Vancouver Community College

Advancing the Vancouver Community College (VCC) Broadway Campus Planning Program

At the request of 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 purpose of this phase of engagement is to get your feedback on the draft site redevelopment concept and policy directions. Public input from this phase of engagement will be used to help shape the draft policy directions and refine the proposed redevelopment concept for the site.

For more information: shapeyourcity.ca/vcc-plan



Broadway Campus Site

The site is bounded by East Broadway to the south, East 6th Avenue to the north, Glen Drive to the west, and Keith Drive to the east. There are existing and under construction buildings currently on the campus.

- Currently under construction

- Health Sciences building, opened in 2009
- Intended to be preserved



- Existing college building, opened in 1983
- Intended to be redeveloped in the future

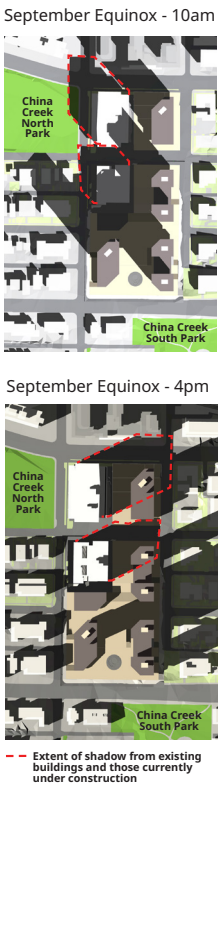
VCC's Draft Redevelopment Concept

The City is seeking feedback on key elements of VCC's draft campus redevelopment concept and the City's draft policy directions. These have been developed collaboratively by the VCC applicant team and the City, informed by planning considerations and input received from the public and stakeholders.

The site concept and policy directions will guide the long-term redevelopment of the campus. They will provide a framework for future growth, including the general location of building types and uses, public open spaces, connections, and other key site features.

Land Uses, Building Heights, and Design

- Approximately **2 million square feet** of floor area across the campus, including **1.3 million square feet of housing**
- Building heights ranging between approximately **25 and 40 storeys**
- Significant amount of educational space
- Ground floor levels animated by **actives uses**, including educational facilities, shops, services, and amenities
- Educational facilities located toward the north side of the campus, closer to VCC-Clark Station
- Exemplary architecture and design
- **Avoid new shadows** on nearby parks



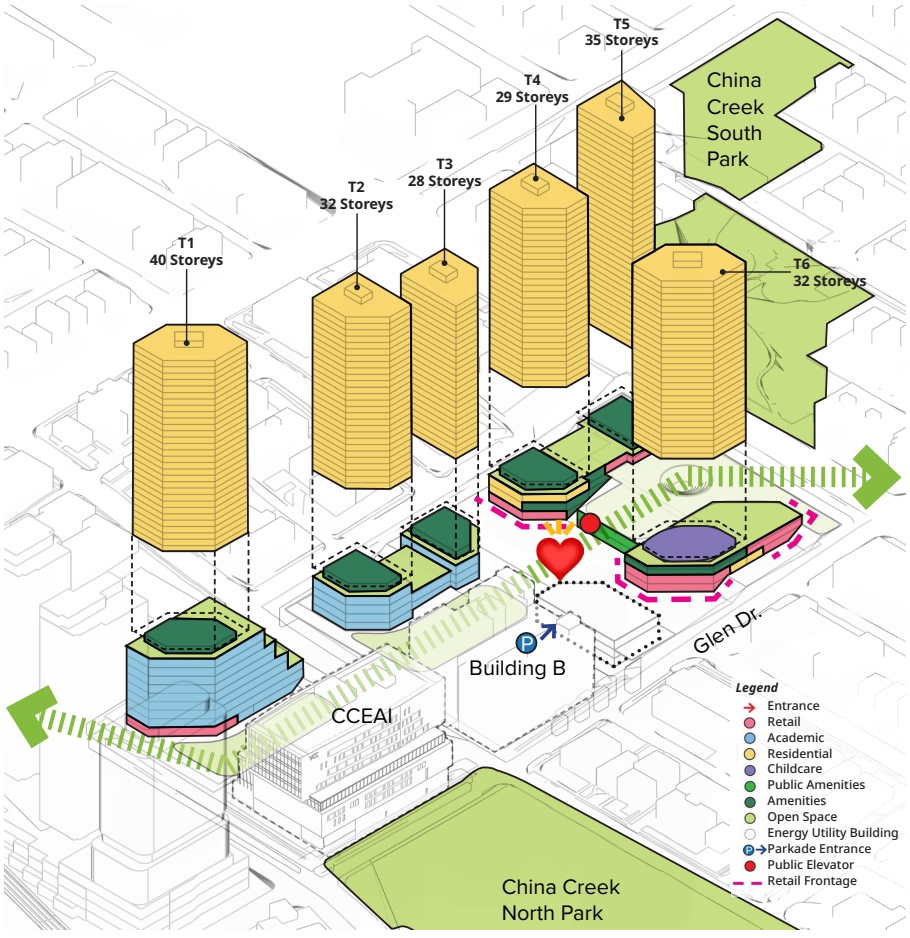
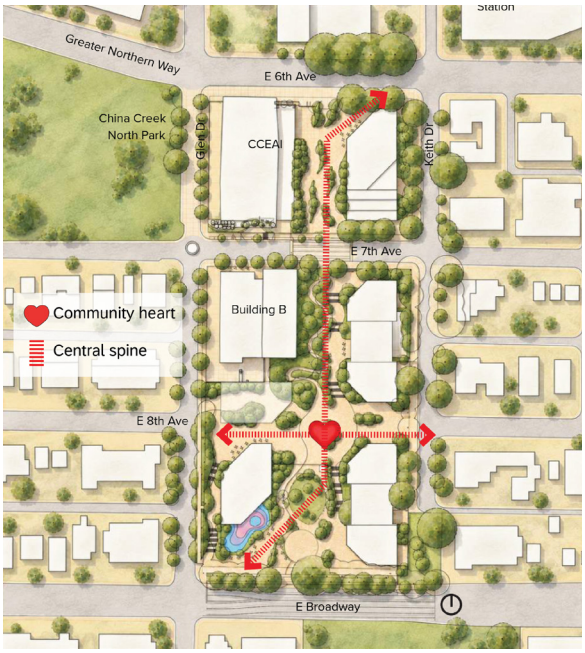


