Welcome

Help us shape your Vancouver Community College Broadway Campus!

We are sharing information about the emerging long-term plan for the Vancouver Community College (VCC) Broadway Campus. We want to hear your thoughts on the draft concept for the site and the proposed policy directions that will guide future redevelopment for the campus.

VCC's Broadway Campus is a 3.2-hectare (7.8 acre) site located along East Broadway near Glen Drive. Directly north of the campus is VCC-Clark SkyTrain Station, which is the current terminus of the Millennium Line. The campus is located within the Creative District in the Broadway Plan (2022) area.

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. Existing and under construction campus facilities include:

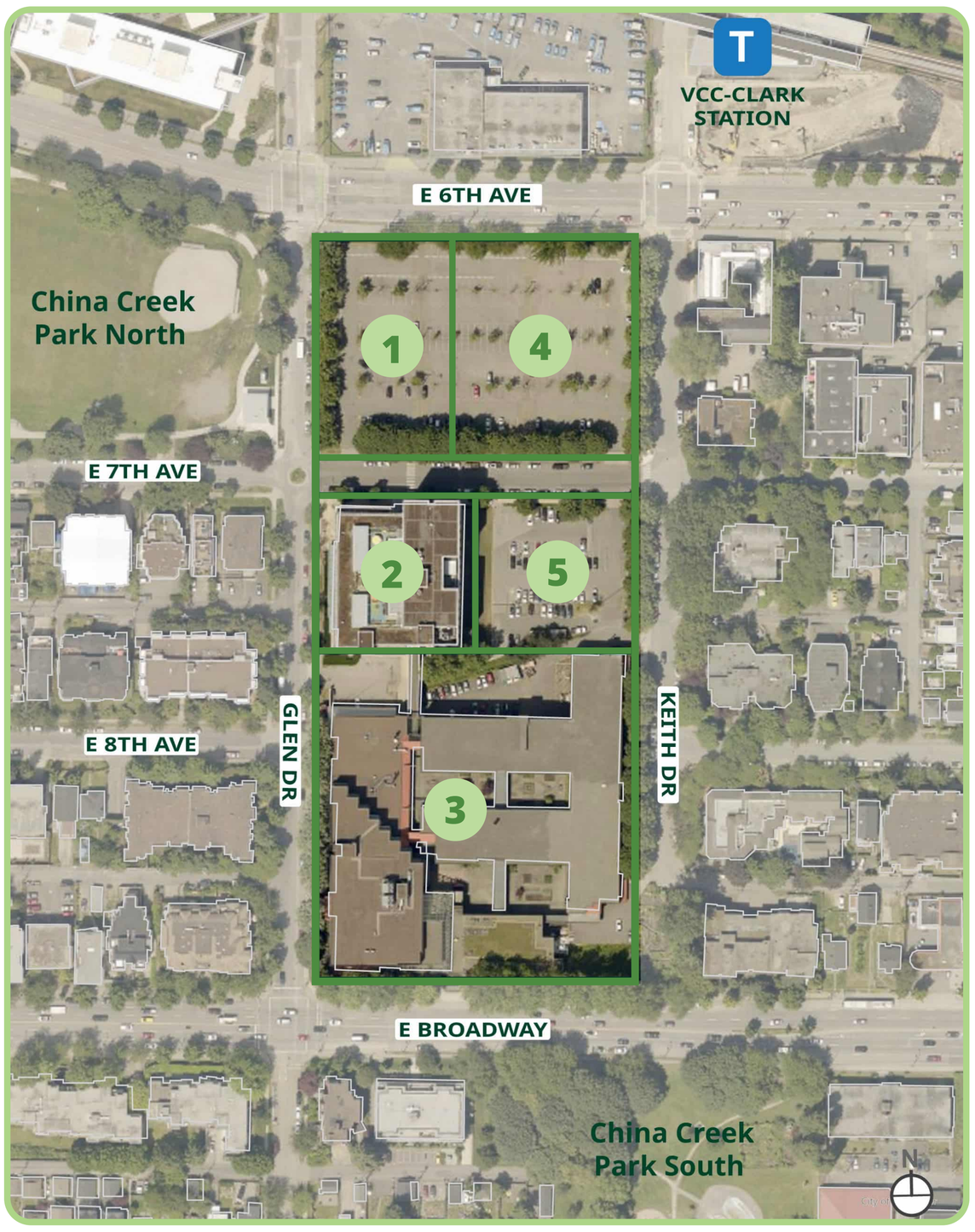
1 **Centre for Clean Energy and Automotive Innovation (CCEAI)**
- Currently under construction

2 **Building B**
- Health Sciences building, opened in 2009
- Intended to be preserved

3 **Building A**
- Existing college building, opened in 1983
- Intended to be redeveloped in the future

4 **Northern Surface Parking Lot**

5 **Southern Surface Parking Lot**



Get Involved

Attend an Open House:

- Thursday, November 19, 2026

  VCC Broadway Campus, B Building - 1120 East 7th Avenue

  5:30 pm - 7:30 pm

- Saturday, November 28, 2026

  VCC Broadway Campus, B Building - 1120 East 7th Avenue

  10:30 am - 12:30 pm

Complete our survey by December 8, 2026:



For more information visit the project website:

shapeyourcity.ca/vccplan

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Land Acknowledgement

Acknowledging the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam Indian Band), Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) and səlilwətaɬ (Tsleil-Waututh Nation).

The City of Vancouver is located on the unceded, ancestral, and traditional territories of the xʷməθkʷəy̓əm (Musqueam Indian Band), Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) and səlilwətaɬ (Tsleil-Waututh Nation).

These lands have been stewarded by xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish) and səlilwətaɬ (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.

Background

Why are we here?

We're planning for the future of the VCC Broadway Campus.

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 key deliverable will be a **policy plan** for the site, which will be added to the Broadway Plan. The policies will cover a variety of topics, including:

- building uses, heights, density, and types;
- transportation;
- open spaces, public amenities;
- sustainability; and,
- other site-specific planning considerations.

The City aims to strengthen its future as a City of Reconciliation by recognizing the inherent rights, culture, and history of the xʷməθkʷəy̓əm (Musqueam Indian Band), Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) and səlilwətaɬ (Tsleil-Waututh Nation). Planning for the VCC Broadway Campus will explore opportunities to advance these commitments to reconciliation.

How will we use this feedback?

In this second round of public engagement, the public will have opportunities to review and share feedback on the City's **draft policy directions** for the site. A **draft site plan concept** from VCC is also being shared for review and feedback. The draft proposed site concept and draft policy directions have been informed by technical analysis and feedback received during the first phase of engagement.

City staff are aiming to finalize policies for the campus and bring them forward to Council for consideration in early 2027. Following that, there would be a rezoning application with further opportunity for public input.

Project timeline

Project kick off and information gathering
October - December 2025

Develop draft guiding principles and site plan concepts
January - April 2026

- City 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**

We are here

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

Provide input today!

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

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

Creating a Plan for VCC

What is a policy plan for the VCC campus??

A policy plan will be Council-approved, strategic framework that establishes the core planning principles to guide the long-term transformation of a major, complex site. It will generally consist of guiding principles, a site concept and policy directions that align with Council's vision and long-term public interest.

The new planning policies for the VCC Broadway Campus are being created by the City in consultation with the landowners (VCC), local Nations, community members, and other stakeholders before being presented to City Council for consideration.

Roles and responsibilities

City of Vancouver

- Leads and coordinates the VCC planning program
- Provide technical advice to the proponent team as they create and refine site plan concepts
- Lead government-to-government engagement with the local Nations
- Lead engagement with the public, community groups, and civic agencies
- Ensure City objectives, landowner objectives, and community priorities are reflected in the policy plan
- Draft the policy plan and report for Council consideration
- Final decision on the policy plan is made by Vancouver City Council

Vancouver Community College

- Act as proponent for the redevelopment of the site, represented by their consultant team
- Identify their objectives and priorities for the redevelopment
- Create and refines site plan concepts in consultation with City staff, balancing objectives of all parties
- Lead engagement with the college community

Community Members

- Review and provide input on the City's draft guiding principles and draft policies
- Review and provide input on VCC's site plan concepts/options
- Participate in public open houses and other engagement activities

Overall Policy Context

The policies that will be developed for the VCC Broadway Campus fit within a larger land use planning policy context and hierarchy:



Learn more about the Vancouver Official Development Plan:
shapeyourcity.ca/odp

Metro Vancouver Regional Growth Strategy (Metro 2050)

Developed by the Metro Vancouver Regional District, the regional growth strategy (RGS) guides growth across the region.

- The RGS designates the VCC Broaday Campus as “general urban” land, which envisions a variety of different land uses to support the creation of complete, connected, and resilient communities.

Vancouver Official Development Plan (ODP)

- The Vancouver ODP is a city-wide land use plan that will guide how Vancouver grows and changes over the next 30 years and beyond.
- Under the Vancouver ODP, the VCC Broadway Campus is designated as “Mixed-use High Rise 1”, permitting high-rise commercial or mixed-use residential development up to 26 storeys. Non-residential uses are required.

Broadway Plan

- Area plans such as the Broadway Plan provide finer-grained direction for future land use, development, building form, affordable housing, community amenities and infrastructure.
- The VCC Broadway Campus is within the “Creative District,” which is envisioned to be a key part of Vancouver’s future economic growth.
- The Broadway Public Realm Plan identifies what public open space and street improvements will best support the area and its future growth.

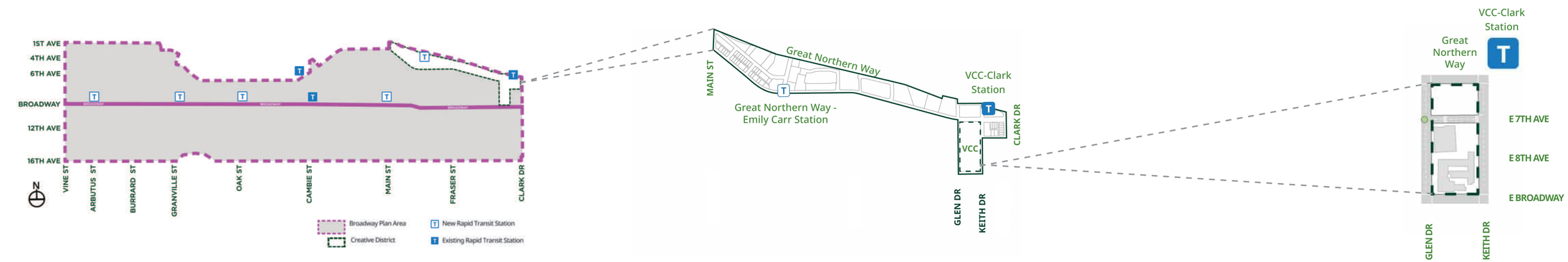
Zoning and Guidelines

- The use and development of land in the City of Vancouver is regulated by the Zoning and Development By-law and associated guidelines. The by-law regulates the types of land uses that are allowed, maximum building height and size, and other provisions necessary to enable good city building.

Note: Policies and regulations can be amended from time to time as a result of additional planning work.

Broadway Plan Policy Context

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



Broadway Plan

Directions

- Create neighbourhoods that are highly **walkable, vibrant, inclusive and distinctive places** to live, work, learn and play, connected to the region by the Broadway Subway.
- Add **new housing options** for diversity of household types, as well as **new job and institutional space** near rapid transit.

Creative District

Directions

- Strengthen the Creative District as a **vibrant and walkable mixed-use area close to rapid transit** with diverse job space, post-secondary institutions, new rental housing, local-serving shops and services and arts and cultural uses.
- **Long-term expansion of Great Northern Way Campus**, a long narrow parcel of land adjacent to the Emily Carr University of Art and Design in Vancouver's False Creek Flats district, and Vancouver Community College.
- The **Cultural Ribbon** will be a walkway that acts as a draw to the area, highlighting Musqueam, Squamish and Tsleil-Waututh knowledge and culture through elements such as art, signage, public realm/landscape design and architecture. Establish a "Cultural Ribbon" that spans the Creative District and forms a link from East Vancouver towards False Creek.

VCC Campus (MCDG Policy Area*)

Directions

- Consider a **broader range of uses** on the campus site, including institutional, retail/service, residential, office, and hotel.
- Building heights should be varied, **generally up to 25 storeys**, throughout the site to provide diversity in forms.
- The **tallest buildings should be focused toward the south** side of the campus near Broadway.
- **Academic buildings should be concentrated toward the north side** of the campus toward or along Great Northern Way/East 6th Ave.
- **Residential buildings should be concentrated toward the south side** of the campus toward or along Broadway.
- Encourage continuous **active ground floor** uses along Broadway at the south end of the campus.

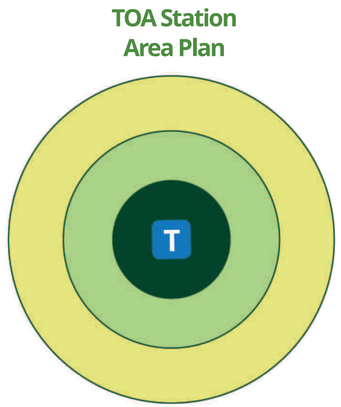
* *These directions are general and pre-date detailed planning for the site. These directions will be reassessed as part of the VCC campus planning program.*

Other Planning Considerations

There are also other regulations, policies and large site planning considerations for the VCC Broadway Campus site.

