

VANCOUVER USA

The Heights District Plan

A vibrant urban neighborhood center

The City of Vancouver saw an opportunity to revitalize a neighborhood, known as The Heights, when it purchased the declining Tower Mall property in 2017. The City has led a community planning process for The Heights District to establish a vision for the area and guide its future growth and development.

Location

The Heights District is made up of an approximately 205-acre area in central Vancouver. The surrounding neighborhoods are characterized by post-war suburban development patterns and are rich in parks, schools, open space and recreation opportunities, as well commercial businesses, non-profits, and organizations that serve the needs of Vancouver’s diverse communities.

Tower Mall Redevelopment Area

The Tower Mall Redevelopment Area will be the heart of The Heights District, with planned mixed-use development providing housing for a wide range of household income levels, as well as neighborhood-supporting retail. A new street grid, designed for multimodal use, will provide a welcoming pedestrian environment and link together a series of parks and public open spaces known as The Loop.



Above: North-facing bird's eye view of Tower Mall Redevelopment Area anticipated 20-year buildout



Left: MacArthur Boulevard will be reconfigured with a separated bike facility and a park-like walking path

Access and circulation



Multimodal connections

The Heights District Plan will strengthen multimodal connections and improve accessibility by connecting schools, homes, and jobs through a pedestrian-friendly and bikeable street network and urban trail system.

- Arterials will be improved with enhanced bike facilities as well as amenities for pedestrian safety and comfort such as improved lighting, signals, and shelter
- A planned BRT line will connect the District to regional destinations
- Complete streets will improve public health by encouraging non-motorized forms of transportation while enhancing connections to urban trails and active recreation opportunities