

February 13, 2024

Rabina / New Blueprint Partners

# Vancouver Innovation Center

SHoP Architects



Development Team



Design Team



Urban Design +  
Masterplan Architect

Design Team Lead



Masterplan Local  
Architect



Landscape Architect



Civil Engineer



MEP/Sustainability



Land Use Advisory



Traffic Engineer



Land Use Attorney

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# Why has the Masterplan Evolved?

Why has the VIC Masterplan evolved?



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More multi-family housing to align with the City's density goals

Streamline street network and separate traffic flows

Larger, more contiguous open space network

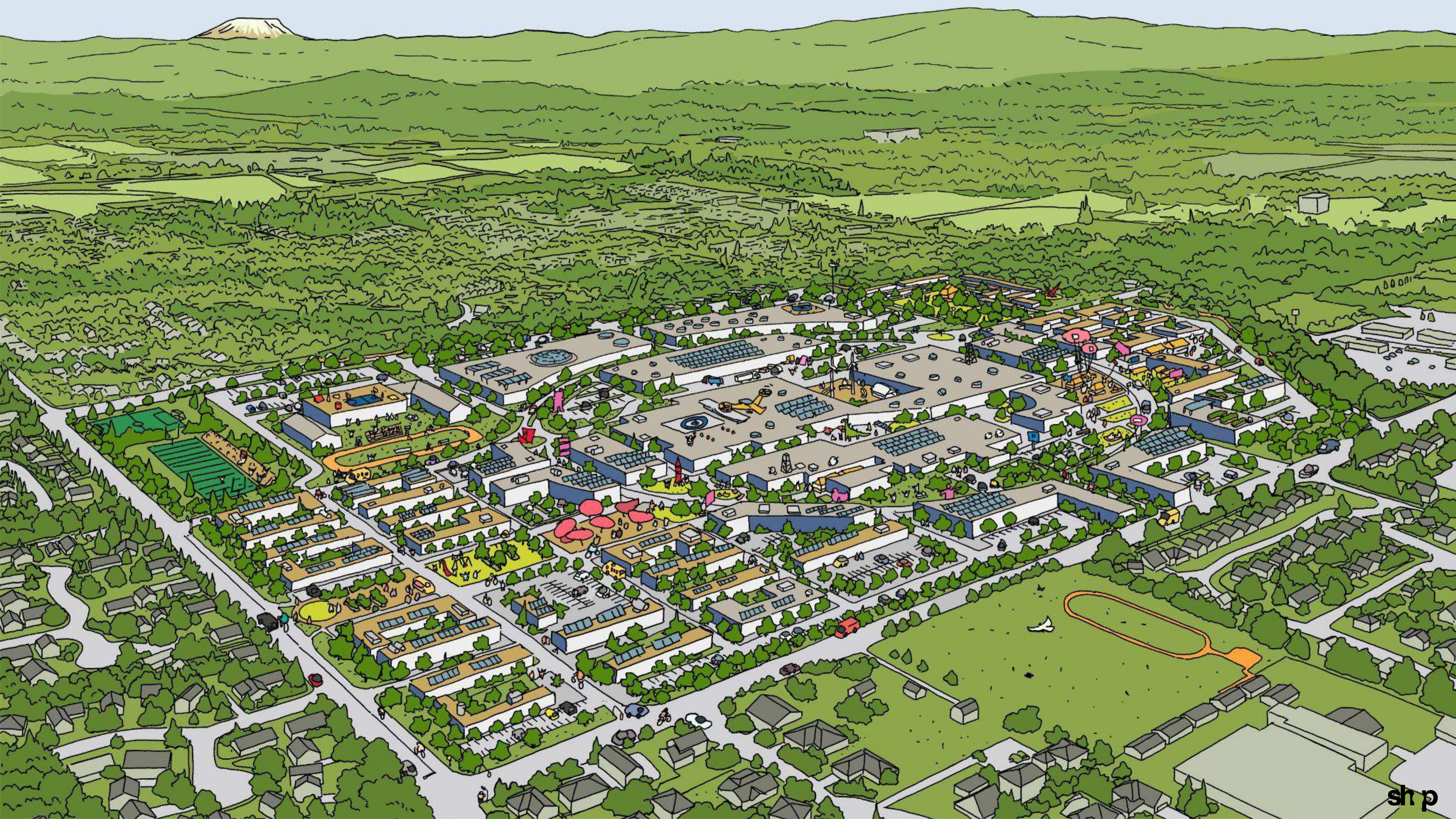
Better integration between neighborhoods, anchored by VIC Commons and Mixed Use

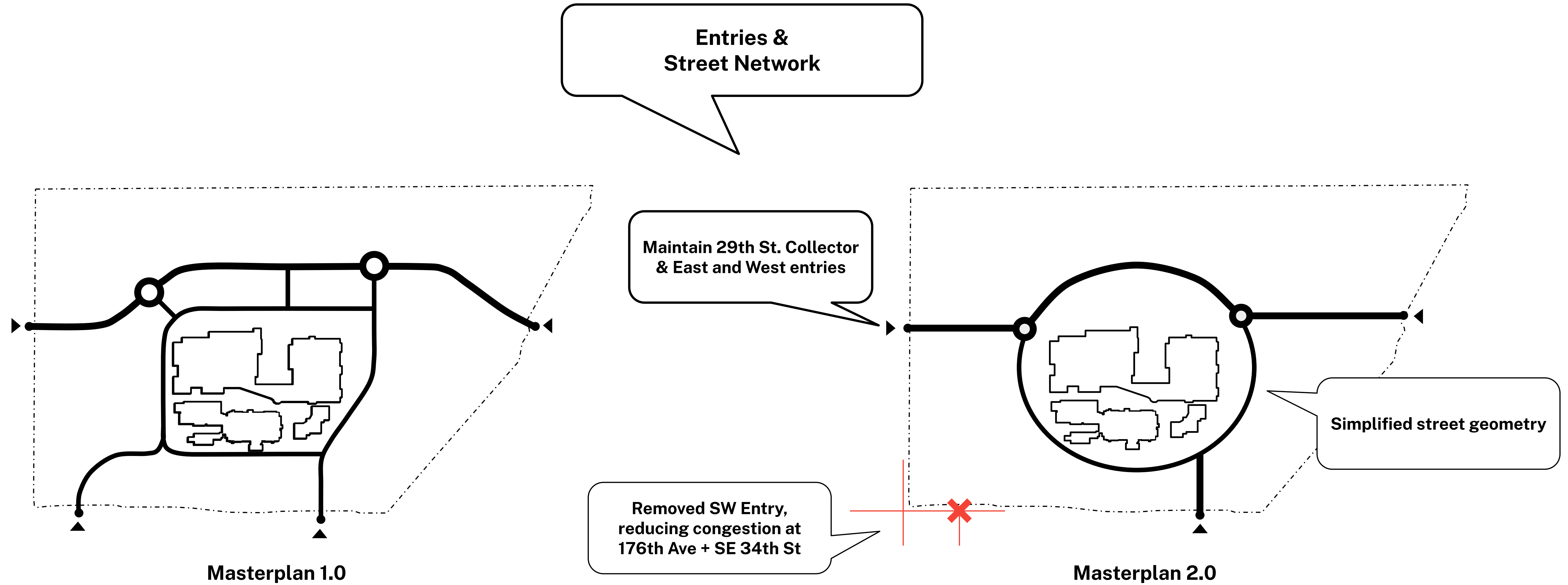
Larger building footprints to attract innovation-focused employment



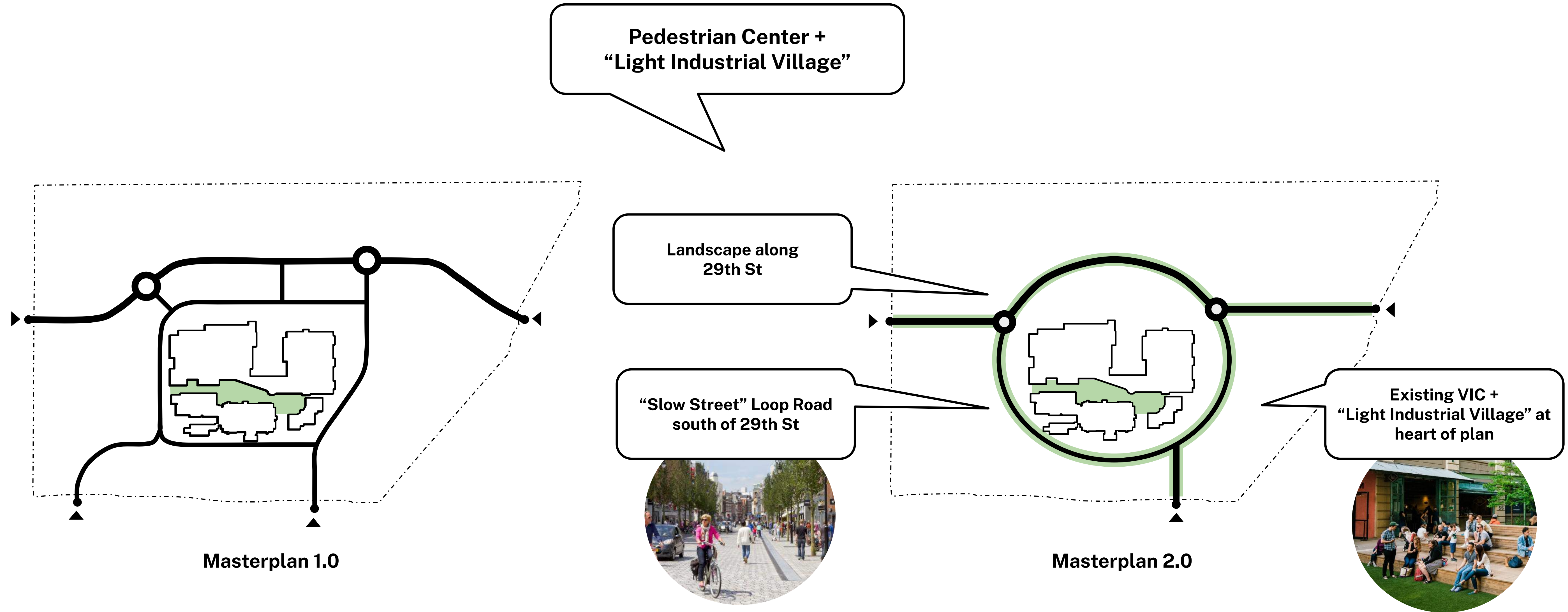
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# How has the Masterplan Evolved?





