CITY OF VANCOUVER

3200 East Broadway Enhanced Rezoning Application



This document provides a summary of a proposed development at 3200 and 3270 East Broadway and 2625 Rupert Street, collectively known as 3200 East Broadway.

The City of Vancouver is seeking public input on this proposal at an early stage in the rezoning process, called the enhanced rezoning stage.

xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), səlilwətaɬ (Tsleil-Waututh) (MST), in partnership with Aquilini Development, seek to rezone the site from I-2 to CD-1. This will permit a mixed-use development that offers a diverse range of housing, employment and amenity options. It will also provide a unique opportunity to revive a strong MST economy and culture on the land.

Guiding Principles

Knowledge, stories and input shared by MST nations' community members have informed the development of the ReconciliAction whorl shown to the right. The whorl in turn has informed the development of the two concepts.

The ReconciliAction Whorl has four Guiding Principles:

- Advancing reconciliation and planning for future generations
- Respecting the past and embracing the future
- Starting with the land, water and air
- Cultivating a sense of place



Concept Options

OPTION 1 – SALMON

Option 1 embraces water. The Salmon Concept celebrates water stewardship and reflects the salmon's journey with board walks over the creek, fostering a sense of exploration and ecological discovery. Natural materials and forms create a deep connection to the land. The community gardens feature native and edible plants honouring MST traditions and the land's heritage. This approach respects the environment and embraces sustainable practices, ensuring a balanced relationship between the natural and built environments. The design aims to create vibrant green spaces that promote community engagement and enhance urban biodiversity.



OPTION 2 – CEDAR

Option 2 embraces foliage. In the Cedar Concept, water gently meanders through lush vegetation, with winding paths seamlessly guiding people from buildings to the water's edge. These pathways lead individuals through diverse landscapes, where meadows seamlessly transition into woodlands alongside the creek. The integration of natural elements fosters a deep connection to the land, acknowledging the indigenous relationship with the environment. Native plants have been incorporated, and natural materials sourced from cedar trees have been utilized.

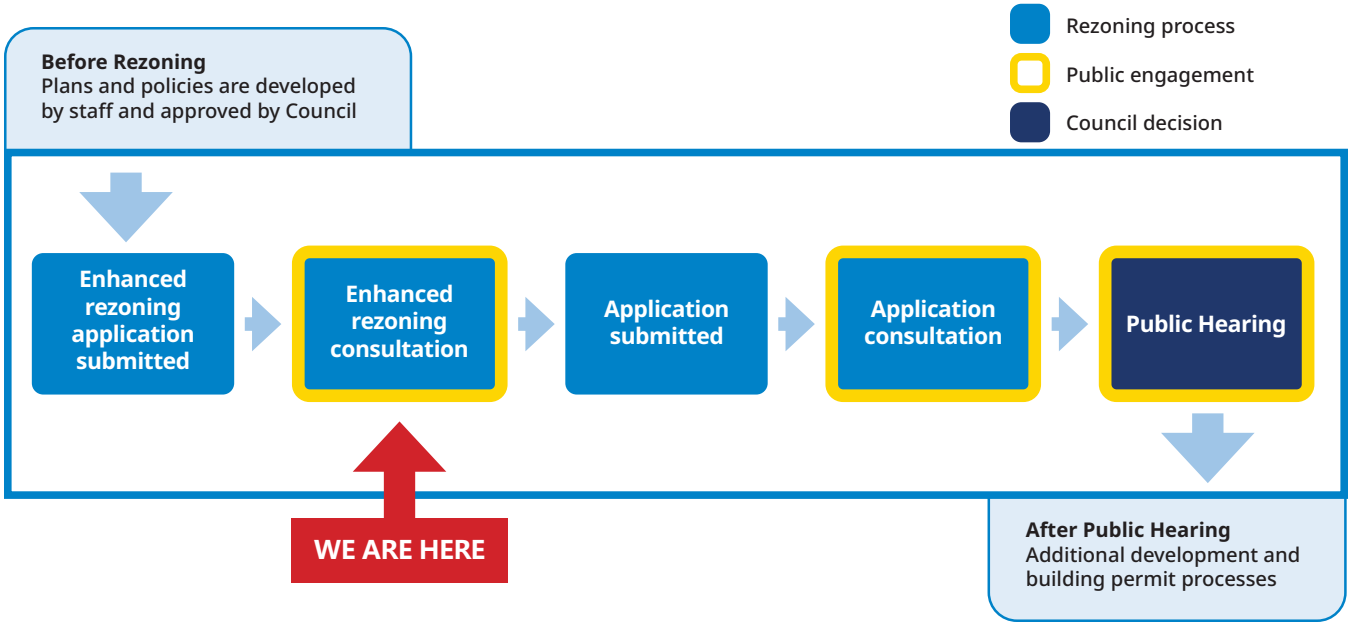


Enhanced Rezoning Process

3200 East Broadway is within the Rupert and Renfrew Station Area Plan. This Plan is being developed concurrently with this application. 3200 East Broadway is marked as a unique site in the Plan. Unique sites are often large or complex and are subject to a “enhanced rezoning process”.

During the enhanced rezoning process, policy development and community engagement take place, where the public can review proposed options early in the project.

At the end of this phase, a preferred project concept will be submitted as a rezoning application.



What do you think?

Share your thoughts on the concept options for 3200 East Broadway.

- Learn more by visiting our website: shapeyourcity.ca/3200eastbroadway
- Take the survey online: shapeyourcity.ca/3200eastbroadway
- Contact us at: 3200ebroadway@vancouver.ca