

Phase 1 Engagement Summary Report

July 2026

Vancouver Community College Broadway Campus



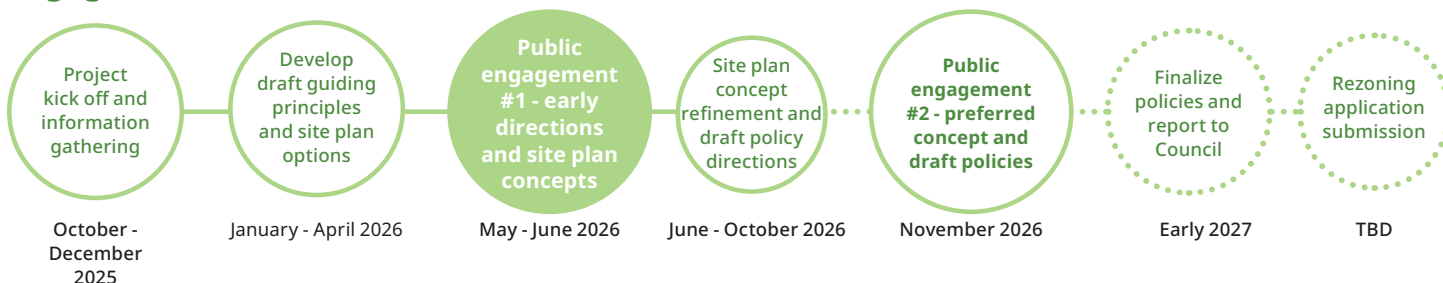
BACKGROUND

At the request of Vancouver Community College (VCC), the City of Vancouver is creating new site-specific planning policies to guide future rezoning and redevelopment of the VCC Broadway Campus. This work will support the long-term renewal of academic facilities and introduction of new uses including shops, services and housing. The key deliverable will be a policy plan for the site, which will cover topics such as building uses, heights, density and types; transportation connections; open space; public amenities; sustainability; and other site-specific considerations.

From May to June 2026, City staff launched the first round of community and stakeholder engagement to seek input on draft Guiding Principles and initial site plan concepts for the VCC Broadway Campus.

This engagement summary provides an overview of the engagement process and what we heard. Feedback collected during this phase of engagement will help VCC develop their proposed site planning approach and the City to create draft policies for the site. Refined policy directions and a preferred concept will be shared for further feedback in a second round of engagement in fall 2026. A final policy plan for the VCC Broadway Campus is expected to go to City Council for a decision in early 2027.

Engagement Activities



ENGAGEMENT PROCESS AT A GLANCE

Engagement Activities



100

survey responses



2 pop-ups

with **30** participants



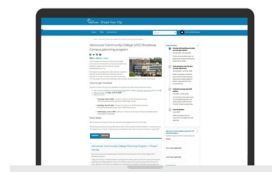
3 open houses with **35** participants



4

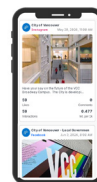
stakeholder meetings

Notification



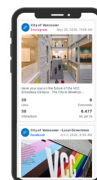
1,400

website visitors



41,171

social media impressions



213

social media post engagements



1,473

postcard notifications mailed

SUMMARY OF WHAT WE HEARD

- **Strong support** for the Draft Guiding Principles
- **Broad support** for the built form approaches
- Strong support to **improve walking and cycling connections** through the site
- Support for more **amenities and services** in the area, including childcare, and shops, as well as housing (notably affordable housing options)
- **Mixed sentiments** about the building heights and density proposed for the site
- Strong support for **enhanced open spaces** that encourage gathering and social interaction, including seating areas, public art and flexible spaces for events
- Support for **accessibility to be integrated throughout the campus**, including considerations for accessible wayfinding, seating, public washrooms, and maintenance and operation of public elevators
- Support for **strong commitments to sustainability and climate resiliency** – including more trees, increased green spaces, native planting and more naturalized and biodiverse landscapes
- **Concerns about redevelopment impacts**, including construction noise and truck traffic, shadowing, impacts to neighbourhood character, loss of views to the mountains, pressures on street parking and road network, impacts to the neighboring community garden, added pressure on local parks and City infrastructure generally