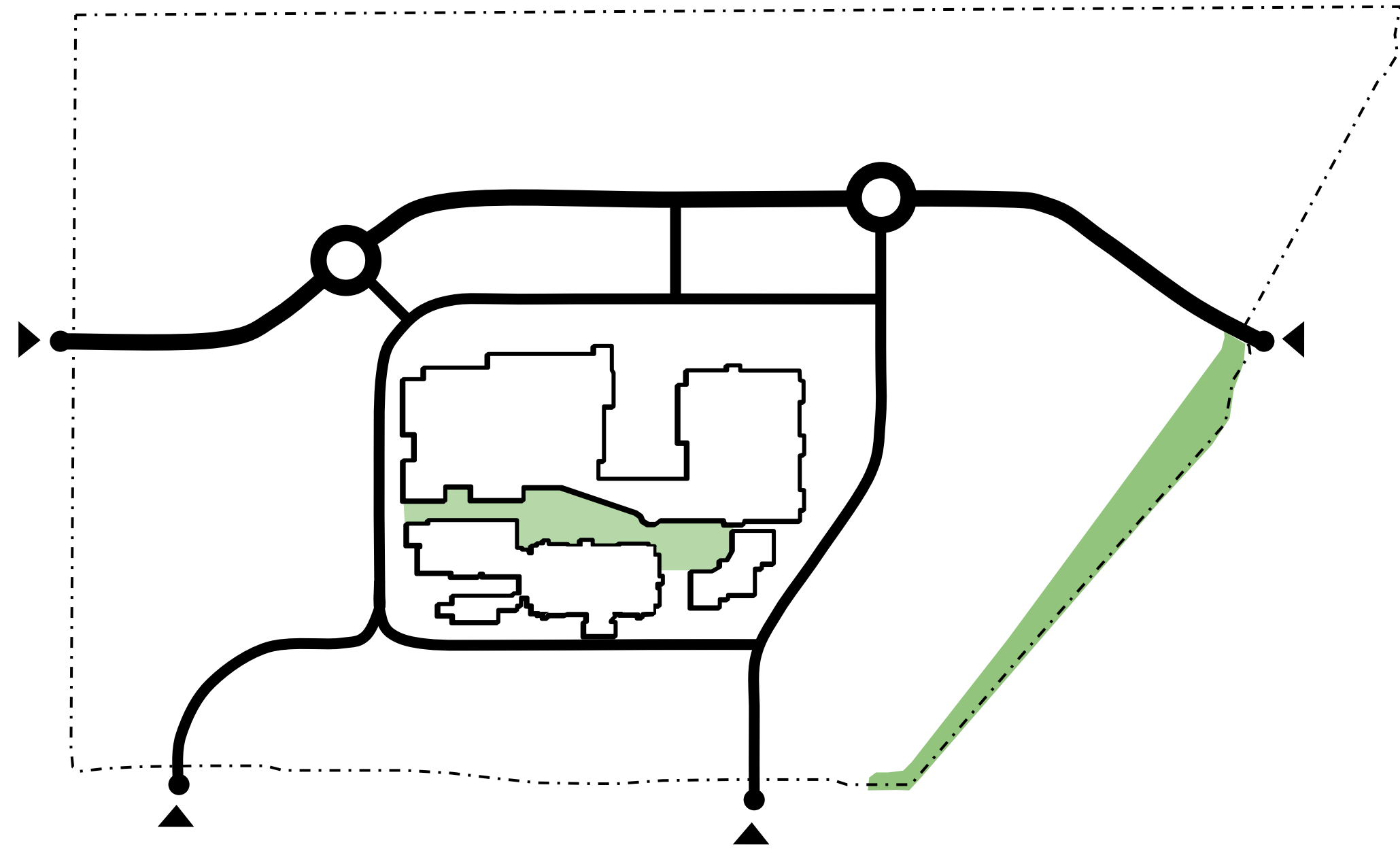




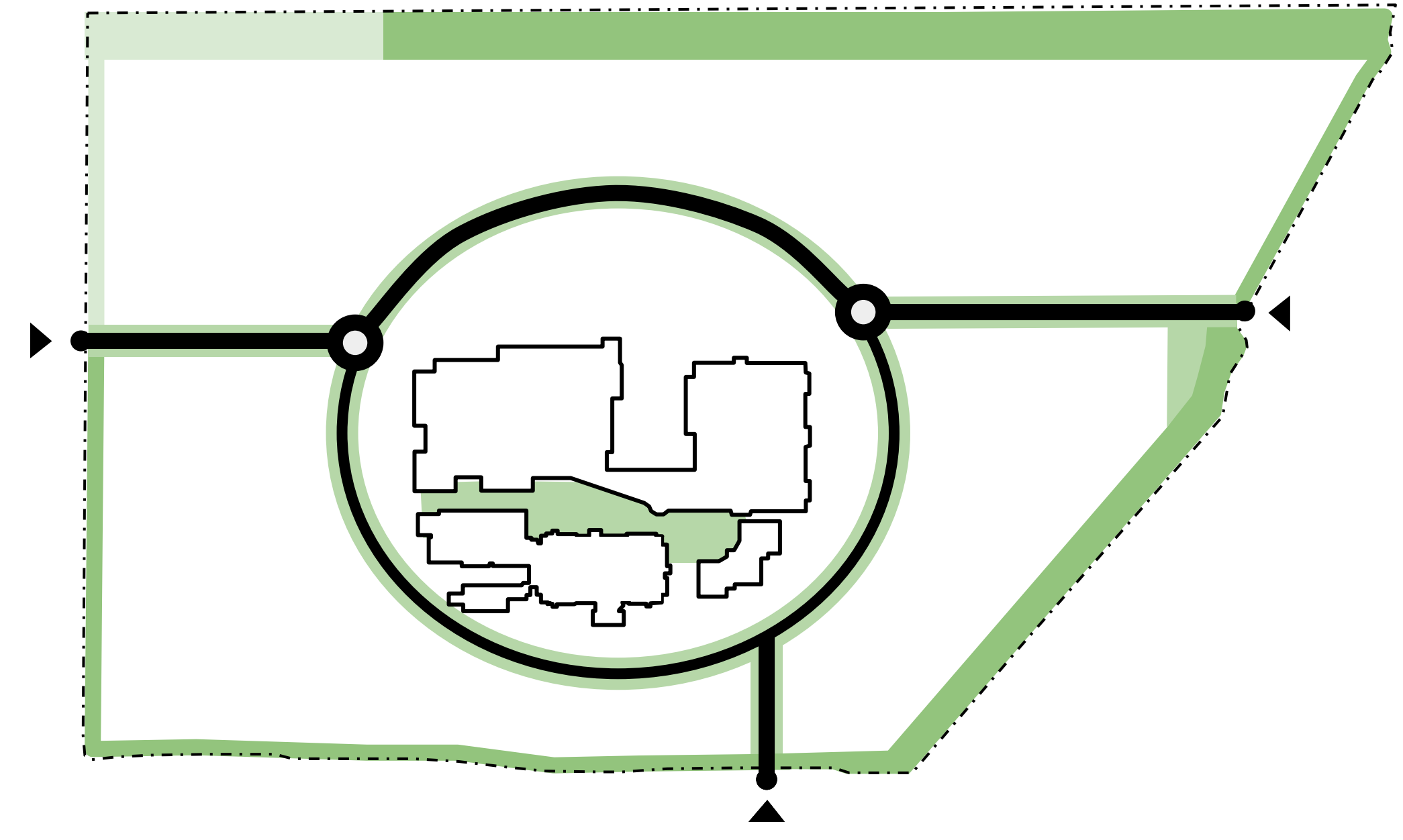
**Green Edge Trail**



**Multi-use  
bike and pedestrian trail**

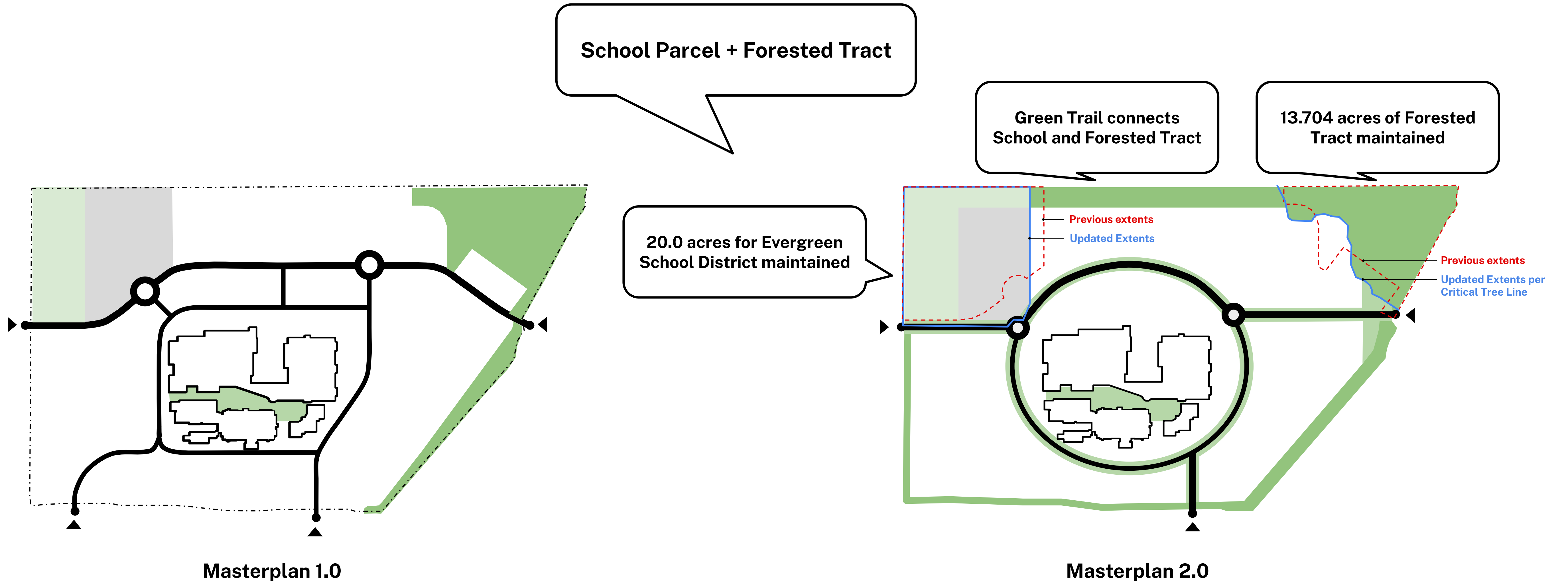


**Masterplan 1.0**



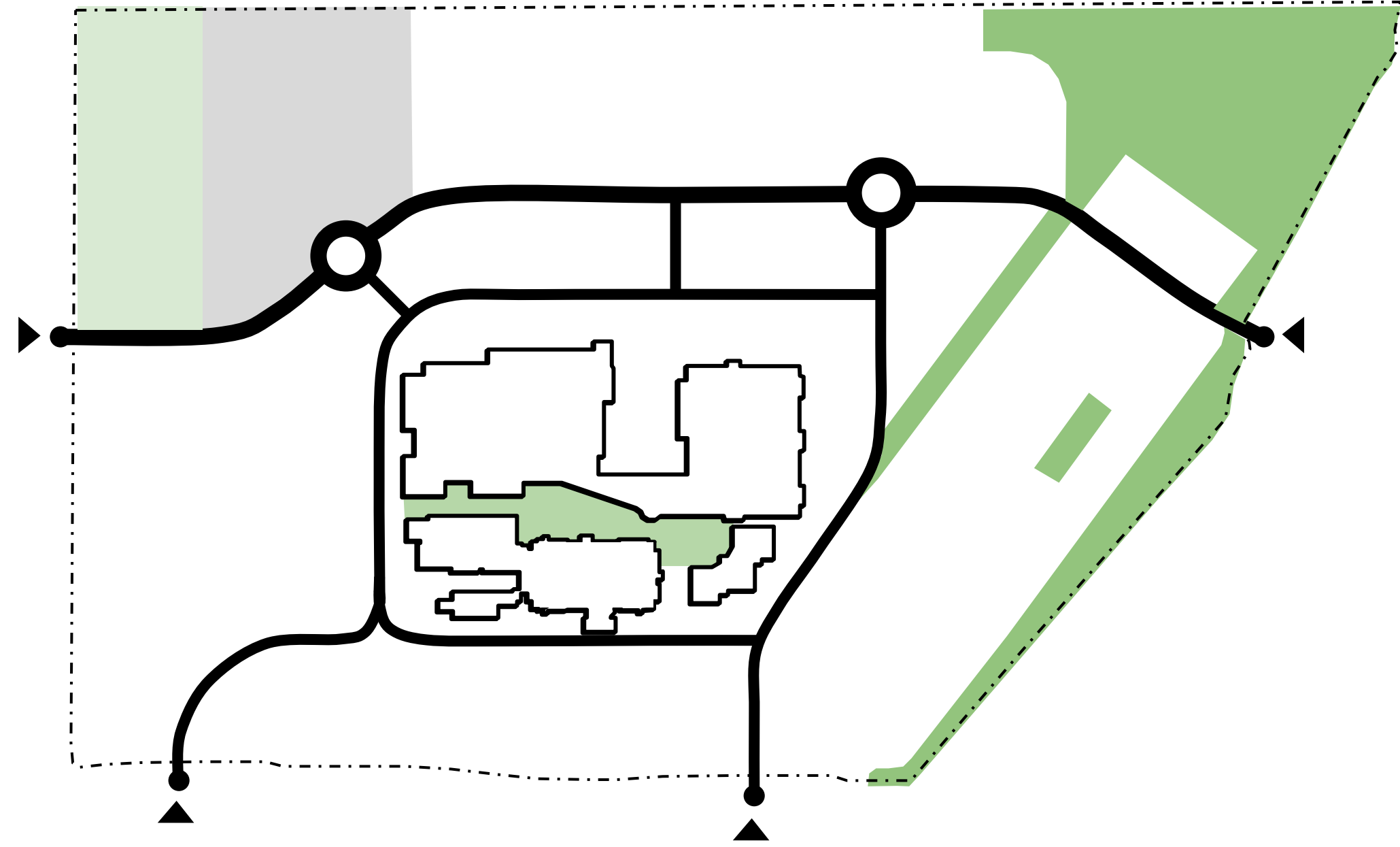
**Masterplan 2.0**

+ 2 mile multi-use loop trail