Transit-oriented areas legislation

In 2023 the Province of BC introduced new legislation with the objective of delivering more housing near rapid transit. Bill 47 designates “Transit Oriented Areas” (TOAs) within 800 metres of SkyTrain stations and establishes requirements for municipalities to allow minimum building heights and densities within TOAs. Those minimums are outlined below:

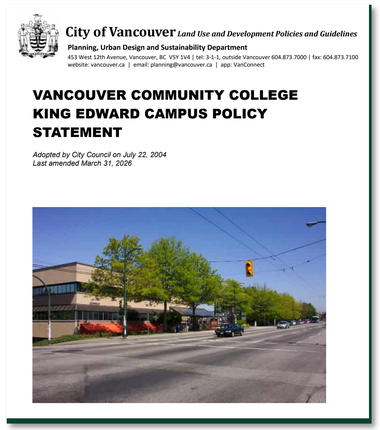


	Tier 1	Tier 2	Tier 3
Proximity to Station	Within 200 m	Within 400 m	Within 800 m
Minimum Permitted Height	20 storeys	12 storeys	8 storeys
Minimum Floor Space Ratio (FSR)/Density	5.0 FSR	4.0 FSR	3.0 FSR

The VCC site is within Tier 1 (200m) of the VCC-Clark Station. The minimum allowable FSR is 5.0 and the minimum allowable height is 20 storeys.

Vancouver Community College King Edward Campus Policy Statement

- The 2004 policy statement describes the program of facilities proposed on the campus, the amount of new development expected and the permitted institutional and commercial uses.
- It outlines a series of urban design principles for the campus to guide the assessment of rezoning and development proposals.
- Following the current work on updated policy for the VCC Broadway Campus site, the 2004 Policy Statement would be repealed, subject to a Council decision.

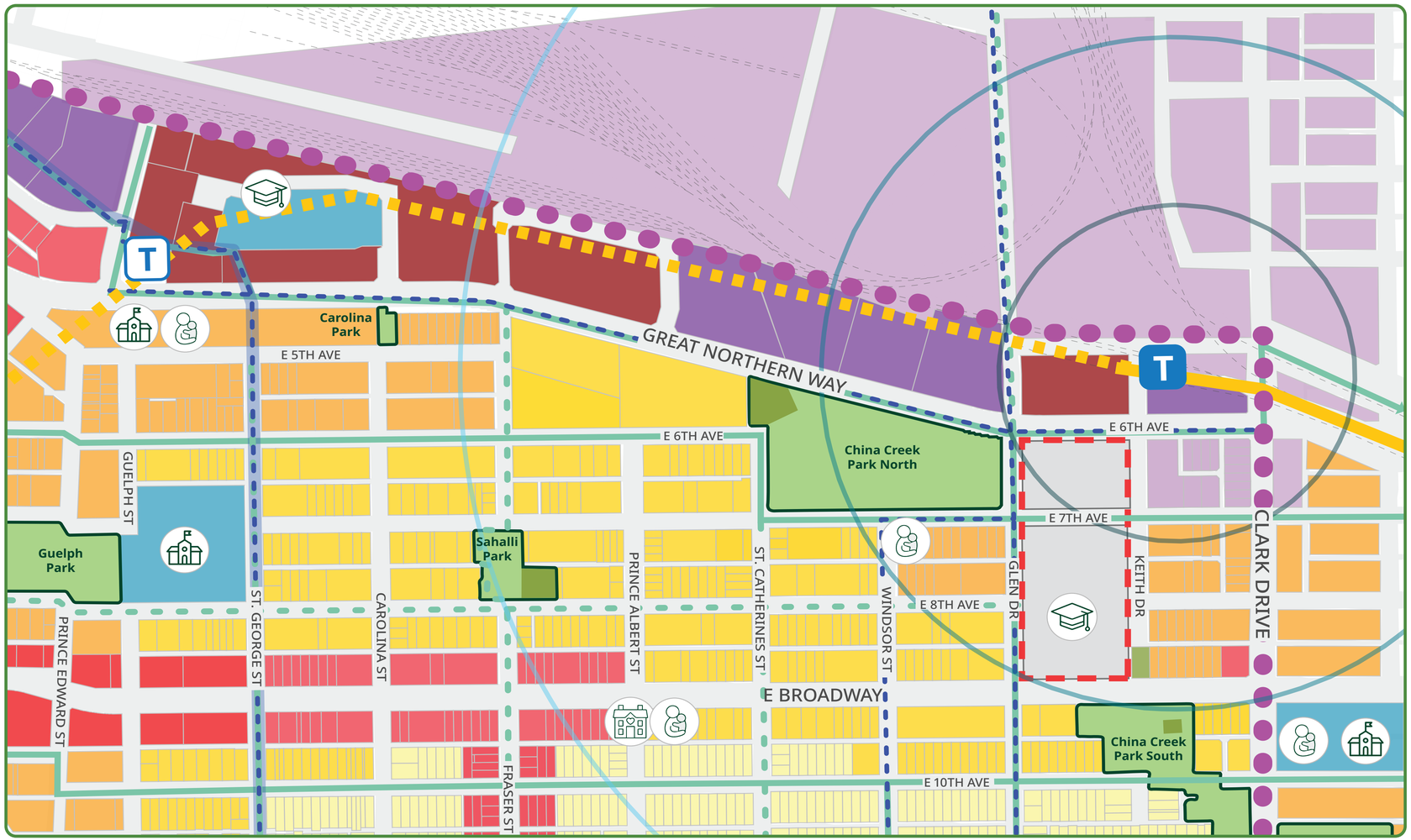

City of Vancouver *Land Use and Development Policies and Guidelines*
Planning, Urban Design and Sustainability Department
453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

VANCOUVER COMMUNITY COLLEGE KING EDWARD CAMPUS POLICY STATEMENT

Adopted by City Council on July 22, 2004
Last amended March 31, 2026

Area Context

Surrounding neighbourhood context map



** Note: building height ranges and uses are expressed generally for simplification. For specific allowances, see the applicable zoning and policy.*

Legend

- Broadway plan area
- Future broadway subway
- Millenium line
- Existing greenway
- Future greenway
- Blue-green system
- St.George rainway
- Existing rapid transit station
- Future rapid transit station
- VCC Site
- Park
- Community garden
- 200 metre TOA tier
- 400 metre TOA tier
- 800 metre TOA tier
- Group childcare
- School
- Postsecondary institution
- Neighbourhood house

Land Use

- Institutional

Residential Apartment Areas

- Low-Rise (up to 8 storeys)
- Mid- to High-Rise (up to 12-25 storeys)
- High Rise (up to 20-25 storeys)

Mixed-Use Areas

- Up to 20 storeys
- Up to 20-30 storeys
- Up to 35 storeys

Industrial and Employment Areas

- Stacked industrial (varying heights)
- Employment (up to 25 storeys)

Draft Guiding Principles

As a first step in the planning process, draft guiding principles were established for the VCC Campus. There was general support for the draft guiding principles during the first round of public engagement. 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.



1 Advance reconciliation with xʷməθkʷəy̓əm (Musqueam Indian Band), Sḵwx̱wú7mesh Úxwumixw (Squamish Nation), and səlilwətaɬ (Tsleil-Waututh Nation) and urban Indigenous Peoples.

Work in partnership with xʷməθkʷəy̓əm, Sḵwx̱wú7mesh Úxwumixw, and səlilwətaɬ to explore the site's past, present and future, and to uncover and honour its cultural significance. Through this collaboration, embed their values, culture, and knowledge across the site, including through building and public realm design, public art, and programming. Development should meaningfully advance the Cultural Ribbon, strengthening Musqueam, Squamish and Tsleil-Waututh cultural visibility and presence, while shaping a campus that is welcoming and inclusive to Indigenous Peoples.



2 Enhance public spaces and public life

The campus should offer a generous and flexible public realm that supports a diversity of users and activities while responding to the site's distinctive slope and surrounding context. A network of plazas, pathways, and green spaces should support gathering, movement, and everyday use, while contributing to a sense of place and identity. Green infrastructure and nature-based elements should enhance ecological resilience across the public realm. Street frontages and campus entry points should be welcoming and engaging.



3 Contribute to a complete and inclusive transit-oriented community

The site should serve both VCC students and employees as well as the wider community, including future and nearby residents and workers, while responding to both current and evolving community needs. Proximity to rapid transit should be leveraged to broaden and intensify a mix of uses that support a diversity of needs, such as childcare and affordable housing. The campus should be developed as a connected and vibrant community hub with a mix of amenities, shops and services, while fostering opportunities for cultural expression and celebration.



4 Achieve outstanding urban design

The site design should enhance social connections, public life and natural systems. Development should integrate high-quality architecture and building design to foster a strong sense of place and identity, while responding to the site's unique characteristics, including topography, mountain views, and historic waterways. A consistent and thoughtful design language should reflect the campus setting and guide the site's evolution over time.



5 Create an accessible and connected campus

Ensure strong transportation connections to existing transit, greenways, parks, and the surrounding community by prioritizing people of all ages and abilities who walk, roll, cycle, and take transit. Development should address the site's sloped terrain, proximity to busy arterials, and limited street frontages to support safe and comfortable movement for everyone. Universal accessibility will be a priority in all aspects of site and building design.



6 Foster sustainability and climate resiliency

A high standard of sustainability should be achieved through green building design, low-carbon energy systems, integrated rainwater management, urban food and waste systems, and nature-based solutions. Proximity to transit, regional utilities infrastructure, and the surrounding watershed should be leveraged to advance innovative sustainability strategies for the site. Climate resilience should be strengthened through the integration of ecological systems, rainwater management, and significant tree plantings.



7 Contribute to a robust and diverse economy

The campus' role as an economic driver should be strengthened by expanding and intensifying job space, including institutional uses, on site. Its proximity to rapid transit, employment lands, and other post-secondary institutions should be leveraged to reinforce the Creative District and Central Broadway as vibrant, mixed-use, transit-oriented hubs of economic activity.



8 Promote excellence in learning and education

The renewal of academic facilities should be supported to promote Vancouver Community College as a hub for learning and innovation that responds to the evolving needs and well-being of students, faculty and staff. The site should foster academic excellence and innovation in skills training within a welcoming and supportive campus environment preparing students for the jobs and industries of the future.

What we heard

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. An overview of the engagement process and what we heard was compiled into an engagement summary document.

Process

Engagement Activities



100 survey responses



3 open houses

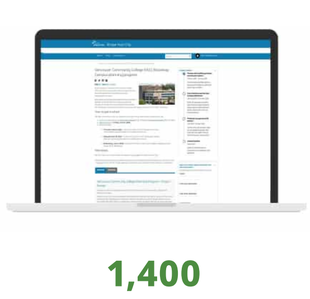


2 pop-ups



4 stakeholder meetings

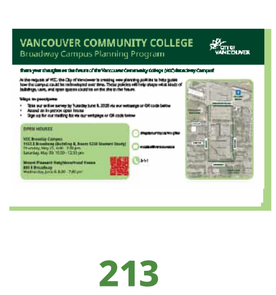
Notification



1,400 website visitors



41,171 social media impressions



213 social media post engagements

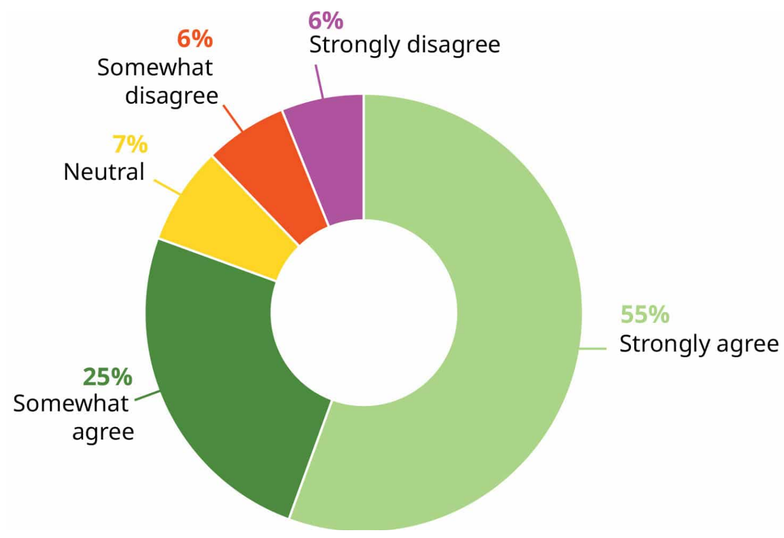


1,473 postcard notifications mailed

Key takeaways

Agreement with the Draft Guiding Principles

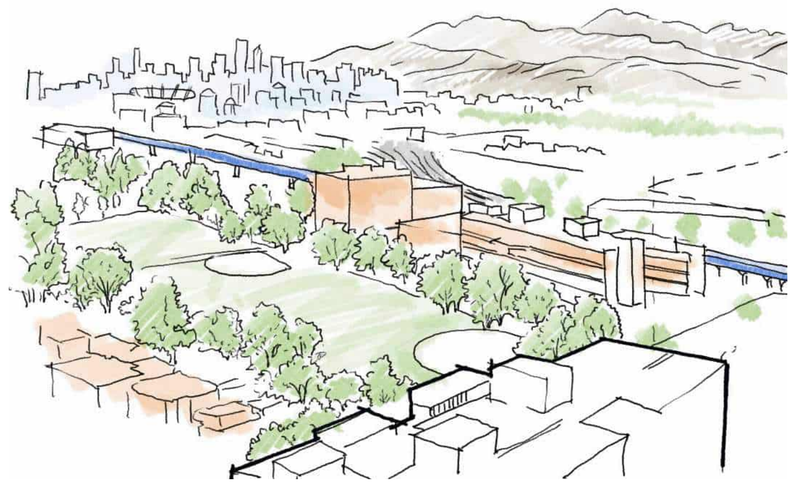
Overall, there was strong agreement with the draft Guiding Principles. **80%** of the survey respondents indicated that they **"strongly agree"** or **"somewhat agree"** with the draft Guiding Principles.