WHAT WE HEARD: SURVEY

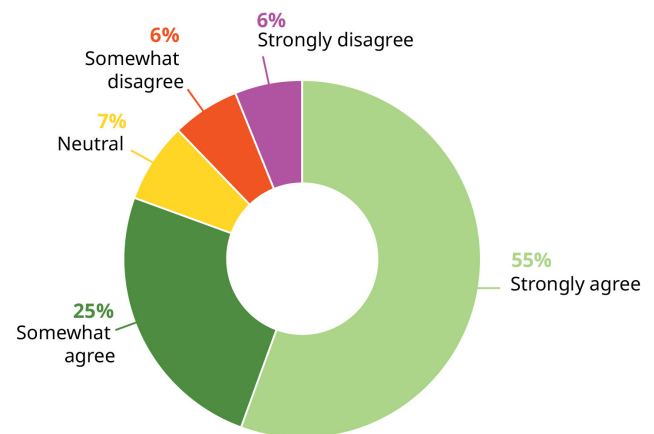
Draft Guiding Principles

As a first step in the planning process, guiding principles were established for the VCC Campus. The guiding principles will reflect the overall vision and key priorities for the campus and will shape the directions for the site as planning work progresses.

As part of this phase of public engagement, the City sought input on eight draft Guiding Principles for the VCC Broadway Campus which are informed by VCC's objectives and the City's policy directions, including the Broadway Plan. The draft Guiding Principles shared for public review and feedback are below. For the full description of each Guiding Principle, please review the [information boards](#):

1. **Advance reconciliation with xʷməθkʷə́y̓əm (Musqueam Indian Band), Skwxwú7mesh Úxwumixw (Squamish Nation), and səliłwətał (Tsleil-Waututh Nation) and urban Indigenous Peoples.**
2. **Enhance public spaces and public life**
3. **Contribute to a complete and inclusive transit-oriented community**
4. **Achieve outstanding urban design**
5. **Create an accessible and connected campus**
6. **Foster sustainability and climate resiliency**
7. **Contribute to a robust and diverse economy**
8. **Promote excellence in learning and education**

Agreement with the Draft Guiding Principles



Key Takeaways

Overall, there was strong agreement with the draft Guiding Principles. **80%** of the survey respondents indicated that they “strongly agree” or “somewhat agree” with the draft Guiding Principles. **7%** of respondents were neutral while **12%** of the respondents indicated they “somewhat disagree” or “strongly disagree” with the Guiding Principles.

Other key feedback themes on the draft Guiding Principles

Key Takeaways

Most feedback on the draft guiding principles centered on strengthening VCC's educational mission, restoring ecology and supporting climate resilience, and fostering a complete community that integrates thoughtfully with the surrounding neighbourhood. Responses highlighted the importance of prioritizing student needs, environmental stewardship, active transportation, community amenities, and minimizing impacts on nearby residents. Several responses emphasized the importance of considering impacts on surrounding neighbourhoods, including traffic, infrastructure, and livability.

Educational mission and student needs

- Desire to strengthen VCC's core role as an educational institution by prioritizing learning, student success, workforce development, and long-term campus growth within the guiding principles.
- Support for the inclusion of student-focused amenities, affordable student housing, and spaces that enhance campus life and accessibility.
- Some concerns that housing and economic development objectives could overshadow VCC's educational purpose, with some respondents questioning whether the principles place sufficient emphasis on students, academic programming, and institutional needs.

Ecology and climate resilience

- Desire for stronger sustainability and climate resilience commitments on the campus, including nature-based solutions, biodiversity, and environmental stewardship.
- Opportunity for recognition and potential restoration of historic China Creek, along with enhanced ecological features, habitat creation, and green infrastructure.
- Support for measures that respond to climate change through resilient design, increased green space, tree planting, and protection of natural systems.

Complete community

- Desire for a community-oriented campus that provides amenities such as childcare, retail, recreation, gathering spaces, affordable housing, and services that support both campus users and local residents.
- Call for greater consideration of neighbourhood character and the project's impacts on surrounding residents, including traffic, parking, density, construction impacts, and pressure on local parks and infrastructure.
- Concerns that future growth should be balanced with affordability, livability, and compatibility with the surrounding community.

