



## ADMINISTRATIVE REPORT

Report Date: October 4, 2017  
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Meeting Date: October 17, 2017

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: City Core 2050 and Related Planning Programs

### ***RECOMMENDATION***

THAT Council receive this report for information.

### ***REPORT SUMMARY***

This report provides an overview of City Core 2050 and a number of inter-related planning programs that together will inform the high level framework for the future of the city core and more detailed decisions.

City Core 2050 will convene a broad public dialogue on aspirations for the future of the city core with the goal of creating a shared future vision for the economic, cultural and social “heart” of the city and region. Other more detailed work programs will be launched over the coming months that will explore more focused planning topics relevant to the City Core. The Vancouver Employment Lands Study will undertake a city-wide review of Vancouver’s economy and employment lands and will establish policy directions to support a diverse economy with a focus on the city core as a major job centre. Broadway Corridor Station Area Planning, the Civic/Health Precinct Study and the Central Waterfront Review are more detailed planning initiatives focusing on specific areas within the City Core. All of this work is inter-related, with the detailed programs being informed by the City Core 2050 high-level directions as they emerge and the more detailed planning investigations informing City Core 2050.

Staff expect to report to Council with preliminary explorations and directions from City Core 2050 by mid-2018 along with updates on the related planning work. The completion of the various work programs is expected to continue into 2019.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

The June 28, 2016 Council motion (Appendix A) instructed staff to initiate a planning program to create a shared vision for the City's core to renew the planning, development regulations and urban design framework for Vancouver's City Core into a coherent, holistic vision for the next three decades. The program is to consolidate and update planning policies and include broad public engagement.

The Council motion aligns with the 2017 Corporate Strategic Plan which reads:

*"Develop a City Core vision to inform policy directions to ensure that Vancouver's central area has the capacity and qualities to thrive as a commercial, employment and cultural core of our growing city and region."*

### **CITY MANAGER'S/GENERAL MANAGER'S COMMENTS**

The City Manager and the General Manager of Planning, Urban Design and Sustainability recommends approval of the foregoing and notes that the planning initiatives outlined in this report form a significant portion of the work program for the division over the next two years and will advance a number of strategic initiatives. The work will be informed by key approved Council policies including:

- Metro Core Jobs and Economy Land Use Plan: Issues and Directions (2009)
- Central Waterfront Hub Framework (2009)
- The Vancouver Economy Action Strategy (2011)
- Transportation 2040 (2012)
- Regional Context Statement Official Development Plan (2013)
- Healthy City Strategy (2014)
- West End Community Plan
- Downtown East Side Plan
- False Creek Flats Plan (2017)
- Regional Context Statement Official Development Plan (2013)
- Healthy City Strategy (2014)
- Housing Vancouver Emerging Directions (2017)
- Corporate Strategic Plan (2017)

Work on City Core 2050 and related will also be informed and inform other policy work and initiatives now underway including:

- Places For People
- Housing Vancouver Strategy
- VanPlay - Parks and Recreation Master Plan
- Arbutus Greenway
- False Creek South Neighbourhood Plan
- 100 Resilient Cities Partnership
- Gastown Complete Streets
- Coastal Flood Risk Assessment

## *REPORT*

### *Overview and Purpose*

This report provides an initial overview of City Core 2050 and related new planning programs that will begin over the coming months. The goals and work programs are described at a high level. More work is needed to refine the proposed work program phasing and integration. In addition, planning staff will be working with other departments, key partners and stakeholders over the coming weeks to clarify their roles and involvement in these work programs.

### *Strategic Analysis*

#### Study Areas, Scope and Objectives

##### 1. City Core 2050

The study area of the City Core 2050 will reflect the boundaries of the Metro Core Study, with a slight western expansion to incorporate the station at Arbutus Street and Broadway anticipated as part of the Broadway Millennium Line Extension.

City Core is first and foremost a big picture, public conversation about the future. It will explore ideas about how the city core could change and what the city wants to become over the next thirty years. The work program will provide an opportunity for a new kind of conversation with the community. This will include themed workgroups and engagement of other Coastal cities and outside experts to discuss challenges, opportunities and aspirations for the future. The work program will include the following tasks:

- Consolidate approved policies and identify outdated and redundant policies
- Define the unique neighbourhoods and areas including key attributes and roles as well as challenges and opportunities
- Facilitate themed conversations on key topics aligned with the 100 resilient cities framework
- Establish core principles to guide the evolution of the area
- Articulate a broad vision for the future of Vancouver's Core
- Create a framework to implement the vision

##### 2. Vancouver Employment Lands Strategy

While this study will review all of the job lands within the City of Vancouver, the city core area is a major centre for jobs including the central business district and major employers along Broadway. This study will also explore the City Core's relationship to other job centres in the region.