Support for VCC's proposed approach to building heights and design

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:

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 indentity**

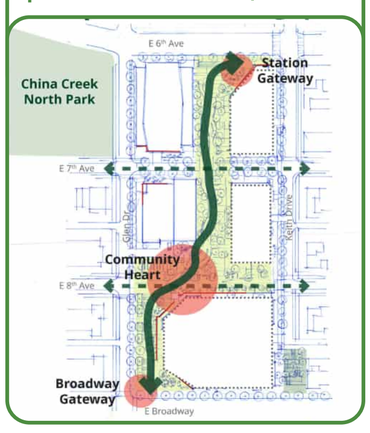


Preferences on VCC'S proposed concepts

There was general support for the idea of a central spine that would serve as the main north-south connection through the site for people walking and rolling. Of the different alignment options, survey respondents expressed **mixed preferences**, with strongest support for Concepts 3, 2, and 1; however, there was **no clear favourite**.

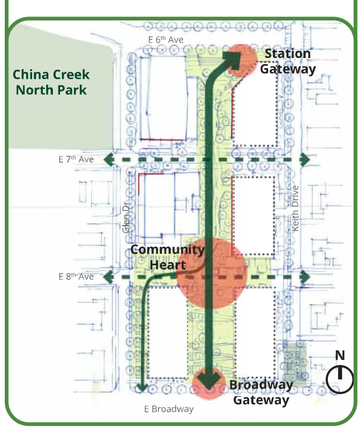
Concept 1

19% preferred a meandering spine with a public terraced space on Glen Drive)



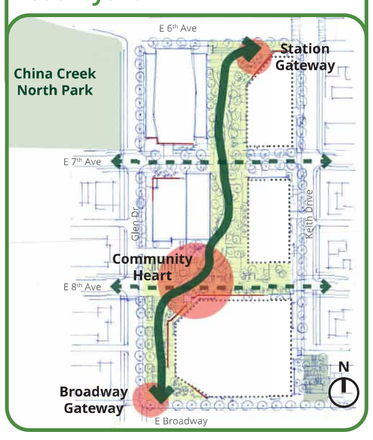
Concept 2

20% preferred a linear spine with a public terraced central lawn



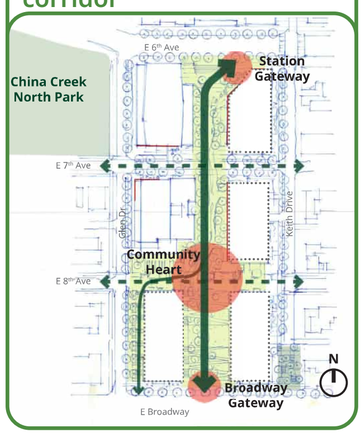
Concept 3

24% preferred a layered spine with urban courtyard



Concept 4

11% preferred a diagonal spine with terraced corridor



Draft Policy Directions

The City has drafted policy directions for the VCC campus informed by City policies and objectives, VCC's goals and proposed site concept, input from the public and stakeholders, and other planning considerations. Together with the guiding principles and site concept plan, the policy directions will be used to inform how the campus develops over time.

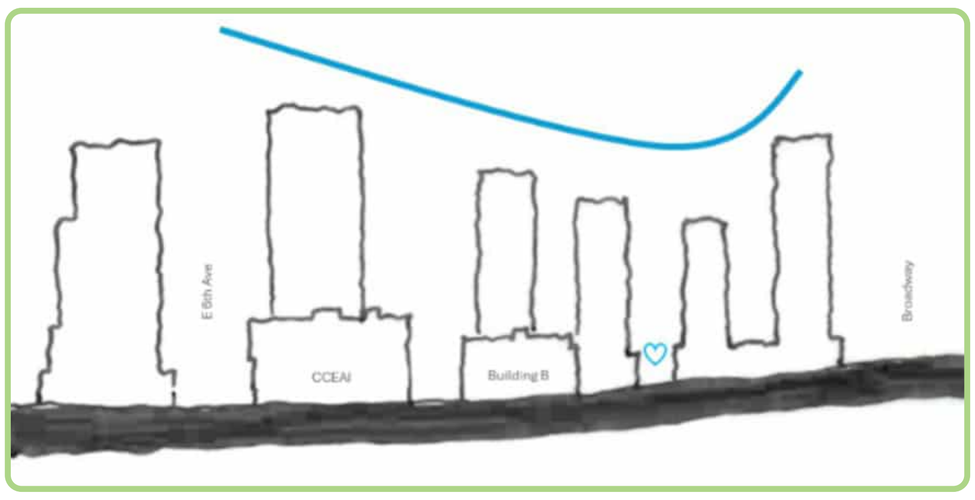
Land uses

The campus will continue to serve as an important post-secondary educational institution located in the heart of the city. As the site redevelops, a broader mix of building uses will be located on the campus, including housing, shops, services, and amenities. A greater diversity of uses will improve access to amenities and services for students, staff, residents, neighbours, and visitors.

- There should continue to be a **significant amount of education space** on the campus.
- Where feasible, ground floor levels should be animated by **active uses**, including educational facilities, shops, services, and amenities.
- Buildings with greater amounts of non-residential uses (e.g. educational facilities) should be located to the north near VCC-Clark Station. Whereas, buildings with lower proportions of non-residential uses should generally be located toward the south side of the campus.
- In addition to the Center for Clean Energy and Automotive Innovation (CCEAI) and Building B – both of which will be retained, there will be an additional 1.6 million square feet of redevelopment on the site. Overall, this will result in approximately **2 million square feet of floor area** across the site and a floor space ratio of approximately 6.0.

Building heights and design

- Heights of new buildings should vary, ranging between **approximately 25 – 40 storeys**, with the tallest buildings located closest to VCC-Clark Station and Broadway.
- Shape development to **enable and frame views** from public spaces to the downtown skyline and the North Shore mountains.
- There should be **generous separation** between towers. Minimum tower separation will be 80 feet, but additional separation is desired.
- Tower orientation and expression should be varied to help improve visual interest and reinforce the campus as a distinct place.
- When locating and designing buildings, seek to **maximize access to sunlight** on public spaces. Avoid creating new shadowing on parks between 10:00 AM and 4:00 PM at the fall equinox.
- New buildings should demonstrate **exemplary architecture and design**.



Draft Policy Directions

Public spaces

Redevelopment of the campus will help to improve the overall public realm experience and add new public open spaces on the site, benefitting the campus population, neighbours, and visitors.

- Ensure the public realm and open spaces are welcoming, inclusive, and accessible to people of all ages and abilities.
- Create a **north-south "central spine" for pedestrians** that is **accessible to the public**. The central spine will contribute significantly to the public realm experience, providing public areas for gathering, socializing, recreation, tree planting and public art.
- Establish **two plazas** at both ends of the central spine that serve as points of arrival to the campus. The plazas should be located near VCC–Clark Station and the intersection of Glen Drive and Broadway.
- Create a **"community heart"** as a focal point for the site, centred around a high-quality public plaza that provides a welcoming place for people to gather and socialize.
- Explore opportunities to advance xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) visibility across the site in alignment with the City's UNDRIP Strategy and Action Plan. Consideration should be given to **ensure the Local Nations' priorities for cultural visibility**, including uses, naming, design, cultural expression, and commemorative aspects of the public realm and open spaces as well as local art and architecture.
- Given the site's location along the historic China Creek alignment, explore **approaches to recognize the creek**.



Transportation and circulation

There are opportunities to improve walking, cycling, and transit connections to VCC through the redevelopment of the campus. A guiding principle for the campus is to create an accessible and connected campus that prioritizes the movement of people of all ages and abilities. Accessing the campus should be easy and comfortable for everyone to walk, roll, or take transit.

- Provide a comprehensive internal network of direct, **barrier-free pedestrian connections** through the site. Ensure pathways are accessible through appropriately designed ramps, accessible public elevators, and other accessible design features where appropriate.
- Create a north-south "central spine" for pedestrians that is accessible to the public, and connects Great Northern Way and Broadway, and facilitates internal movement between buildings. The central spine will improve accessibility in the area, given the significant slope that exists today.
- Create a **new east-west pedestrian connection** across the site, aligned with East 8th Avenue, to improve campus circulation and strengthen connections to surrounding areas.
- **Widen sidewalks surrounding the campus** and **improve walking, biking, and rolling connections** to AAA (All Ages and Abilities) standards, including Glen Drive, East 7th Avenue, and East 6th Ave.

Draft Policy Directions

Housing

New housing on the campus will help contribute toward the City's housing objectives, providing additional housing options on a site without any housing today. This will include both market-rate housing, as well as affordable housing options, all located in close proximity to rapid transit and campus amenities. New housing is expected to be for the general population rather than just for students.

- Target a **minimum of 20%** of the housing on the campus to be delivered as **affordable housing**, with affordability secured long term. Affordable housing may include 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, in alignment with the City's UNDRIP Strategy and Action Plan.
- In alignment with existing City policies, ensure that a minimum of **35%** of new housing is suitable for families with two bedrooms or more.

Sustainability and utilities

The campus should demonstrate leadership in sustainability and resilience, helping to advance the City's goals. Additionally, the campus should incorporate trees, planting, and natural features that provide ecological benefits.

- 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.
- Develop and employ strategies to manage rainwater and groundwater.
- 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). The NEU expansion will help reduce carbon pollution, make use of waste heat, and enhance energy resilience by alleviating pressure on the electrical grid.
- The campus should provide **new tree canopy**, planting, and other natural elements to help reduce urban heat island effects and contribute toward ecology and biodiversity.

Public amenities

The campus redevelopment will also help provide additional public amenities and infrastructure to support students, staff, residents, neighbours, and visitors.

- Of the new housing on the campus, a target of approximately **20%** will be delivered as **affordable housing**. Affordable housing may include social housing operated by a non-profit, or purpose-built rental housing rented at below-market rates.
- Explore opportunities to deliver a **new childcare facility** on the campus, in addition to the existing childcare facility.
- Where feasible, seek opportunities for **educational facilities** to be made available for use by non-profit organizations or community groups when they are not in use by VCC.
- **New public open space** will be delivered on the campus, including plazas, the Community Heart, and the central spine.

Vancouver ODP Amendment

What is the Vancouver Official Development Plan?

The Vancouver Official Development Plan (ODP) is a city-wide land use plan guiding growth and change over the next 30 years and beyond.

Generalized Land Use

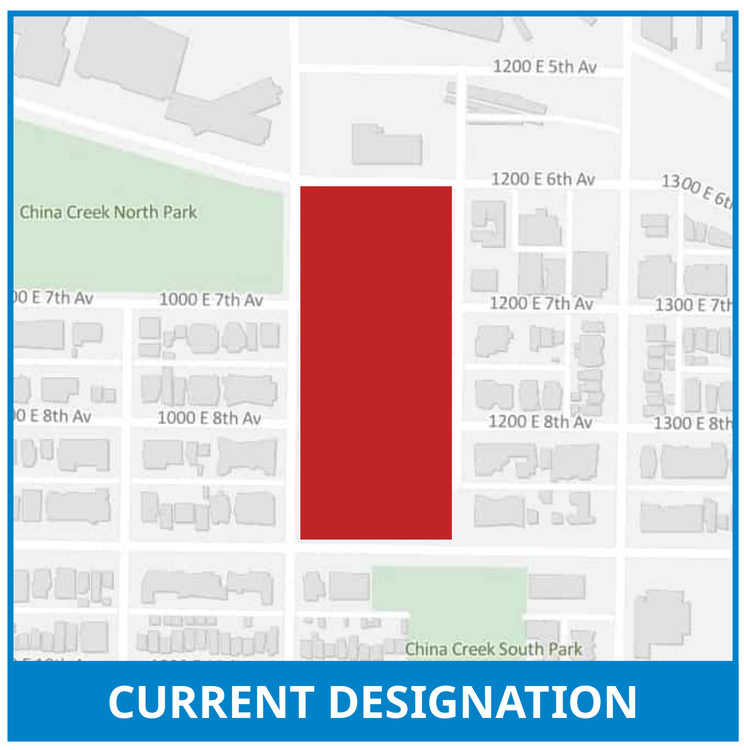
The Vancouver ODP includes Generalized Land Use (GLU) designations for each property in the city. The GLU designations provide a general overview of the maximum development potential under the City's current land use policies and regulations. They capture the different land uses, development intensities, and building heights and generalize them to convey the high-level land use intent for a property.