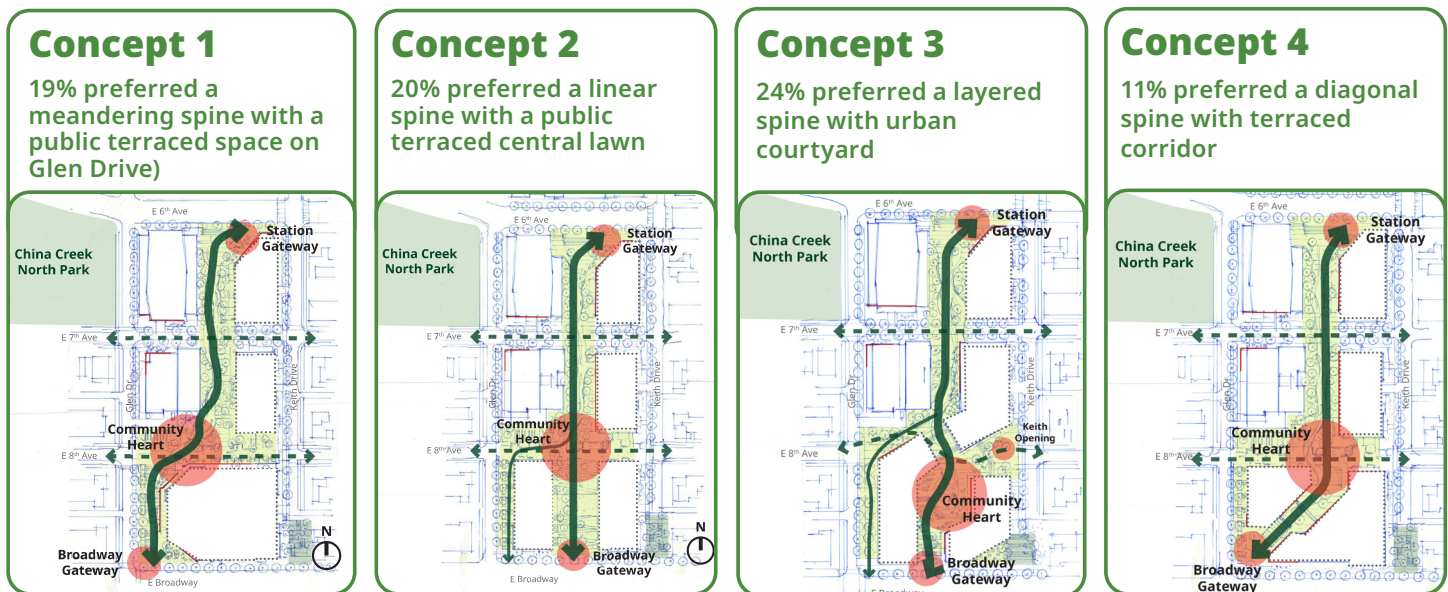
Active transportation

- Support enhanced walking, cycling, and transit connections throughout and around the campus, including safer pedestrian and cycling routes.
- Encourage transit-oriented development that reduces reliance on private vehicles and improves access to transit.
- Identify concerns related to traffic, road safety, vehicle impacts, and the need for accessible connections that serve people of all ages and abilities.

OPEN SPACE

Survey respondents were presented with four concept options for open space and asked to select their preferred concept. All concepts propose a central spine that would serve as the main north-south connection through the site for people walking and rolling. The spine is lined with active uses (e.g. local-serving shops and services). Additionally, each concept includes a “Community Heart,” which would serve as a focal public open space.

Preferences on open space concepts



The remaining **23%** of the responses consists of **11%** who have no preference and like all concepts equally, **10%** who do not like any of the options, and **2%** who do not know.

Key Takeaways

Survey respondents expressed mixed preferences for the open space concepts, with strongest support for Concepts 3, 2, and 1; however, there was no clear favourite. Concept 4 was least preferred. Additionally, some respondents did not indicate a preference and liked all concepts equally, while others did not like any of the concepts.

Other key feedback themes on the open space concepts

Key Takeaways

Feedback on the proposed open space concepts mainly supported creating accessible and connected open spaces, enhancing ecological and climate-responsive landscapes, and designing safe, welcoming, and active public spaces. Several responses emphasized the importance of seamless walking, cycling, and transit connections, increased tree canopy and native planting, recognition of China Creek and other ecological features, and public spaces that support gathering, recreation, and year-round community use.