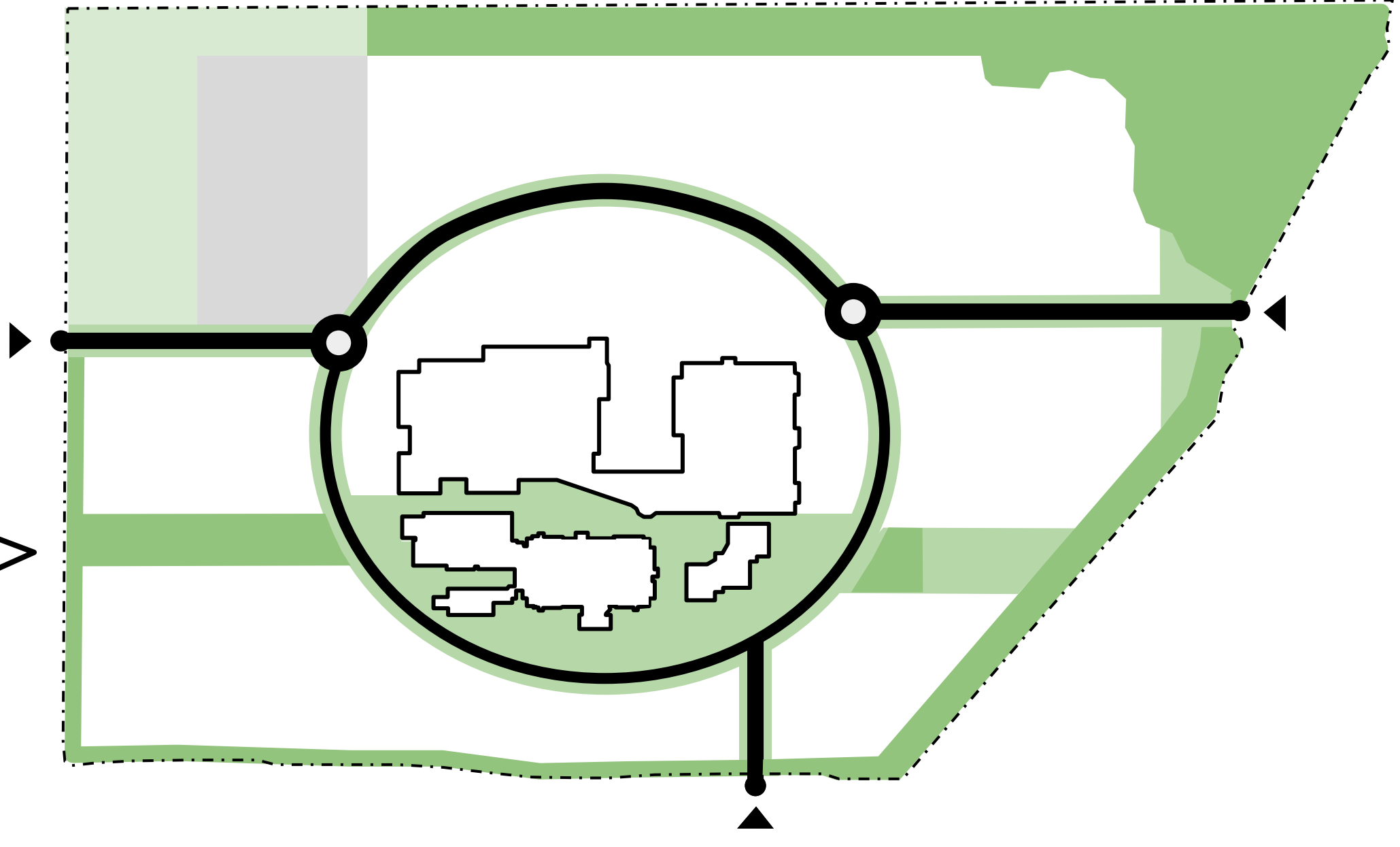
- + 2 mile multi-use loop trail
- + Trail Connection between School and Forested Tract
- + Better preservation of Forested Tract edge trees

Greenbelt



Masterplan 1.0

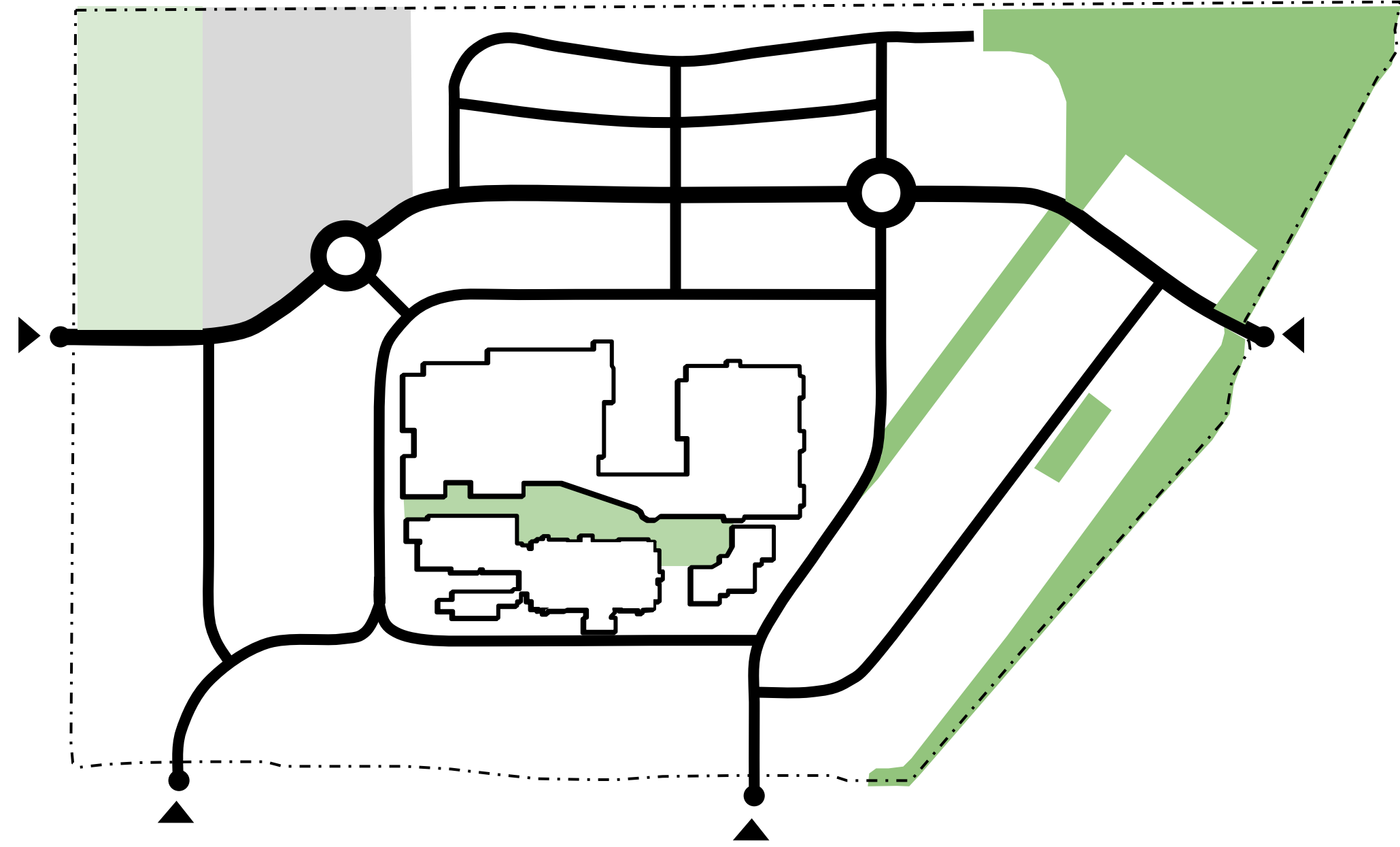
Large parks connect the Trail and the Loop