Proposed change to site designation

The VCC planning program presents a unique opportunity to advance the Vancouver ODP's Big Ideas and to support several ODP policy objectives. The site is positioned adjacent to VCC-Clark Station and within the Broadway Plan area, making it one of the city's most transit-accessible institutional properties.

Given its size, strategic location, and role as a major educational campus, a site-specific planning framework is being considered for VCC to support the renewal of academic facilities while enabling opportunities for housing, employment, retail, and public amenities in a complete community close to transit.

As part of this process, the City is proposing to amend the site's GLU designation from **Mixed-Use High-Rise 1 to Mixed-Use High-Rise 2**. This change would enable building heights greater than 26 storeys on the site.



CURRENT DESIGNATION



PROPOSED DESIGNATION

Current Designation:
Mixed-Use High-Rise 1:
Heights: Up to 26 storeys

Proposed Designation:
Mixed-Use High-Rise 2:
Heights: Above 26 storeys

For more information about the Vancouver ODP, visit vancouver.ca/odp.

Next Steps

VCC Policy Update planning timeline

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

- City 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

What's next?

Following this phase of public engagement, we will analyze the feedback we received and share a summary of what we heard on our project web page. Your feedback on the draft site plan concept and draft policy directions will **help finalize policies for the campus, which will be brought forward to Council for consideration in early 2027.**

Please make sure you are on our email list so you can receive project updates throughout the process.

Scan the QR code to take the survey or learn more!



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
vccplan@vancouver.ca

Vancouver Community College
Applicant Boards

1 VCC Campus is Evolving

Why are we here today?

The City of Vancouver, at the request of Vancouver Community College (VCC), is creating new planning policies to guide the future rezoning and redevelopment of the 3.1 hectare Broadway campus. The project's primary goal is to drive academic renewal and expansion, ensuring a vibrant future for VCC. The policy plan will illustrate a holistic planning and design approach for the future of the site and its role in the surrounding community.

Today, VCC is sharing emerging site design, built form, and land use concepts for input and feedback.



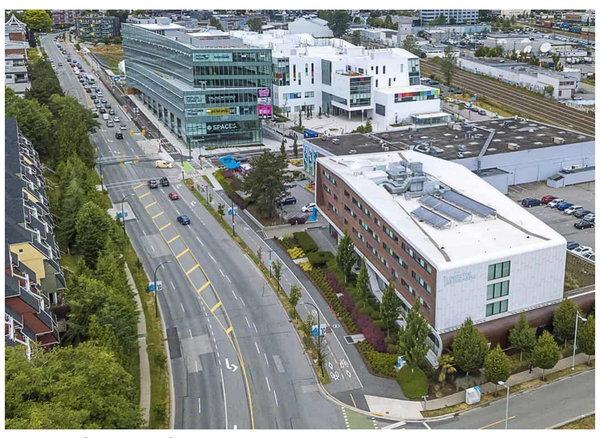
Location of VCC along the future Millennium Line with the Broadway Subway (yellow) and existing Expo Line (blue)

VCC today

VCC Broadway is an important landmark in the Mount Pleasant neighbourhood. The campus is bordered by residential communities to the east and west, with access to VCC-Clark and Commercial-Broadway SkyTrain Stations.



China Creek North Park



Broadway Plan Creative District



Aerial view of the surrounding site context

A Building A was built in 1983 and will be redeveloped



B Building B was built in 2009 and will be preserved



C Building C - Centre for Clean Energy & Automotive Innovation (CCEAI) approved in 2023, currently under construction



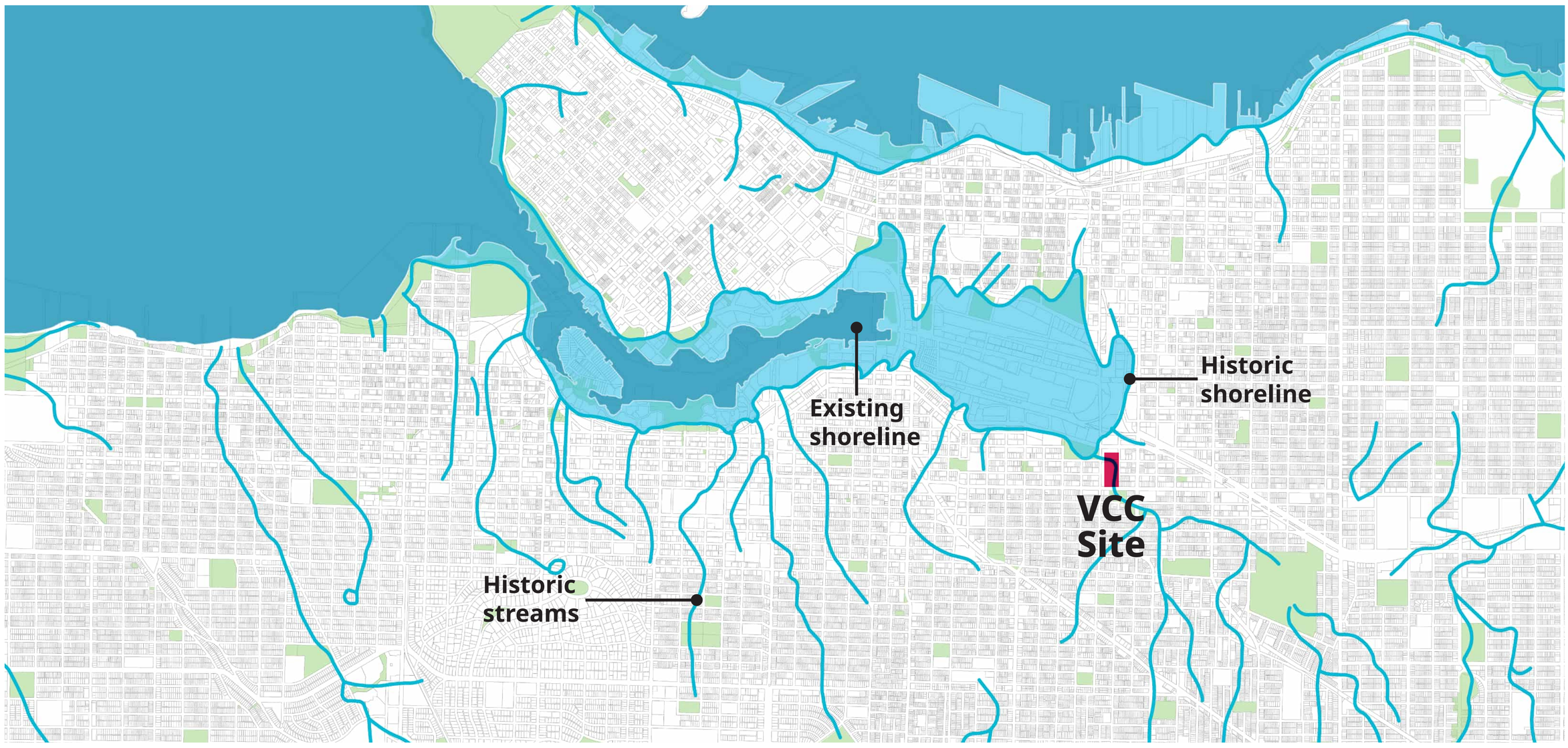
Tracing the Historic Shoreline

The VCC Broadway campus is located on the traditional and unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh Úxwumixw (Squamish), and səlilwətaɬ (Tsleil-Waututh) Peoples who have been stewards of this land since time immemorial.

The campus is located on the historic shoreline of False Creek. The shoreline was a marshy tidal flat fed by a freshwater creek system. The present day campus is located on a former freshwater creek that is now referred to as China Creek. In the summer months, seasonal homes were built by Salish Peoples in the area where they would hunt and harvest along the creek and estuary.



Shoreline area of False Creek Flats, Vancouver Archives



Vancouver's Changing Shoreline, Vancouver Archives

Planning for VCC Tomorrow

VCC is seeking to build a campus for student success, community wellbeing, and social progress guided by five key objectives:

1. **Supporting academic renewal & expansion**
2. **Delivering a range of new housing**
3. **Advancing Indigenous reconciliation**
4. **Creating a welcoming & engaging place**
5. **Aligning with provincial priorities**

Through redevelopment, VCC Broadway will be transformed into a complete community with the introduction of housing, public spaces, and amenities.

Learn about

3 The site context

VCC Broadway is situated within an evolving neighbourhood with a rich history and important connections to surrounding communities. Understanding the site context is critical to creating a more accessible, welcoming, and integrated community.

1 Historic Waterways



Legend
- Historic Shoreline
- Historic Creeks

Opportunity

Celebrate the historic waterways through planning, design, and the extension of the Cultural Ribbon through VCC campus.

2 The Cultural Ribbon



Legend
- Cultural Ribbon

Opportunity

Advance the Cultural Ribbon through campus redevelopment, in consultation and collaboration with the local Nations.

3 Existing Land Use



Legend
- Mixed-Use
- Residential
- Parks & Open Spaces
- Industrial and Employment

Opportunity

Introduce a broad mix of uses and amenities that support daily needs and add value for the community.

4 Open Space Network

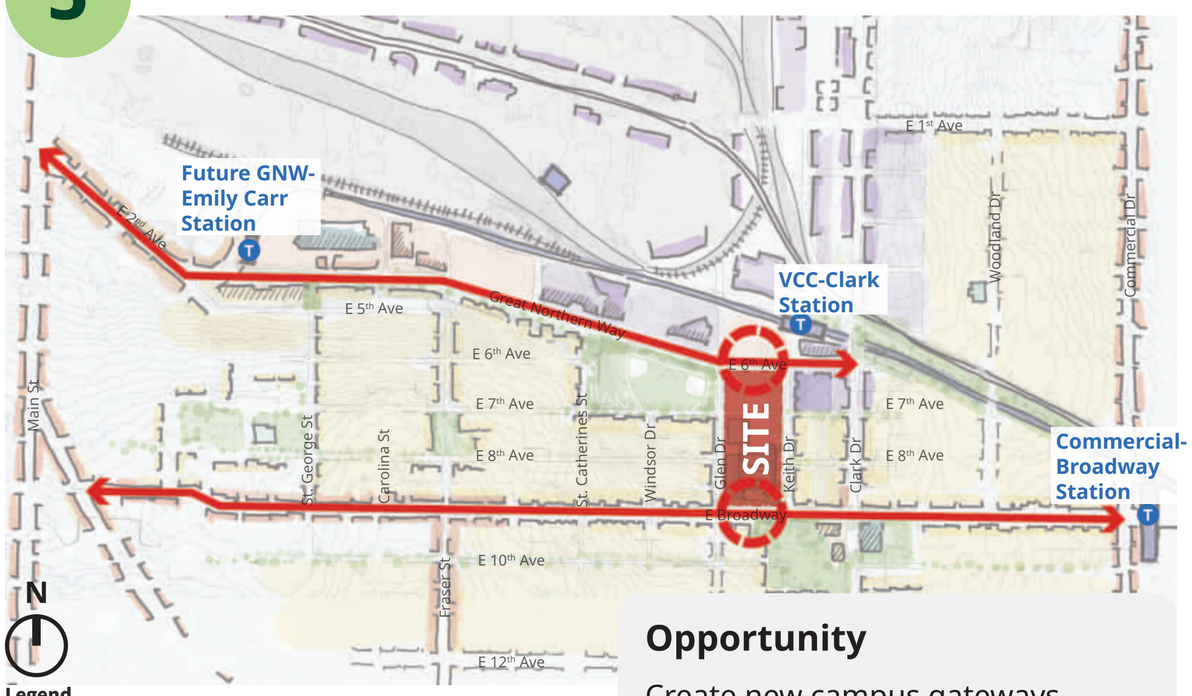


Legend
- Existing Open Spaces

Opportunity

Integrate and connect open space to serve the campus and surrounding community.

5 Major Streets & Gateways



Legend
- Major Streets
- Campus Gateway

Opportunity

Create new campus gateways along East 6th Avenue and East Broadway.