Accessibility and connections through the site

- Strong interest in improving pedestrian, cycling, and transit connections through the site, particularly between VCC–Clark Station, Broadway, Great Northern Way, and China Creek North Park.
- Desire for clear, direct, and intuitive routes that accommodate people of all ages and abilities.
- Several concerns about relying on public elevators for accessibility up and down the slope of the site, with many respondents preferring accessible pathways and ramps that remain usable at all times.

Greener, ecological, and climate-responsive spaces

- Strong desire for more trees, native planting, shade, and naturalized landscapes that support biodiversity and create a greener campus environment.
- Interest in recognizing, restoring, or commemorating historic China Creek and incorporating ecological features into the open space network.
- Support for climate-responsive design, including spaces that provide protection from sun, heat, and rain, while contributing to environmental resilience.

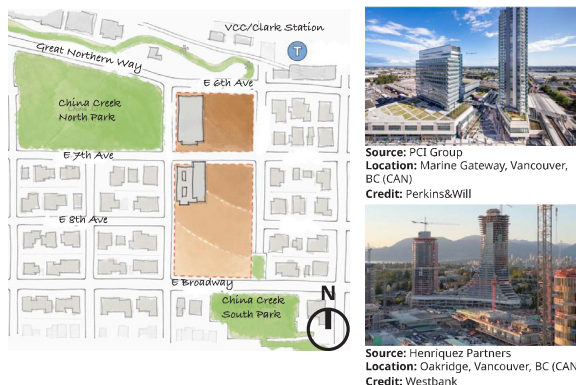
Safe, welcoming, and active community spaces

- Support for gathering spaces that encourage community use, including seating areas, cafés, public art, and flexible spaces for events and social interaction.
- Desire for open spaces that feel safe, welcoming, and accessible to the broader community, with clear sightlines, lighting, gathering spaces, and active uses throughout the day.
- Concerns about isolated spaces, safety, maintenance, and the potential privatization or restriction of public spaces over time, emphasizing the importance of ensuring spaces remain open, visible, and genuinely accessible to all users.

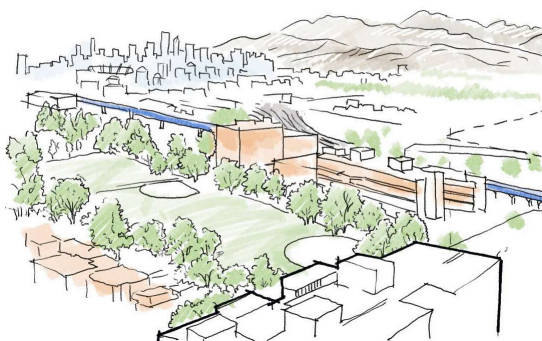
Built form approaches

Survey respondents were presented with six conceptual approaches for integrating new buildings onto the site. The preliminary assumption was that building heights will range from approximately 25-40 storeys with 7-8 towers on site. The applicant has developed six conceptual approaches:

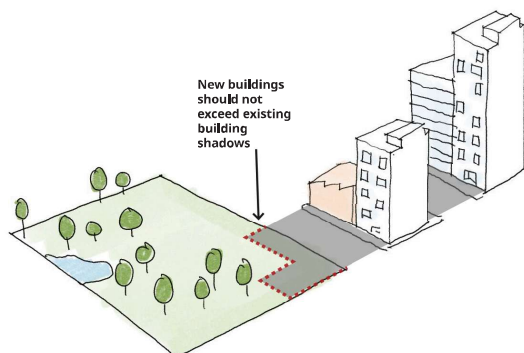
1. Maximize density near transit



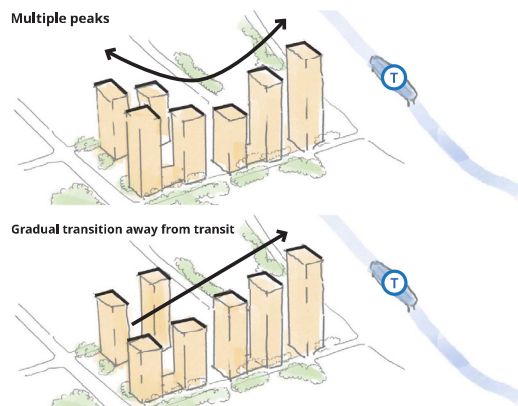
2. Maximize views to the north



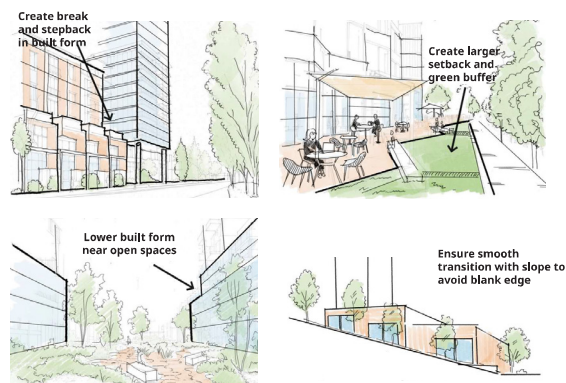
3. Minimize shadows on the park



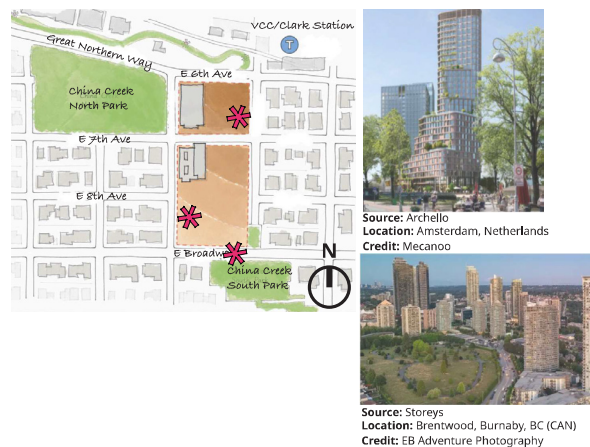
4. Ensure transition and variation between the buildings



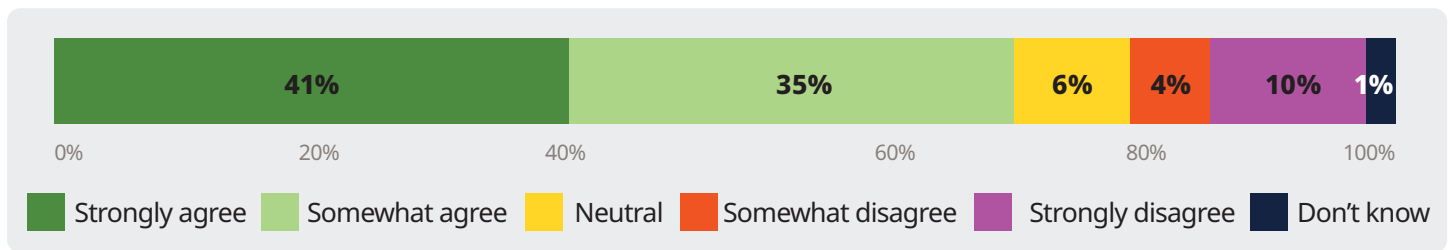
5. Design new buildings to respect the existing context and future of the surrounding neighbourhoods



6. Create an interesting skyline and identity



Preferences on built form approaches



Key Takeaways

Overall, feedback indicated strong support for the draft built form approaches, with **76%** of respondents indicating that they “strongly agree” or “somewhat agree” with the proposed approaches. **14%** of respondents expressed that they either “somewhat disagree” or “strongly disagree” with the proposed approaches, while **6%** were neutral.

Other key feedback themes on the proposed built form approaches

Key Takeaways

Feedback on the draft built form approaches was most frequently focused on building height and density, with responses expressing a range of perspectives on the appropriate scale of development and the role of housing on the site. Another common theme related to views, sunlight access, and neighbourhood fit, including the importance of protecting mountain views, minimizing shadow impacts, and ensuring new development responds to the surrounding context.

Building height and density

- Varying opinions on appropriate building heights and densities, with some responses supporting taller buildings and increased density near transit, while others favoured lower-scale development.
- Support for additional housing, including student and affordable housing opportunities, in a transit-oriented location.
- Concerns that taller buildings and increased density could impact neighbourhood character, livability, and campus priorities.

Community amenities and neighborhood impacts

- Desire for additional amenities such as childcare, retail, recreation, gathering spaces, and services that support campus users and local residents.
- Support ensuring the campus remains a good neighbour and contributes positively to the surrounding community.

