning of the North Annex block in early 2025.

The City aims to strengthen its future as a City of Reconciliation by recognizing the inherent rights, culture, and history of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) Nations in the planning for the Civic District.



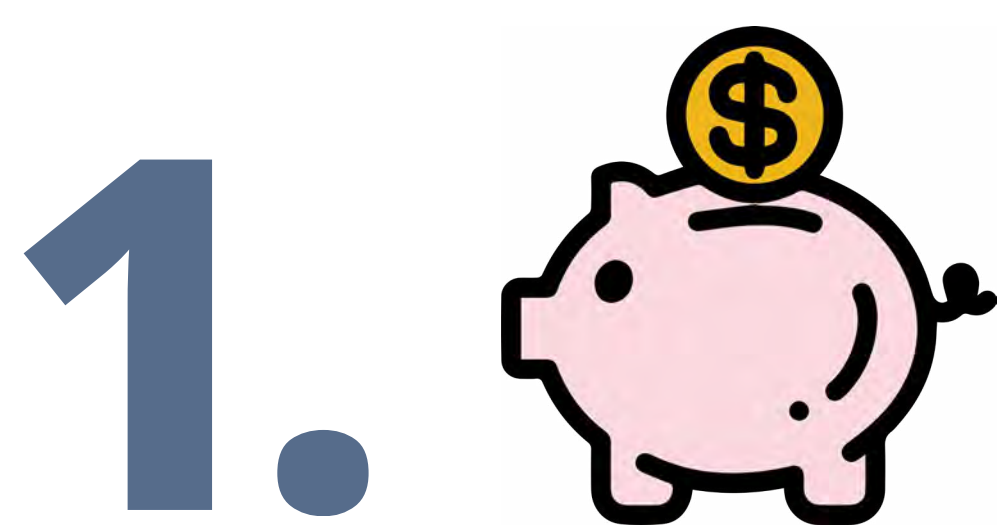
## How will we use your feedback?

We are sharing site concept options for the redevelopment of Civic District in the future. City staff will summarize the feedback and use it to inform the preferred concept and associated policies that will be included in the Broadway Plan.



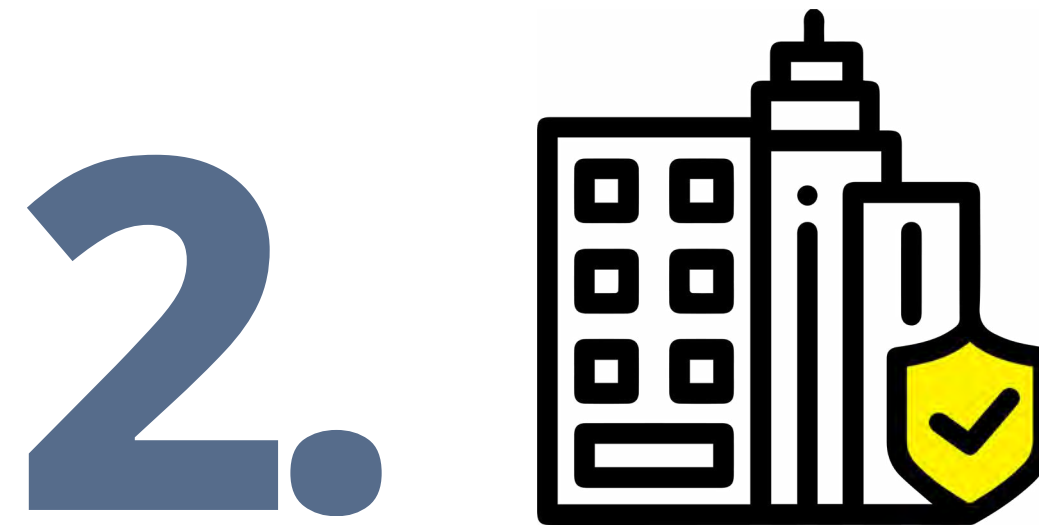
# Background

## Why is this work important to do?



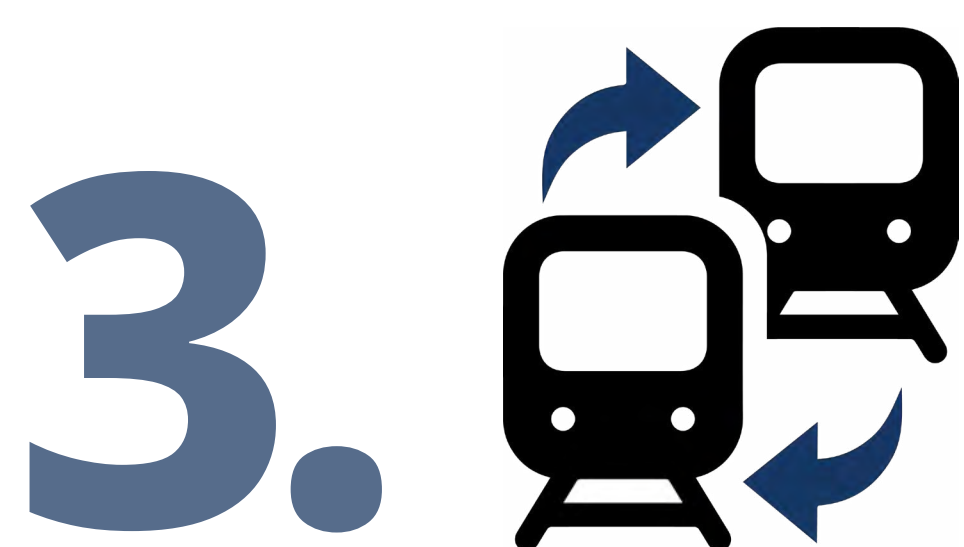
### Optimize City assets

Reduce leased space, and the associated costs by consolidating City staff from various locations into a central campus. Create opportunities for potential revenue streams on City Hall campus to offset cost to taxpayers.



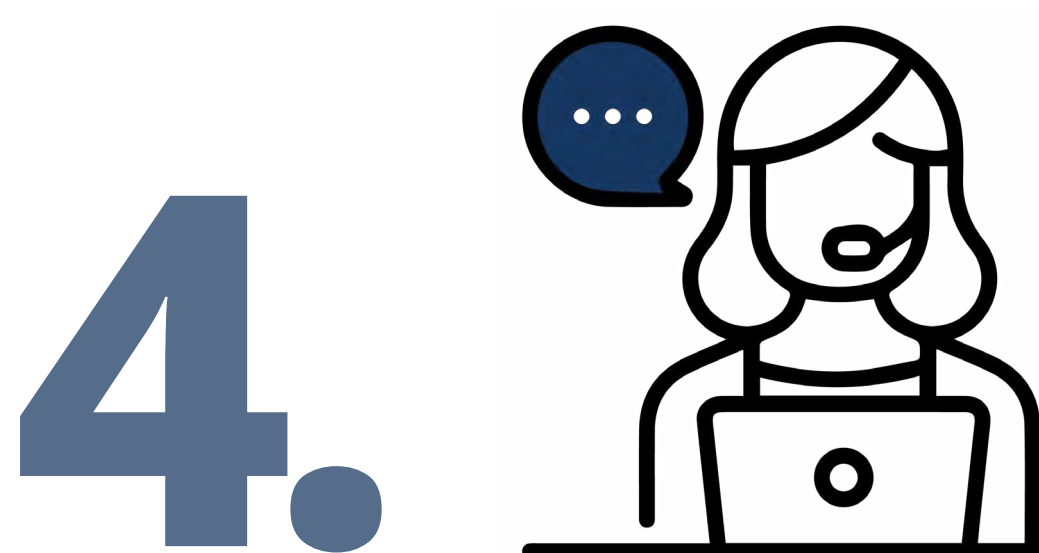
### Improve public safety of the public and City staff

Address seismic safety of the heritage City Hall building to ensure resilience and business continuity of public services.



### Have a plan for City properties at the intersection of two rapid transit lines

Enhance the use of public lands at the important crossroads of two rapid transit lines in Uptown, Vancouver's "second downtown". Create a long-term plan that will include the City Hall facilities, community uses, commercial spaces, and opportunities to co-locate other public and government services.

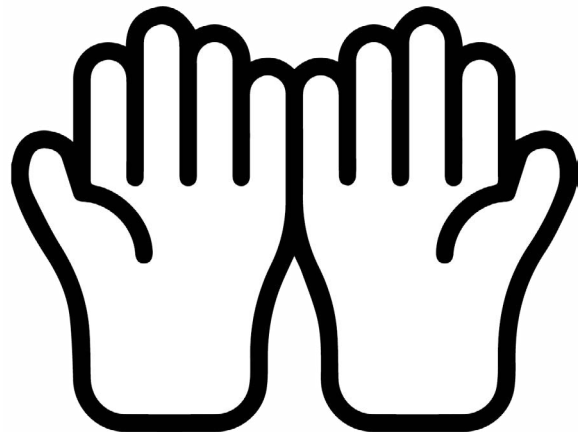


### Provide enhanced civic services and improved community amenities

Create a welcoming, inclusive and service-oriented environment for residents. Explore complementary community uses and create public spaces for a range of activities.

# Draft Guiding Principles

## RECONCILIATION



### 1: Continue to honour our commitment to reconciliation with xʷməθkʷəy̓əm (Musqueam), Sḵw̓x̓wú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) Nations:

Civic District is located on the traditional and unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sḵw̓x̓wú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) Nations. The site should support cultural redress, visibility and be a welcoming space for Indigenous community members. It is vitally important to identify ways to work collaboratively with the local Nations to decolonize our places and practices, and visibly incorporate their values, history and art on the site.

## IDENTITY AND GOVERNANCE



### 2: Recognize and enhance civic identity:

Civic District is a once-in-a-lifetime opportunity to reimagine the civic heart of Vancouver, one of the world's most vibrant, inclusive and diverse cities. The district should be intimately connected with the area's nature, history, and culture and reflect these qualities in its new and enhanced civic spaces, buildings, and placemaking. Arts and culture should be supported with consideration for potential spaces for presentation, cultural expression and celebration.



### 3: Support transparency of government:

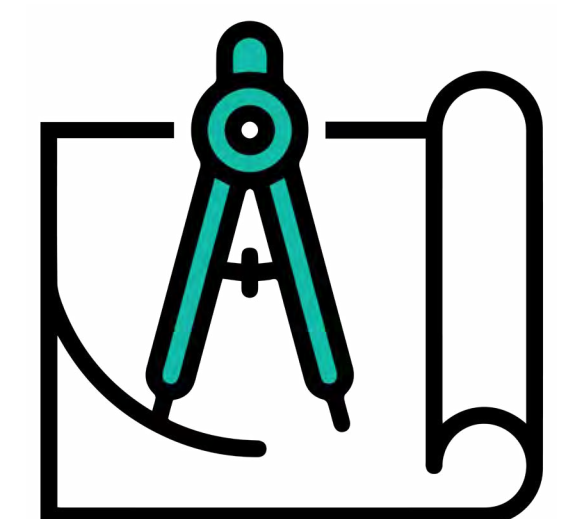
Civic District should reflect the core values of democracy in its design and function. Improvements should focus on increasing visibility and accessibility of City facilities for all users. Civic buildings should be welcoming and user-friendly for the community while balancing the functional requirements of the municipal government and its workers. Transparency should be improved by enhancing navigation around the site and within buildings, including the Heritage City Hall Building.

## BUILT FORM, SITE PLANNING AND LAND USE



### 4: Optimize City lands and strengthen Uptown:

Civic District is located in Uptown at the heart of Central Broadway and Vancouver's "second downtown". The plan will seek to optimize the use of these public lands at the intersection of the Canada Line and new Broadway Subway. Development on the site should provide significant new job space such as office, retail, service, hotel, cultural and institutional uses. Active ground floor uses should be located and designed to enliven existing and new buildings, public spaces, and key walking connections. Development of the site will help the City meet its long-term civic and office space needs.



### 5: Demonstrate leadership in design excellence:

The design of Civic District should instill a sense of civic pride for residents, visitors and workers. High-quality architecture, landscape architecture and building forms should reflect the site's prominent location and public function. A distinct and consistent design expression for the district should create a uniquely recognizable, desirable and marketable destination within the larger city. In collaboration with the local Nations, opportunities should be explored to incorporate built form and design elements representative of the xʷməθkʷəy̓əm (Musqueam), Sḵw̓x̓wú7mesh (Squamish) and səliłwətał (Tsleil-Waututh), as well as local Vancouver-based art and architecture.

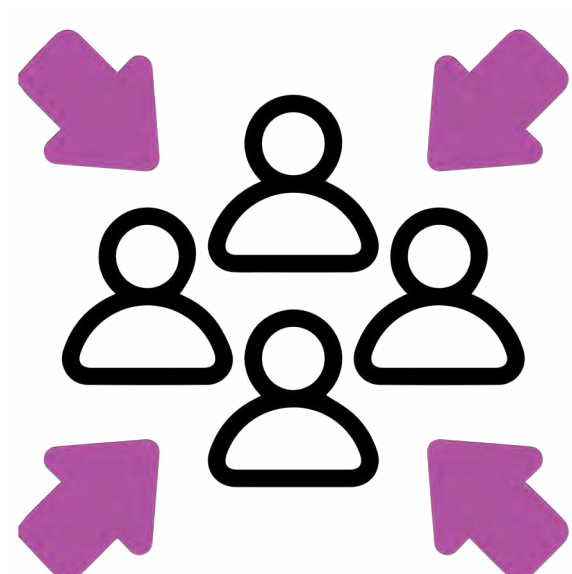
# Draft Guiding Principles

## PUBLIC LIFE



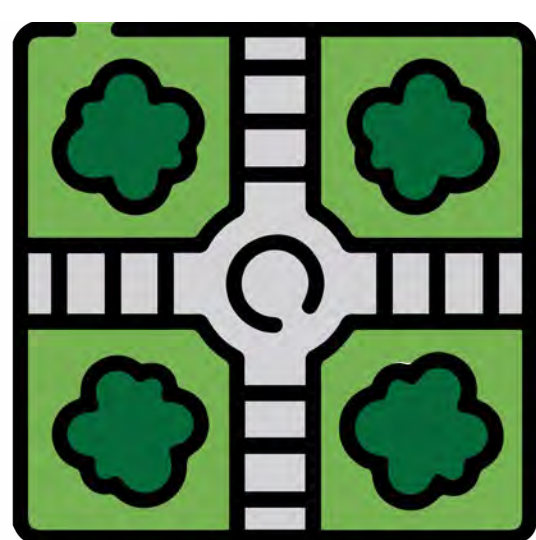
### 6: Mobility for all ages and abilities:

New and existing transportation connections should give priority to people of all ages and abilities who walk, roll, cycle and take transit. The site should ensure strong connections to the Broadway-City Hall SkyTrain Station and the surrounding neighbourhood. Universal accessibility will be a priority in all aspects of site and building design.