Masterplan 2.0

- + 2 mile multi-use loop trail
- + Trail Connection between School and Forested Tract
- + Better preservation of Forested Tract edge trees
- + 5 additional acres of public Open Space

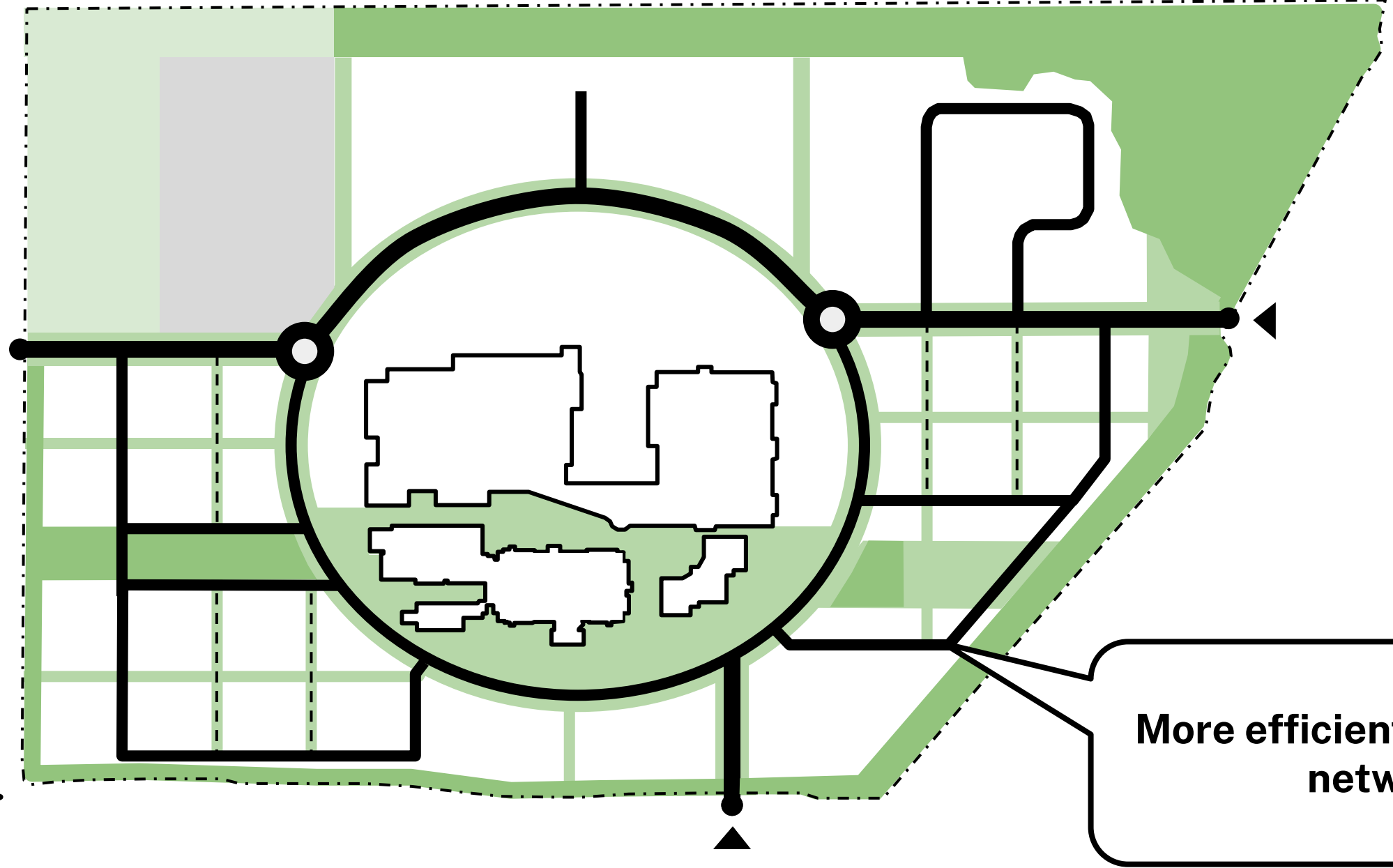
Pedestrian/Bike Laneways



Masterplan 1.0

Green laneways for ped/bike connectivity

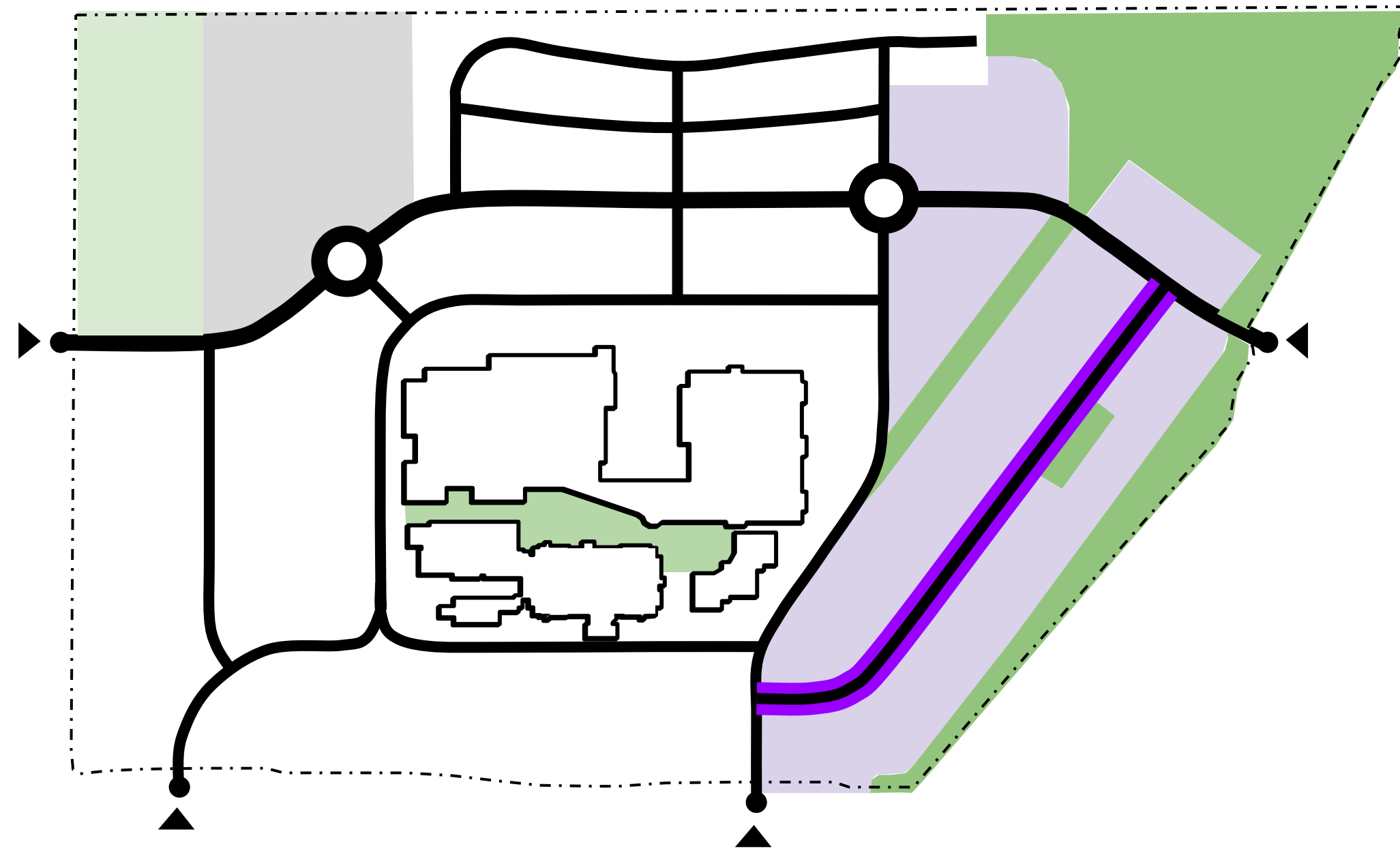
New ped/bike Promenade from 34th St.