- Concerns about traffic, parking, construction impacts, and pressure on local infrastructure as the area grows.

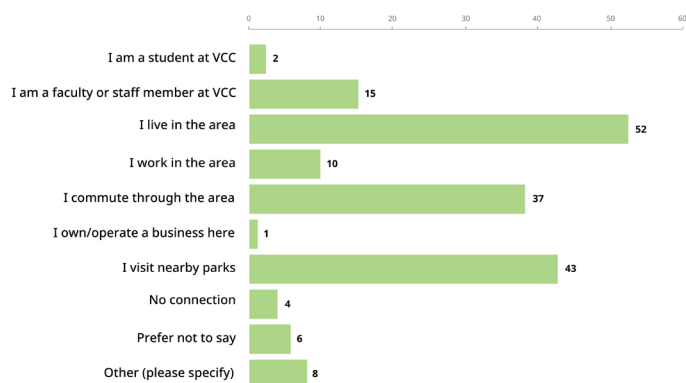
Views and shadowing

- Desire for the importance of protecting mountain views, public viewpoints, and views enjoyed by neighbouring residents.
- Emphasis on careful consideration of shadow impacts on China Creek Park North, community gardens, neighbouring properties, and other public spaces.
- Desire for building forms that respond to the surrounding context through setbacks, transitions, and human-scaled design.

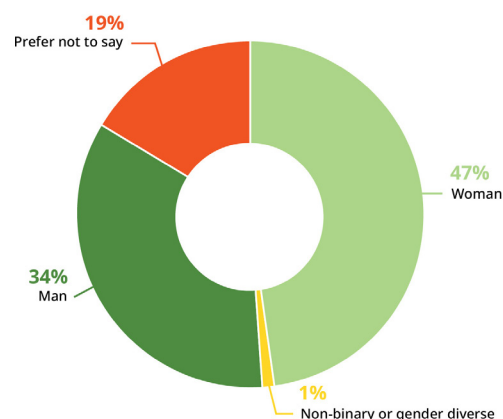
WHO WE HEARD FROM

Vancouver residents and visitors come from many different backgrounds. We asked all respondents to complete demographic questions at the end of the survey. This demographic data was collected to better understand who we heard from.