### 7: Enhance public spaces and placemaking:

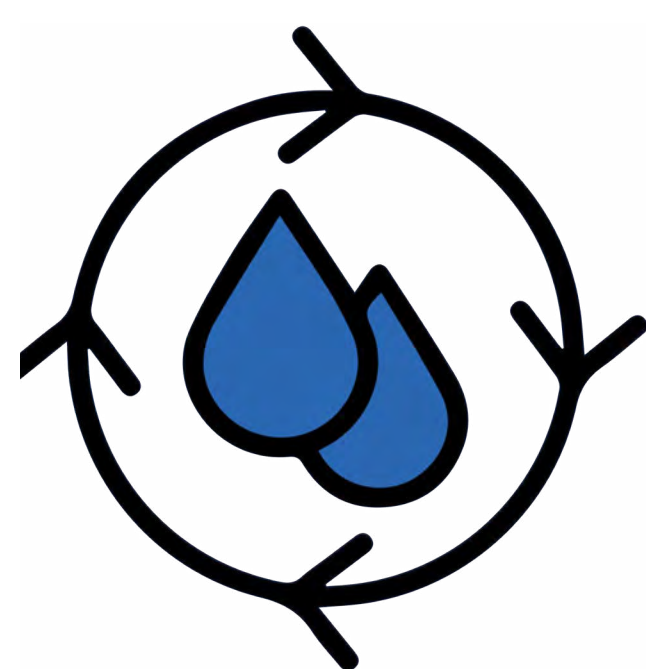
A strong civic centre should be anchored by a generous and flexible public realm. Public spaces should be inclusive, accessible, equitable, safe and culturally vibrant. The site should balance the needs for green spaces and hardscaped plazas to support diverse functions such as connecting with nature, civic and cultural expression, and public assembly. Programming and stewardship should make the district a center of activity.



### 8: Enhance civic and community services and amenities:

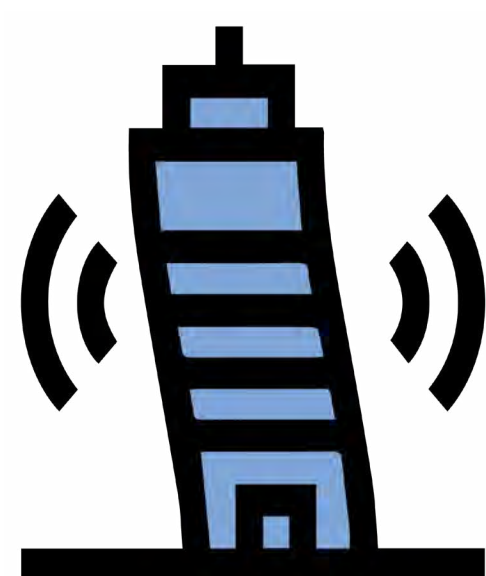
Civic District should be enhanced as a community hub with a range of new and improved civic services and community amenities (e.g. open space, childcare, and cultural spaces) in accessible locations close to Broadway-City Hall SkyTrain Station.

## SUSTAINABILITY AND RESILIENCE



### 9: Demonstrate leadership in sustainability:

Civic District will demonstrate Vancouver's leadership and stewardship in sustainability and green building design. New buildings and public spaces should be designed sustainably and operate to reduce carbon emissions. An integrated water management approach including green infrastructure should be used to capture, clean and reuse rainwater and enhance the natural environment.



### 10: Ensure resilience:

A resilient Civic District is central to ensuring the overall health, safety and well-being of everyone who visits or works on site. All buildings and infrastructure should be adaptive and resilient to a changing climate and seismic events to maintain reliable public services.



# Site History

## Time Immemorial to 1800s

Vancouver is situated on the traditional territory of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliwətaʔ (Tsleil-Waututh) Nations. For many thousands of years, there were permanent villages and seasonal camps along the False Creek waterfront, an abundant place for fishing, harvesting, and hunting.



**1886**

Vancouver was incorporated as a city.

**1929**

Bartholomew Plan amalgamated Point Grey, South Vancouver and Vancouver.



**1969**

City Hall's East Wing was built to accommodate expanding administrative needs of the City.



**2016**

City Hall's East Wing decommissioned and deconstructed for seismic safety.



**Fall 2027**

Estimated completion of the Broadway Subway Project and opening of Millennium Line SkyTrain connection on site.



1880

1890

1900

1910

1920

1930

1940

1950

1960

1970

1980

1990

2000

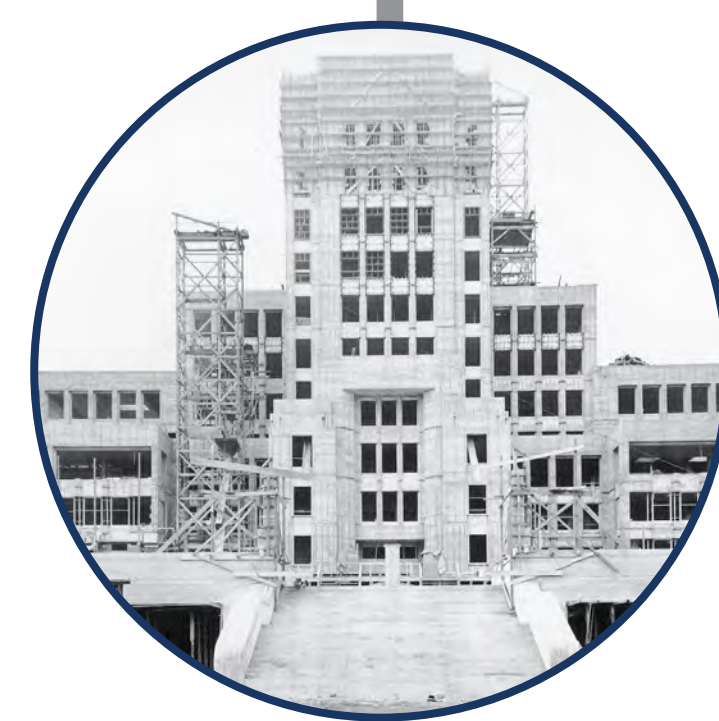
2010

2020



**1903**

Strathcona Park (current site of City Hall building) acquired by the City of Vancouver.



**1935-1936**

City Hall building constructed on Strathcona Park given central location within newly established municipal jurisdiction.



**2009**

Canada Line station opens at intersection of West Broadway and Cambie Street.

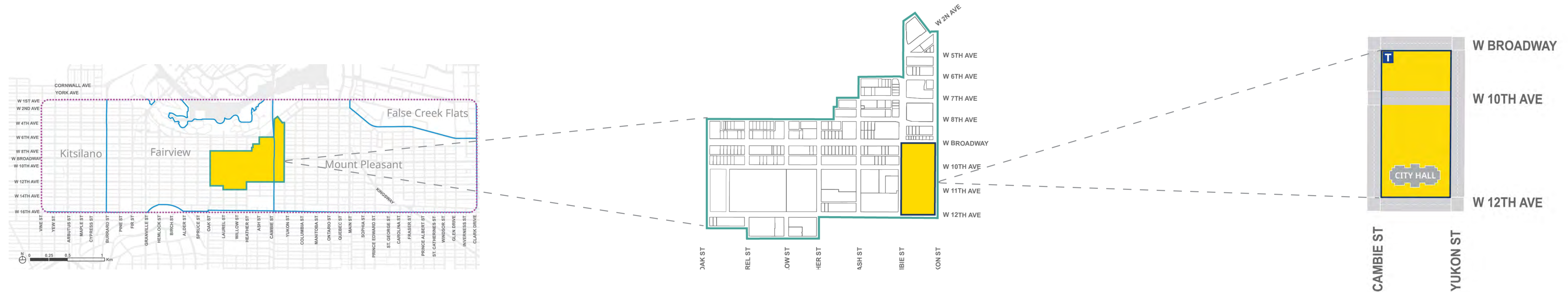


**2018**

The East Wing's remaining podium, now known as Helena Gutteridge Plaza, was turned into a temporary public plaza. City Hall's West Annex was seismically upgraded, improving the safety of public and staff.

# Broadway Plan Policy Context

The following summarizes the Broadway Plan policy directions from more general to more specific:



## Broadway Plan

- Strengthen Central Broadway as the Province’s second largest jobs centre, particularly in the Uptown area.
- Enable the supply of major office and hotel space.
- Protect and intensify employment areas.
- Create public spaces that comfortably accommodate public life for all people.
- Provide diverse types of social services and facilities.
- Retain and steward heritage sites.
- Seek opportunities for new development to contribute amenities (e.g. childcare, cultural facility, park/open space).

## Uptown / Cambie North Sub-Area

- Intensify the Uptown Office District for non-residential uses only (office, hotel, service and retail).
- Highest intensity of new office buildings in the Uptown Office District near Broadway Subway stations.
- Building heights are permitted up to 122 m (400 ft.) or up to the underside of Queen Elizabeth Park View sections 3.2.1-3.2.4 if more restrictive, except where restricted by other protected public views (e.g. Cambie Street View 9).

## Civic District (FCHD Policy Area)

- Identified as a “Large and Unique Site”
- Support the expansion of the Civic District with new office, retail, cultural and institutional uses.
- Enhance the public service hub including improved public realm and other public benefits.
- Enhance its civic identity, including that of a City of Reconciliation.
- Improve connections to Broadway-City Hall Station.
- 453 West 12th (City Hall) is a designated Class A heritage building.

# Protected Public Views

The City of Vancouver maintains a number of protected public views to the mountains, ocean, downtown skyline, and other landmarks. These views are important to Vancouver’s civic image and are for the enjoyment of all residents and visitors. The City’s view protections aim to balance the protection of views with strategic opportunities for adding higher buildings that help provide new housing and job space.

These are the view cones that shape Civic District:



**1 Drake Street (View K):**

This is a view to City Hall from the seawall near Drake Street.

**2 Cambie Bridge (View E3):**

This is a view to City Hall from the top of the stairs on the Cambie Bridge above the south shore of False Creek.

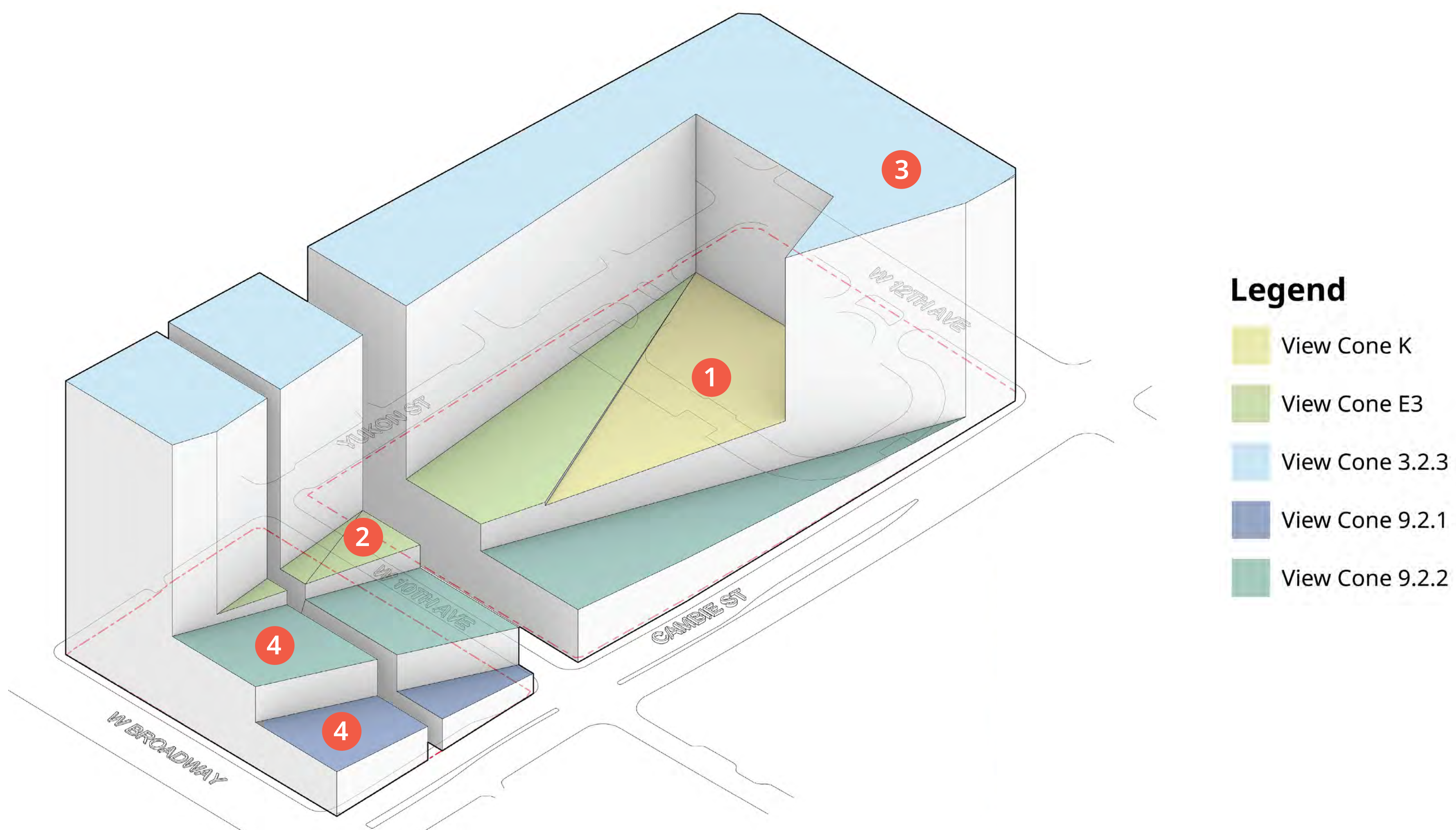
**3 Queen Elizabeth Park (View 3.2.3):**

This view highlights the North Shore mountains and the taller buildings that form the iconic dome shape of the downtown skyline.

