

City Planning Process

Work Completed Since April 2008 Open Houses

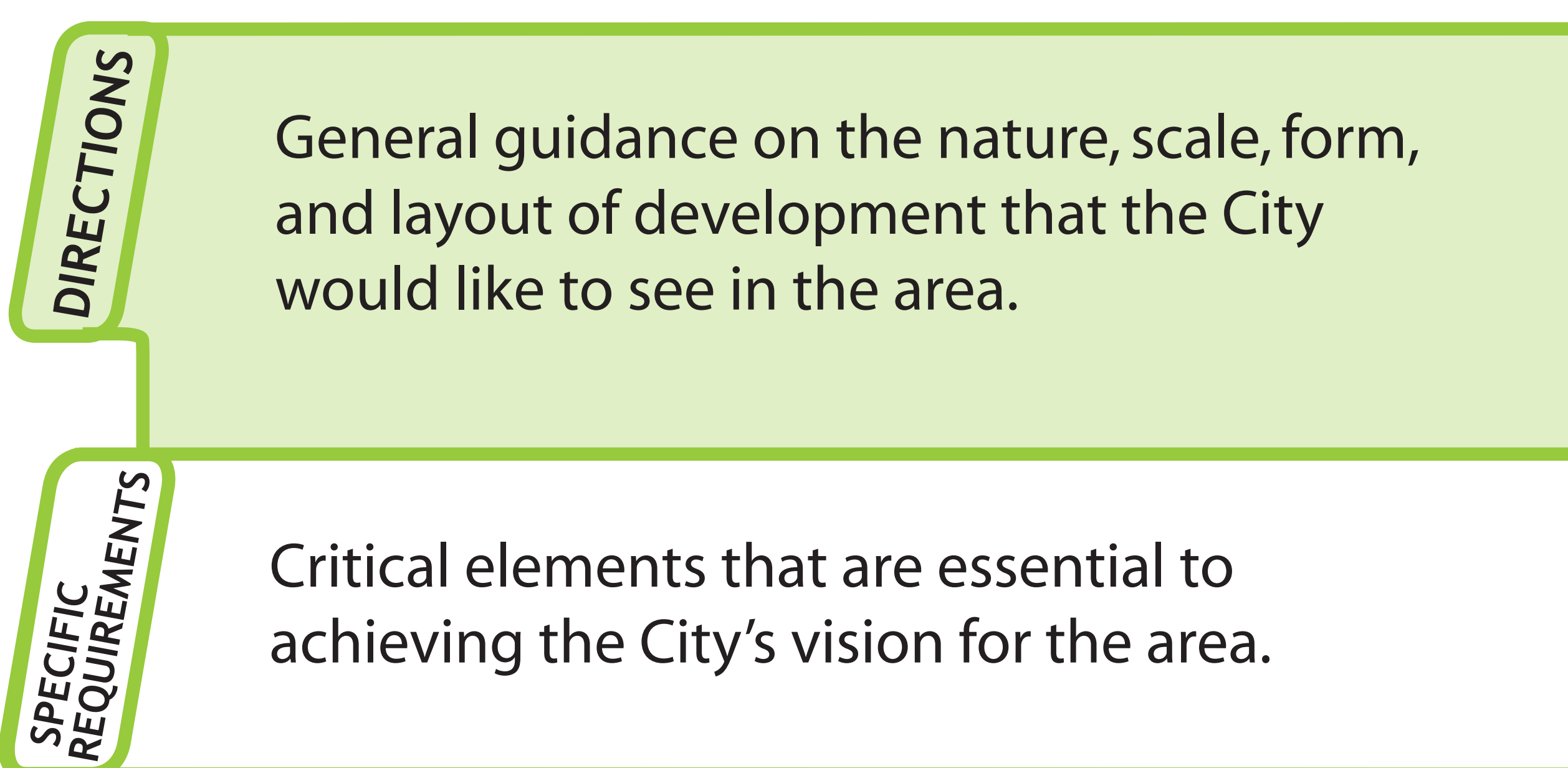
- Structural Feasibility Study**
- Assessed the cost and feasibility of building over the rail yard, as well as estimating the impact on the capacity of the rail yard.
- Traffic Analysis**
- Examined how traffic would circulate into the Hub area and estimated the amount of parking needed to serve new development.
- Real Estate Research**
- Explored the market interest for different types of development (land uses) within the Hub area.
- Financial Analysis**
- Analysed the estimated costs and revenues associated with the development.
- TransLink Study - Ongoing**
- Examining the transit operations and facilities in more detail, in consultation with the service providers.

What is the Hub “Framework” ?

The Hub Framework document sets out the City of Vancouver’s vision for the creation of a world-class transportation interchange and dynamic extension of the downtown waterfront.

The purpose of the Framework is to inspire stakeholders and the public, and to establish guidelines for future, more detailed planning work in the area.