Diagram of VCC's draft redevelopment concept, showing buildings and uses

Public Spaces

- Ensure the public realm and open spaces are **welcoming**, **inclusive**, and **accessible** to people of all ages and abilities.
- Create a series of **new public open spaces** on the site for gathering, socializing, recreation, trees and planting, and public art. New public spaces will include:
    - o A **"Central Spine"** through the campus
    - o A central public open space on the site that functions as a **"Community Heart"**
    - o **Arrival plazas** at both ends of the central spine
- Explore approaches to recognize the historic **China Creek** on the campus



Plan illustrating the central spine and community heart



The community heart provides gathering space and pedestrian connections



An elevated terrace at Broadway provides gathering and retail space

Transportation and circulation

- Provide a comprehensive internal network of direct, barrier-free **pedestrian connections** through the site.
- Create a **north-south "central spine"** for pedestrians that is accessible to the public and connects East 6th Avenue and Broadway
- Create a new **east-west pedestrian connection** across the site, aligned with East 8th Avenue
- **Widen sidewalk**s surrounding the campus and **improve walking, biking, and rolling connections** to AAA (All Ages and Abilities) standards



Movement map showing the accessible connections

Housing

- **New housing opportunities**, including market-rate and affordable housing options that serve a range of household types, not just students.
- Target a **minimum of 20%** of the housing on the campus to be delivered as **affordable housing**, either social housing operated by a non-profit or purpose-built rental housing rented at below-market rates
- Explore opportunities to prioritize portions of the new housing on the campus for Musqueam, Squamish, and Tsleil-Waututh Nations members



Sustainability and Utilities

- New buildings should meet or exceed standards for building emissions both during construction and for operations.
- Design of the site and buildings should be **resilient** to climate change, extreme weather events, and disasters.
- A portion of the campus site will be allocated for a future waste heat **energy generation centre**, which will create additional capacity for the City's Neighbourhood Energy Utility (NEU)
- New **tree canopy**, **planting**, and other **natural elements** to help reduce urban "heat island" effects and contribute toward ecology and biodiversity