**4 Cambie Street (View 9):**

This view highlights the North Shore mountains from Cambie Street adjacent to City Hall at 10th Avenue (view 9.1, shown above) and, further south, at 12th Avenue (view 9.2.2).

## Theoretical Maximum Building 'Envelope' Permitted Under Current View Protections



- Legend**
- View Cone K
  - View Cone E3
  - View Cone 3.2.3
  - View Cone 9.2.1
  - View Cone 9.2.2

City staff have been directed by Council to re-evaluate the protected public views and seek opportunities to modernize them to open up housing, job space and other public benefits in the short term. The review includes all of the views on the protected views list, including those to or over the City Hall campus. Early directions are expected to be shared with the public in the summer of 2024.

# Existing Site

The existing site includes the North Block and South Block separated by the 10th Avenue Greenway and features a wide range of built and landscape elements. The site is situated on a steep slope, which presents accessibility challenges. The current central space functions as a green space and community garden for the public, but it lacks the amenities of a civic plaza designed for events and celebrations.



# Common Approaches To All Concepts

## Responding to the Guiding Principles

The City is exploring design options that effectively respond to the Draft Guiding Principles for the Civic District site.

City staff have been working with architects and urban designers on a series of site organization concepts. Refined from many initial ideas, three concept options are presented for public review and feedback. The concepts have been developed in line with the Draft Guiding Principles and have a number of features and approaches that are common to all. The following image is annotated with these features.

Yukon Street will be where vehicles access the site and is reconfigured for improved cycling and for stormwater management with a new Blue Green System.

West 10th Avenue will become a vehicle-free greenway lined by trees and paths for pedestrians and cyclists.

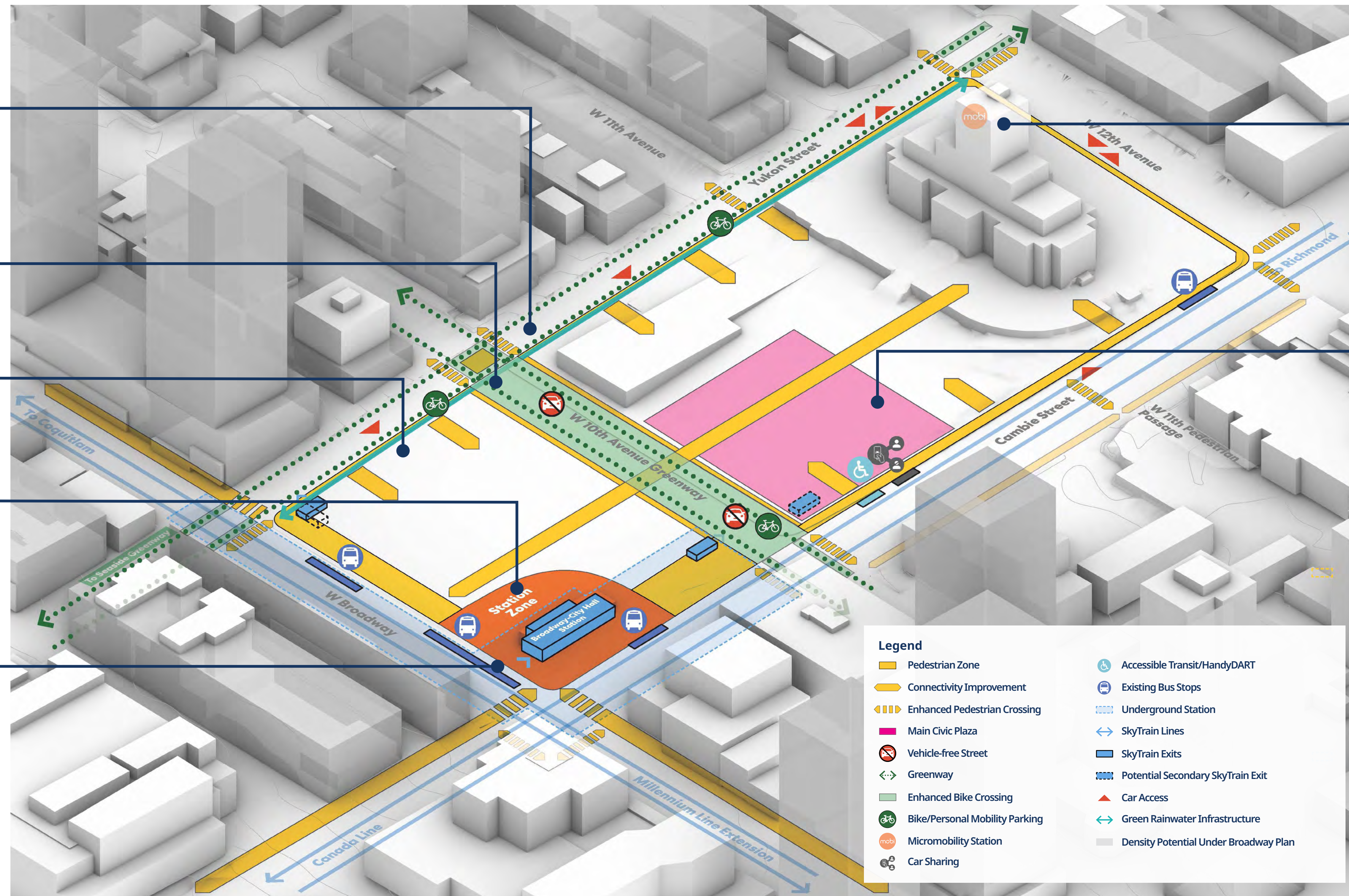
The North Block will be the first phase of development as a commercial mixed-use project.

There is a wide pedestrian connection from Broadway - City Hall Station to the central plaza and a new front door to City Hall. Steps and terraces will mediate the changes in elevation.

Broadway - City Hall Station will have more space around it for pedestrians with views and connections up to the existing City Hall.

The existing City Hall building is retained and will be seismically upgraded in the future, continuing to provide civic offices. The landscape around West 12th Avenue will have minor changes. The north side will be designed to be more accessible and inviting to the public.

The portion of the South Block north of City Hall becomes a civic plaza, similar in size to the Vancouver Art Gallery Plaza and the 7th Street Square. Line the plaza with spaces open to the public, such as municipal services, shops or cafes.



# Three Open Space Concepts

## South Block - Public Space

### How the Concepts Vary

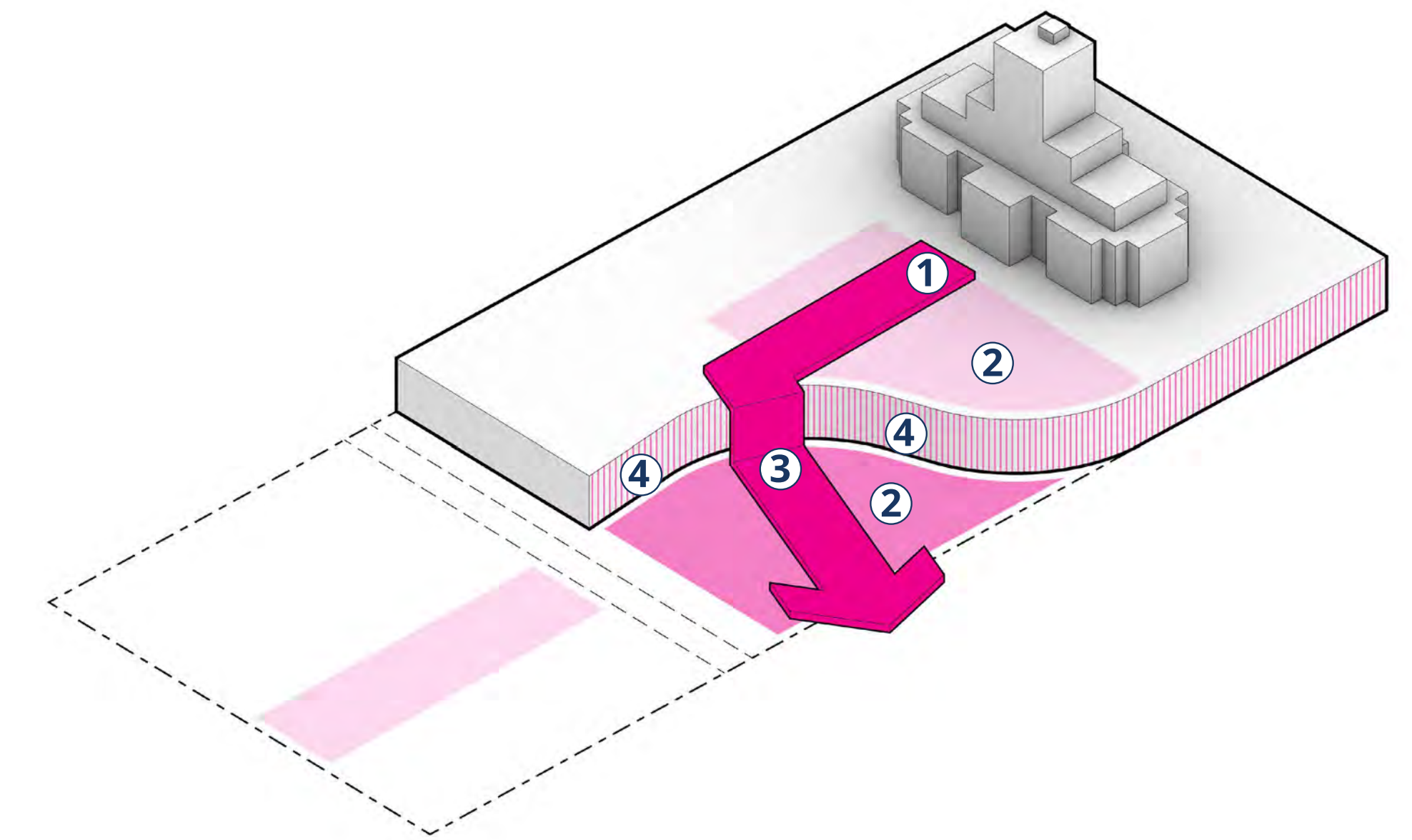
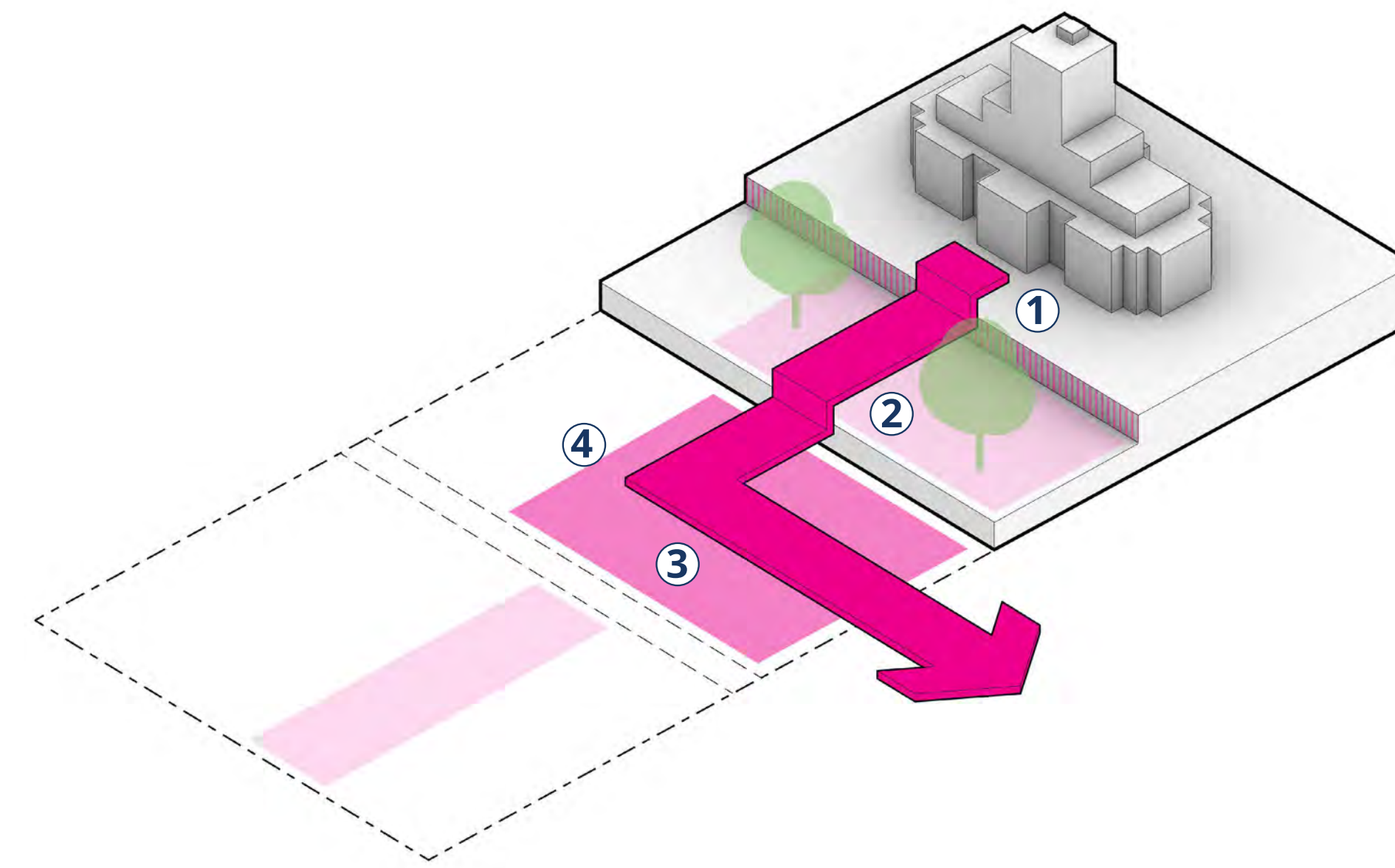
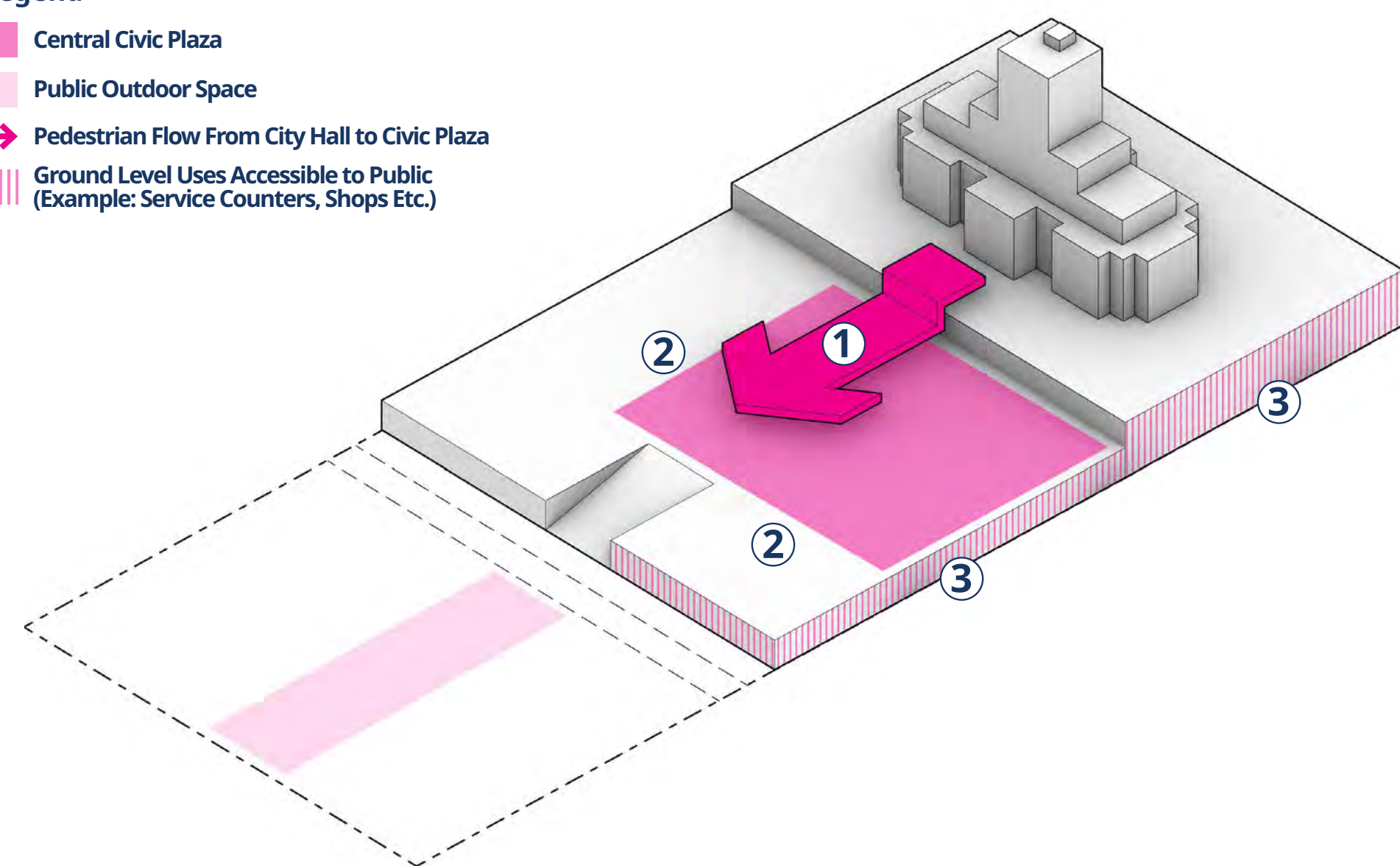
While each of the concept options has similar land use and mobility approaches, each varies in how its public realm is configured and in its building footprints (the area occupied by buildings) and massing (how the buildings are shaped and distributed).