Masterplan 2.0

More efficient local street network

- + 2 mile multi-use loop trail
- + Trail Connection between School and Forested Tract
- + Better preservation of Forested Tract edge trees
- + 5 additional acres of public Open Space
- 17% reduction in paved street area
- + 1.3 miles of pedestrian- and bicycle-first laneways



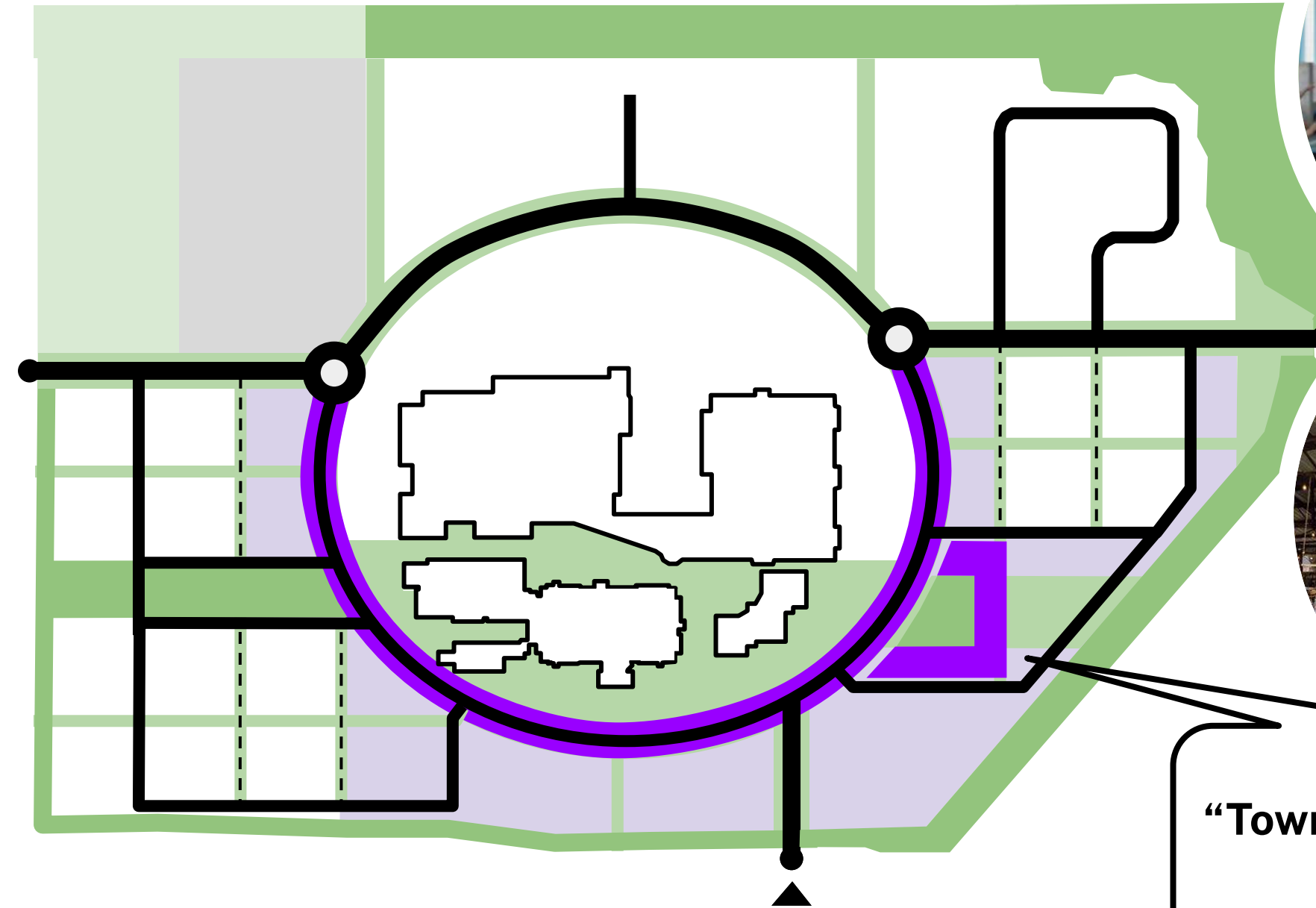
Masterplan 1.0

Mixed Use Zones +  
Town Center



“Slow Street” urban  
experience along The Loop

All MX moved south of  
29th St along The Loop  
Density increased along  
The Loop (total 1800 DU)

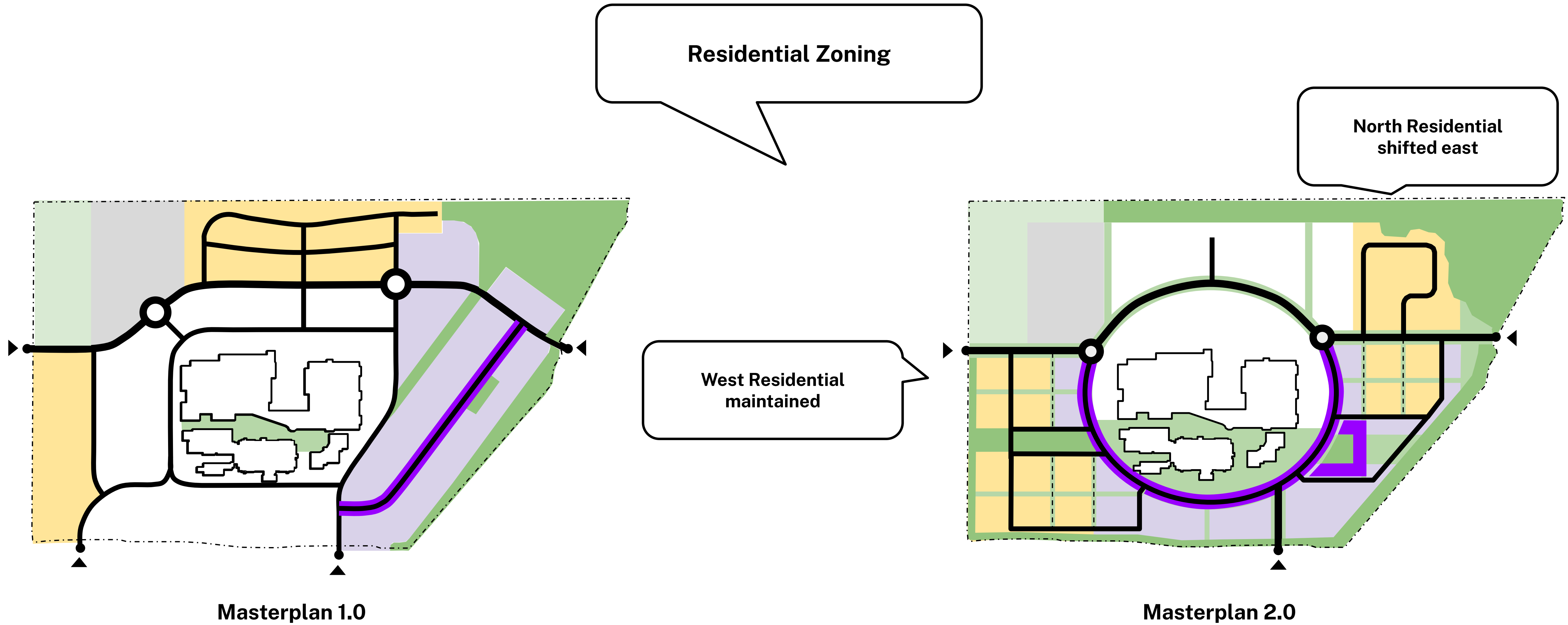


Masterplan 2.0



“Town Plaza” hosts events +  
programming

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- + 5 additional acres of public Open Space
- 17% reduction in paved street area
- + 1.3 miles of pedestrian- and bicycle-first laneways
- Mixed Use + Denser Multifamily focused around Loop**
- + Town Plaza for events + programming**