The study will review demographic and economic trends and include an analysis of the demand for jobs and space which will be evaluated against the current inventory of the land supply and infrastructure. Emerging policy directions will then be identified to ensure both an adequate supply of jobs and appropriately matched job space to support a robust and diverse economy over the coming decades. The directions from the strategy will also be used to inform the forthcoming update of the City's Regional Context Statement (RCS) Official Development Plan (ODP) and address the future role of the mixed use and industrial employment lands. The work program will include the following tasks:

- Compile background research/data using 2016 census data
- Analyze economic changes & market trends over the past 20 years
- Assemble info on the current economic picture, growth and trends
- Produce an inventory of land use/ job data with a focus on City's role in the economy of the region, province, pacific northwest
- Identify assets, needs (including infrastructure and transportation), issues and opportunities
- Conduct research, economic analysis and testing
- Identify emerging directions, and prepare new land use policies as required

### 3. Broadway Corridor Station Area Planning

This study will encompass the full length of Broadway Millennium Line Extension west to Arbutus Street with a focus on areas around each proposed rapid transit station.

This work program will focus on the creation of station area plans that will each be the product of their unique location, context and roles in the City Core. The work program will consider the current role of Broadway as major employment and east-west transportation link today and explore the transformation that could be realized through the introduction of rapid transit. The work program will include the following tasks:

- Scope and develop a detailed work plan
- Analyze roles, challenges and opportunities of each station area
- Explore station area typologies
- Establish land use principles
- Develop an interim rezoning policy
- Develop detailed station area plans addressing land use (including affordable housing) and density, all modes of transportation, public realm and public benefits
- Coordinate land use with station design and construction timing

### 4. Civic/Health Precinct Plan

This study will focus around the Cambie Street and Broadway Avenue area and includes the major campuses of the City of Vancouver and Vancouver General Hospital along, the City Hall Canada Line Station and two future rapid transit stations.

The study will consider these areas and features holistically to take advantage of synergies and to give shape to this area as the heart of civic, health care and transit activity and an important gateway to the City Core. The proposed work program will explore the exceptional potential for the future of this area and will produce a coherent and shared vision and a framework for change. The work program will include the following tasks:

- Consider the unique aspects, attributes and unique features of this Precinct
- Identify challenges and opportunities
- Analyze movement and connectivity, open space, built form and land use
- Engage key employers on master planning objectives and Translink
- Establish core principles to guide the evolution of the area
- Develop high level urban design advice
- Identify priorities for future work needed to implement the vision