The concepts are named and defined by how they organize public space across the two blocks from Broadway to West 12th Avenue. For the public realm, the concepts differ in where the public space is located, how people move through it and how it is activated by ground level uses accessible to the public.

All concepts deliver a similar-sized civic plaza, comparable to ἄνω ἄγορά (Vancouver Art Gallery plaza), with each concept positioning the civic plaza in different locations.

#### Legend

- Central Civic Plaza
- Public Outdoor Space
- ➔ Pedestrian Flow From City Hall to Civic Plaza
- ▨ Ground Level Uses Accessible to Public (Example: Service Counters, Shops Etc.)



\*These images are concept drawings to communicate key elements and do not represent the final design.

### Concept A: Upper Civic Plaza

- ① Expand the upper terrace around City Hall to create a large civic plaza
- ② Line the plaza with spaces open to the public, such as municipal services, shops or cafes
- ③ Create a lively streetfront along Cambie Street.

### Concept B: Terraced Civic Plaza

- ① Keep the upper terrace as it is today
- ② Create a smaller middle terrace and keep major mature trees
- ③ Create a lower plaza at West 10th Avenue and Cambie Street
- ④ Line the plaza with spaces open to the public, such as municipal services, shops or cafes.

### Concept C: Lower Civic Plaza

- ① Expand the upper terrace to extend the base or "podium" of City Hall
- ② Create two plazas: one on the upper terrace and a second on the lower terrace at West 10th Avenue
- ③ Create a new front door to City Hall off the lower Cambie plaza
- ④ Line the plaza with spaces open to the public, such as municipal services, shops or cafes.

# Three Options for Built Form

## North Block

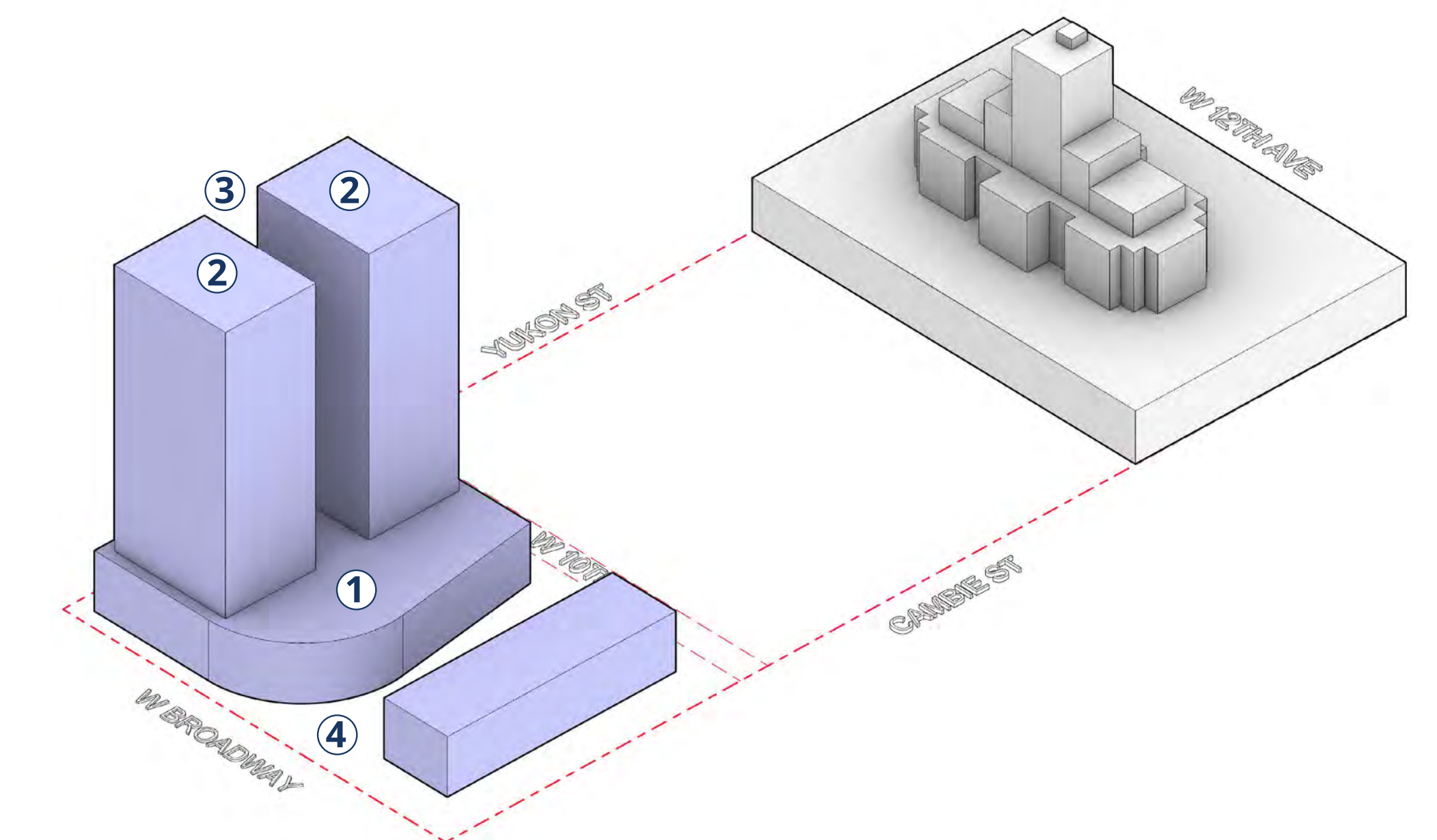
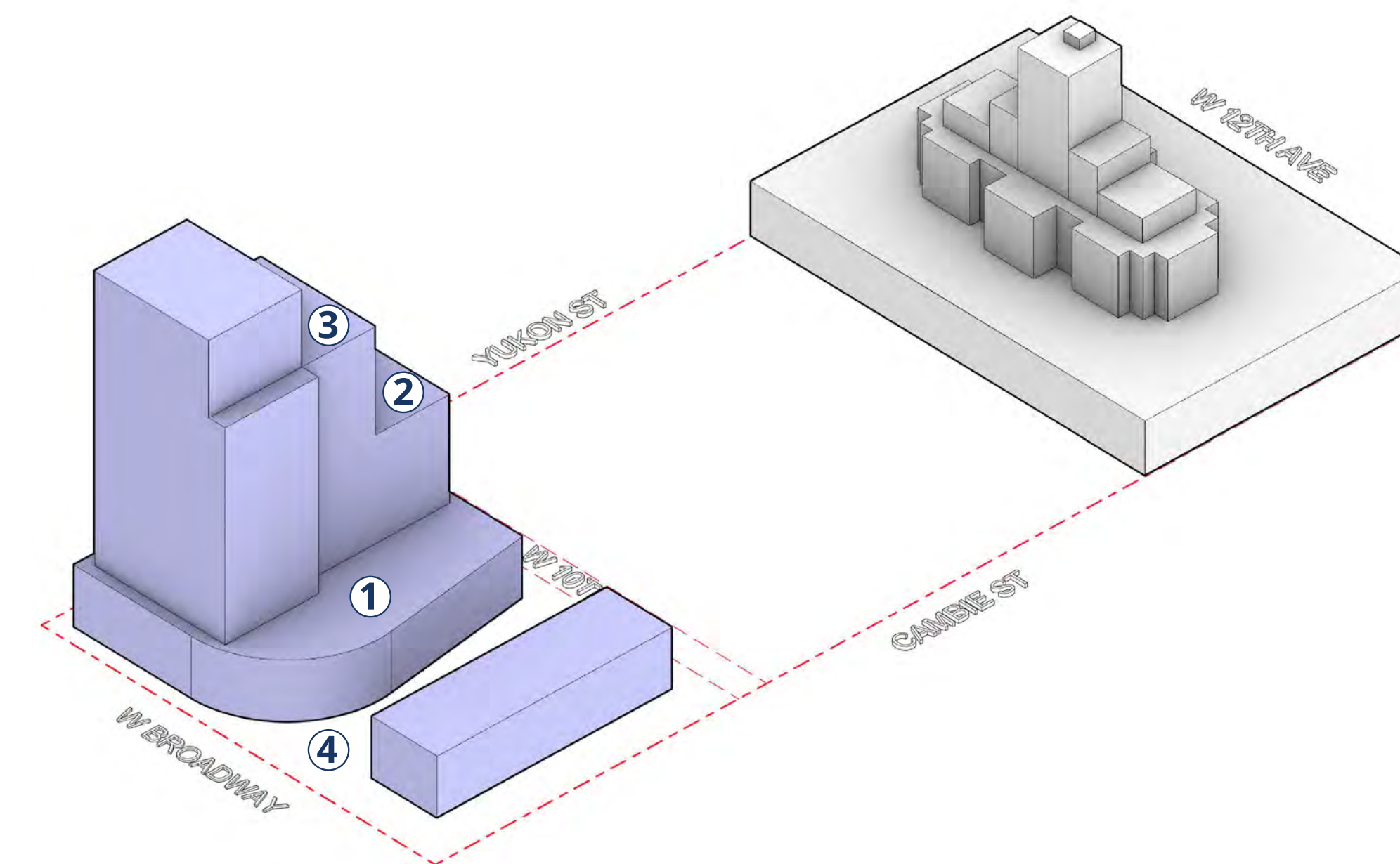
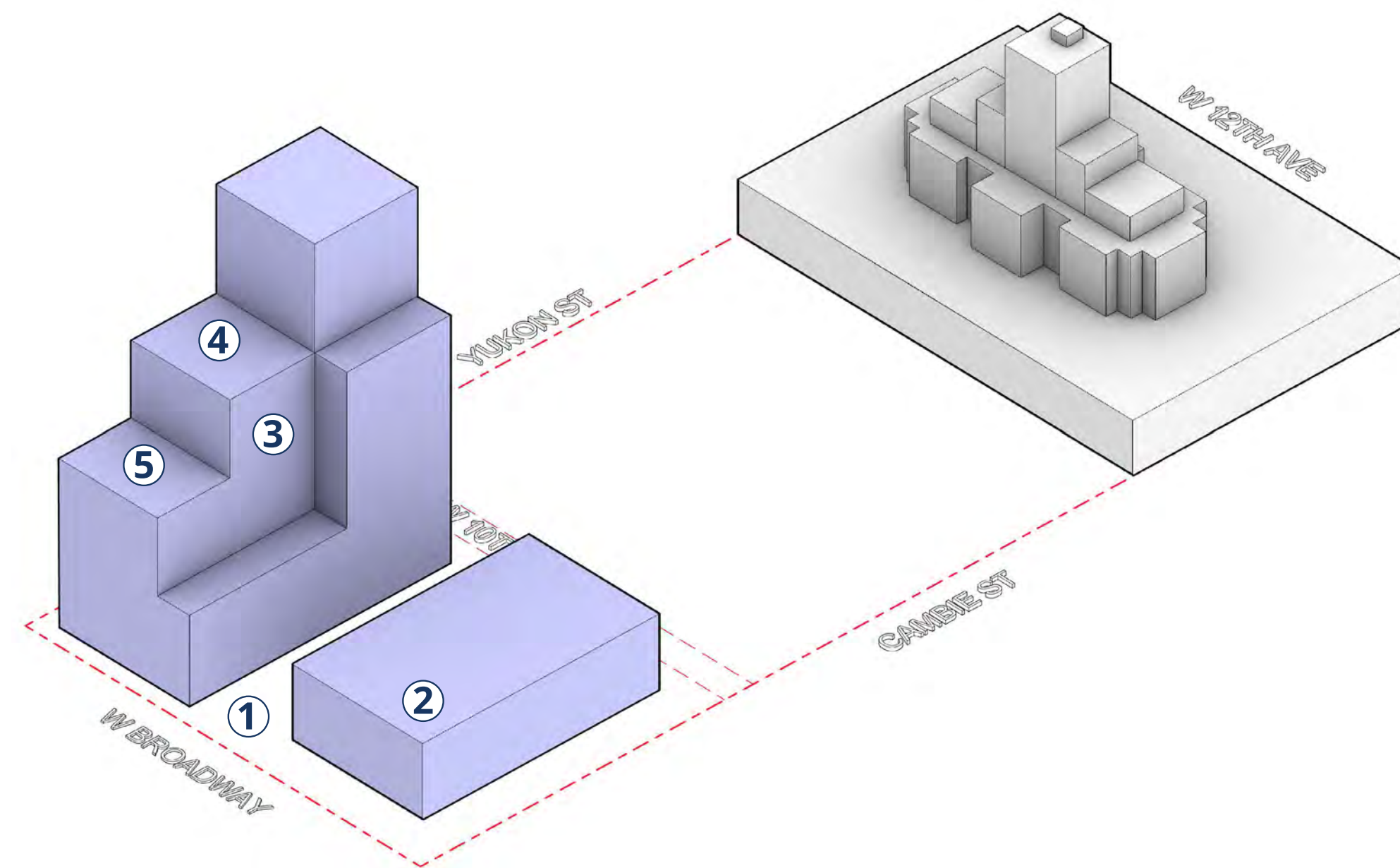
### District-wide Building Massing