6 Greenway Network



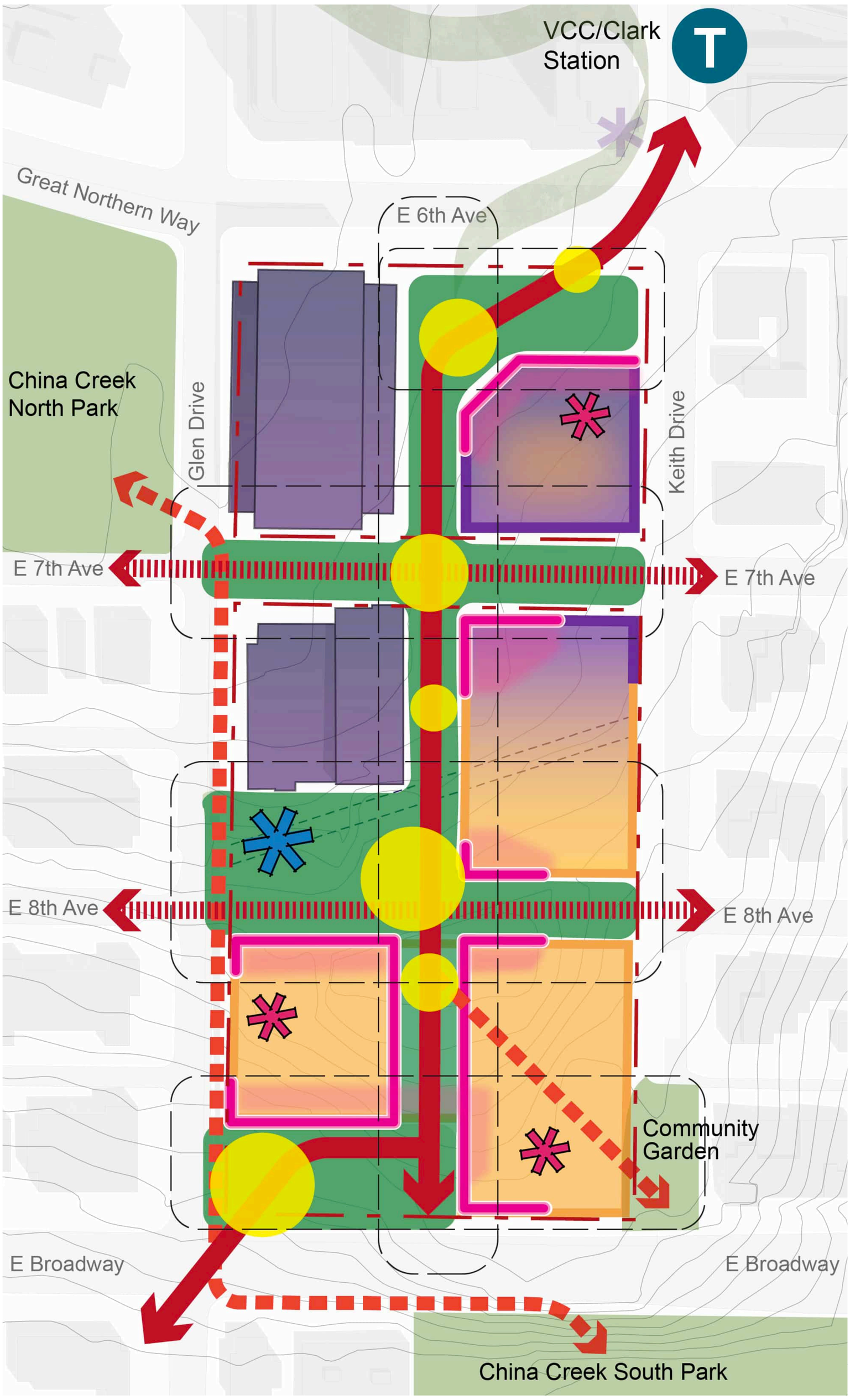
Legend
- Existing and Future Greenways

Opportunity

Integrate the site into existing and future greenway networks for people walking, rolling, and cycling.

4 Learn about the 10 Big Moves

The 10 Big Moves are intended to guide the evolution of site concepts for the VCC Broadway Campus. The Big Moves are the foundation of the draft site concept. The image below provides an illustrative summary of the Big Moves.



10 Big Moves Diagram

Legend

- Primary North-South Pedestrian Connection
- Secondary Pedestrian Connection
- East-West Connection
- Potential Open Spaces
- Academic/Mixed Use
- Residential/Mixed Use
- Active Edges
- Active Uses
- Sewer Heat Recovery Opportunity
- Signature Buildings

1 Start with land and water

Celebrate the site history and acknowledge the presence of China Creek, former shoreline, and mudflats. Leverage the site's existing topography.

2 Establish a primary and seamless Central Spine through the site

Establish north-south pedestrian connections through the site. Extend the Cultural Ribbon from E 6th to Broadway.

3 Connect surrounding parks and open spaces

Connect China Creek North to China Creek South Park along Glen Drive. Provide a connection to the community garden east of the site.

4 Connect VCC to the surrounding community

Strengthen the site's east-west connectivity along E 7th and E 8th Avenue.

5 Create new open spaces

Create new open spaces for students, employees, and residents. Create welcoming entrances on the north and south sides of the site.

6 Direct academic uses to the north, and residential uses to the south

Concentrate academic and commercial uses near VCC-Clark SkyTrain Station.

7 Activate key spaces and edges

Provide active uses near East 6th Avenue, Glen Drive, the Central Spine, and East Broadway.

8 Protect the opportunity for low-carbon energy generation

Support the opportunity to provide district energy along the utility corridor. Explore opportunities to facilitate sewer heat recovery.

9 Locate tall buildings to reinforce placemaking

Situate the tallest buildings near the SkyTrain Station. Encourage a variety of building heights across the site. Create iconic landmarks along Great Northern Way and Broadway.

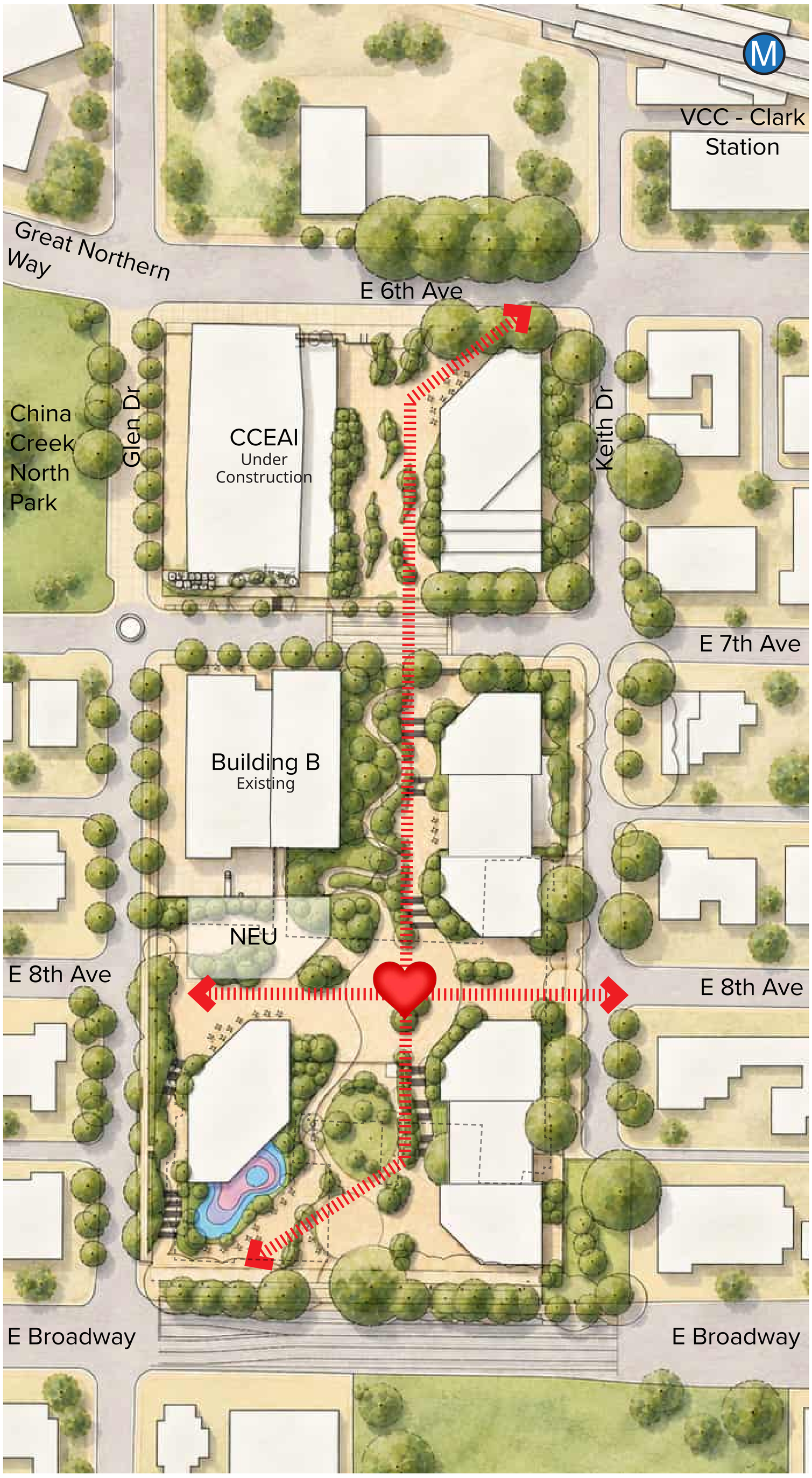
10 Establish iconic places

Establish a Central Spine, community heart, transit gateway, and East Broadway Gateway.

Learn about the

5 Proposed site concept

A central north–south spine organizes the campus, transitioning from larger academic buildings along E 6th Avenue to finer-grained residential and mixed-use development toward Broadway. This spine will also serve as a direct pedestrian connection from VCC-Clark Station to the campus.



Plan illustrating the central spine and community heart



SLA, Gehl Architects, Photo © SLA



UDS - Shimokita Senrogai Akichi, Photo © UDS



10+ Urban Playground Ideas, © Adam Rothwell



Lewisham Shopping Centre, Photo © Studio Egret West



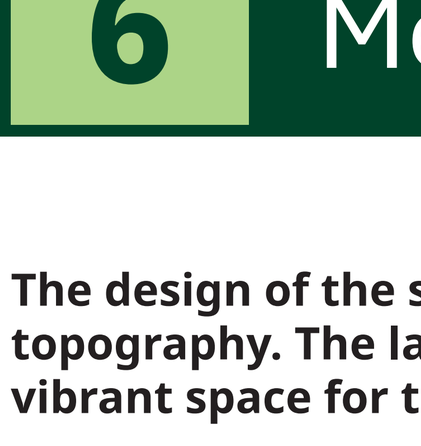
Lakeshore East/Cascade Park, Photo © CCxA

6 Movement and landscape

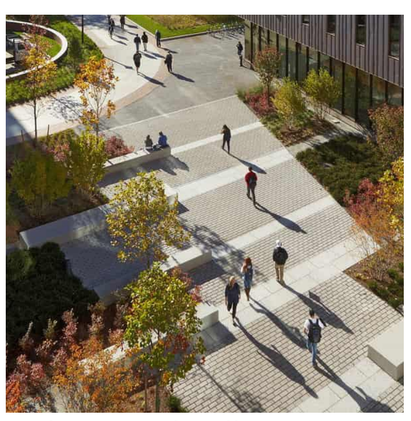
The design of the site will celebrate natural and cultural history while responding to the unique topography. The landscape and connectivity features will support the development of a welcoming and vibrant space for the community.

Movement

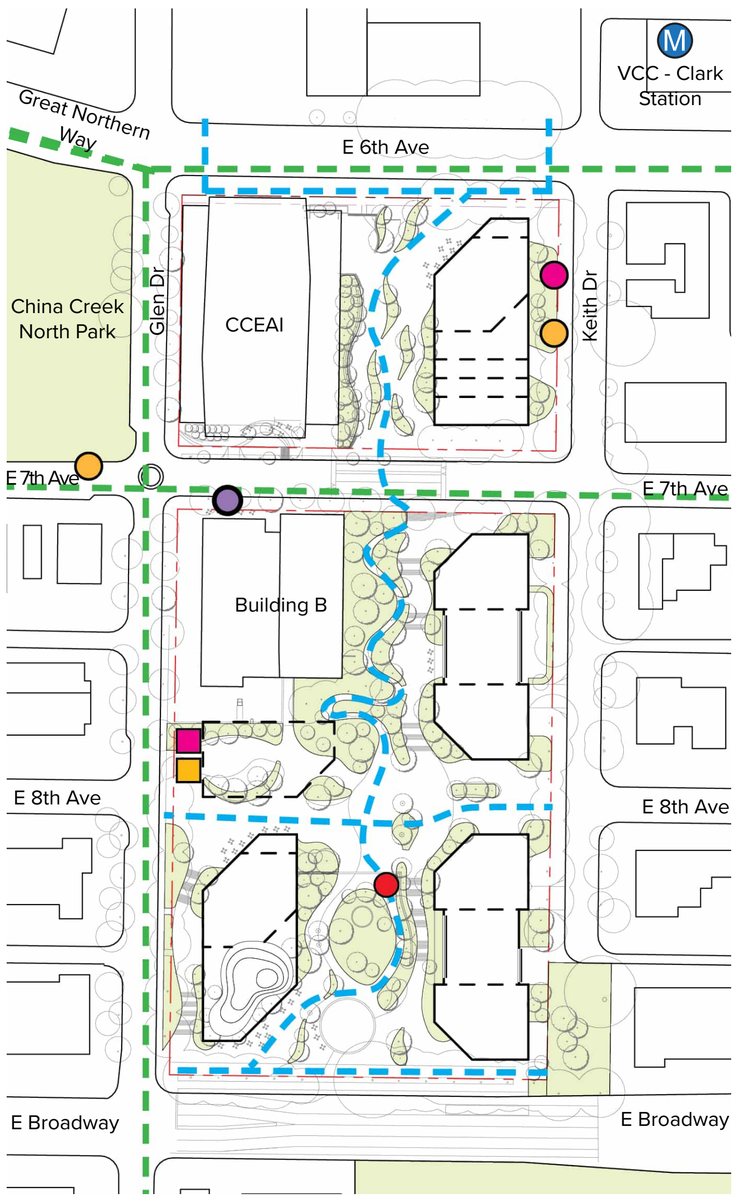
The Central Spine concept explores a straight pedestrian experience connecting the north to the south part of the site in an accessible manner.



