



# A Vision for the Arbutus Lands

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# Overview

- **Sustainability:** based on principles that parallel the City's EcoDensity and Sustainability Principles
- **Inclusive process:** "co-design"
- **Advisory Panel:** third-party experts in all areas of sustainability
- **Outcome:**
  - Transportation
  - Parks
  - Low-impact commercial land use
  - Sensitive residential EcoDensity

# Land Capacity

- Many diverse uses were identified by the community
- CPR lands alone cannot accommodate them all
- However, considered together, City and CPR lands can accommodate all of these diverse land uses

# CPR and City Land Relationships



Kitsilano



Arbutus Ridge /  
Shaughnessy



Kerrisdale



Marpole

# 3 Explorations

## 1. Greenway



## 2. Transportation and Greenway



## 3. Transportation, Greenway and EcoDensity



# False Creek



Project Team Idea - Plaza at 1st Avenue & Fir Street



Project Team Idea - Mixed-Use Gateway to False Creek



Buildings Open onto Greenway



Artist's Studio



Redevelopment & Plaza at Nodes



Community Services within a Plaza



Pedestrian & Cyclist Greenway



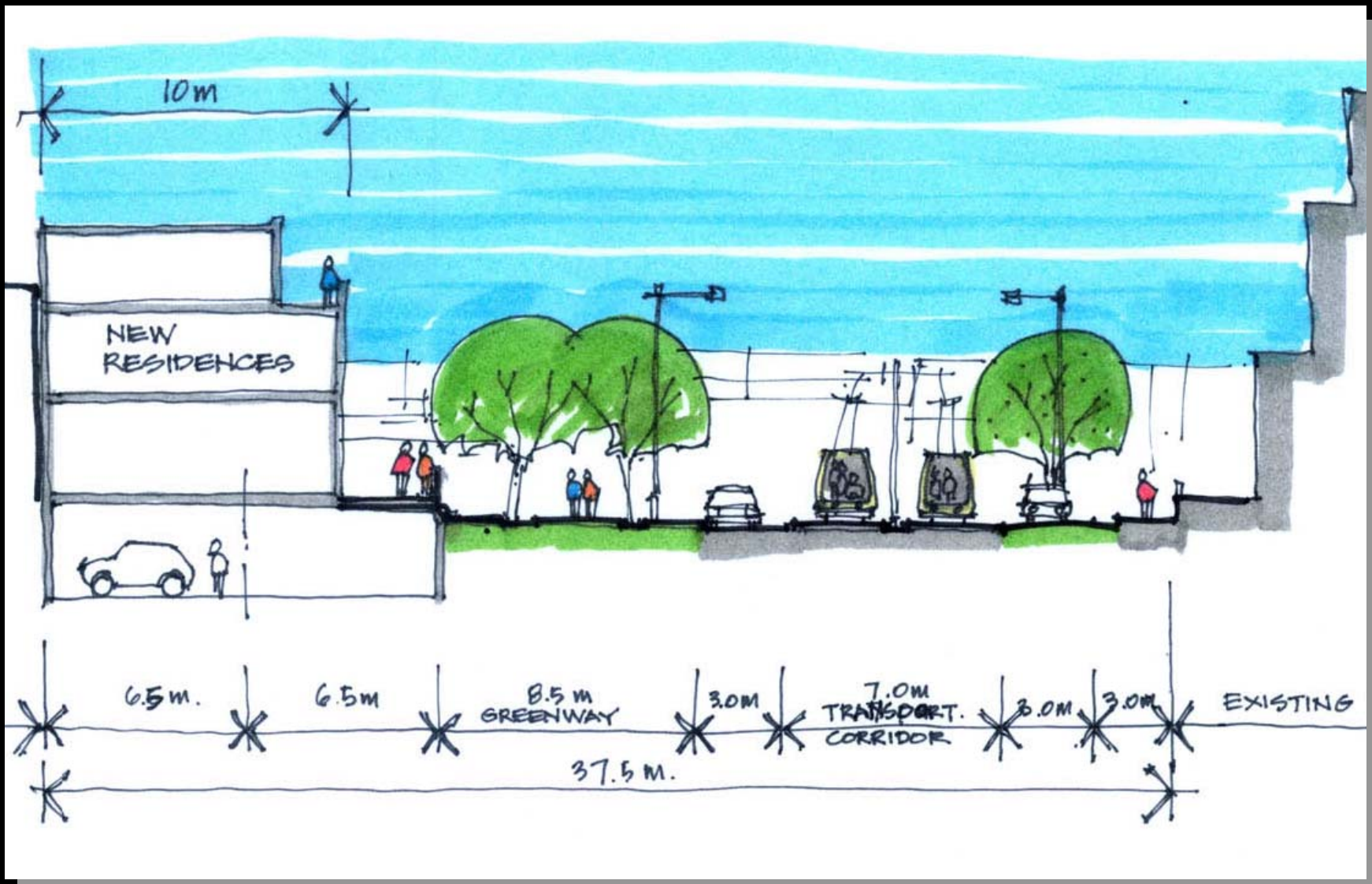
## LEGEND

- LRT
- Bikeway
- Gardens
- Arts & Cultural Spaces
- Recreation Spaces
- Existing Park
- LRT Station
- Pedestrian Route
- Greenway
- Naturalized Areas
- Potential Infill Development Sites
- Community Gardens