The siting and configuration of development in the Civic District is influenced by the protected view cones, the open space network, connecting the station to the neighborhood, the desire for a large-scale civic space, steep topography, and the required program areas for the future City Hall. As a result, a series of built-form studies were created to explore the forms of development in the Civic District.

Each of the three concepts (A,B, and C) has a different building massing illustrated for both the North and South Blocks. The height of the buildings will respect Queen Elizabeth Park view cone and be up to approximately 103 meters (338 ft.) as measured at Broadway. Building massing shows the shapes and layouts of the buildings on site. Architectural design will take place in future phases of work.

### District-wide Building Uses

A mix of institutional, office, retail, service, cultural, transportation, parking and storage uses are being considered for the Civic District site.



\*These images are concept drawings to communicate key elements and do not represent the final design.

### A: Stepped Tower on Broadway

- ① A central passage between buildings
- ② A larger building is located over the Broadway-City Hall station
- ③ A stepped tower minimizes the mass (bulkiness) along Yukon Street
- ④ A design with several terraces steps down towards Broadway
- ⑤ Outdoor spaces with views of the North Shore mountains

### B: Stepped Tower and Podium

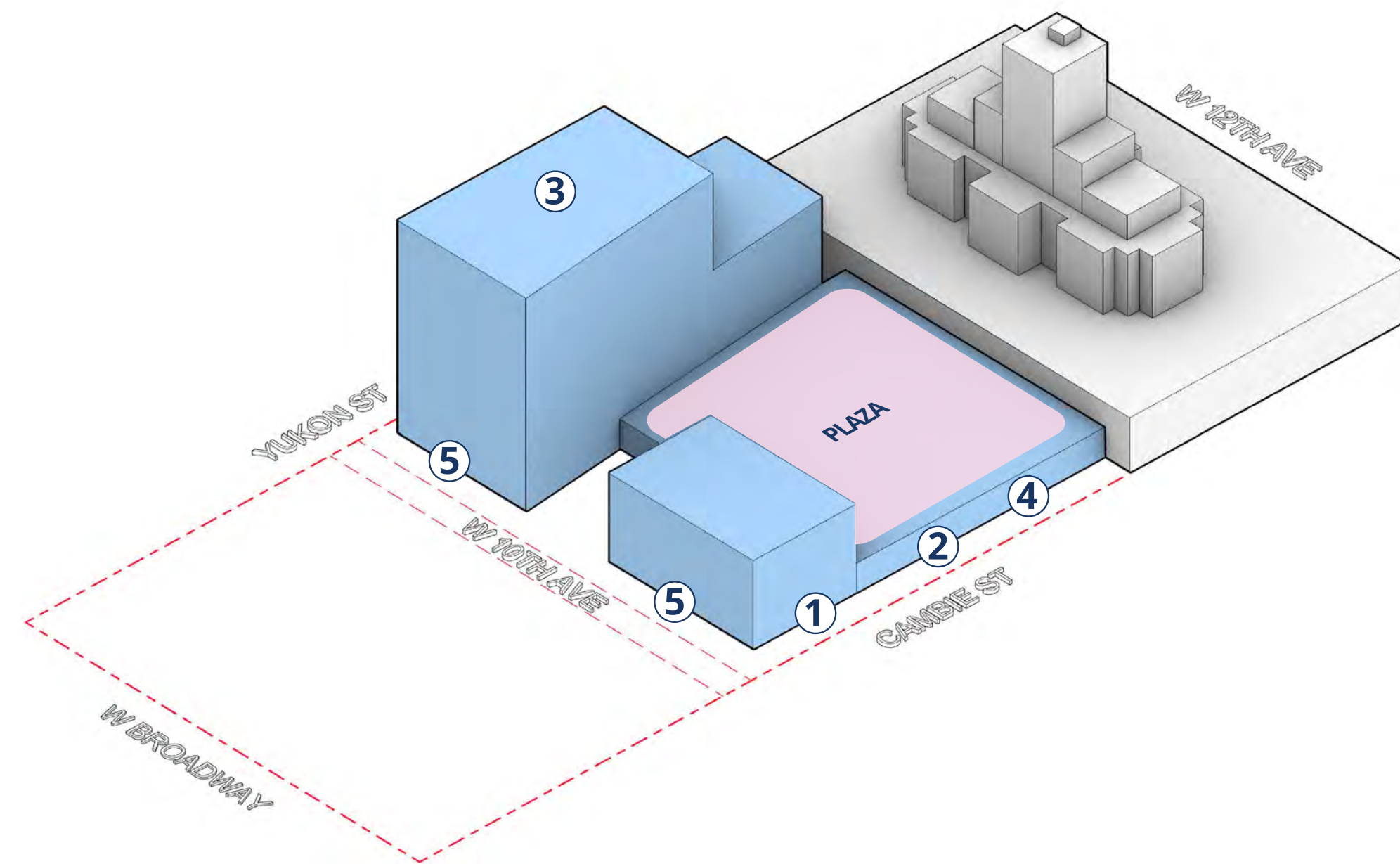
- ① A podium roof provides extra public outdoor space and commercial spaces
- ② A stepped tower minimizes the mass (bulkiness) along Yukon Street
- ③ Several terraces with sunny, south-facing outdoor spaces and views of City Hall
- ④ A larger public space at the Broadway-City Hall station entrance

### C: Two Towers and Podium

- ① A podium roof provides extra public outdoor space and commercial spaces
- ② Two towers provide more daylight into commercial floor space
- ③ A gap between towers to provide daylight through buildings along Yukon Street
- ④ A larger public space at the Broadway-City Hall station entrance

# Three Options for Built Form

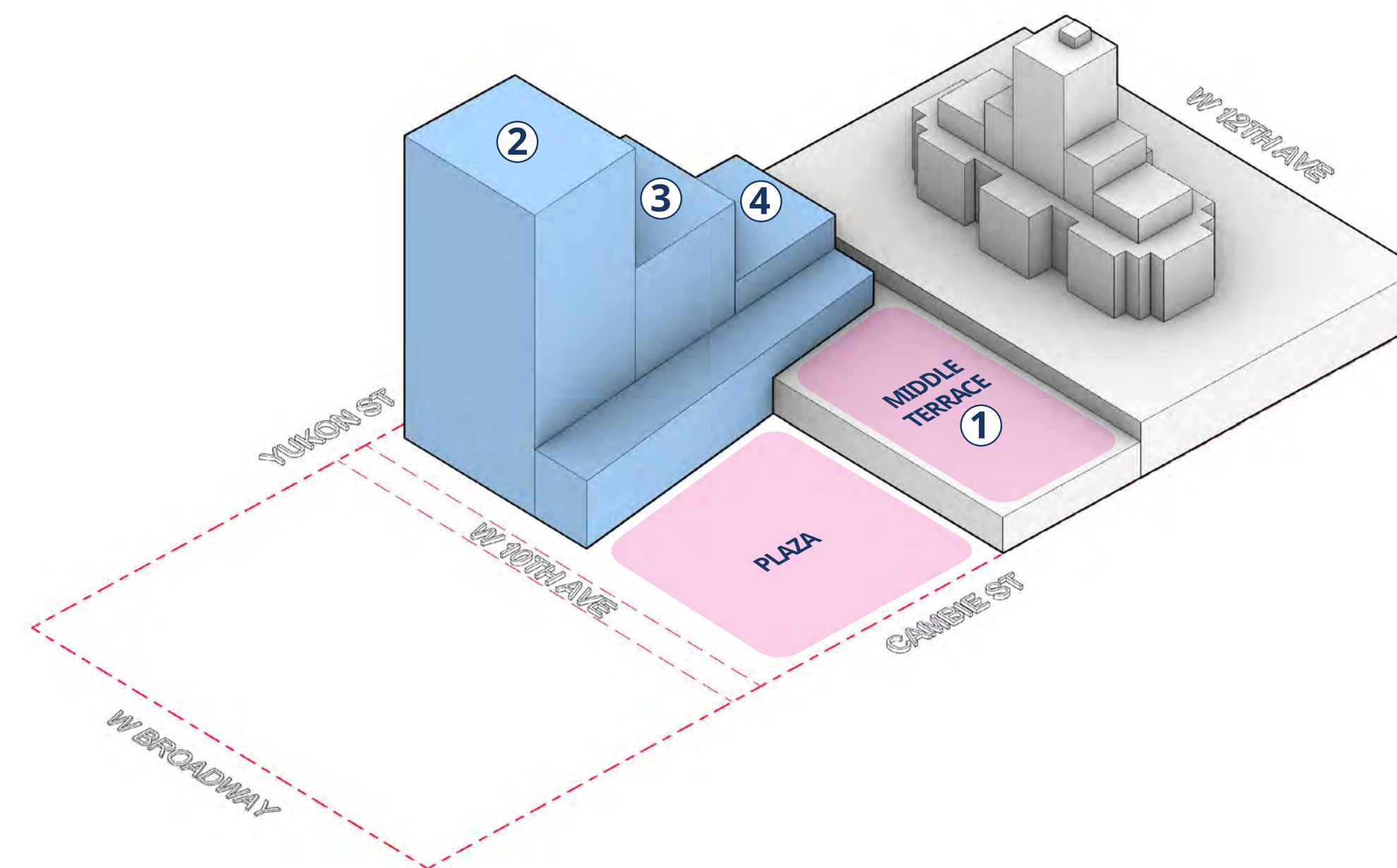
## South Block



\*These images are concept drawings to communicate key elements and do not represent the final design.

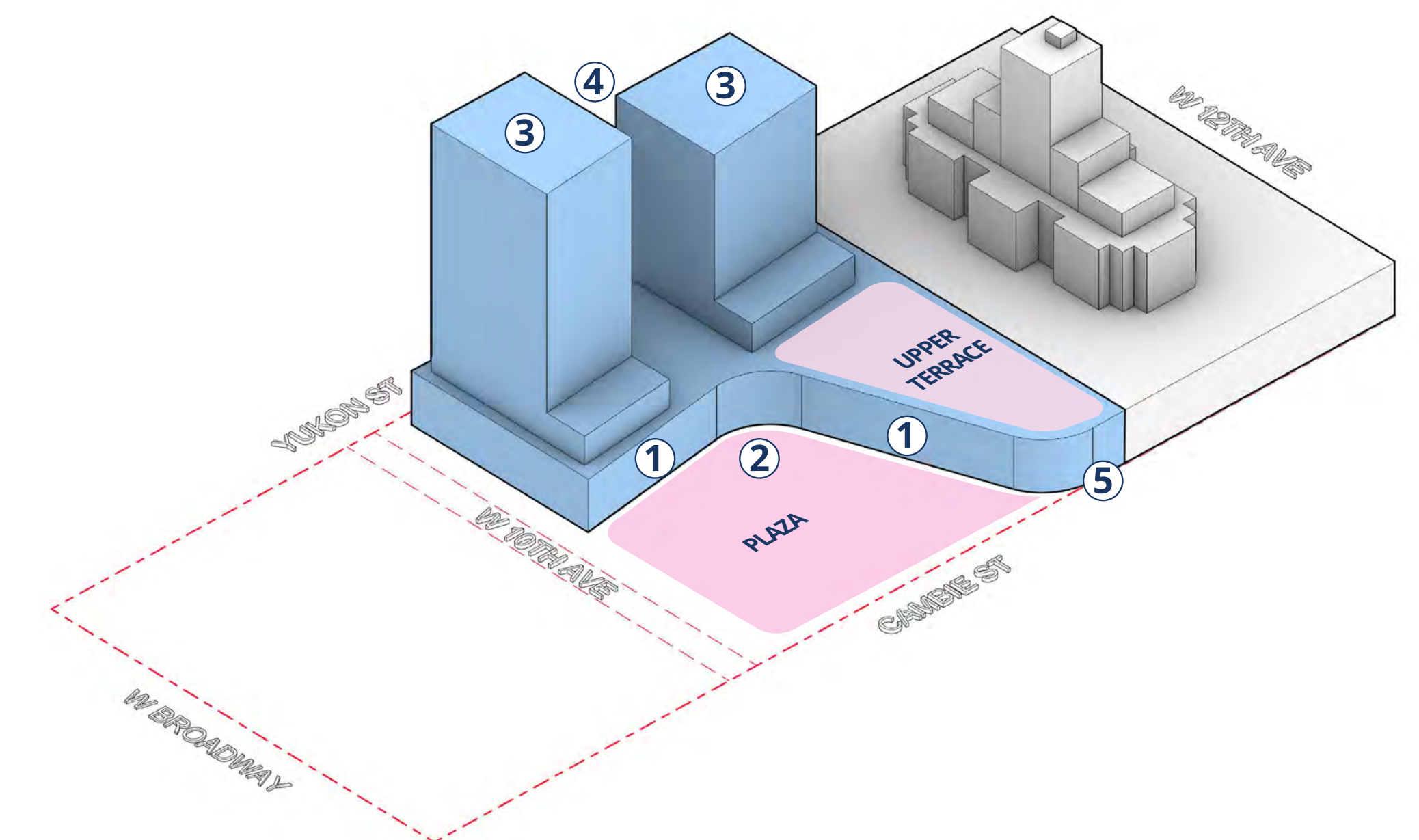
### A: Slab

- ① City offices and service areas have a direct connection to the nearby streets
- ② More options for different building designs creating a lively street front along Cambie Street
- ③ Moderate building massing (bulkiness) along Yukon Street.
- ④ Usable spaces under the plaza
- ⑤ Buildings line 10th Avenue.