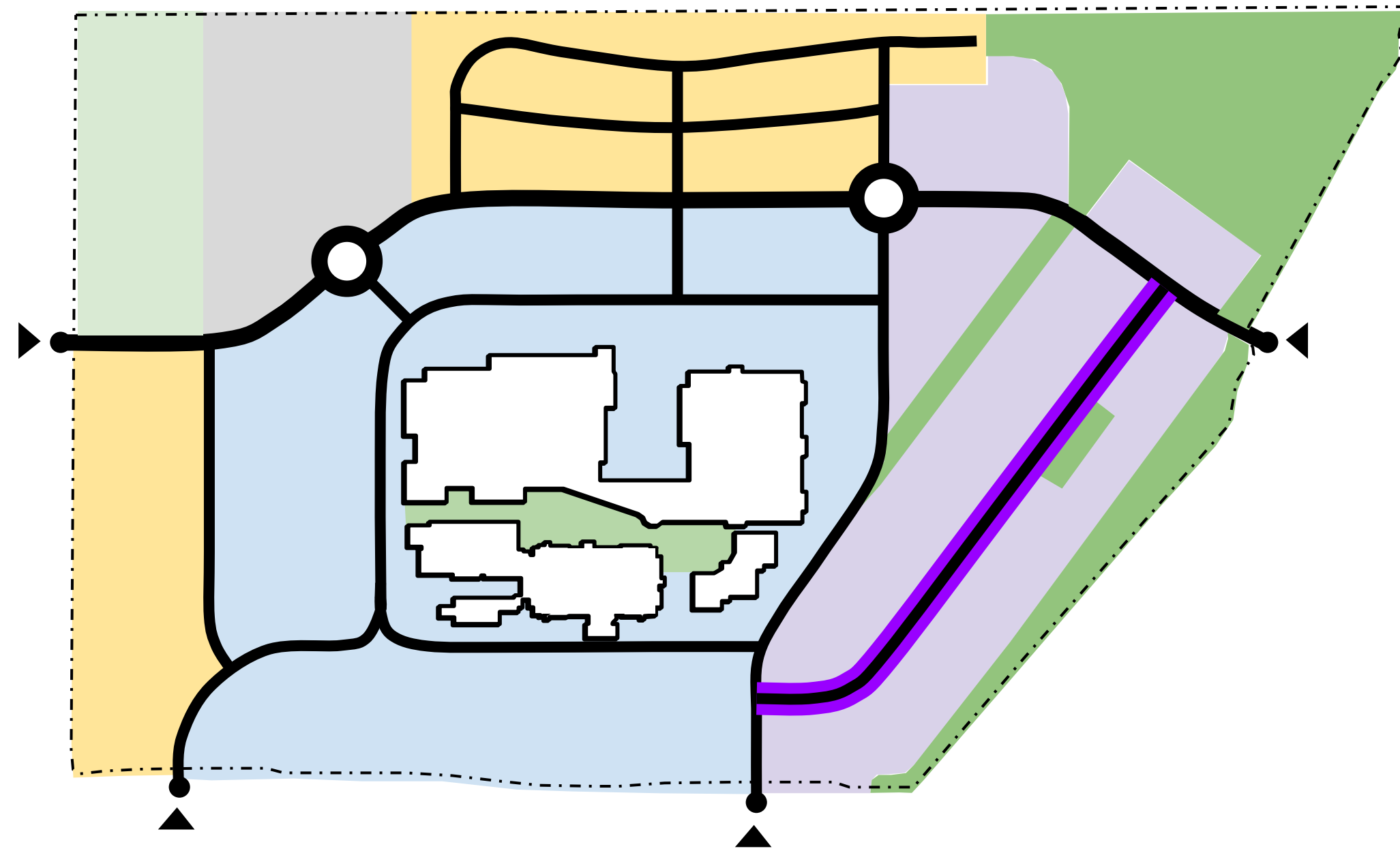
Masterplan 1.0

Masterplan 2.0

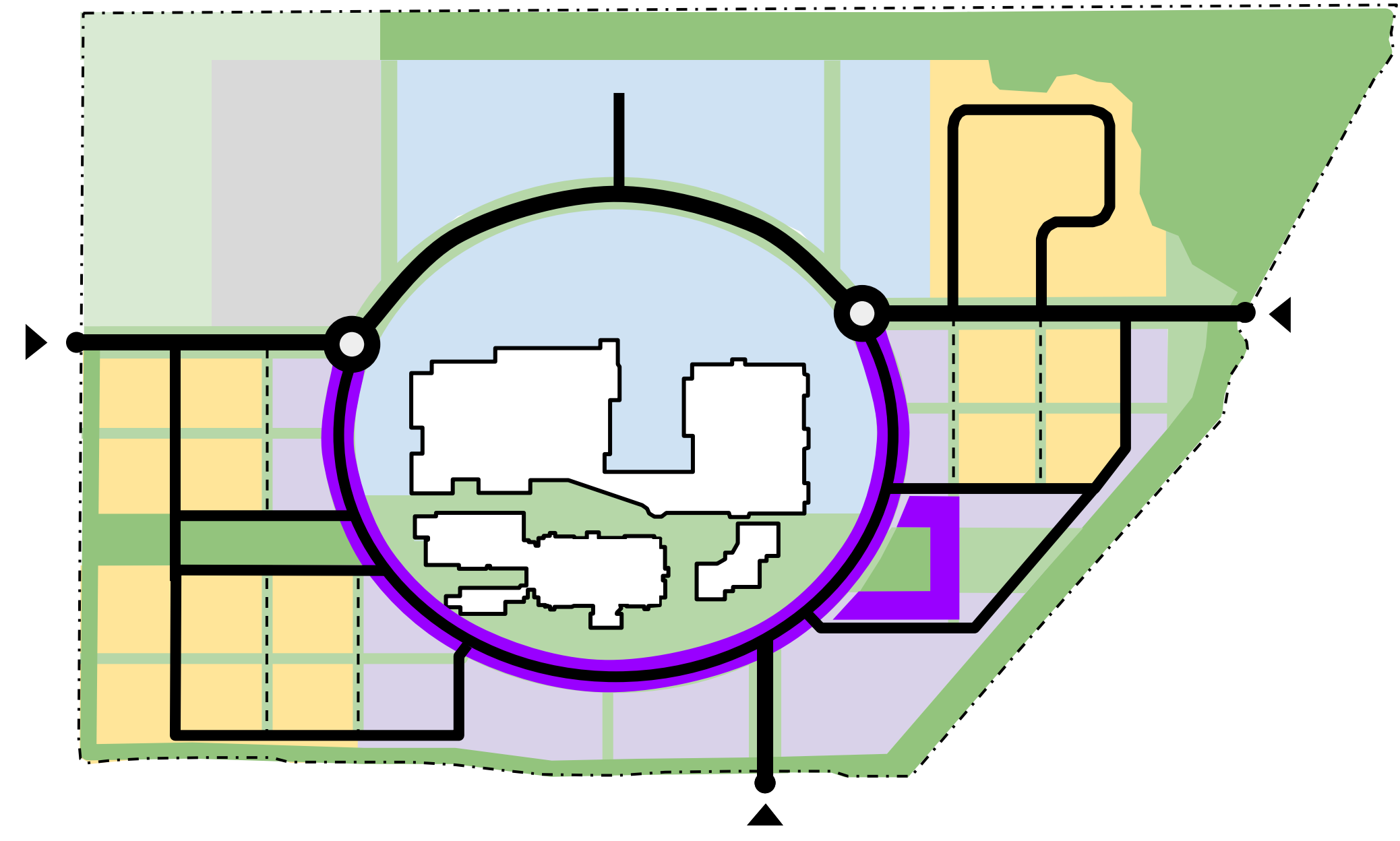
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- + Town Plaza for events + programming
- < 5 min walking distance from any home to Mixed Use