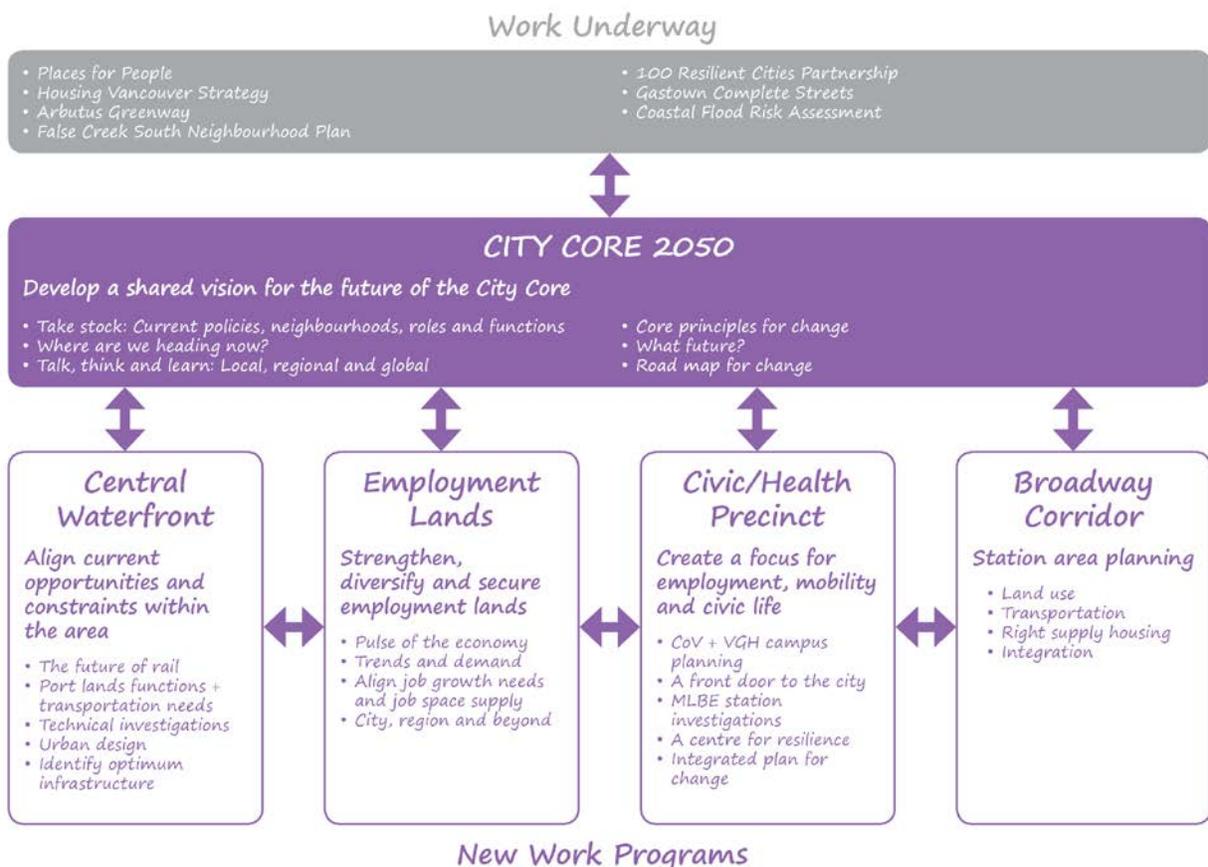
### 5. Central Waterfront Review

The Review will focus on the iconic northern shore of Vancouver’s downtown waterfront, one of the most diverse and multi-modal transportation nodes in the world.

The review will build on the Central Waterfront Hub Framework (2009) and explore the broader waterfront interface with the Port Lands and Convention Centre activities. The review will recalibrate early aspirations to better align with the current opportunities and constraints within the area. Working together with the Port of Vancouver and Translink, the work program will include the following tasks:

- Clarify the extent of waterfront lands to be included in the review
- Identify optimum infrastructure to service changing demands
- Explore ways to better integrate transit services and increase capacity to meet growing needs
- Explore ways to transform the hub into a world-class transportation interchange and a dynamic extension of the downtown to the waterfront.
- Advance a framework for a possible larger master plan process (future phase)

Figure 1 - Relationship of Planning Programs and Initiatives



### Work Program Summary and Integration

These planning programs will provide technical work, detailed analysis and focused engagement on key topics to inform the both high level vision for the City Core and more detailed future decisions. Work programs and timelines have been structured to allow learning and emerging ideas from City Core 2050 to feed down to inform the more detailed work programs and to allow focused work programs to feed key information, questions and findings up to City Core 2050. It is anticipated that staff will report on an emerging City Core 2050 Vision by summer 2018 and will complete the City Core 2050 Vision and Framework for the future by fall next year. The anticipated phasing, timing and integration of these five work programs are illustrated on the diagram included as Appendix B.

### *Financial*

The Planning programs outlined in this report are anticipated to be funded through the Planning, Urban Design and Sustainability operating budgets for 2017 and 2018. As more detailed work programs are developed, adjustments to phasing, scope and resource needs may be required. As this work is expected to continue into 2019, resource needs for these future phases will be included in the 2019 budget.

### **CONCLUSION**

This report provides Council with high level summary of the objectives, work program, and timing of five inter-related planning programs. This work is important and time sensitive to create a vision for the City Core. The vision will lead to a framework for future change and inform key decisions about the future of specific areas within the city core. These planning programs will form a significant part of the work program for the Planning, Urban Design and Sustainability Department over the coming years.

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Regular Council Meeting - June 28, 2016  
MOTION ON NOTICE

8. City Core 2050 Vision

MOVED by Mayor Robertson  
SECONDED by Councillor Reimer

WHEREAS

1. The City of Vancouver's economic growth is leading the nation, and the City's Metropolitan Core, including the Downtown Peninsula, False Creek, the False Creek Flats, the Port Lands and the Broadway Corridor, is the leading driver of British Columbia's economy and includes the top two largest job hubs in the province; Regular Council Meeting Minutes, Tuesday, June 28, 2016 52
2. Downtown Vancouver's quality livability is a crucial economic advantage and is one of the reasons why people choose to reside, invest and work in Vancouver;
3. There are a number of major development and planning projects occurring in Vancouver's City Core that provide a unique opportunity to strengthen and enhance Vancouver's livability, sustainability, and economic success for the years ahead;
4. Residents of Vancouver value the great public spaces and quality amenities that are the cornerstone of that livability;
5. Vital issues of housing affordability, heritage preservation, cultural diversity, and environmental responsibility for Vancouver's City Core require the most up to-date policy framework for effective initiatives and management;
6. There has been significant work undertaken by groups like the Downtown Vancouver BIA through its Reimagine Downtown process to rebrand the Core.

THEREFORE BE IT RESOLVED THAT Council direct staff report back later this year on a program to renew the planning, development regulation and urban design framework for Vancouver's City Core into a coherent, holistic vision for the next three decades;

FURTHER THAT this program respect and consolidate recently approved policies, community plans and initiatives, while updating obsolete or redundant aspects, as well as integrating appropriate new state-of-the-art urban dimensions; and

FURTHER THAT this program include wide, contemporary and on-going public engagement and stakeholder involvement.

CARRIED UNANIMOUSLY (Vote No. 01347)  
(Councillor De Genova absent for the vote)

City Core 2050 and Related Planning Programs  
WORKSTREAMS

City Core 2050 & Related Planning Programs