### B: Stepping Form

- ① Mature trees could be preserved with a limited building footprint
- ② Increased building mass (bulkiness) along Yukon Street
- ③ Several terraces with sunny, south-facing outdoor spaces with views of City Hall
- ④ Building steps down towards City Hall and preserves views of the building.



### C: Two Towers and Podium

- ① Increased opportunity for ground level public uses lining the public plaza
- ② Opportunities to create a lively new public plaza with activities
- ③ Two towers increase daylight to the interior of the buildings
- ④ Provides gap for views and daylight through buildings along Yukon Street
- ⑤ Provides access to City Hall along Cambie Street.



# Concept A: Upper Civic Plaza

## Key Features

- ① **Central plaza** designed for events and celebrations as well as everyday use, generally at the elevation of the existing open landscape north of City Hall.
- ② **Wide stairs combined with informal amphitheatre seating** overlooking the 10th Avenue Greenway
- ③ **Public-facing civic uses** bring activity to the edges of the plaza.
- ④ **A mix of commercial and institutional uses** animating the ground level.
- ⑤ **Mixed-use building** on the North Block.
- ⑥ **Broadway plaza** with room to circulate at the transit station.
- ⑦ **Office and institutional use building** on the South Block with ground level uses that bring activity to the public realm.
- ⑧ **Stepped terraces** connecting Broadway to 10th Avenue.
- ⑨ **City Hall north wall** renovations to offer public-facing activities on the plaza.
- ⑩ **Cambie Street building frontage** enabled by elevating the plaza.
- ⑪ **Accessibility** to the central plaza from adjacent streets and the Broadway-City Hall station is provided by public elevators.

## Intent

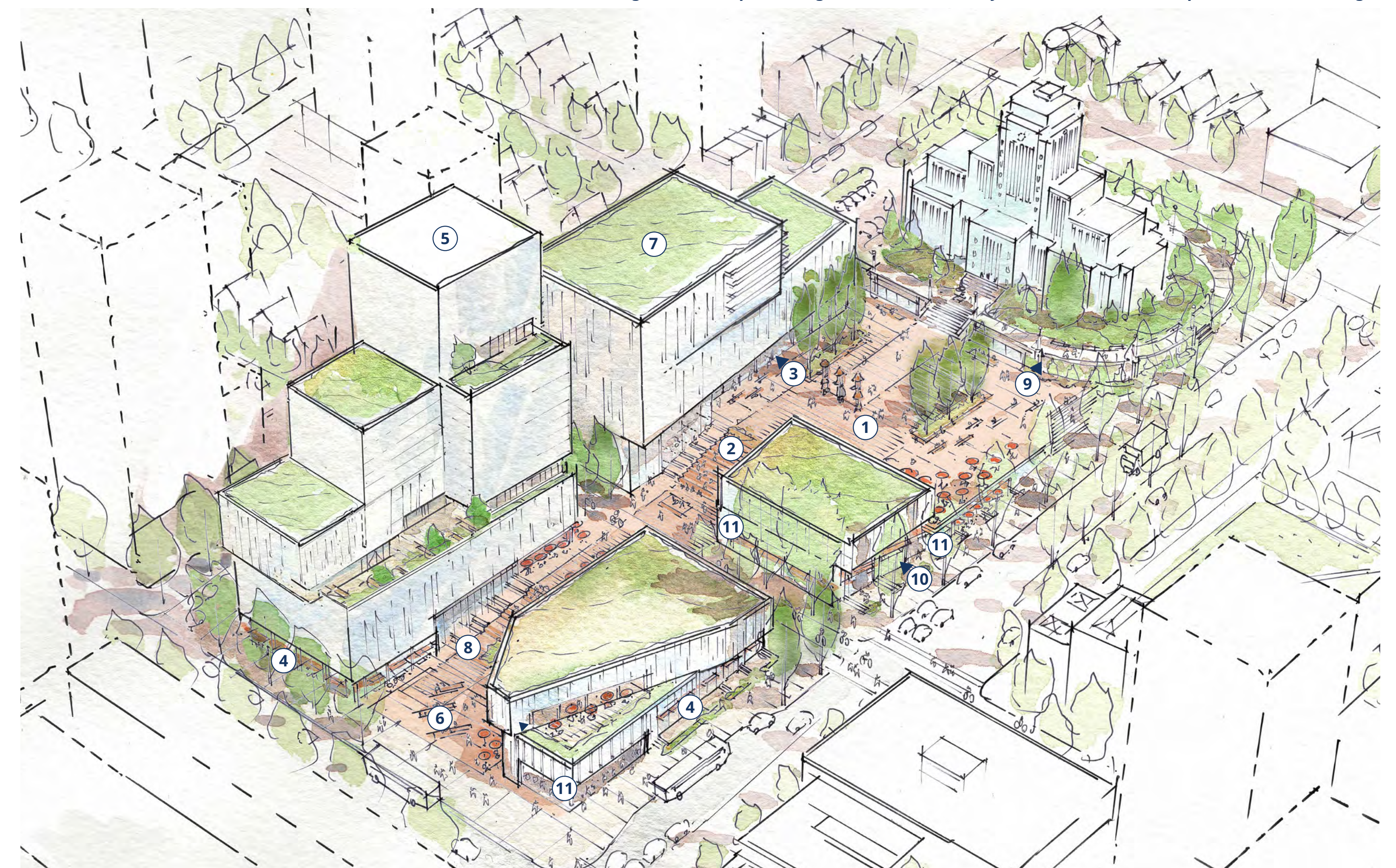
Concept A creates a large, lively central plaza surrounded by a mix of commercial and civic services on three sides. Shops below the plaza open onto Cambie Street.



\*These images are concept drawings to communicate key elements and do not represent the final design.

## Site Plan

- LEGEND:
- PROPOSED TREES
  - EXISTING TREES
  - ROOF TOP TERRACE
  - OPEN SPACE
  - AMPHITHEATRE STEPS
  - 10TH AVENUE GREENWAY
  - BLUE-GREEN INFRASTRUCTURE
  - BUILDING MAIN ENTRANCE
  - SKYTRAIN STATION
  - BUS STATION
  - VEHICLE ACCESS
  - 10TH AVENUE GREENWAY
  - MICROMOBILITY STATION
  - BENCH SEATING ALONG STREET



# Concept B: Terraced Civic Plaza

## Key Features

- ① **Central plaza** designed for events and celebrations as well as everyday use, generally at the elevation of the existing open landscape north of City Hall.
- ② **Wide stairs combined with informal amphitheatre seating** overlooking the 10th Avenue Greenway
- ③ **Public-facing civic uses** bring activity to the edges of the plaza.
- ④ **A mix of commercial and institutional uses** animating the ground level.
- ⑤ **Mixed-use building** on the North Block.
- ⑥ **Broadway plaza** with room to circulate at the transit station.
- ⑦ **Office and institutional use building** on the South Block with ground level uses that bring activity to the public realm.
- ⑧ **Stepped terraces** connecting Broadway to 10th Avenue.
- ⑨ **City Hall north wall** improvements to offer public-facing activities that activate the plaza.
- ⑩ **Mature trees** could be retained within a green landscape on a middle terrace near the existing elevation.
- ⑪ **Accessibility** is provided to the central plaza from Cambie Street and the 10th Avenue Greenway. The middle terrace is accessed by public elevators.

## Intent

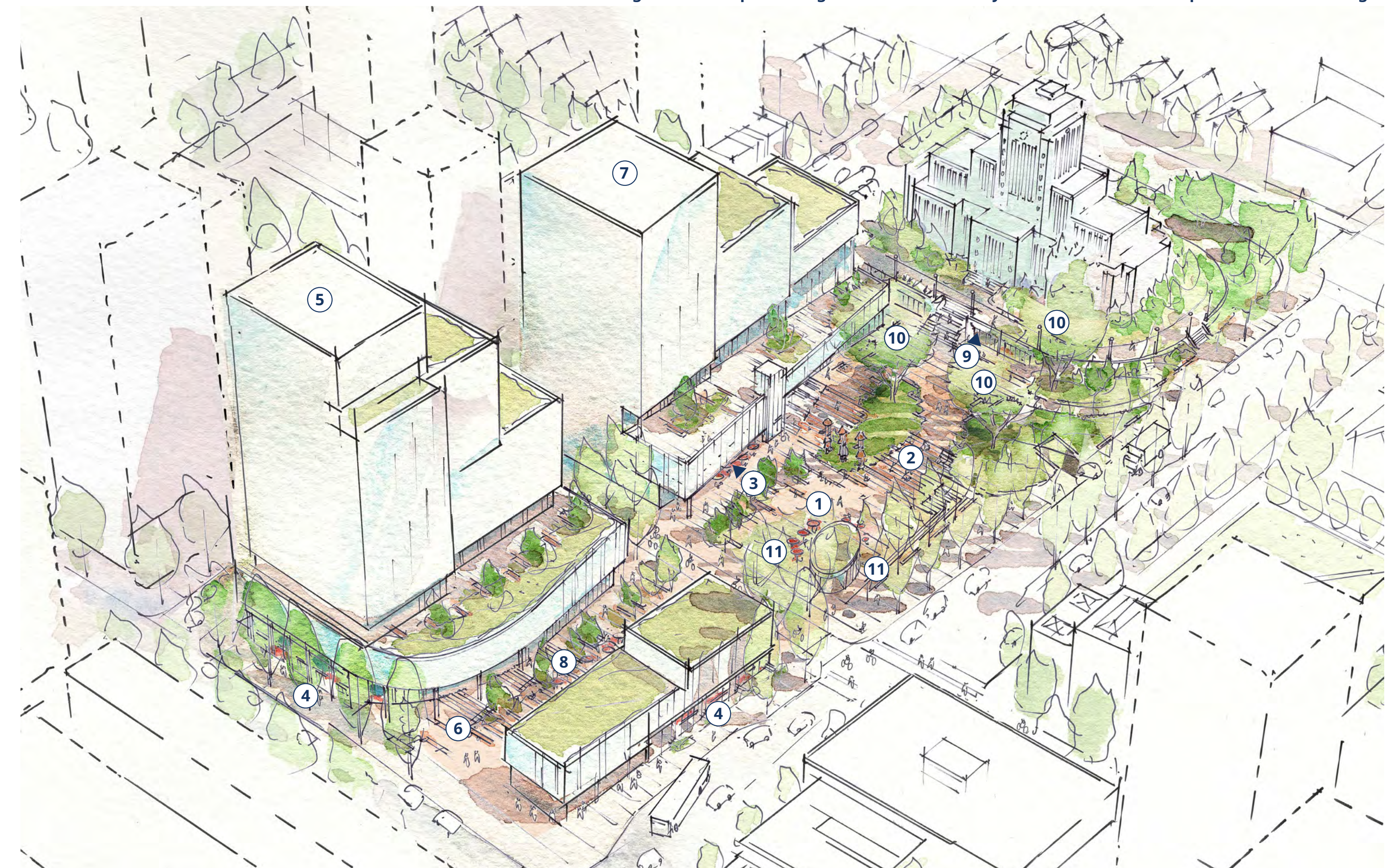
Concept B locates a large, active plaza, called the lower terrace, adjacent to the 10th Avenue Greenway. A middle terrace is sited at the current level of the green space on north of City Hall and would allow the mature trees there to be retained.