Existing VIC + Light Industrial

Light Industrial shifted north to consolidate Industrial traffic



Masterplan 1.0

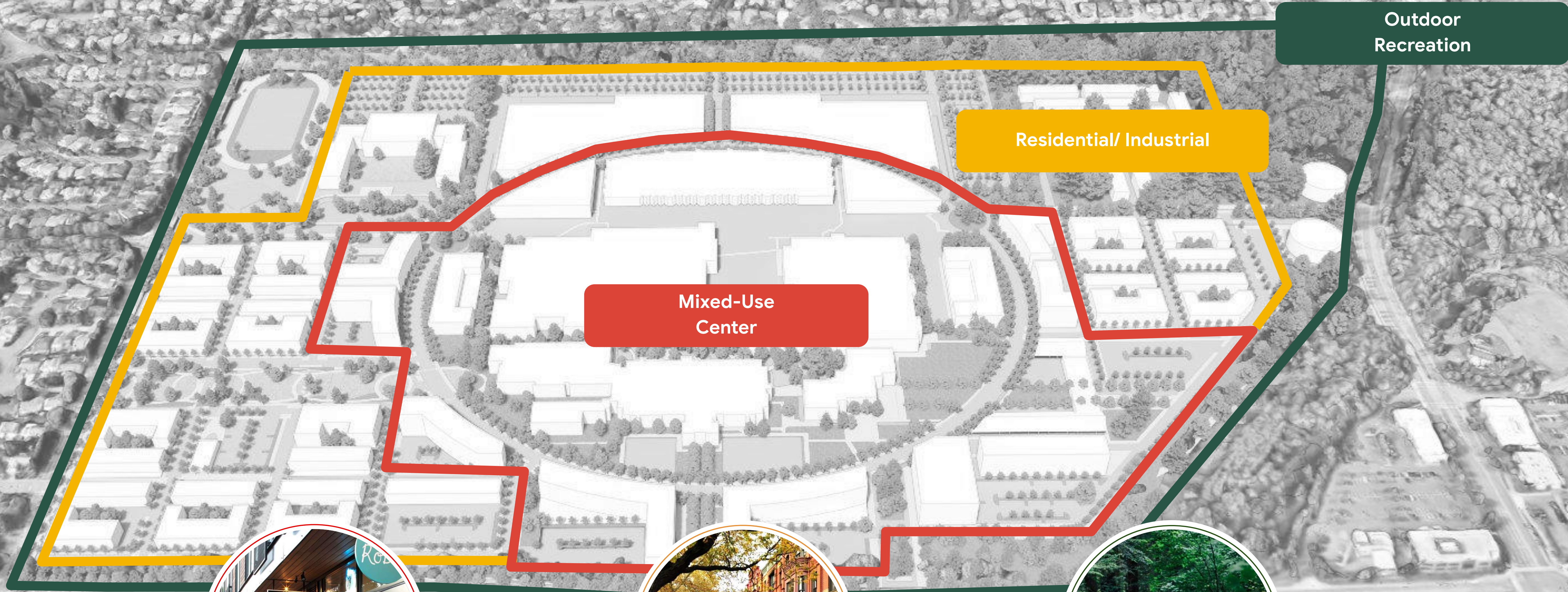


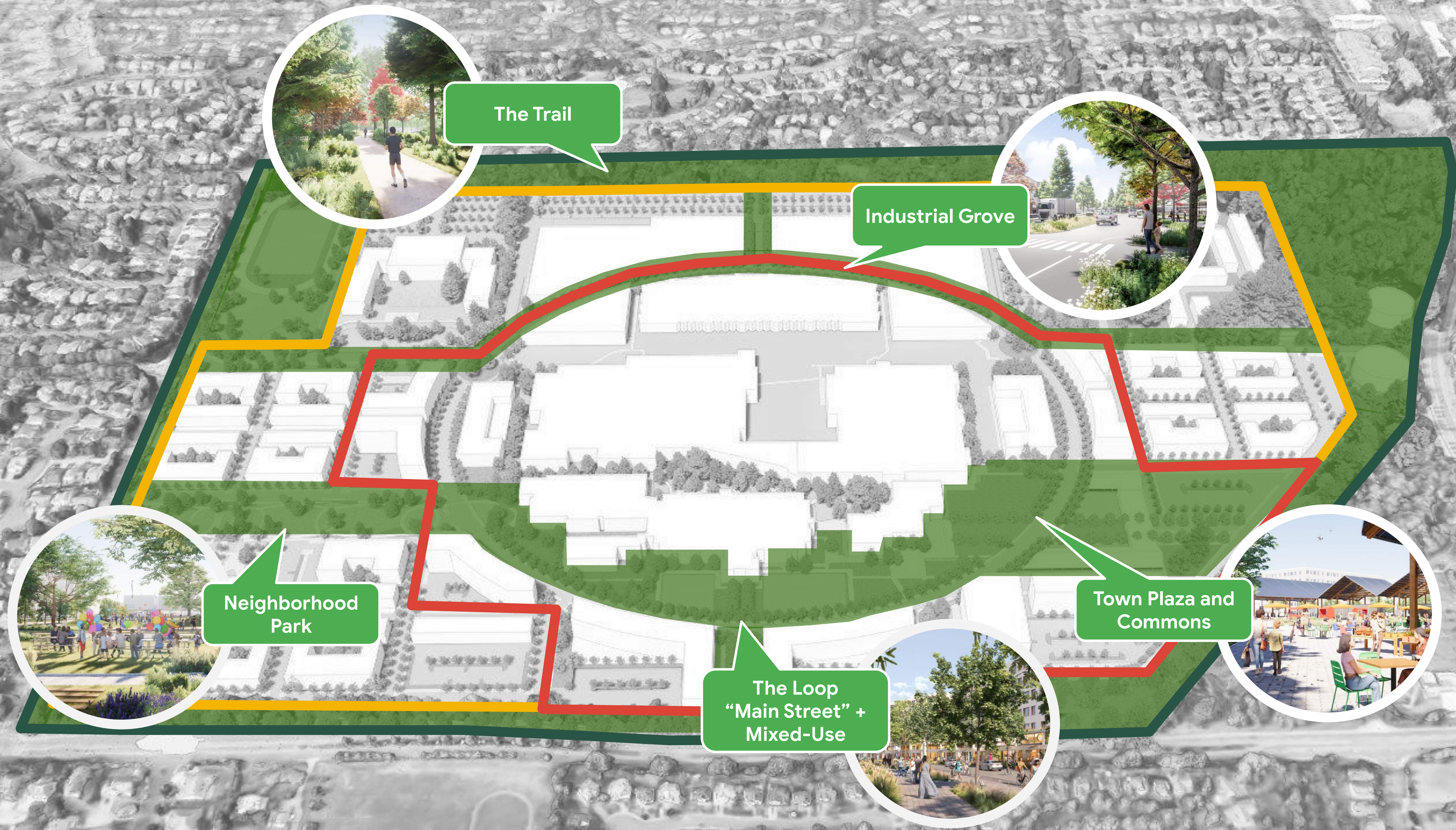
Masterplan 2.0

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- Mixed Use + Denser Multifamily focused around Loop
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- < 5 min walking distance from any home to mixed use
- Industrial Traffic limited to 29th St**











"Main Street" Experience



Destination Retail and F&B



Community Amenities



Natural Features + Seating



VIC - The Loop

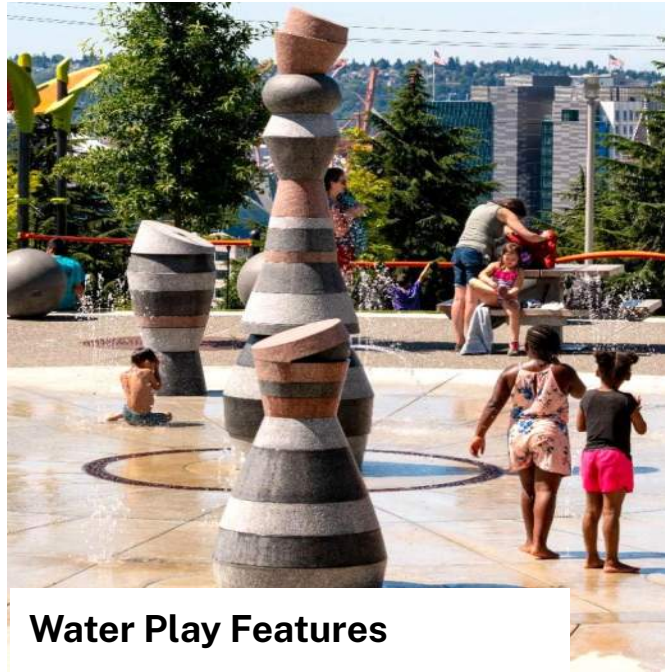
# Placemaking // Town Plaza and VIC Commons



