



For Immediate Release

Vancouver, BC February 6, 2014 Today, an expert panel from the Urban Land Institute (ULI) presented its observations and recommendations regarding development options for transit stations along the proposed UBC-Broadway Corridor Rapid Transit project. Assessment highlights included:

- Transit solutions should not drive zoning
- Concentrate new development in existing C-3A Zones – currently only 60% built out in central core
- Up-zone strategically in linear and radial conditions to address: 1) retail shop visibility; 2) on-street congestion; 3) parking; 4) housing (market and affordable); 5) commercial and employment space
- Preserve neighborhood character with careful consideration of view corridors and sun cones; Transit access points can be designed to fit neighborhoods; zoning must meet scale/scope of street conditions and proximate development patterns

The ULI Governor’s Advisory Panel (GAP) was hosted by the ULI District Council of British Columbia.

“Our goal in inviting the Governor’s panel to Vancouver was to provide the best input from respected professionals who want to contribute to the advancement of great city-making and who have no commercial interest in the outcome of this project,” said Alan Boniface, ULI BC Chair and Architect at DIALOG Design in Vancouver. “The Urban Land Institute is uniquely positioned to do that because we are the only non-profit forum in the world where professionals from all land use and development disciplines come together in an effort to advance the art of making cities where people love to live.”

One of the key challenges facing the UBC-Broadway Corridor Rapid Transit project will be selecting the areas for station location and surrounding development that contribute not only to the immediate surroundings, but also to City, Regional, and Provincial objectives for sustainable development, transit access, and innovative business sector partnerships. As transit service is built up along the Broadway Corridor, careful planning must be done to ensure that it is in step with residential and commercial development, and vice versa.

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Today's GAP assessment presentation is the culmination of several days of interviewing stakeholders, touring the area, reviewing the relevant background and drawing on their own experience and expertise on these kinds of projects. The panel provided strategic advice about this development in today's presentation and suggested best practices that TransLink, the City of Vancouver, and UBC should consider as planning for the Broadway Corridor progresses. These suggestions reflected lessons learned and best practices from similar exercises in other cities in North America, and had a specific focus on private sector real estate development on and near transit lines.

The final report will be published and available in approximately six weeks' time on the Urban Land Institute's website www.uli.org

Coming from California, Massachusetts, Michigan and Washington, the panel's professional backgrounds included experience in strategic real estate consulting, valuation for land use issues and development of residential, commercial/retail and industrial real estate, urban and master planner, architecture and landscape architecture.

Located in the heart of Vancouver, the Broadway Corridor is a key east-west connector and business hub and is already at capacity. This is particularly problematic given the important business destinations located along the Corridor, namely at Central Broadway and University of British Columbia (UBC). The Corridor, which runs from Commercial Drive to UBC's Point Grey campus, is B.C.'s second largest business and innovation area and North America's busiest bus route. Over 85,000 people and 100,000 jobs are located in the Broadway Corridor with 30% more people and jobs expected by 2041.

TransLink, has undertaken a study of the Corridor and determined that rapid transit is required. Three options have been identified (light rail transit (LRT), rapid rail transit (RRT), and a combination of LRT and RRT), but a final decision has not yet been made.

About Urban Land Institute: ULI British Columbia continues to be the leading forum for cross disciplinary dialogue on land use in BC. A non-profit initially founded in 2006, it is one of 51 District Councils North America-wide that operate under the umbrella of the Urban Land Institute of Washington DC. In the ULI tradition, ULI BC provides avenues for active dialogue among private industry, environmental organizations, and public agencies to help create solutions to local and regional issues. ULI BC has grown exponentially across the province since its inception and is supported by members representing the entire spectrum of land use and real estate development disciplines working in private enterprise and public service. <http://britishcolumbia.uli.org/>

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Contact:

Dorothy Sitek
604-992-4963

dsitek@generationcommunications.ca