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## Site Plan

- LEGEND:**
- PROPOSED TREES
  - EXISTING TREES
  - ROOF TOP TERRACE
  - OPEN SPACE
  - AMPHITHEATRE STEPS
  - 10TH AVENUE GREENWAY
  - BLUE-GREEN INFRASTRUCTURE
  - BUILDING MAIN ENTRANCE
  - SKYTRAIN STATION
  - POTENTIAL SECONDARY SKYTRAIN ENTRANCE
  - BUS STATION
  - VEHICLE ACCESS
  - 10TH AVENUE GREENWAY
  - MICROMOBILITY STATION
  - BENCH SEATING ALONG STREET



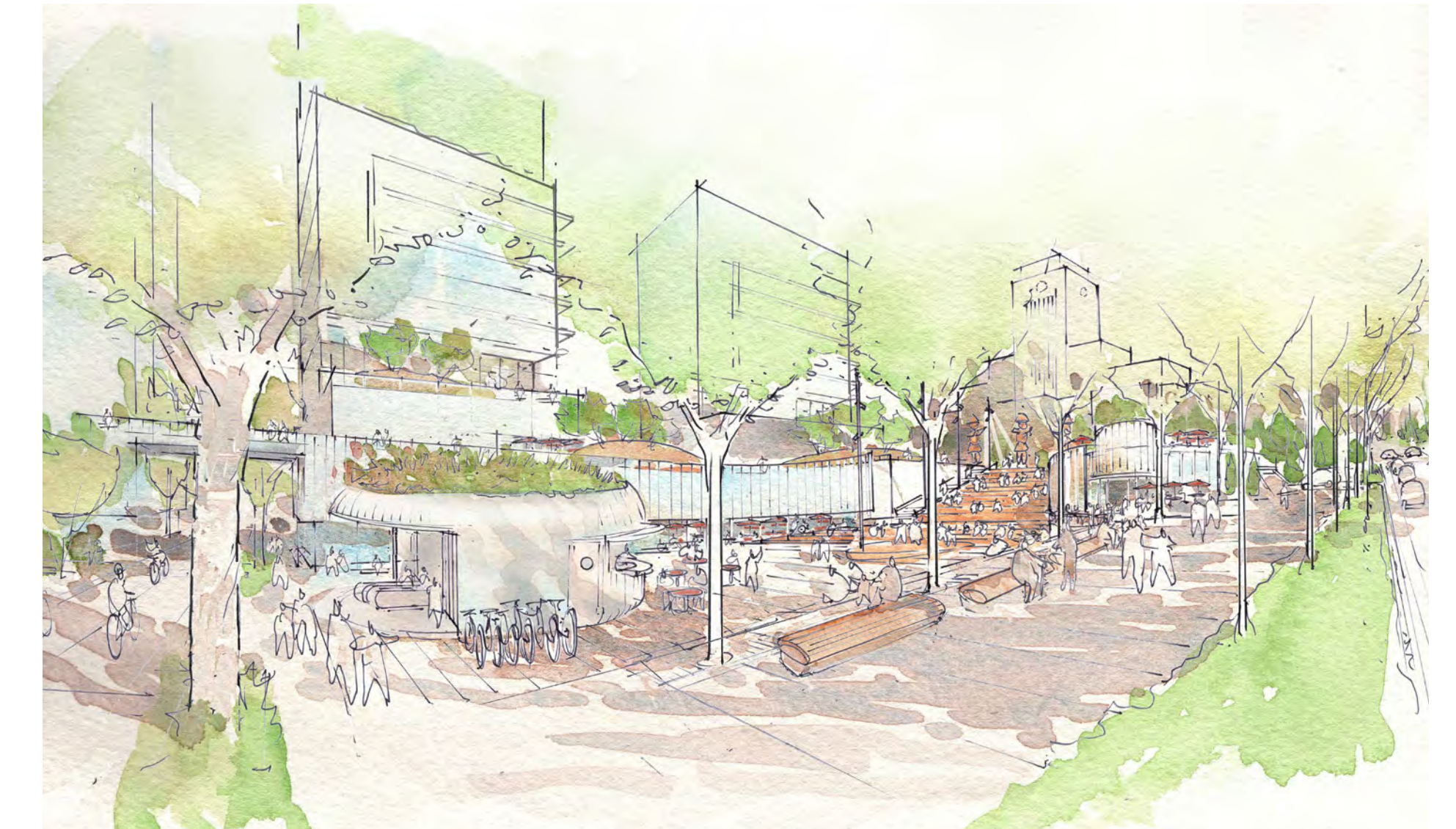
# Concept C: Lower Civic Plaza

## Key Features

- ① **Central plaza** designed for events and celebrations as well as everyday use, generally at the elevation of the existing open landscape north of City Hall.
- ② **Wide stairs combined with informal amphitheatre seating** overlooking the 10th Avenue Greenway
- ③ **Public-facing civic uses** bring activity to the edges of the plaza.
- ④ **A mix of commercial and institutional uses** animating the ground level.
- ⑤ **Mixed-use building** on the North Block.
- ⑥ **Broadway plaza** with room to circulate at the transit station.
- ⑦ **Office and institutional use building** on the South Block with ground level uses that bring activity to the public realm.
- ⑧ **Stepped terraces** connecting Broadway to 10th Avenue.
- ⑨ **Upper rooftop terrace** connecting the North and South Blocks, overlooking the plaza, and providing views to the North Shore mountains.
- ⑩ **Accessibility** is provided to the central plaza from Cambie Street and the 10th Avenue Greenway. The upper terrace on the rooftop of the expanded City Hall is accessible from 12th Avenue and from Yukon Street.

## Intent

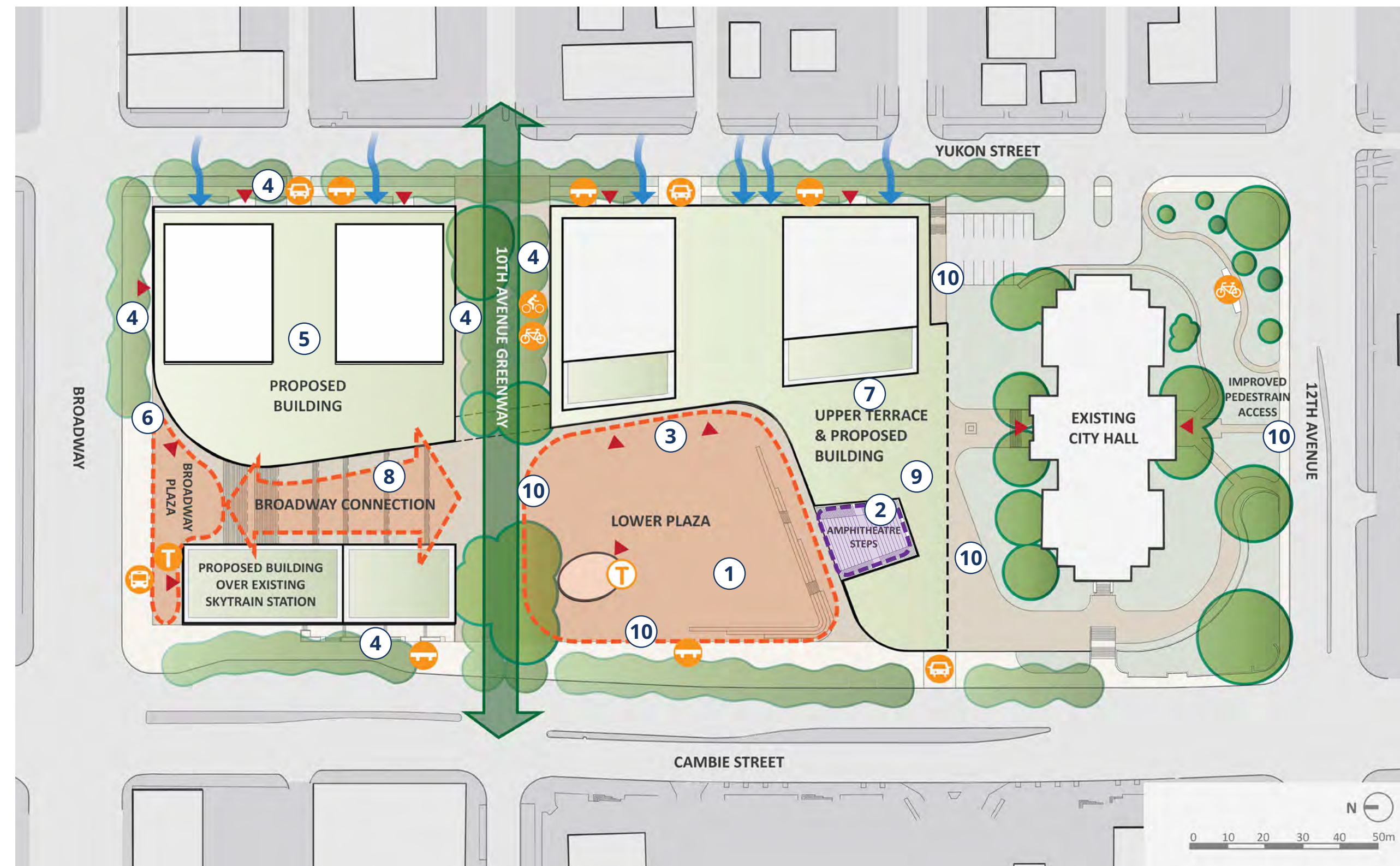
Concept C creates a large lower plaza at the level of the 10th Avenue Greenway. An upper terrace at the level of the grounds of City Hall is located on the rooftop of an expanded City Hall. The expanded City Hall has a new front door on the plaza with easy access to transit and Cambie Street.



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## Site Plan

- LEGEND:
- PROPOSED TREES
  - EXISTING TREES
  - ROOF TOP TERRACE
  - OPEN SPACE
  - AMPHITHEATRE STEPS
  - 10TH AVENUE GREENWAY
  - BLUE-GREEN INFRASTRUCTURE
  - BUILDING MAIN ENTRANCE
  - SKYTRAIN STATION
  - POTENTIAL SECONDARY SKYTRAIN ENTRANCE
  - BUS STATION
  - VEHICLE ACCESS
  - 10TH AVENUE GREENWAY
  - MICROMOBILITY STATION
  - BENCH SEATING ALONG STREET



# Potential View Cone Relaxation

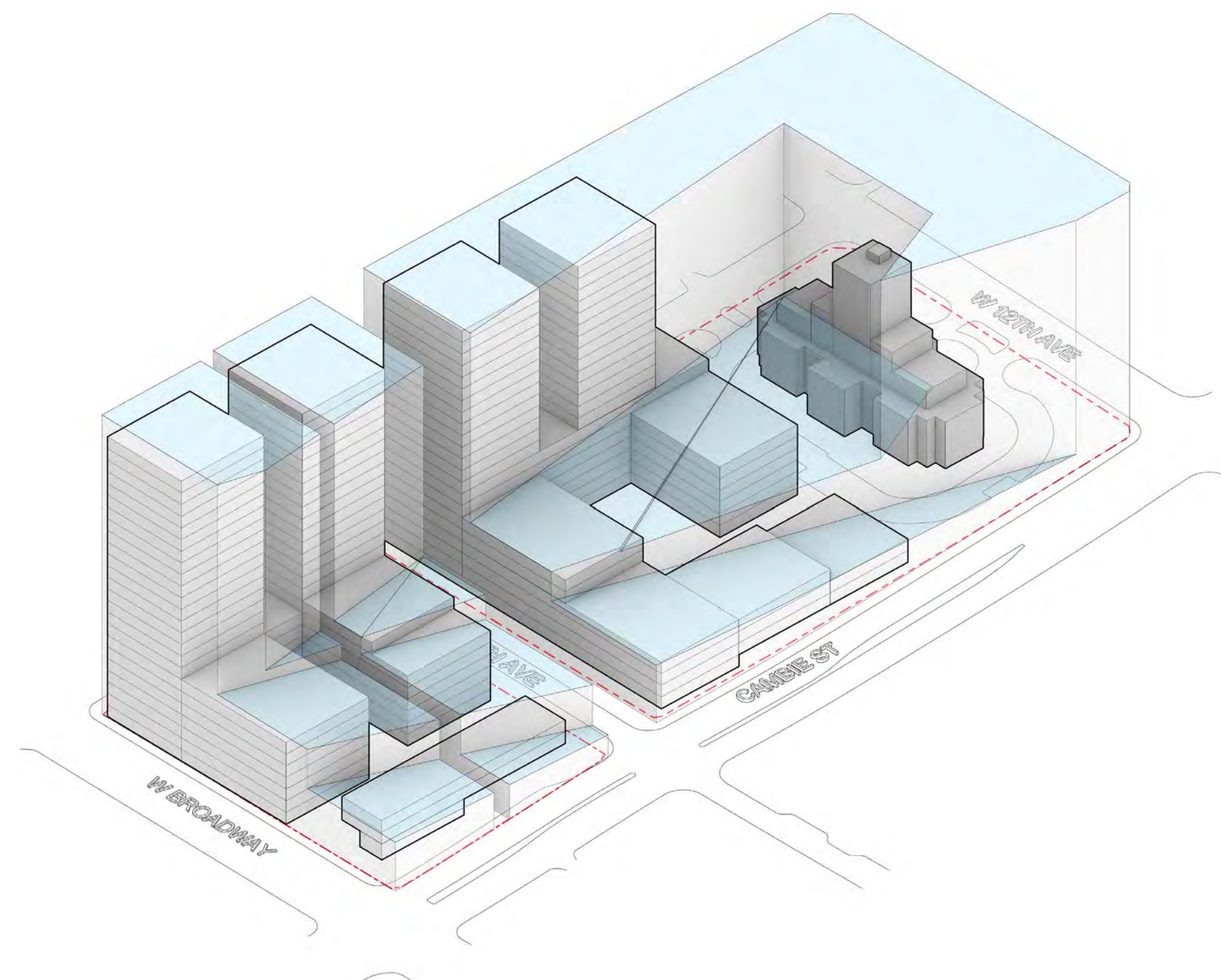
## Background

City staff have been directed by Council to re-evaluate protected public views and seek opportunities to modernize them to help deliver housing, job space and other public benefits.

The protected views of the North Shore mountains, and select landmarks including City Hall, are considered invaluable public assets. The general approach is preserve them as much as possible while making strategic modifications to open up opportunities for development.