The draft Framework includes:



Next Steps - Future Planning and Development

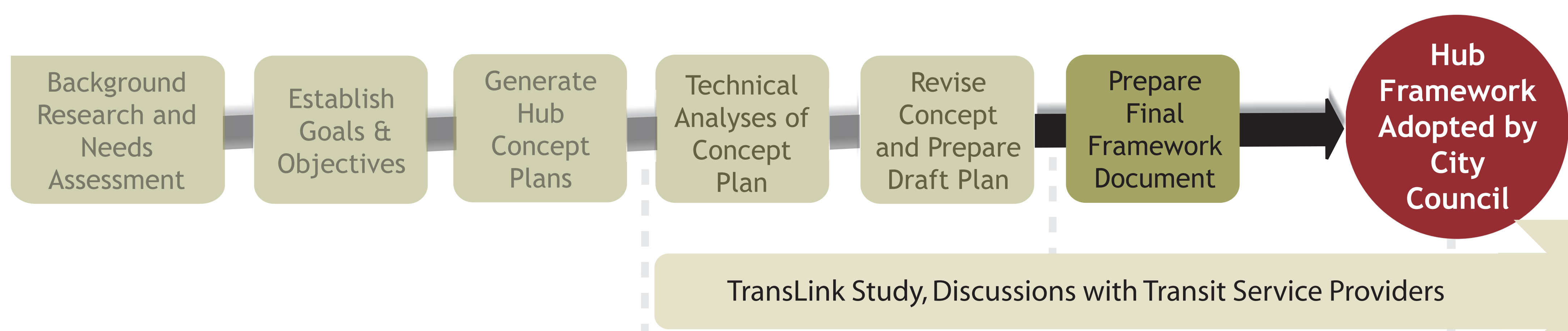
It is difficult to predict when the transit interchange and related development might be completed, mainly because the timing depends on landowners/developers deciding to proceed with development proposals and funding (probably including public funds) becoming available.

There are several significant challenges facing development in this area which will need to be resolved (see Development Challenges poster).

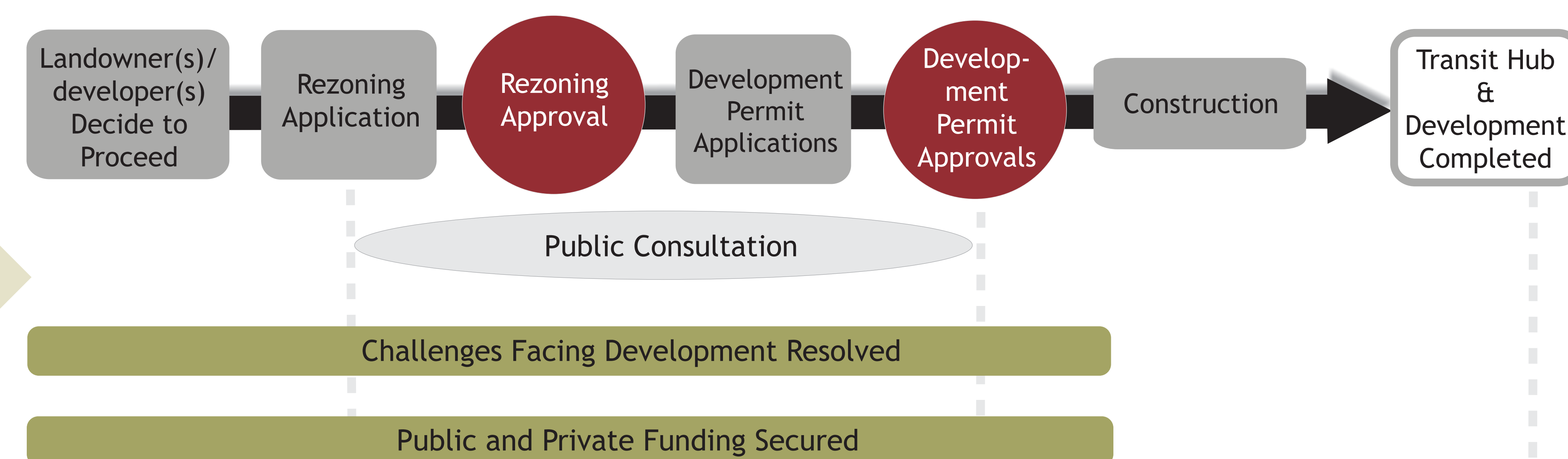
The simplified flow chart below illustrates the key steps involved from the approval of the Hub Framework to the completion of construction, with an approximate timeline.



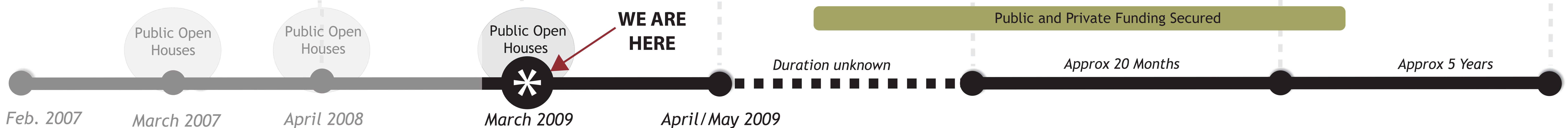
Hub Study Process Steps



Future Planning & Development Steps



Timeline



Central Waterfront Hub Study