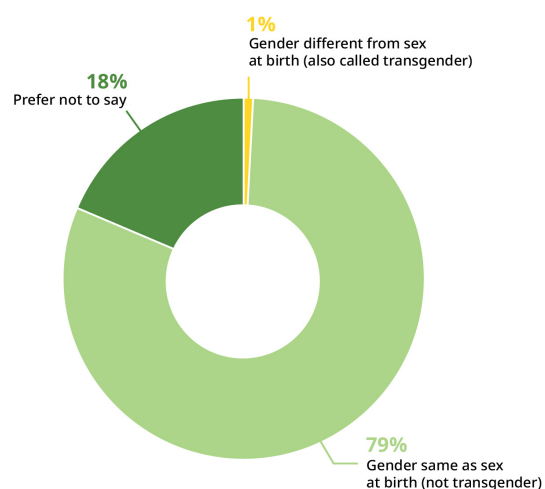
Connection to VCC Broadway Campus



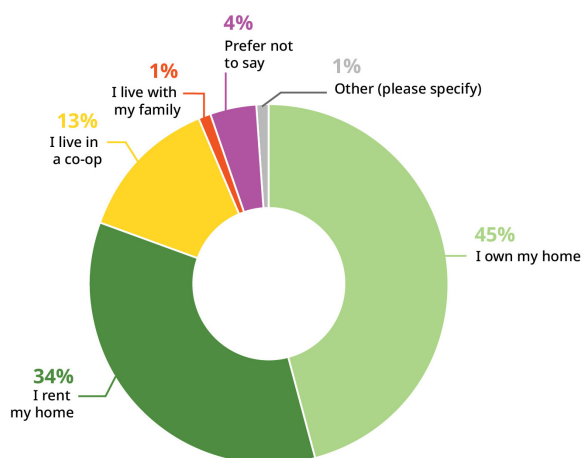
Gender identity



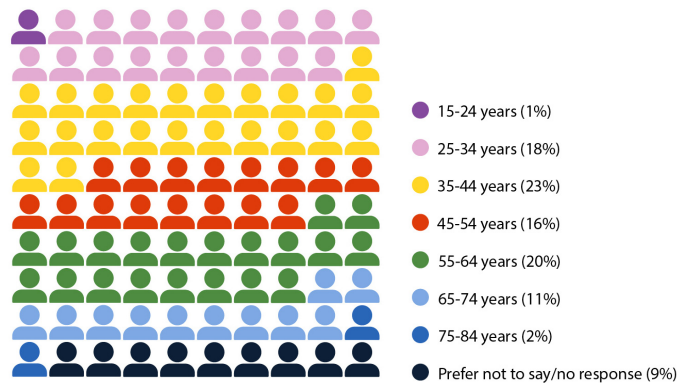
Transgender/cisgender status



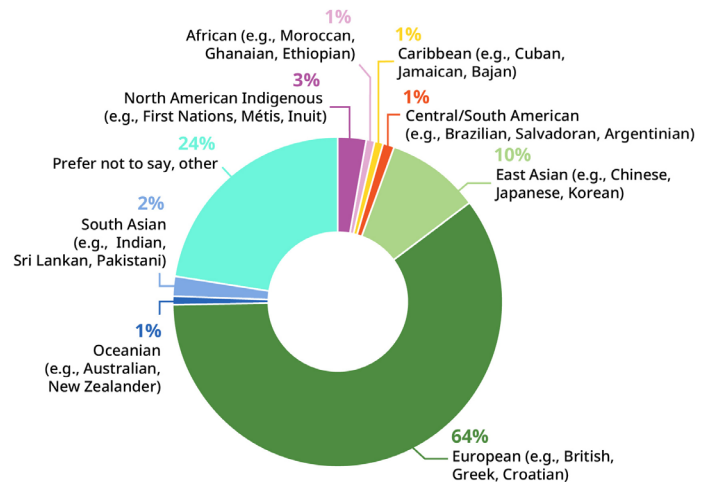
Housing situation



Age group



Ethnicities



WHAT WE HEARD: PUBLIC EVENTS

Open houses

The City hosted three open houses, with two at the VCC Broadway Campus and one at the Mount Pleasant Neighbourhood House. At the open houses, the public was invited to learn about the project, and share feedback on the draft guiding principles and early site planning. The public was also invited to provide more detailed feedback through the survey, available online, in print or by phone at 3-1-1.



Key Input Themes

- Building height and density, housing and amenities and transportation and connectivity were the most discussed topics at the open houses.
- Building height and density generated the most discussion, with a third of the participants expressing mixed views on the scale of development, the number of towers, and the appropriate amount of housing and density for the site.
- A few concerns were voiced over construction impacts (noise, truck traffic, dust, pest management, etc.), as were concerns about structural feasibility of development due to perceived challenges related to soil conditions, hydrology and topography (i.e. the slope).
- There was general recognition that growth is appropriate on the site, but continued attention should be paid to building placement, massing, and transitions to surrounding neighbourhoods.

Pop-up events

The City hosted two pop-up events in the Mount Pleasant neighbourhood. These pop-up events were intended to meet people where they are, create awareness for the project, provide information, and receive feedback from people who may not typically attend open houses. Discussions were primarily focused on building height and density, with a quarter of respondents that had expressed worry about the scale of development and the number of towers proposed.



Key Input Themes

- Participants generally supported the renewal and expansion of academic facilities, additional housing, enhanced open spaces, and new amenities such as shops, services, and childcare.
- Several comments raised concerns about impacts on views, shadows, neighbourhood character, gentrification, and the distribution of growth across the city.
- Participants also expressed interest in affordable housing options, daylighting China Creek, and larger green spaces.
- A few comments supported improved cycling infrastructure, pedestrian connections, and safer crossings, particularly around Great Northern Way, Clark Drive, and China Creek North and South park.

WHAT WE HEARD: STAKEHOLDER GROUPS

City City staff met with Civic Advisory Committees and a local community garden group that represent specific interests such as accessibility, mobility, city planning and food assets.

Organizations City staff met with during engagement period

Transportation Advisory Committee - May 27, 2026

China Creek Housing Co-op - June 10, 2026

Persons with Disabilities Advisory Committee - June 11, 2026

Vancouver City Planning Commission - June 17, 2026

Staff presented to each stakeholder group with an overview of the project. Members then had the opportunity to ask staff questions about the VCC Broadway Campus planning and discuss opportunities and concerns.