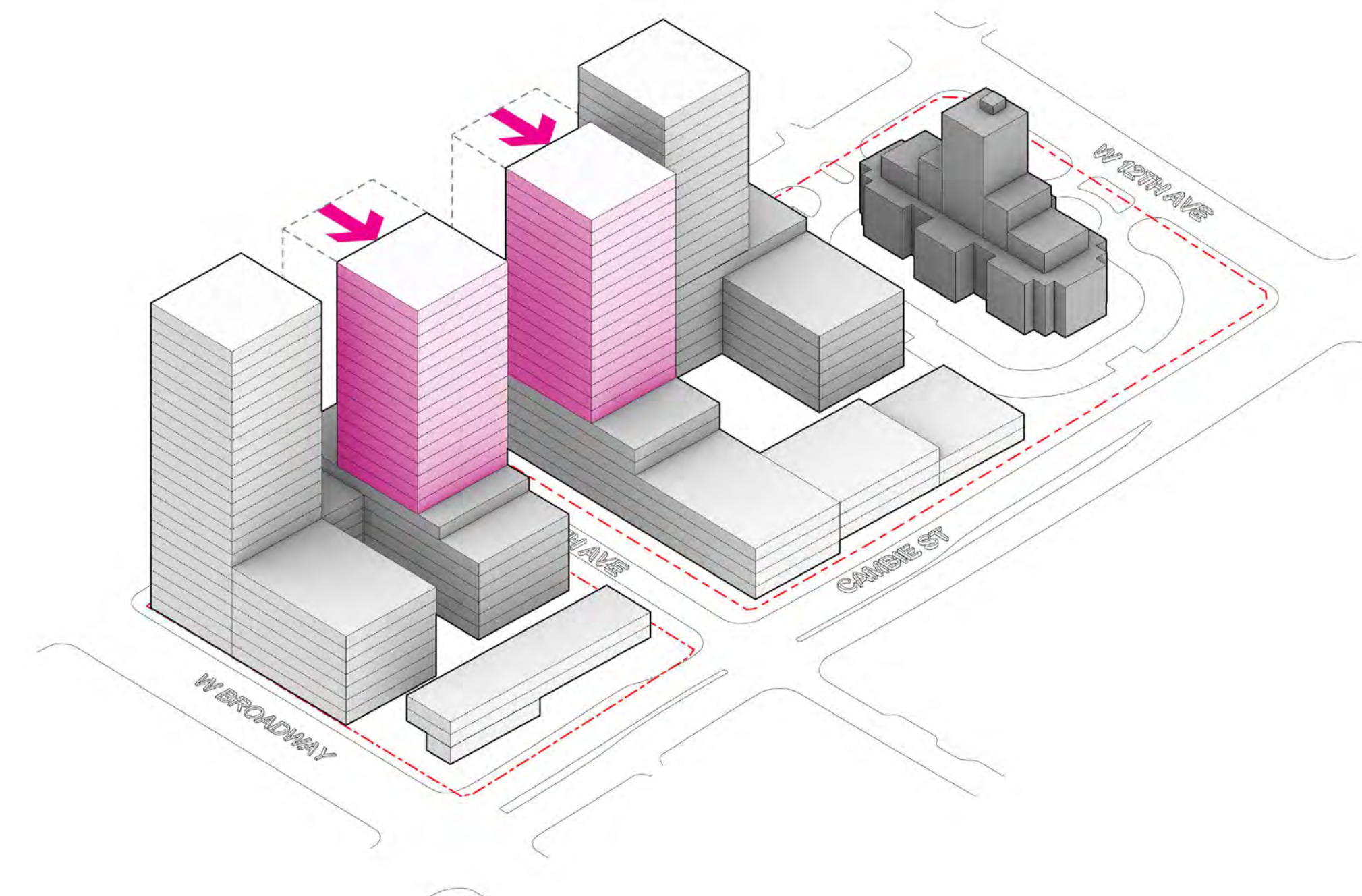
The Council-directed view cone review considers all of the views on the protected views list, including those to or over the City Hall campus.

Current view cones constrain the overall development potential of the Civic District, as well as the siting of buildings. If the view cones are altered or relaxed, there may be more design flexibility for the forms of development or open spaces on the site.



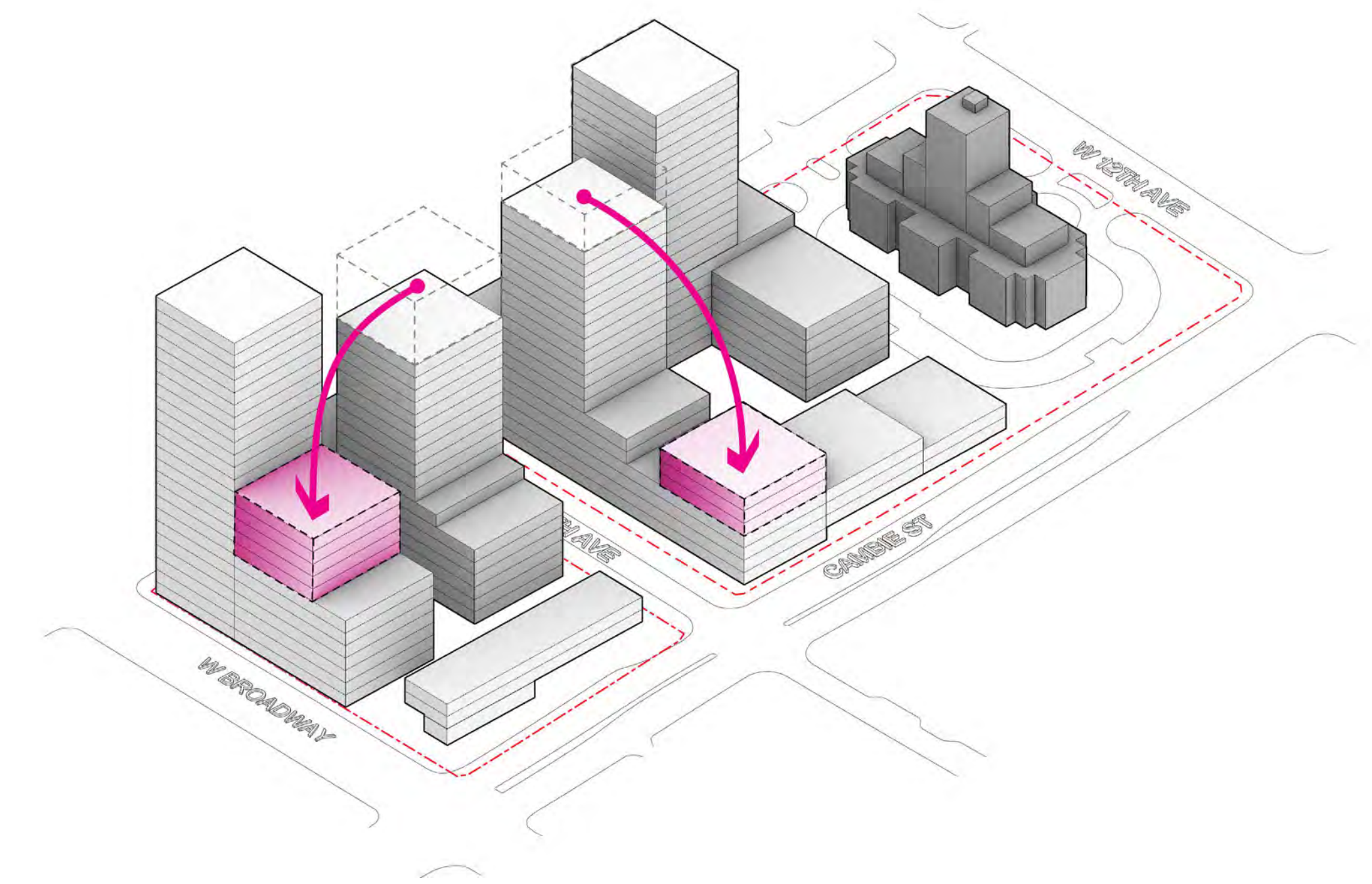
## View Cone Compliant Potential Density Distribution

- Density concentrated along Yukon Street.
- Little flexibility in density distribution across the site.
- Limits organization of open spaces/public realm.



## View Cone Relaxation Potential Density Distribution

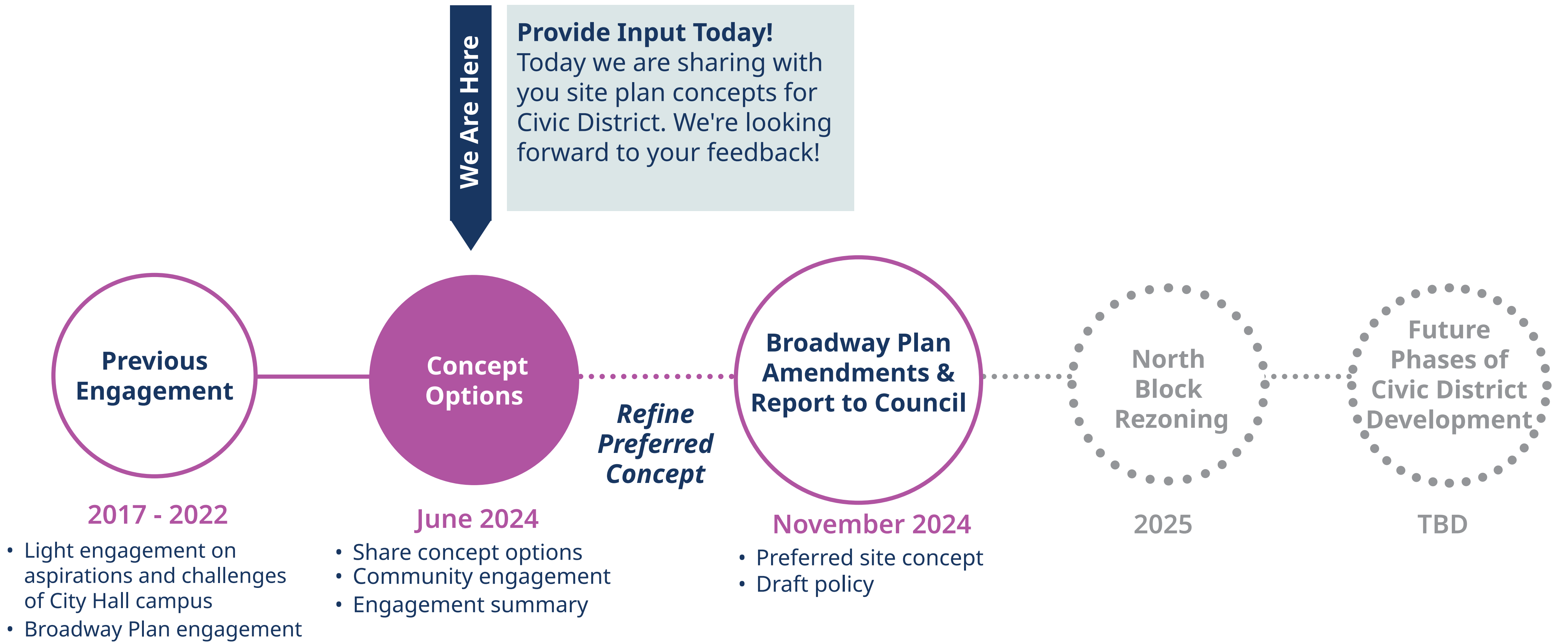
- Increased flexibility in density distribution and variation in built form.
- Potential to shift built form along Yukon Street westward to mitigate impact to the street.



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- Opportunity to transfer density from Yukon Street to Cambie and Broadway.
- Potential to reduce building massing and heights along Yukon Street.

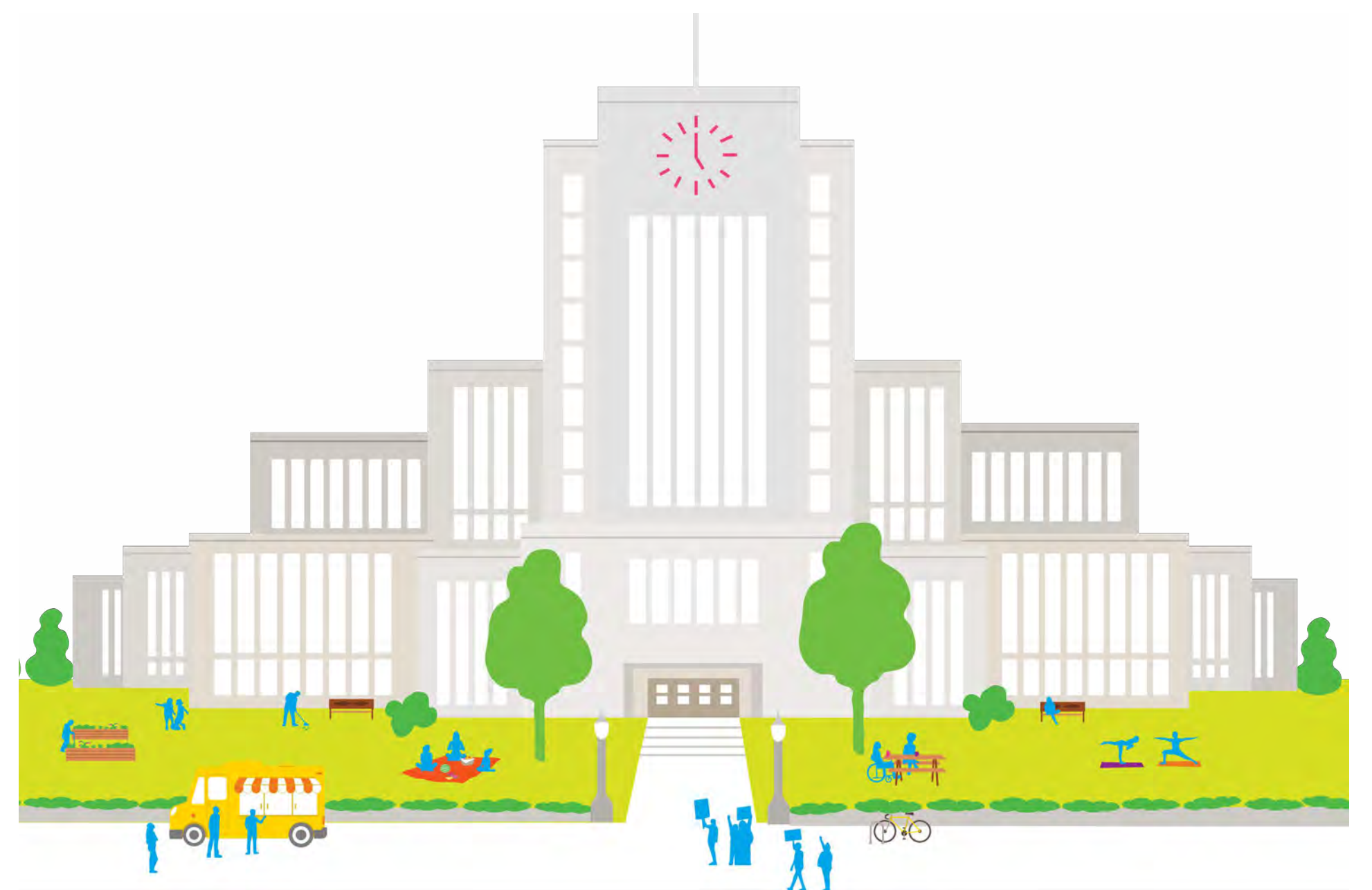
# Next Steps



## How can I get involved?

Join us for one of our open houses to learn more about the site plan concepts for Civic District and share your thoughts on them.

Visit our website for a full list of ways you can engage and provide your feedback.



## For more information or to ask us a question:



[Shapeyourcity.ca/city-hall-campus](https://shapeyourcity.ca/city-hall-campus)



[Broadwayplan@vancouver.ca](mailto:Broadwayplan@vancouver.ca)



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## Take our survey!