Bryggens Bastion, Copenhagen, Denmark

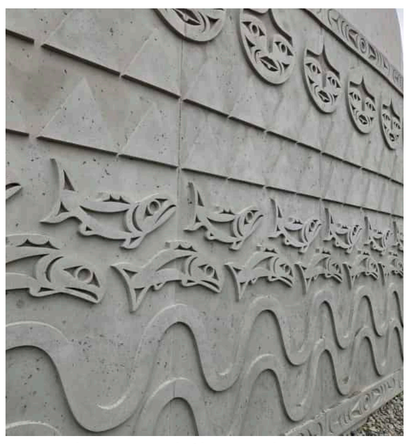


Oak & Laurel Halls, University of Connecticut, Storrs, CT

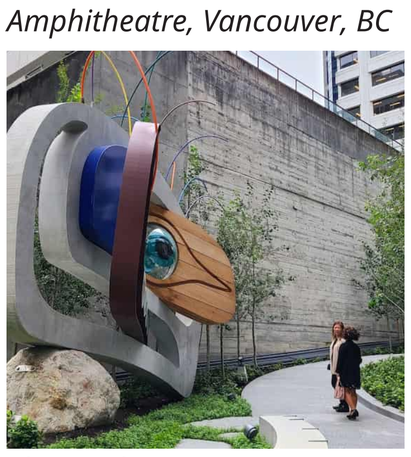


Creek Story & Cultural Ribbon

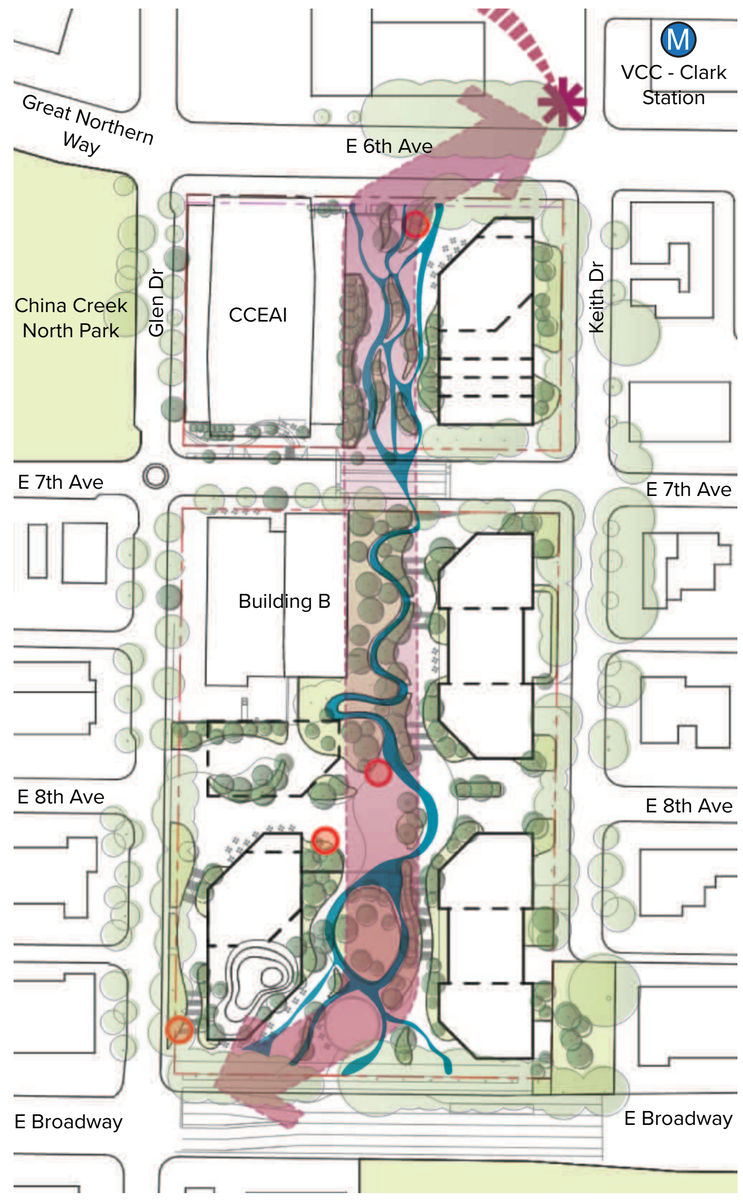
The north-south connection through the site will celebrate the history of China Creek while extending the Cultural Ribbon from E 6th Avenue to Broadway.



Freedom Mobile Arch PNE Amphitheatre, Vancouver, BC



The Stack, Vancouver, BC



Open Spaces & Plazas

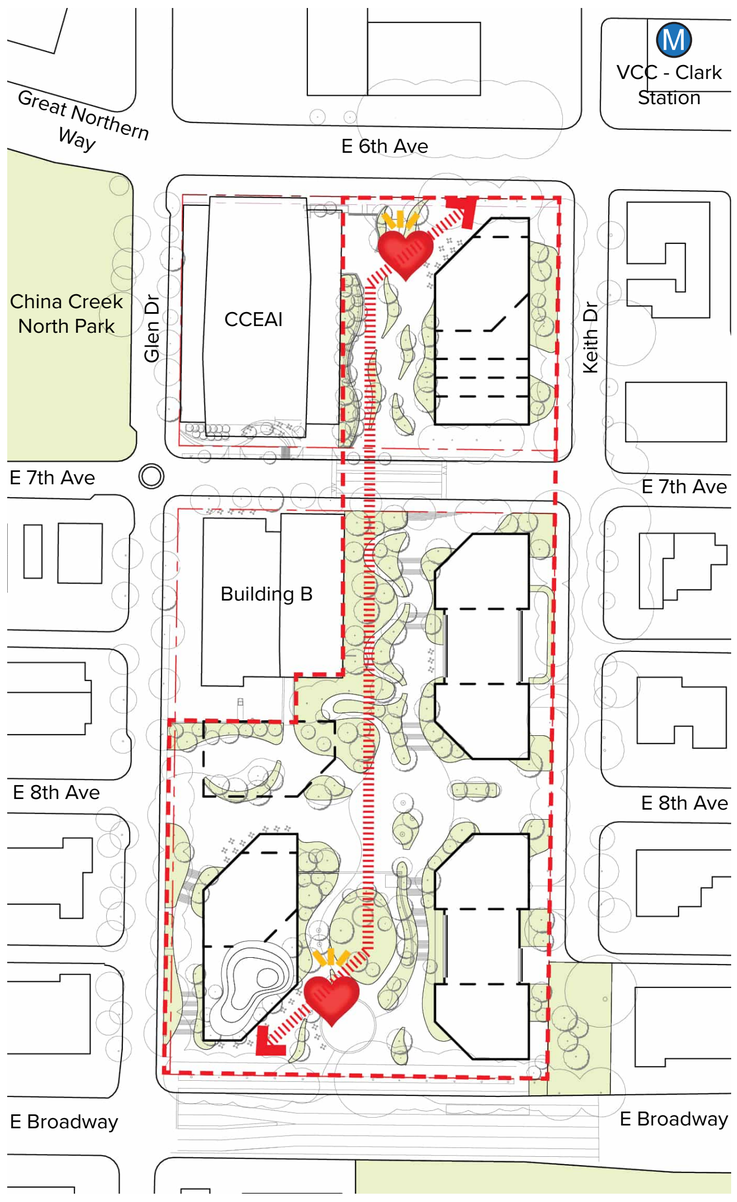
Public plazas at the north and south sides of the site are proposed. An elevated terrace at Broadway extends the southern plaza, creating a public viewing platform and additional space for retail activity, gathering, and enjoyment.



King's Cross Redevelopment, London



Station Yards, Ronkonkoma, Long Island, New York



Unique Topography

The entire site will be pedestrian friendly through a design that responds to the existing topography and integrates a public elevator near E 8th.



YouTube Campus Expansion, San Bruno, CA



Cascade Park, Chicago, Illinois, USA



Legend

- Bike Racks
- Public Bike Share Station
- Shared E-Scooter
- Pedestrian Route
- AAA Greenway
- Public Elevator
- Future Public Bike Share Station
- Future Shared E-scooter
- Cultural Ribbon
- Potential art location
- 1 Gentle / No sloping
- 2 Gentle sloping
- 3 Public Elevator to E Broadway
- Elevation (Low) → Elevation (High)

Proposed plan elements

Land use and phasing

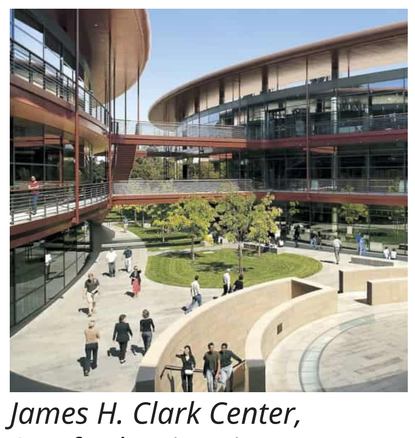
The proposed land uses will contribute to the development of a complete community, providing housing, services, amenities, and public spaces in the heart of the neighbourhood.

Academic Setting

An academic block in close proximity to the VCC-Clark SkyTrain Station is proposed on the northern portion of the site.



Creative Commons

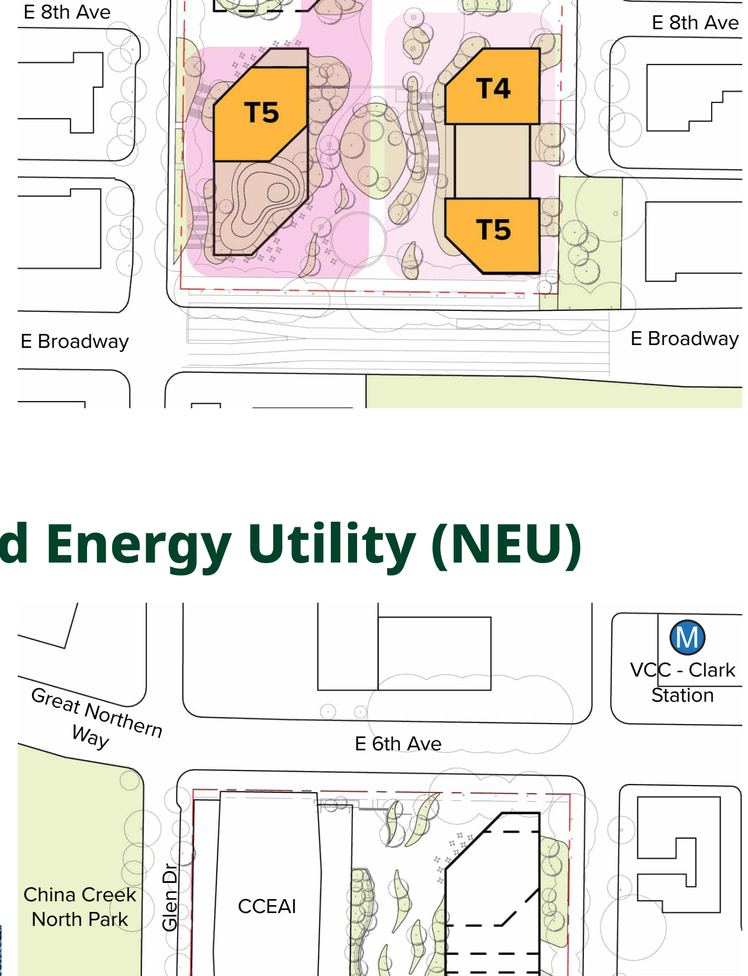


James H. Clark Center, Stanford University, Foster + Partners



Residential & Phasing

A variety of housing types and unit sizes are proposed through the introduction of 6 mixed-use towers. The first phase of development will focus on the northern portion of the site to replace the academic space lost through the redevelopment of Building A.