Project Team Idea - Cross Section: 6th Avenue

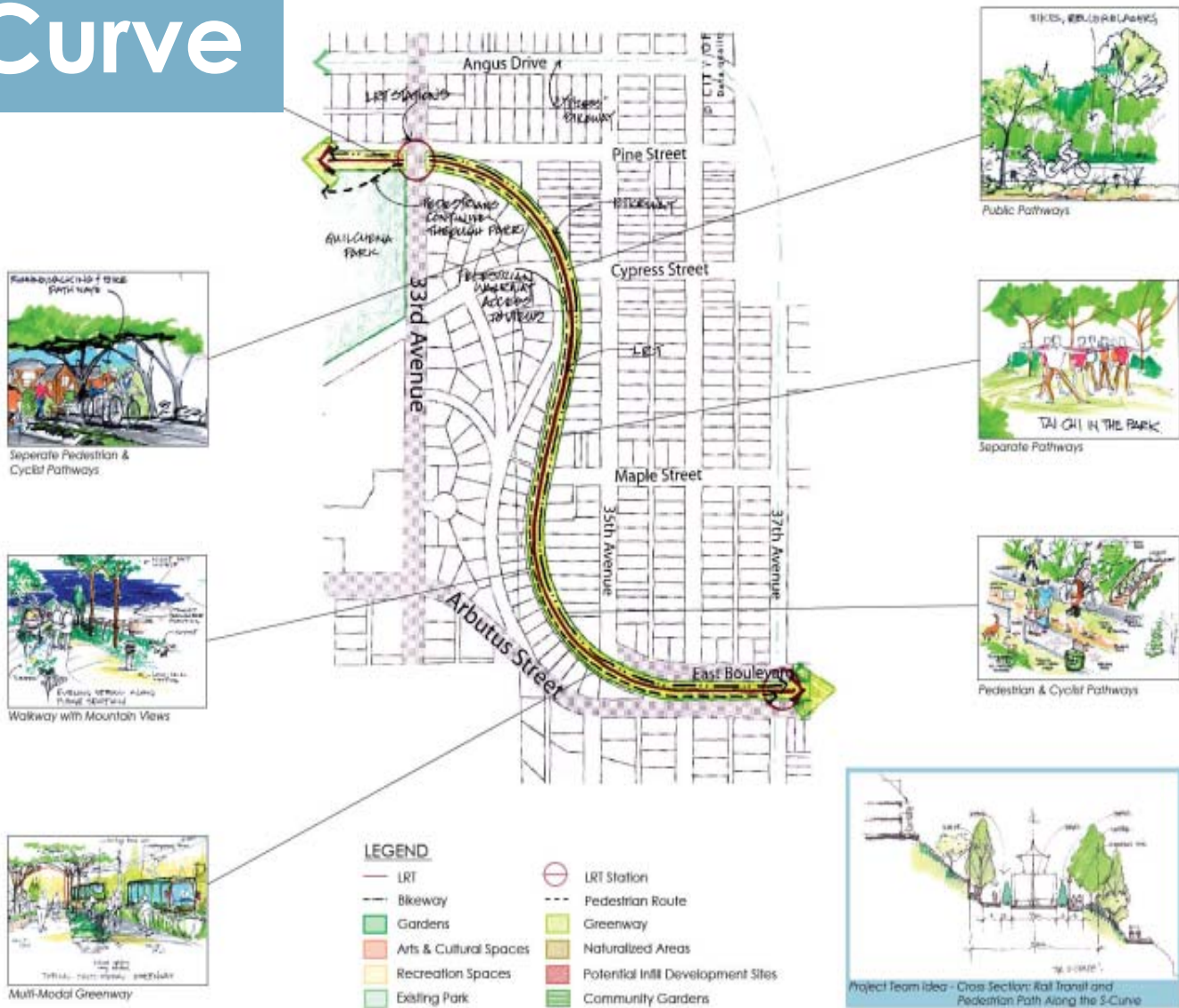




Cross-section along 6th Ave.