Key Themes

Transportation Advisory Committee

- Support for improvements to walking, cycling, and transit connections, including enhancements along Glen Drive and 7th Avenue, and emphasized opportunities to integrate active transportation infrastructure with green infrastructure.
- Questions were raised about how proposed transportation improvements relate to future land use, density, site circulation, and nearby planning initiatives.
- Discussion regarding VCC's interest in redevelopment, with questions about how future growth and real estate development are aligned with the institution's long-term educational mission.

China Creek Housing Co-op

- Interest in housing affordability, public benefits, redevelopment phasing, neighbourhood energy opportunities, and blue-green infrastructure, while seeking greater clarity on how the eastern edge of the site would transition to the adjacent residential neighbourhood.
- Concerns about potential shadow impacts on the community garden and nearby buildings, including effects on garden productivity, access to sunlight, and rooftop solar infrastructure.
- Open Space Concept 3 was generally viewed most favourably as it provided greater separation between future development and the community garden.
- Concerns about increased traffic, on-street parking demand, intersection safety, construction impacts, and how redevelopment could affect existing community assets, including the mature street trees, garden operations (such as water access), and neighbourhood access during construction.
- Concerns were also raised about the unsafe, poor condition of the community garden's staircase connecting to Broadway.

Persons with Disabilities Advisory Committee

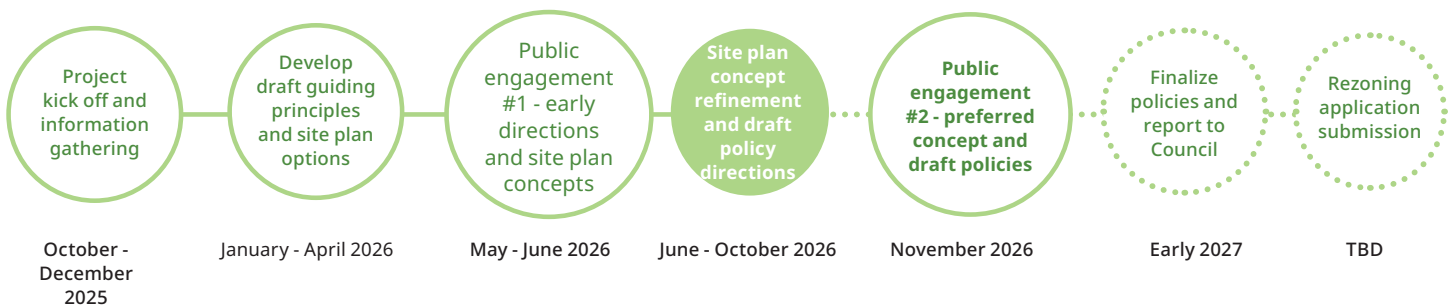
- Members emphasized that accessibility should be integrated throughout the campus and public open spaces, including accessible wayfinding, signage, seating, washrooms, parking, and housing.
- Members raised concerns about the long-term reliability, safety, maintenance, and operation of the public elevators as the only accessible option for movement through the campus, and recommended providing backup options, alternative accessible routes, and clear communication when elevators are out of service.
- Suggestion for continued engagement with people with disabilities and accessibility-focused organizations, and additional information on how accessibility considerations will be incorporated into future housing and detailed site design.

Vancouver City Planning Commission

- Questions about the project's long-term desired outcomes, including sustainability targets, public benefits, affordable housing, and the overall impact of redevelopment on the city and surrounding community.
- Discussion about how redevelopment would continue to support VCC's educational mission.
- Questions regarding the role of the City's policy process for the site and the collaboration between VCC and City staff in developing the guiding principles and concept options.
- Questions about construction-related transportation impacts, ownership and governance of future public open spaces, and the importance of considering connections to China Creek North Park and surrounding park users as the project evolves.

NEXT STEPS

The feedback summarized in this report will help inform the next steps for site planning and draft policy directions for the VCC Broadway Campus.



Stay involved and up to date with the project by visiting the VCC Planning Program website: shapeyourcity.ca/vcc-plan or email vccplan@vancouver.ca.