Public Amenities

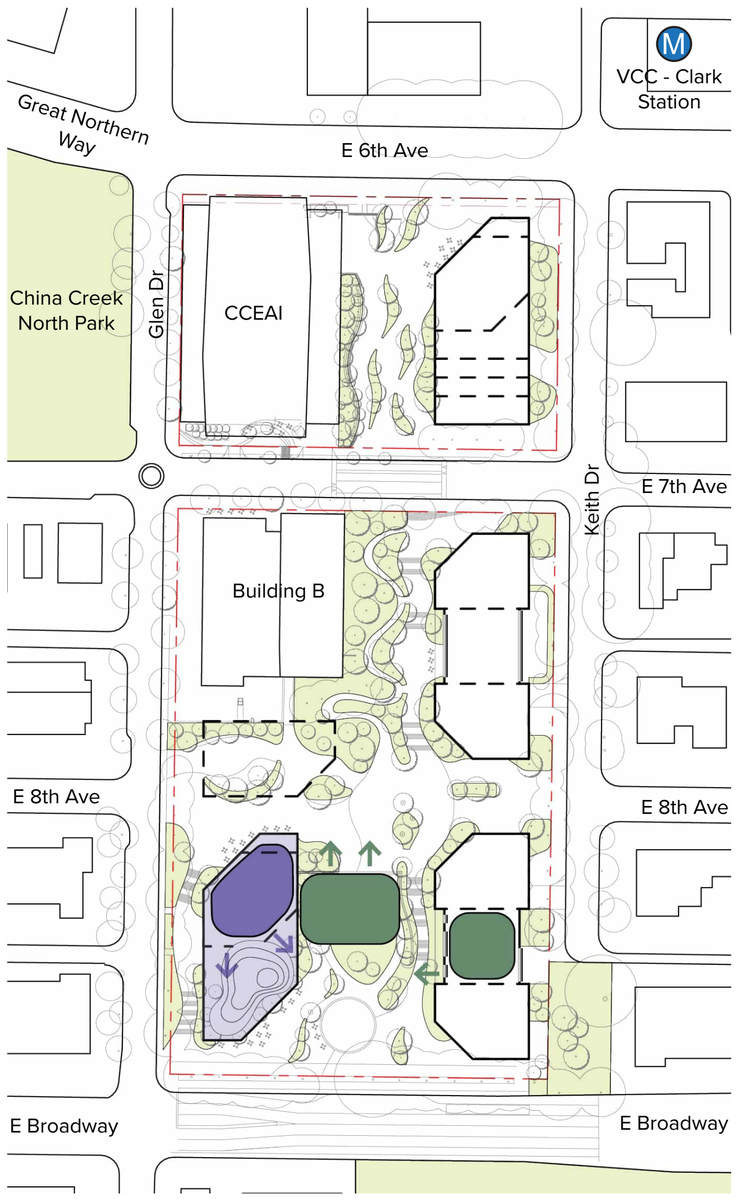
The plan proposes several public amenities including a childcare facility as well as shared community spaces within the new academic buildings.



Manship Theatre, Louisiana



Creative Commons

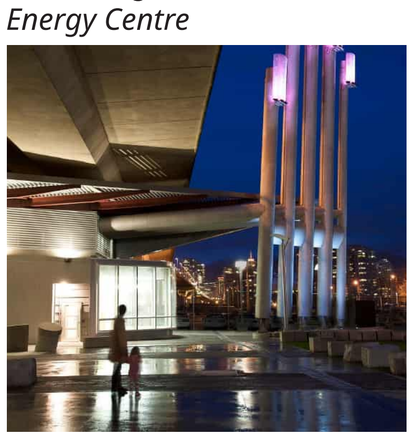


Neighbourhood Energy Utility (NEU)

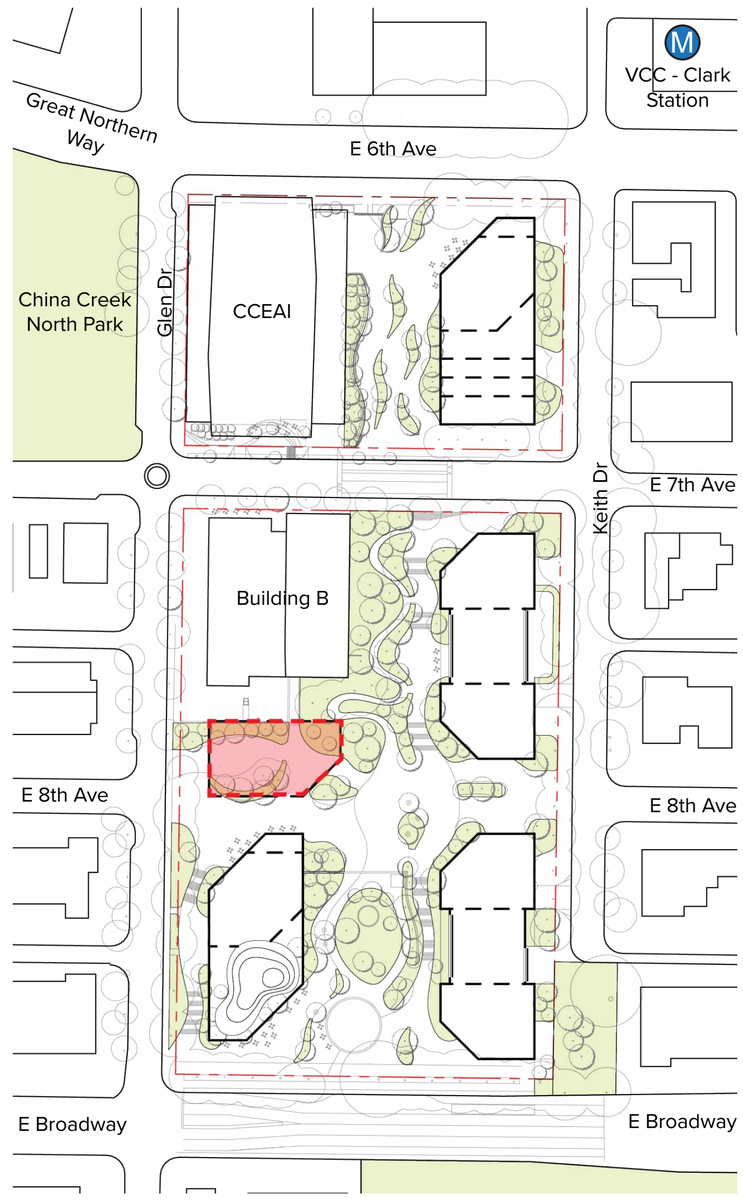
An NEU facility is being contemplated along E 8th Avenue and Glen Drive. The NEU facility would capture waste heat from sewage and wastewater to provide heating and hot water to the buildings on site and the broader community.



West Village Park and District Energy Centre



South East False Creek Energy Centre



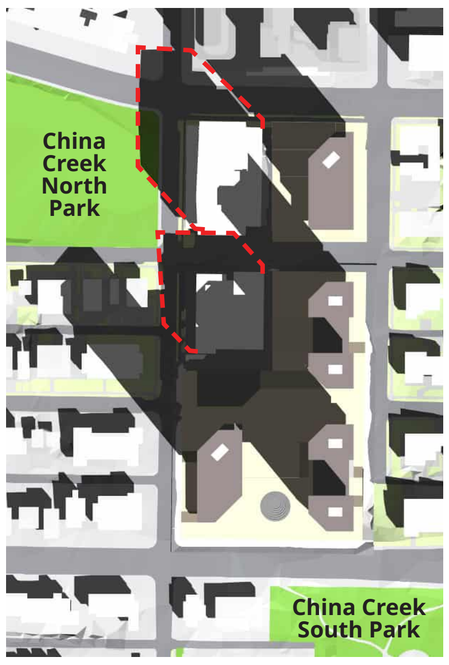
Legend

- Entrance
- Academic
- Residential
- Childcare
- Amenities
- Open Space
- Energy Utility Building
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- TBC

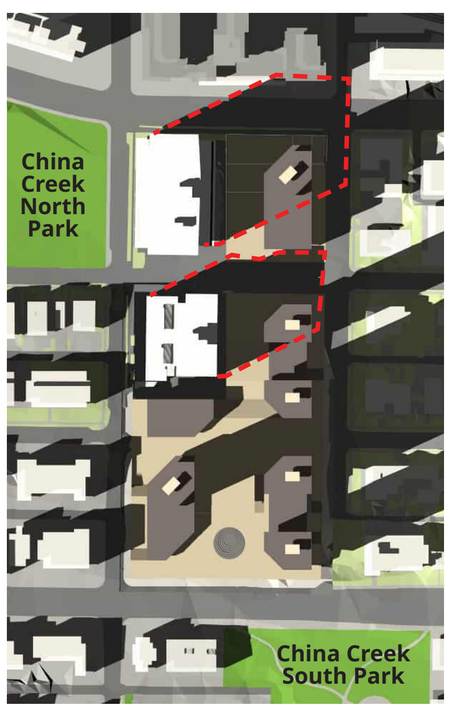
8 Built form strategy

The proposed built form strategy brings together a vibrant mix of uses including academic, residential, retail, and public uses. A variety of building heights and active ground floor uses will contribute to a pedestrian-friendly environment that is integrated into the surrounding neighbourhood. The built form strategy minimizes new shadows on China Creek Park North and South.

