



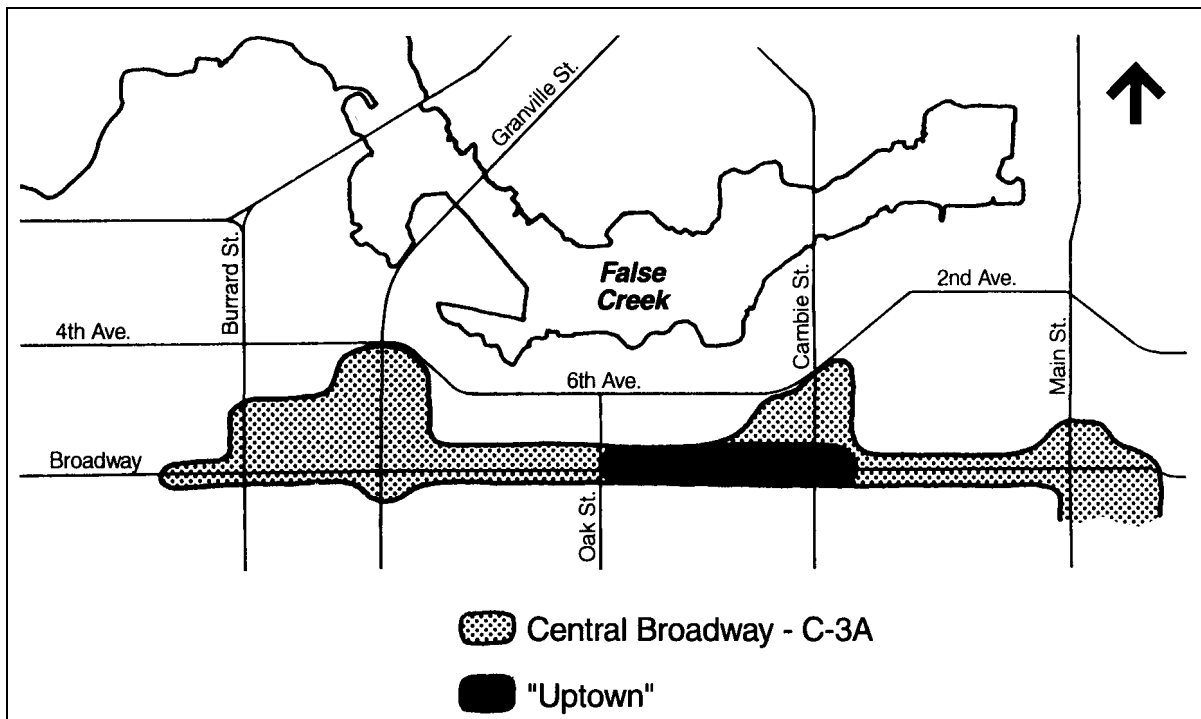
# City of Vancouver *Land Use and Development Policies and Guidelines*



Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060  
planning@city.vancouver.bc.ca

## CENTRAL AREA PLAN: GOALS AND LAND USE POLICY C-3A - CENTRAL BROADWAY

*Adopted by City Council December 3, 1991*

The following land use policies and actions are extracted from **Central Area Plan: Goals and Land Use Policy** and apply to the Central Broadway, C-3A District as shown on the map below. The numbers preceding the following policies correspond to those in the Plan.



-  Central Broadway - C-3A
-  "Uptown"

**Policy 1.2 Consolidate Broadway "Uptown" Office**

Reshape secondary office zoning outside the downtown peninsula into an Uptown office district particularly related to health and civic functions.

Actions: Retain Cambie to Oak as the continued major Uptown office focus. Encourage more housing in other areas of Broadway corridor.

In determining the location of new transit services, consider the intent of these policies to concentrate Uptown offices in the Cambie to Oak area.

**Policy 1.3 Reduce Capacity**

Seek a reduction in overall central area office zoned capacity in areas that do not meet CBD location criteria and are not part of the Uptown office district.

Action: Do not add further major office capacity.

**Policy 1.5 Delete CBD and Uptown Housing**

Delete or do not encourage housing as a permitted use in the defined CBD or Uptown office district.

Action: Delete housing as a permitted use in most of the defined CBD and Uptown.

**Policy 3.1 Create Neighbourhoods**

Encourage areas of primarily housing to create new residential neighbourhoods.

Action: Outside the Cambie to Oak Uptown offices area, pursue housing as the dominant use where appropriate. Criteria include: where adjacent to existing residential and where there is no existing major office development.

**Policy 3.2 Provide Some Choice of Use**

Allow choice of use in limited areas in order to permit a mix of housing and office development. Favour housing.

Action: Outside the Cambie to Oak Uptown area, pursue choice of use where housing as the dominant use is not as appropriate.