—arbutus lands—

# The S-Curve

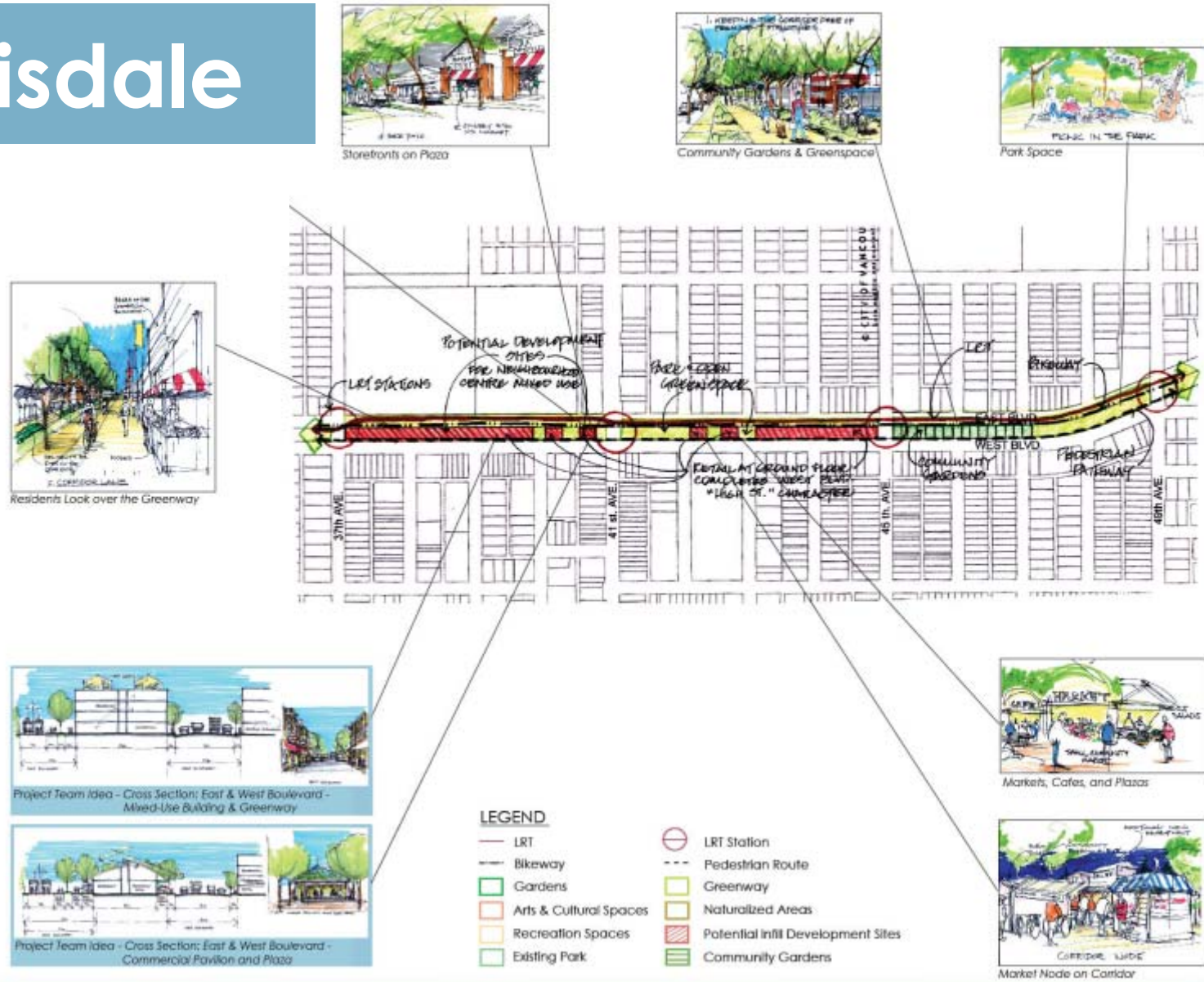


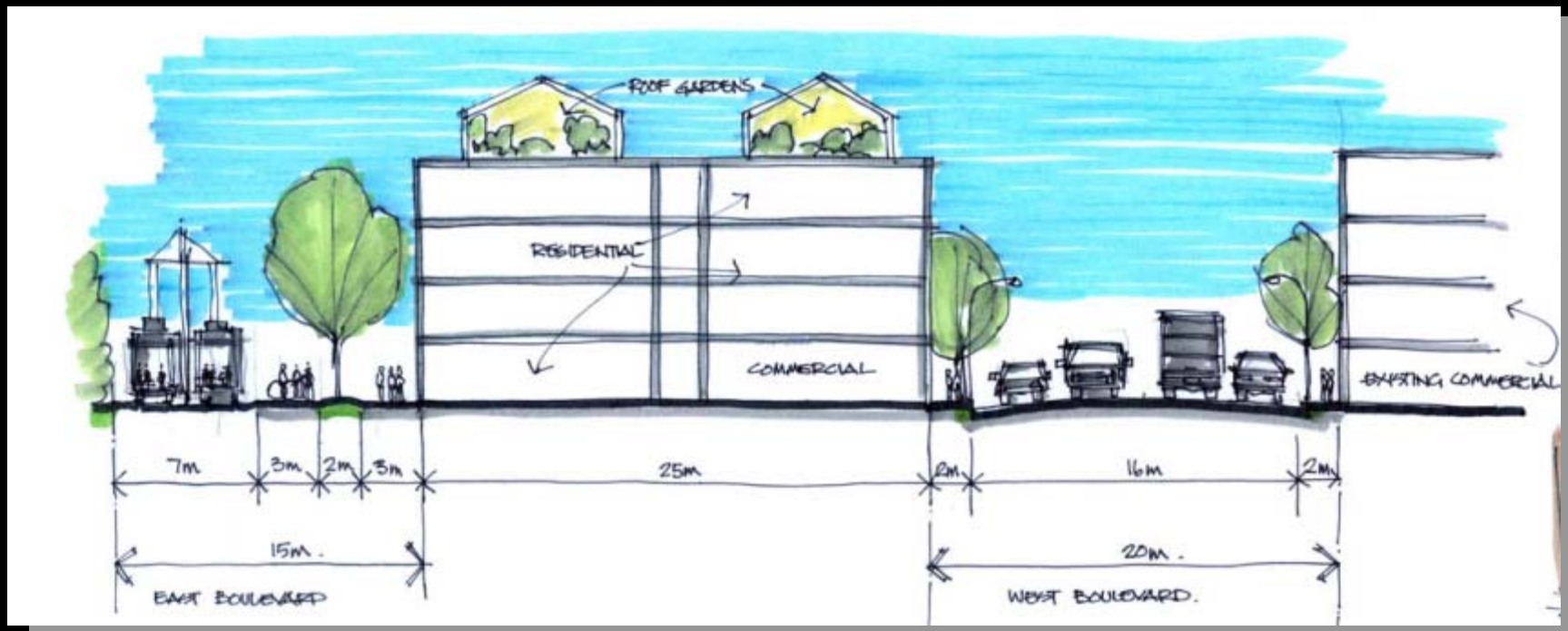




Cross-section of the S-Curve

# Kerrisdale





Cross-section between 37<sup>th</sup> and 42<sup>nd</sup> Avenues



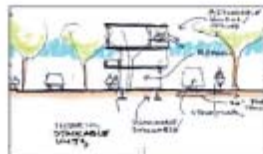
West Boulevard



# Marpole



Mixed-Use Development at Nodes



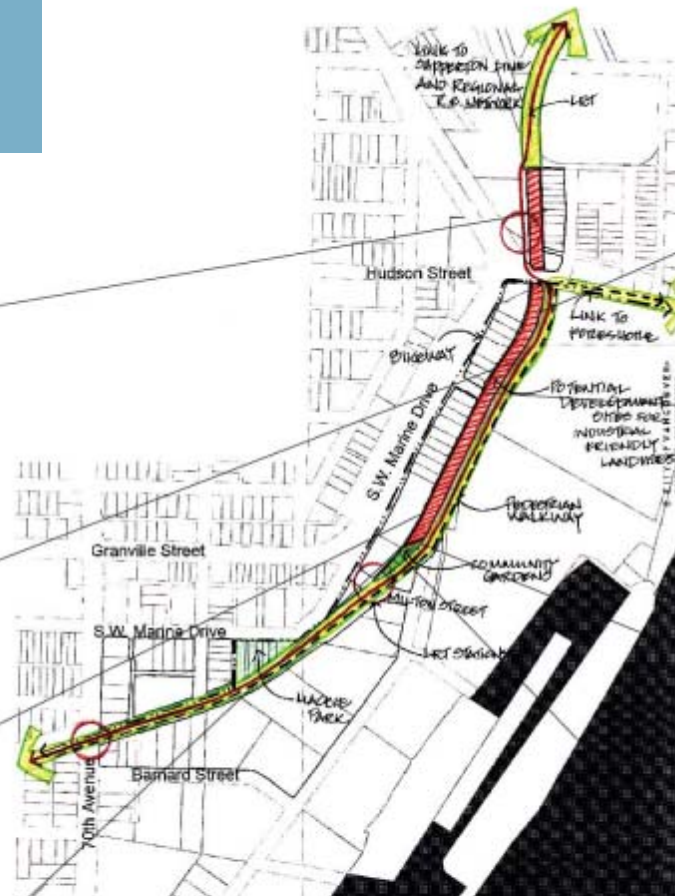
Affordable Housing



Arts & Culture Space



Marpole Centre on the Fraser River



## LEGEND

- LRT
- Bikeway
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- Naturalized Areas
- Potential Infill Development Sites
- Community Gardens



Artisan/Industrial



Mixed-Use Development (Retail / Res)

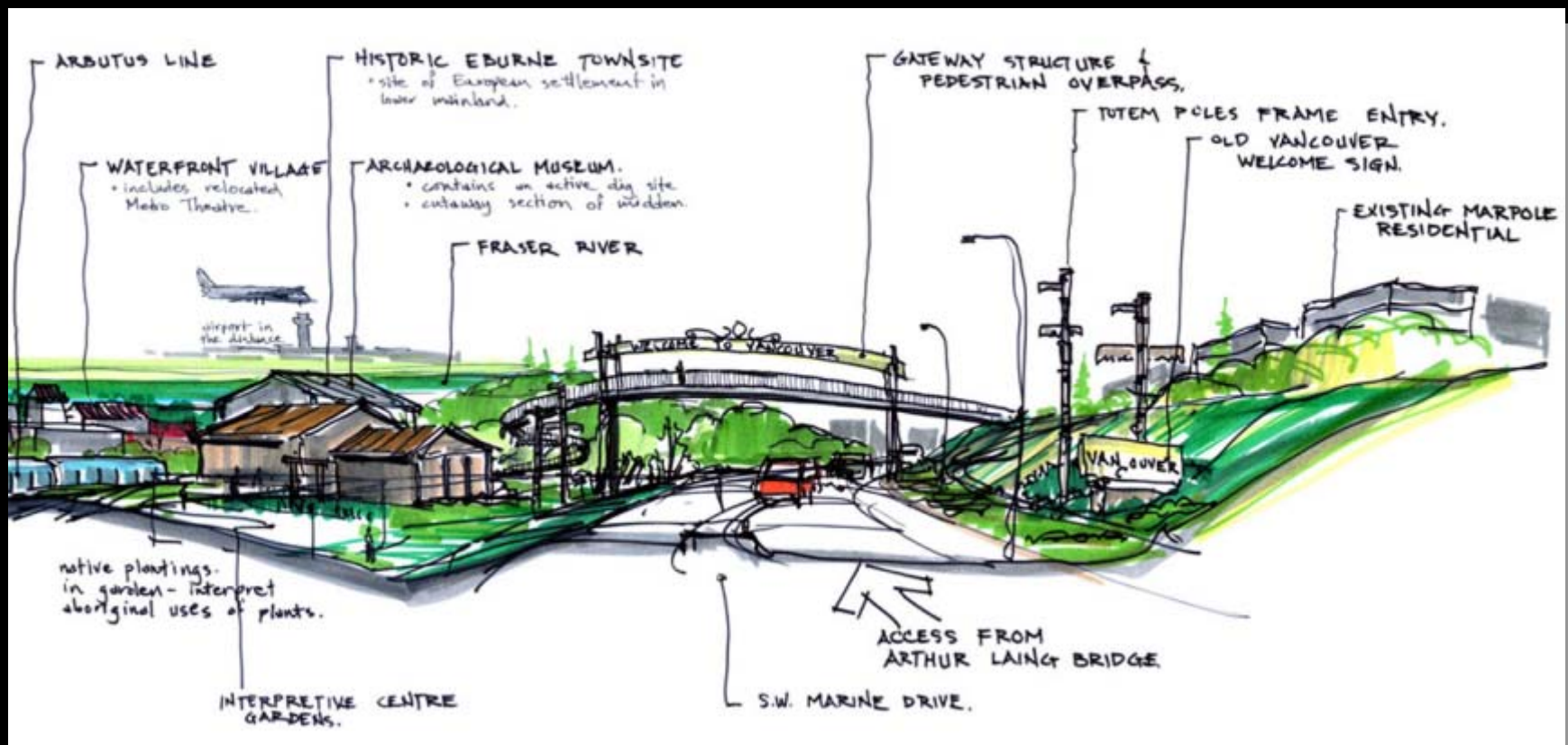


Artistic Features



Community Gardens & Greenspace





Gateway concept along Marine Dr.

# EcoDensity Potential

- **Visioning Team:**
  - lowest land use, 1 million sq. ft.
- **City staff:**
  - view potential at 1.5 to 2 million sq. ft.
- **Conservative value:**
  - \$ 225 - 300 million

# Self-Funding Financial Model

- CPR discontinuance value (OTF): \$ 280 million
- CPR fair value expectation: +/- \$ 100 million
- Acquisition through combination of:
  - Land exchange  
(Property Endowment Fund)
  - Cash
  - Debt  
(CPR financed)
  - Donation  
(CPR tax receipt)
- Vancouver legacy opportunity \$ 125 - 200 million

# Collateral benefits

- Transfer of title for Kits land lease for \$ 1.00 and removal of restrictive covenants
- Removal of covenants on Queen Elizabeth Park restricting land use (currently an issue for RAV)



# Next Steps

- High level due diligence required by City
- Mayor and council to be briefed on the opportunity
- Resources for due diligence would be funded by CPR
- City administration will proceed with due diligence if political direction is provided