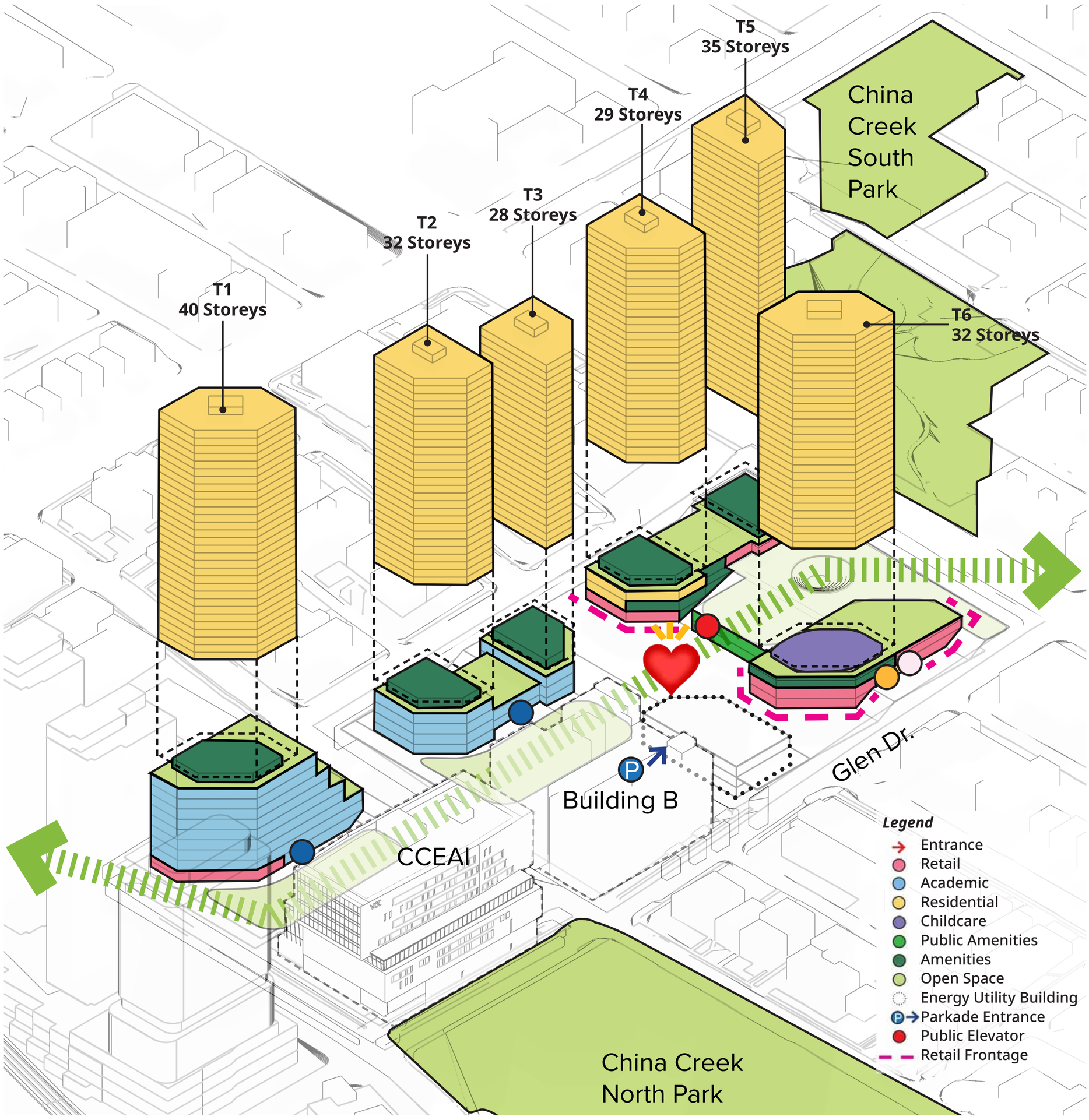
September Equinox - 10am



September Equinox - 4pm

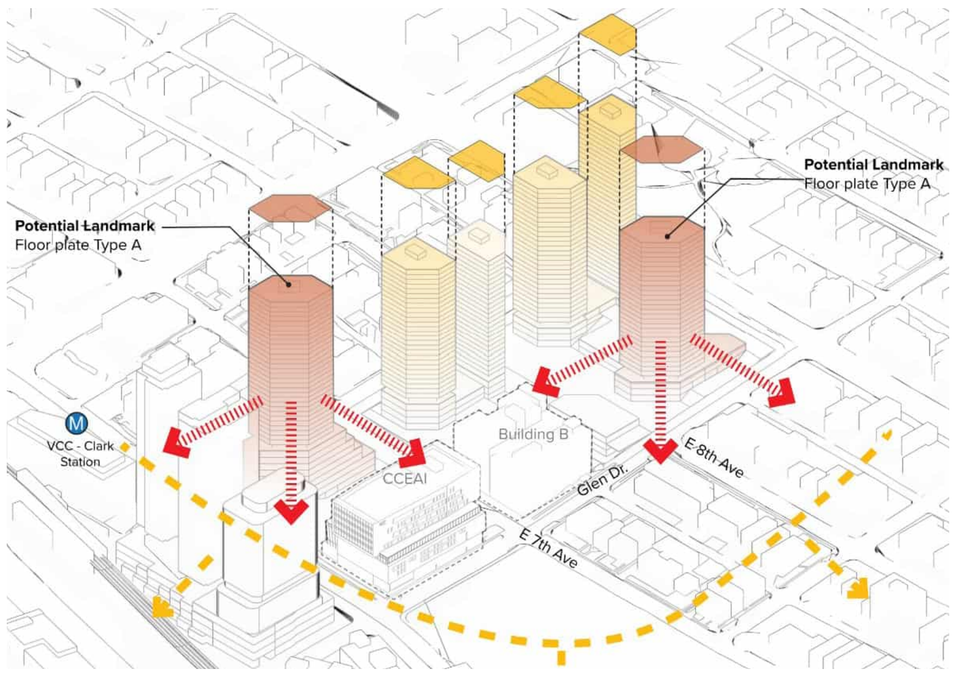


Extent of shadow from existing buildings and those currently under construction

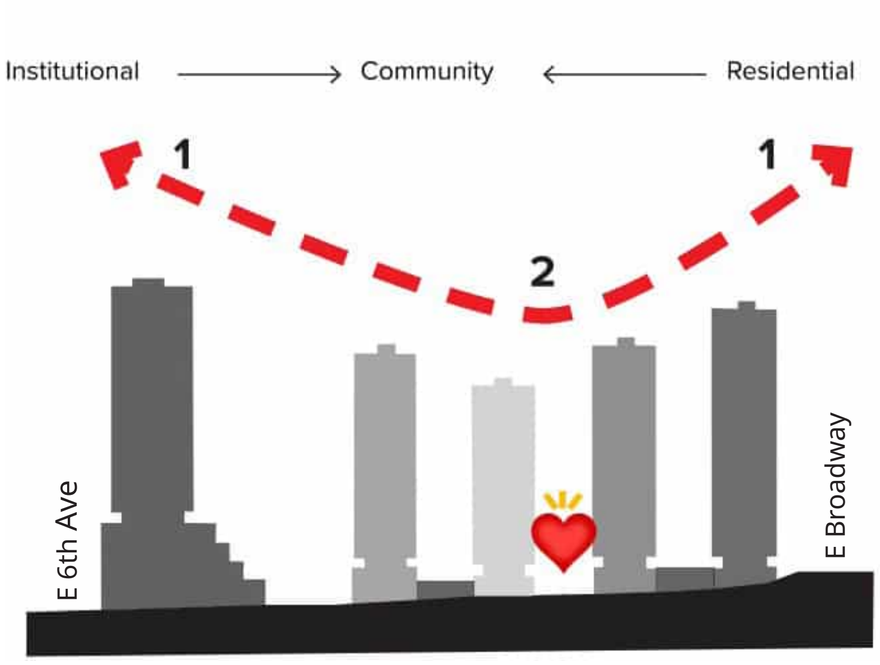


Built Form Considerations

A variety of building heights are proposed. The tallest buildings are concentrated on the arterial streets and will be tapered down to a smaller scale as they approach the community portion of the site. Landmark buildings are proposed at the East 6th Avenue and Broadway Gateways.



Tower Floor Plates

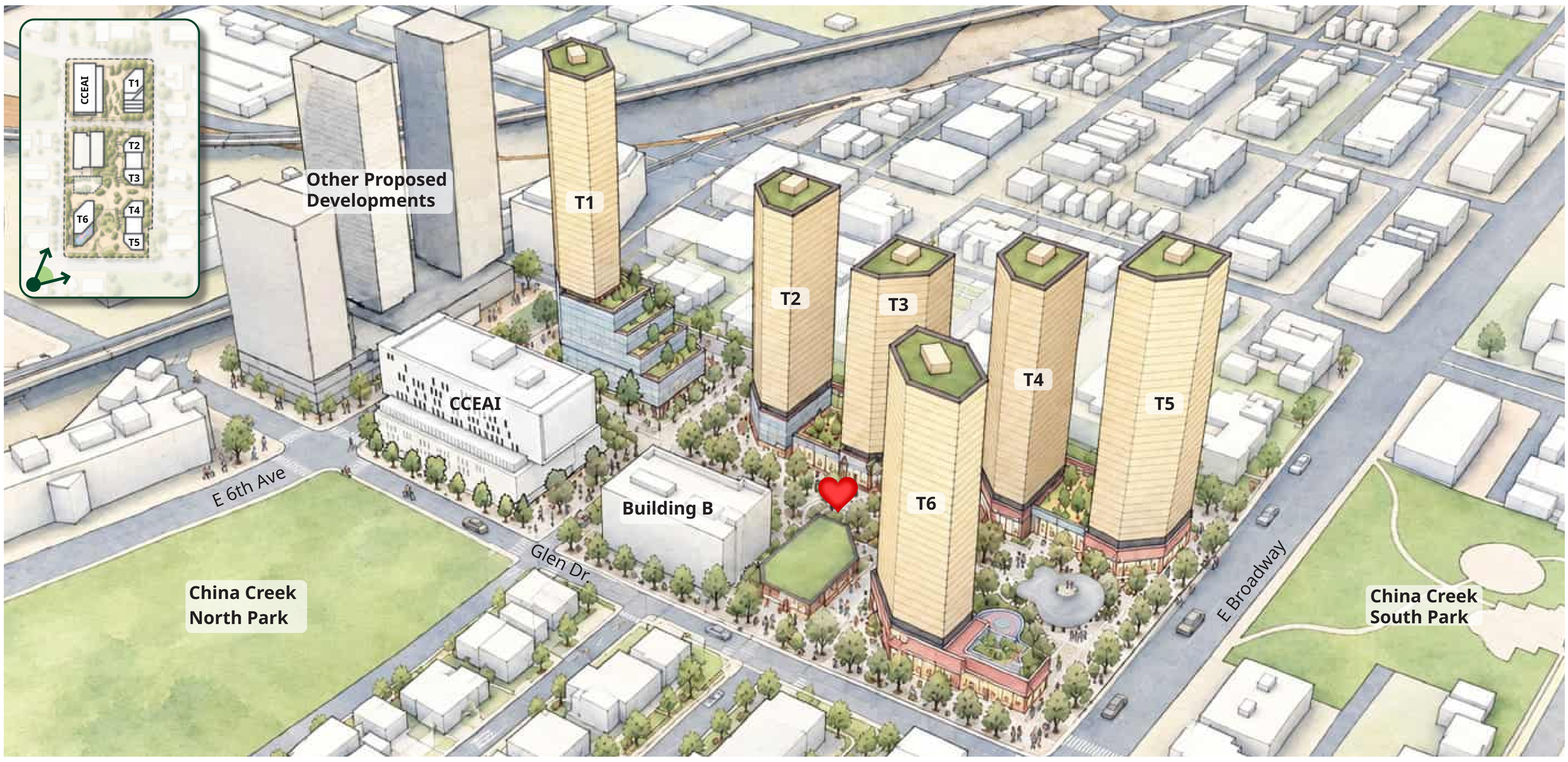


Skyline Strategy

9 The Master Plan in context

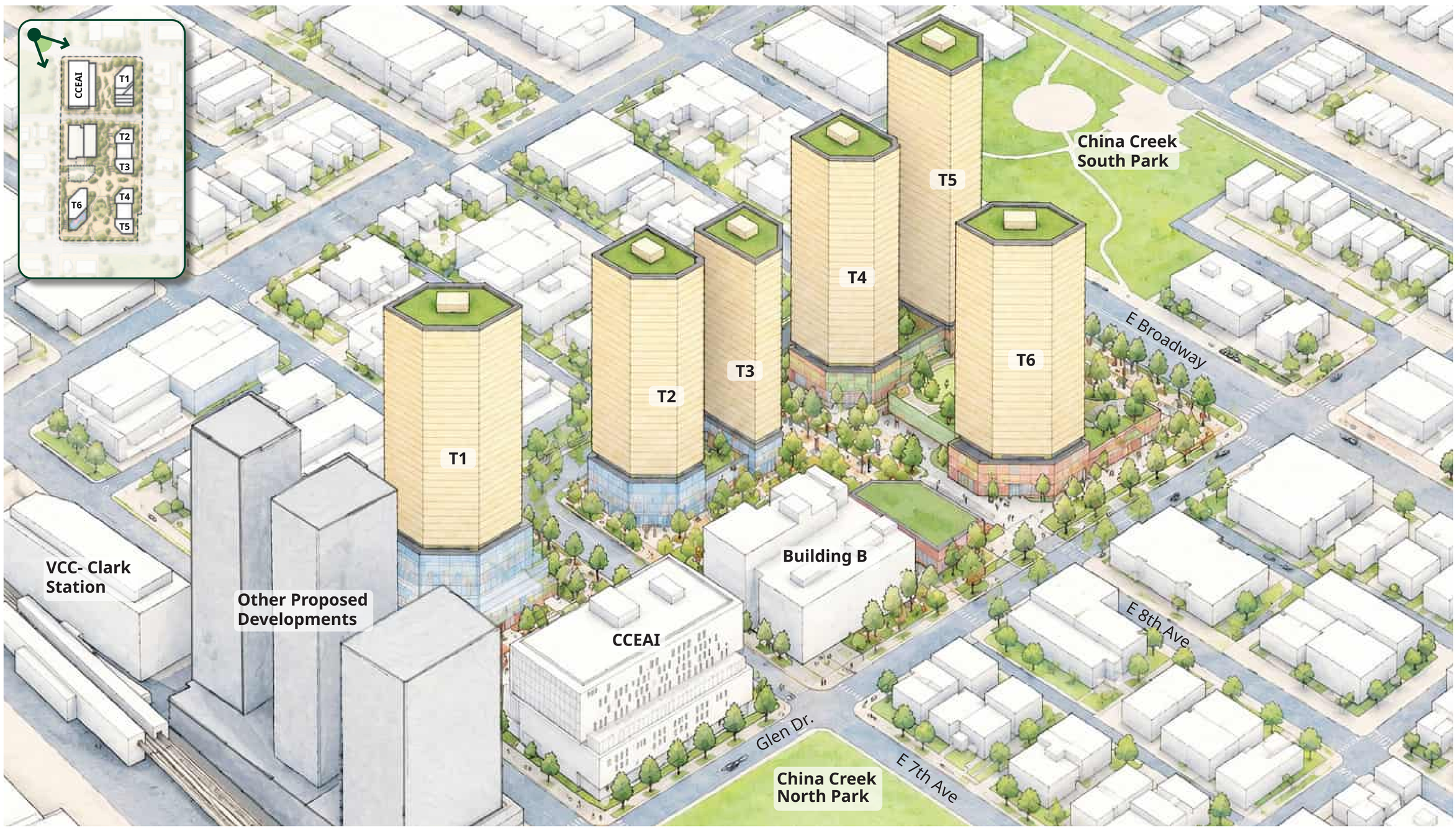
The proposed built form strategy is designed to introduce the highest density at the major streets of Great Northern Way and East Broadway. Building height will dip between East 7th and East 8th Avenue where the community heart is situated.

Building placement maximizes views to the north shore mountains



Axonometric view from East Broadway

New academic space is located on the north side of the site with residential above



Axonometric view from Great Northern Way

Legend

- Academic
- Residential
- Public Amenities
- Open Space
- Retail
- Childcare
- Amenities
- Other Proposed Developments

10 Views of the Master Plan

A new plaza creates a gateway from East Broadway



E Broadway street level view

The academic gateway on the north side of the site provides a welcoming entrance



Great Northern Way Entrance

Legend

Academic · Public Amenities · Other Proposed Developments
Residential · Open Space

11 Proposed public places

A Neighbourhood Energy Utility building is integrated into public places



Proposed NEU building along Glen Drive

An elevated terrace at Broadway provides gathering and retail space



East Broadway Public Terrace

The community heart provides gathering space and pedestrian connections



Community Heart

Legend

Academic · Residential · Amenities · Other Proposed Developments
Retail · Childcare · Open Space