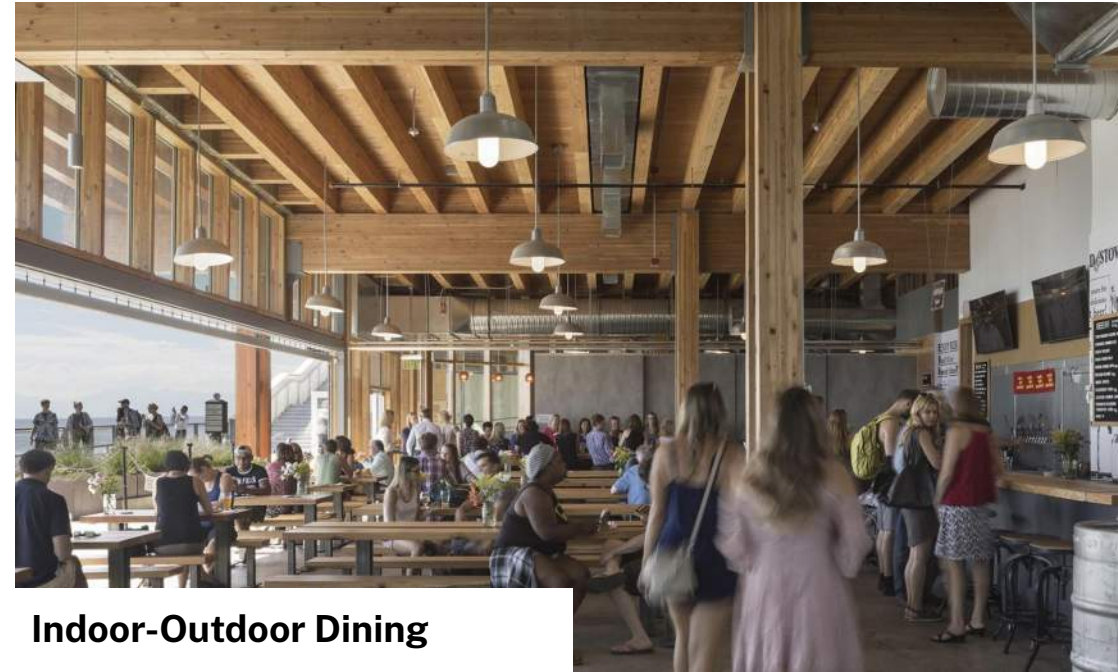
Community Events



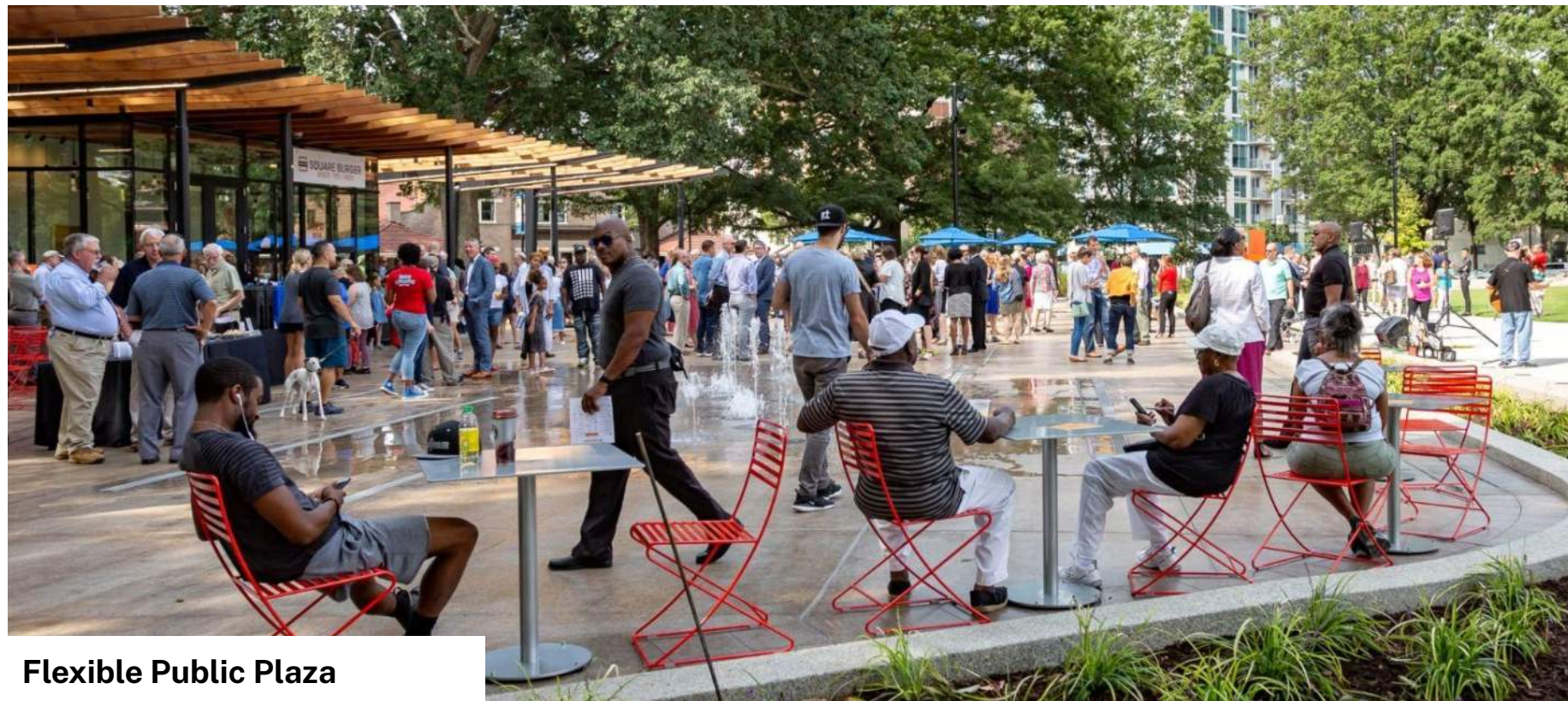
Outdoor Fitness



Water Play Features



Indoor-Outdoor Dining



Flexible Public Plaza

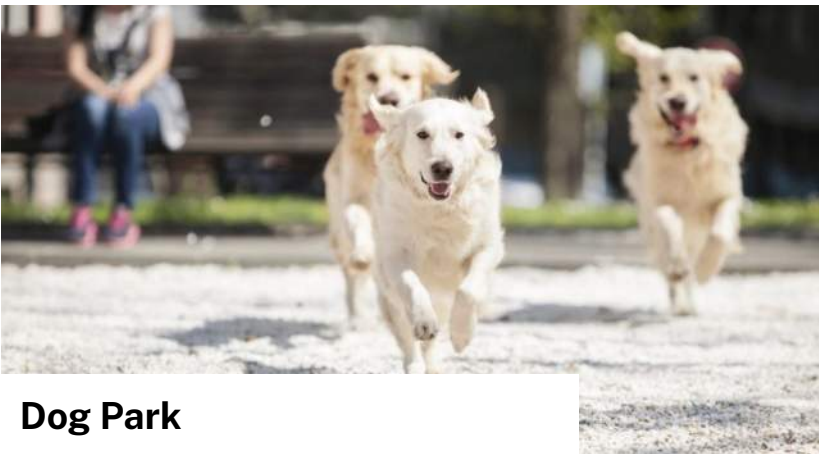


VIC - Town Plaza

# Placemaking // Neighborhood Park



Seating + Picnic Areas



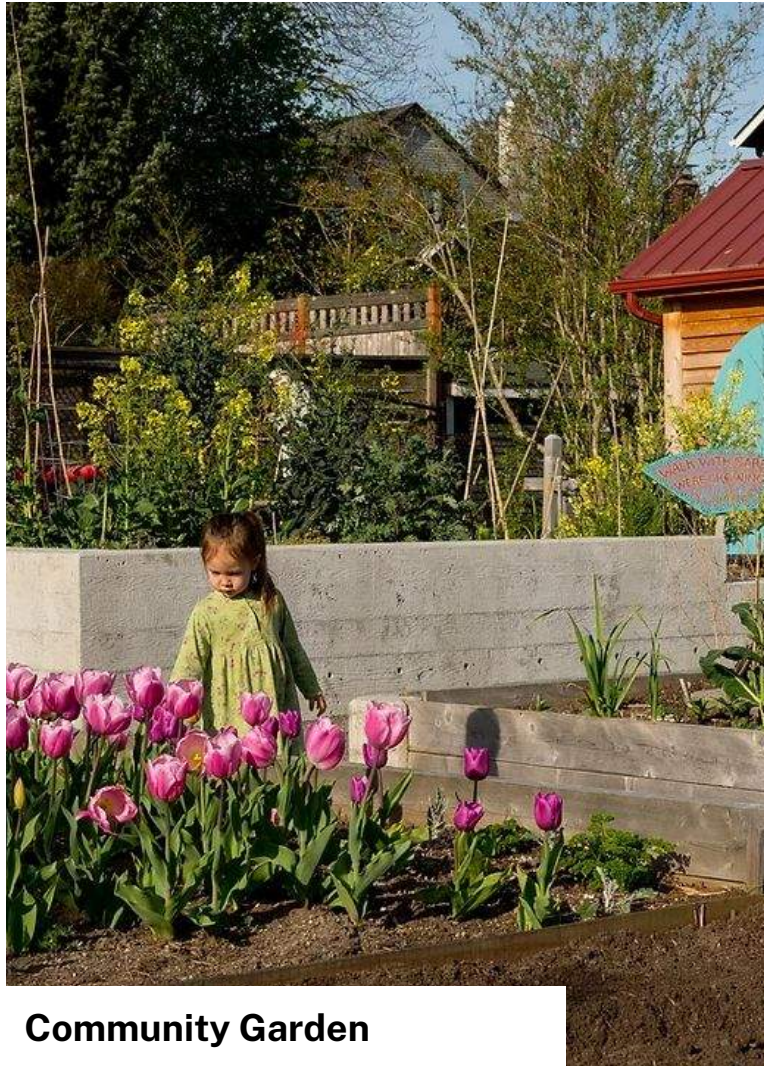
Dog Park



Playscapes



Walking Paths

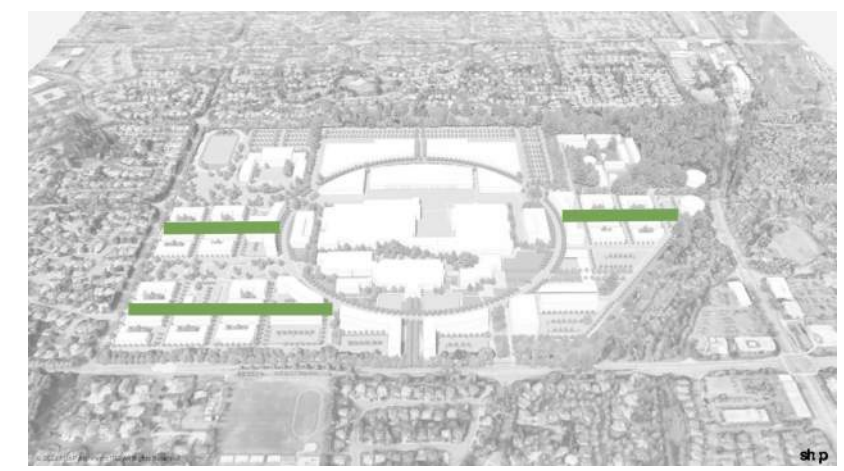


Community Garden



VIC - Neighborhood Park

# Placemaking // Pedestrian Laneways



Variety of Residential Types



Porches + Stoops



Bioretention Landscape

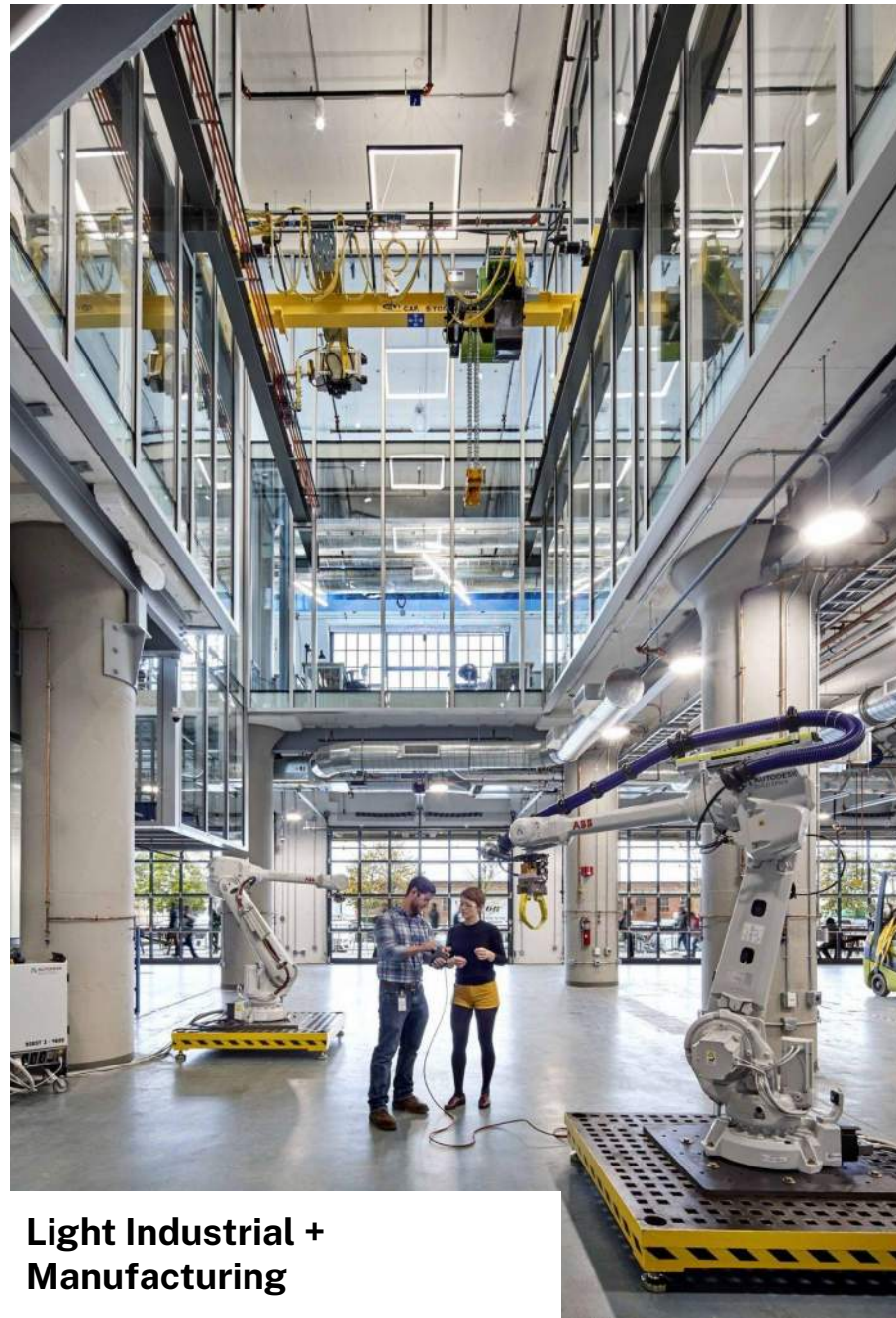
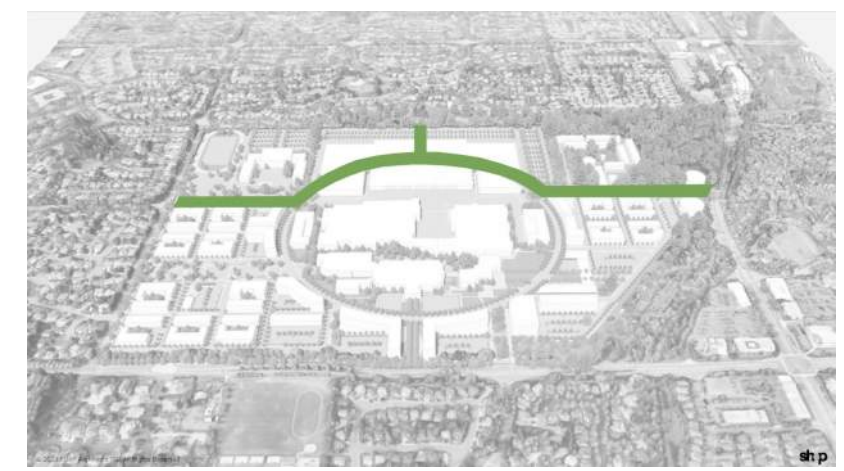


Pedestrian + Bike Laneway



VIC - Pedestrian Laneway

# Placemaking // Industrial Grove



Light Industrial + Manufacturing



Pedestrian Pathways



Parking Area



29th St. Parkway



Innovation + Makerspace



VIC - Industrial Grove



Placemaking // The Trail



Multi-Use Public Trail



Existing Landscape



Hiking Trails



Connection to Forest Park



VIC - The Trail - North

Placemaking // Summary



Trail - West along 176th Ave.



The Loop



Neighborhood Park



Industrial Grove



Trail - Southeast



Town Plaza



Pedestrian Laneways



Trail - North

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# Thank You