False Creek Neighbourhood Energy Utility

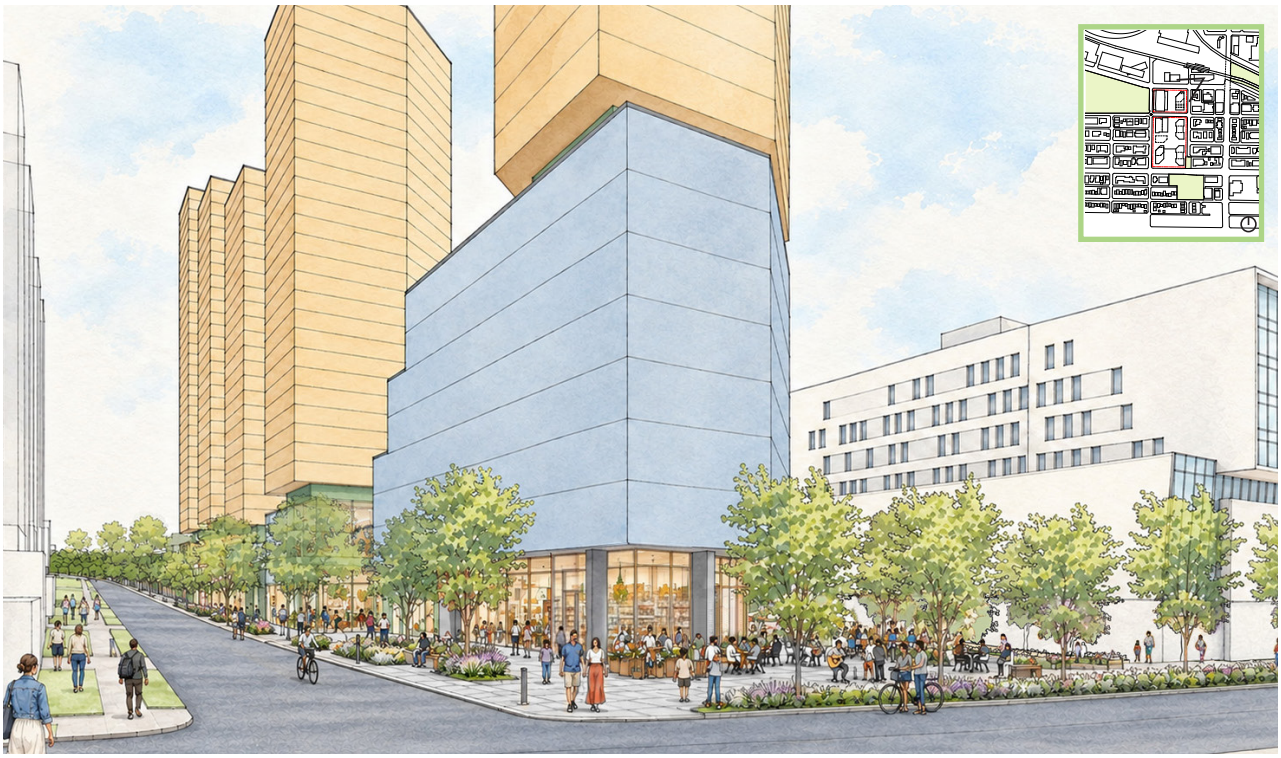
Public Amenities

- Target a **minimum of 20%** of all new housing to be delivered as long-term **affordable housing**
- Explore opportunities to deliver a new **childcare facility** on the campus
- Seek opportunities for non-profit organizations or community groups to use educational facilities when they are not in use by VCC
- New **public open space** on the campus



The Potential Future of the Campus

These images are for illustrative purposes only, intended to conceptually show one the campus could redevelop in the future. These are not final designs.



Great Northern Way entrance and arrival plaza



Building massing shown from Broadway near Keith Drive

Planning process

This planning process will inform the City's policy plan for the VCC Broadway campus that will be considered by Council in early 2027.

We Are Here

Provide Input Today!

We are sharing the City's draft policy directions and VCC's draft site redevelopment concept for the Broadway Campus. We're looking forward to hearing your feedback!

Project kick off and information gathering

October - December 2025

Develop draft guiding principles and site plan concepts

January - April 2026

- Staff and applicant to develop draft guiding principles
- Identify options for land use, building heights and design, public open spaces, and transportation

Public engagement #1 - early directions and site plan concepts

May - June 2026

- Public invited to share feedback on draft guiding principles and early site plan concepts

Site plan concept refinement

June - October 2026

- City and applicant to produce draft site plan concept based on input from the public, community, and stakeholders
- City to draft policy directions for various topics, including **land uses**, **housing**, and **public amenities**

Public engagement #2 - proposed concept and draft policies

November 2026

- Public invited to share feedback on the proposed site plan concept and draft policy directions

Finalize policies and report to Council

Early 2027

- City to finalize site plan concept and policies
- Council to consider VCC updated master plan and policies, and proposed amendment to the Vancouver ODP

Rezoning application submission

TBD

Share your thoughts on the draft site redevelopment concept and policy directions for the Vancouver Community College Broadway Campus!

How can YOU get involved?

Fill out the survey:
In person at event, online, or mail in a paper copy

Learn more by visiting
shapeyourcity.ca/vcc-plan

Sign up to the email list to receive project updates

Contact the project team via
vvcplan@vancouver.ca

Complete our survey by December 8, 2026:

