Phase 2 Emerging Directions – Introduction Page

1. will car traffic be slowed down further and parking limited permanently as part of the project ?

   johnk, 28 Sep 2021, 23:19

   Hello JohnK,

   Thank you for your question. The Broadway Plan will be planning for as an efficient interconnected transportation system that considers walking, rolling, cycling, and driving. Today, over 55% of local residents already walk, bike, or take transit to work. The Broadway Plan will look to achieve the Climate Emergency Action Plan goal to further increase the use of the sustainable modes of travel in the Broadway area. That being said, we understand that it is essential to ensure safe vehicle access to key destinations and loading, pick-up/drop-off spaces and parking are available at important locations. With the Broadway subway, we expect there will be more people using transit as it will be much more convenient and reliable than today, and as a result there will be fewer vehicles along Broadway. Therefore, vehicle speeds are expected to be similar to what we saw pre-pandemic. As design work continues on Broadway, we will look at where loading, pick-up/drop-off spaces, and parking are needed, and balancing these needs with the need to accommodate other public uses such as street trees, green infrastructure, parklets, and patios.

   Thank you,

   Andrew

2. For the area between Arbutus & MacDonald how much change, e.g., encroachment of commercial zoning northward into areas mostly for housing such as a 8th Avenue?

   Pat Haffenden, 24 Apr 2021, 12:21

   HI Pat,

   The Broadway Plan study area ends at Vine (doesn't go towards Macdonald). The areas north of Broadway between Arbutus and Vine are primarily residential with the exception of the commercial along 4th Ave and existing small neighbourhood retail. We are exploring strategic opportunities for adding neighbourhood retail like small cafes, small convenience stores and other similar businesses at strategic locations. To learn more about the emerging directions visit: https://syc.vancouver.ca/projects/broadway-plan/broadway-plan-emerging-directions-open-house-boards.pdf

   Also stay tuned for Phase 3 Refined Directions engagement coming this July.

   Andrew

3. There is a poster up that states the city of Van will build a 12 story building for social housing at Broadway and Arbutus, including an injection site. How much of this is accurate?

Curious, 30 Mar 2021, 15:26

Hello,

The City is partnering with the Province of BC to build more supportive housing across Vancouver, including a proposed development at West 8th and Arbutus. This project is still in the early stages and there will be a rezoning process which will include opportunities for public input before an application is made and a Public Hearing takes place. This project is being led by BC Housing you can visit their website at: https://letstalkhousingbc.ca/vancouver-west-8 [letstalkhousingbc.ca] to learn more about the project and ways you can contribute your feedback.

Regards,

Andrew

4. I'm interested in future development plans on 10th, west of Alma? What are the building permit plans as this is a major corridor?

Patrick, 16 Mar 2021, 12:35

Hello Patrick,

Planning for the West of Vine area of Kitsilano and West Point Grey (including 10th Ave. west of Alma) will occur through the Vancouver Plan, as part of the Complete Neighbourhoods work, as well as future area planning if an extension of the Subway from Arbutus to UBC is approved.

In the meantime, an Interim Rezoning Policy (IRP) and Development Contribution Expectation (DCE) Policy for West of Vine are in place until a plan is completed for that area. These policies are intended to limit speculation and to not pre-empt or divert the future area planning process.

DCE Policy: https://vancouver.ca/files/cov/development-contribution-expectations-policy-appendix-c.pdf

IRP: https://guidelines.vancouver.ca/policy-rezoning-broadway-area-west-of-vine-street.pdf

In the meantime, to get involved in the Vancouver Plan process and the Complete Neighbourhoods work, please visit https://shapeyourcity.ca/vancouver-plan and https://shapeyourcity.ca/completeneighbourhoods.

Hope this helps,

Andrew

Phase 2 Emerging Directions – Character Area's Page

1. Does the broadway plan impact the use of my property at 398 east 8th avenue? (corner of 8th and Prince Edward)

Tom Caverly, 1 Sep 2022, 19:54

Hello Tom,

The Broadway Plan does not impact the current use of your property. It does provide you additional options in future in terms of what can be redeveloped if you meet the policies of the Broadway Plan. Below is a policy summary table for the "Mount Pleasant North Apartment Area A" which you property is in:

10.19.1 **MNAA Policy Summary Table**

Policy Area	**Mount Pleasant North Apartment Area - Area A**			**MNAA**
Uses	Residential, retail, service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• Applies where a tower cannot be achieved due to lot conditions or policy 10.19.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing.	• A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• Applies where a tower cannot be achieved due to lot conditions or policy 10.19.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.			

2. Hi, I own a business at 528 West Broadway and was speaking with a few people over there about my moving out on Monday the 25th, needing street access for my truck. I'm not sure who is now my contact, is someone able to contact me asap? Thank you

Michael Levine, 21 Jul 2022, 14:46

Hello Michael,

Thank you for writing to us. This sounds like it is related to the construction of the Broadway Subway (that is being lead by the province). Please contact my colleague Vania (email: vania.tse@vancouver.ca) in the City's Rapid Transit Office. She can help you out.

Best,

Andrew

3. Why is there so much emphasis in the City of Vancouver on high-rise (luxury) residential buildings? I am someone who is not interested in living higher than the 7th floor. I also don't need (or want to pay extra for) "luxury" appliances and finishes.

Verni Brown, 15 Jun 2022, 18:07

Hello Verni,

Thanks for the question. The main focus of the Broadway Plan is to place more emphasis on planning rental units. Two-thirds (~66%) of all units will be non market, market, and below market unit. Only one-third (~33%) of units will be ownership.

Hope this helps,

The Broadway Plan Team

4. Hi there, three questions: 1 - how does the density increase in the Fairview area intersect with the Senakw-Squamish First Nation development in terms of public transit and amenities such as libraries, schools, parks? https://dailyhive.com/vancouver/senakw-squamish-first-nation-vancouver-rental-housing-development Second - where will/can co-ops be built? There seem to be no mention of co-ops in the Broadway Plan. Third - given that the Broadway Plan reaches nine + blocks north from Broadway in the Fairview district, why is there no increased density in Shaughnessy which is only seven blocks south of Broadway, and very close to the new Granville and Broadway Skytrain station?

JayMor, 12 May 2022, 14:47

Hi there,

The Broadway Plan's Public Benefits Strategy looked at the needs of the area and surrounding area to consider future needs over the 30 year time period of the plan. The City’s funding capacity, emerging opportunities, and the evolving needs of the Broadway

area and city as a whole will help determine the actual package of amenities and infrastructure that can be funded and delivered. The PBS will be reviewed and evaluated periodically and integrated into the City's overall capital planning (the 10-year Capital Strategic Outlook, four-year Capital Plan, and annual Capital Budget) which prioritize projects and funding on a city-wide level. Its outlined a $1.1billion package that reflects the amenity and service needs of the area over the first ten years this includes parks, libraries, affordable housing, childcare, community facilities, utilities, transportation and streets. If you'd like to read a summary of whats included please read: https://syc.vancouver.ca/projects/broadway-plan/broadway-plan-summary-highlight-document.pdf?_ga=2.179983331.639170547.1652726337-1718293895.1651706529

With respect to co-ops, they are mentioned throughout the plan in the land use section as well as housing chapter. Policy directions include:

- Support renewal of existing, aging non-market (supportive, social and co-operative) housing to improve liveability, expand affordability, increase stock, and create opportunities for new non-market housing in all neighbourhoods in the Plan area.

Social housing policy direction regarding co-ops:

- Enable existing and newly acquired social housing sites, including non-profit co-operatives and supportive housing, to renew and expand the number of social housing units through consideration of additional height and density generally up to the maximum permitted by the policy area's respective land use policies in new developments that provide 100 per cent of residential floor area as social housing, recognizing that projects may need to include a market housing component to assist with project viability

Housing partnerships and monitoring policy regarding co-ops:

- Expand the delivery of and deepen affordability in supportive, social, co-operative and below-market rental housing in the Broadway Plan area beyond the units and affordability requirements outlined through Plan policy to further address city-wide need.

When the Broadway Plan's terms of reference were approved by Council in 2019, the study area boundaries were determined by considering areas up to 800m from existing and future transit stations. 800m is approximately a 10min walk, which is commonly accepted as a reasonable walking distance to fast, frequent and reliable transit services such as SkyTrain. Area's outside of the Broadway Plan will be shaped through the ongoing Vancouver Plan and future planning exercises.

Hope this helps,

Andrew

5. What was the reason for drawing the boundary of the plan at 16th Ave. Residences south of 16th are large and have a lower population density. This area should be rezoned. The proximity to the downtown core via Granville presents opportunities and would revitalize the South Granville neighbourhood. 16th is only 6 blocks from Broadway, it seems like a missed opportunity and an easy area to develop in terms of impact and displacement. I'm not against development and the Broadway core needs a plan but I fear the city is not expanding in areas that are prime for development. It's absurd to have mega-mansions this close to the core.

   Kgkg, 16 May 2022, 18:32

   Hello kgkg,

   Thanks for the question - its a good one. The study area boundaries were determined by considering areas up to 800m from existing and future transit stations. 800m is approximately a 10min walk, which is commonly accepted as a reasonable walking distance to fast, frequent and reliable transit services such as SkyTrain. We'd also like to flag that the on going Vancouver Plan and future planning studies will also help to guide growth and change outside the study area.

   Hope this helps,

   Andrew

6. Hi there, regarding MRTB planning board; it states the option to build secure rental. This means condos will not be considered or they will at a much lower FSR? Will CACs be waived for secure rental including 20% social/affordable in the same manner as DCLs are currently? Love the plan, Thanks!

   Steve Da Cruz, 29 Apr 2022, 6:44

   Hi Steve,

   I would recommend you wait for the Draft Plan for further and most up to date details. The plan and council report will be shared in the next week.

   Best,

   The Broadway Plan team

7. On many blocks the map shows the first 4 lots on avenues abutting Fraser street being rezoned for high rise residential, while the immediately adjacent lots remain low density (for example see the 600 block of E 13th, immediately west of Fraser). Moreover, no upgrades to

Fraser itself are imagined even though this stretch has very narrow sidewalks already. Does this map accurately convey the recommendations of the plan — to build 18 storey towers on Fraser immediately abutting low density residential which cannot in turn benefit from density increases, and without even a laneway of physical separation? If not, why doesn't the plan anticipate rezoning entire blocks, reconfiguring or zoning intermediate density transition zones in these areas, as is done nearly everywhere else in the city and the plan?

Okurisama, 3 Mar 2022, 0:13

Hello Okurisama,

The draft Broadway Plan proposes building heights up to 18 storeys along Fraser Street for mixed-use market and below-market rental with ground floor commercial uses. The intent is to enable new affordable rental housing in this select area and transform Fraser Street over time into a mixed-use high street, offering more shops and services in an area that currently lacks these. While this area is further away from rapid transit stations, the #8 Fraser bus is on the frequent transit network and there are also buses that run along Kingsway and Broadway (#9 will still run in the future) just to the north and south, which collectively offer a variety of transit connections to the area.

With new development along Fraser Street sidewalks would be widened and new rear lanes would be added to service buildings where they are currently missing (also providing separation from higher density development on Fraser with adjacent lower scale buildings. East and west of Fraser the draft Plan would enable 6-storey rental apartments. More detailed transportation and public realm planning for Fraser Street will occur as a priority implementation action for the Plan to ensure the street can comfortably accommodate more people walking and living in the area.

From public engagement we have heard some concerns about the proposed scale of change along Fraser Street, so staff are also exploring a 6-storey mixed-use market rental option (no below-market units) along Fraser to provide choice and variety in building scales.

Best,

The Broadway Plan team

8. Why is Fraser between Broadway and Kingsway planned to host high rise towers when this section of Fraser is one of the farthest portions of the study area from any rapid transit station (especially south of 12th), if not the farthest. This seems to be in direct contradiction to the General Approach to Height and Density section of the draft plan. I am all for activating the street but the proposed scale is wildly different from the local status quo and not at all supported by adjacent infrastructure (no nearby transit station, and extremely narrow streets/sidewalks on both Fraser and 12th in the immediate vicinity).

Cwn, 16 Mar 2022, 21:54

Hi Cwn,

The draft Broadway Plan proposes building heights up to 18 storeys along Fraser Street for mixed-use market and below-market rental with ground floor commercial uses. The intent is to enable new affordable rental housing in this select area and transform Fraser Street over time into a mixed-use high street, offering more shops and services in an area that currently lacks these. While this area is further away from rapid transit stations, the #8 Fraser bus is on the frequent transit network and there are also buses that run along Kingsway and Broadway (#9 will still run in the future) just to the north and south, which collectively offer a variety of transit connections to the area.

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Best,

The Broadway Plan Team

9. If there's only 2 towers per block in the RM areas, doesn't that suggest there's a "rush" for sellers and buyers to transact in order to get max density? How will the City address overbidding and speculation tied to the 2 tower limit? Thank you very much

Peter09, 17 Mar 2022, 12:32

Hi Peter,

In the RM residential areas the proposed height and density for market and below-market rental towers has been carefully calibrated to provide a long term path for renewal and redevelopment of larger aging rental buildings nearing the end of their life and facing significant costs in renovations and upgrades, without incentivizing redevelopment in the short term. In most cases rental building owners will choose to continue maintaining and renovating their existing rental buildings for many years. The plan policy enables another option for building owners where the upgrade costs may be comparable to redevelopment, and in choosing redevelopment the existing affordability would be maintained with the 20% below market units, and with enhanced protections for existing tenants. These areas also have an option for redevelopment with 6-storey market rental buildings (with the same enhanced tenant protections). The two towers per block limit is intended to help ensure incremental change in these areas, access to light and air for existing residents, and a variety in building heights as redevelopment does happen. We do not expect a rush of applications in these areas to redevelop in the short term.

Best,

The Broadway Plan team

10. Hi, For the residential areas that are noted as having two towers per block maximum I'm curious what is the expected reaction from developers. In a previous note it seems the planning intent is to ensure incremental change for those areas, however the policy may instead create a race to develop for fear of not being able to develop at a later date. I suspect the planning department will get a crush of applications all trying to be first or second for their block. Any strategies to mitigate this?

Fomo, 22 Mar 2022, 15:10

Hi fomo,

In the RM residential areas the proposed height and density for market and below-market rental towers has been carefully calibrated to provide a long term path for renewal and redevelopment of larger aging rental buildings nearing the end of their life and facing significant costs in renovations and upgrades, without incentivizing redevelopment in the short term. In most cases rental building owners will choose to continue maintaining and renovating their existing rental buildings for many years. The plan policy enables another option for building owners where the upgrade costs may be comparable to redevelopment, and in choosing redevelopment the existing affordability would be maintained with the 20% below market units, and with enhanced protections for existing tenants. These areas also have an option for redevelopment with 6-storey market rental buildings (with the same enhanced tenant protections). The two towers per block limit is intended to help ensure incremental change in these areas, access to light and air for existing residents, and a variety in building heights as redevelopment does happen. We do not expect a rush of applications in these areas to redevelop in the short term.

The Broadway Plan Team

11. With the densification that City staff is seeking, access to public parks will be vital for residents' enjoyment, social interaction, recreation, connection with nature etc. etc. You discuss renewal and expansion of existing parks and name Jonathan Rogers Park and Guelph Park, but are silent about plans for Delamont Park. In the Broadway Plan's Phase 2 emerging directions online information boards (Feb 2021), staff specifically mentioned Delamont and how the city/park board had been acquiring lands for Delamont Park over the last 40 years. Yet, the final phase of the Broadway Plan is silent about Delamont Park. What are your plans for Delamont? If you plan to expand it, it should be one of the "larger parks" to which solar access requirements apply. Right now, you don't mention Delamont on the "Sunlight on Parks and School Yards" board so I assume you consider it one of the smaller "greenway parks" to which solar access requirements will not apply?

concernedkits, 22 Mar 2022, 20:17

Hello concernedkits,

Thank you for your question about Delamont Park.

In previous rounds of Broadway Plan engagement, we mentioned the Park Board's plans to expand Delamont Park. Over the past five decades the City has acquired properties for park purposes on 5th and 6th avenues between Arbutus and Maple streets. These properties include 15 sites on the Heritage Register (one Heritage A, two Heritage B, and 12 Heritage C). The Park Board anticipates launching the master planning process including robust community engagement to explore ideas for the expansion of Delamont Park in 2023. This planning process will consider several complex factors including heritage conservation. The overall objective will be to ensure that amenities and design of the park meets the needs of under served residents in the area and follow guidance provided by VanPlay. The solar access protections under the policies in the draft plan would apply to Delamont Park as it exists today.

Best,

Andrew

12. Why haven't you included the #24 Fraser Street View Cone in the Broadway Plan? The view cone covers Fraser Street from 33rd Avenue toward the north and east and west of Fraser. It covers most of the area in Mount Pleasant to about Clark Drive; and to the west of Fraser it covers to about Cambie Street. I tried to attach a picture of the view cone put couldn't. This View Cone is from the City's Vancouver View Study report. If you want to look at it tell me how to attach it to this question site.

denis, 9 Mar 2022, 20:26

Updated response sent via email on April 4.

Hello Denis,

Thank you for sharing that information about the #24 Fraser view cone. Below is the reply I shared with you via email which responds to your question.

The City of Vancouver follows the Council approved "View Protection Guidelines" which were adopted in 1989 following the consideration of numerous potential public views across the city, and later amended in 2011. The Draft Broadway Plan proposals do not impact the protected views under the View Protection Guidelines. The #24 Fraser View is not one of the listed views which Council approved following the policy review and public engagement in 1989 or 2011. Focus has been on maintaining the existing protected views listed in the View Protection Guidelines while also enabling opportunities for new housing and job space in close proximity to the Broadway Subway.

Thank you for contact our team – we hope you continue to stay engaged.

Andrew

Original Message:

Hello Denis,

We can't find any reference to the Fraser Street view cone in any of our current policies or guidelines. Can you send the picture and/or the view study report to broadwayplan@vancouver.ca ?

Thank you,

Andrew

13. 2. We have so few family sized units, it is embarrassing. How will you secure that units for families are available at family incomes of $50, 000 - 80,000 or less? How will you avoid the trend of "poor doors" and "poor floors" where a very minimal number of units are built to make it look like you care about affordable housing? What a dangerous trend of segregation and discrimination that is. We know that this cannot be left to developers who build little boxes to sell more floor space.

Curious George, 18 Mar 2022, 11:52

Hello Curious George,

Good questions. We set the affordability requirements in buildings delivered by the private sector (e.g. 20% of the building floor area as non-market housing) to balance the ability to deliver social housing with project viability as they do not have access to the same senior government funding supports that non-profits do; for non-profit or government delivered projects is it more possible to deliver all of a building as non-market housing with partnership funding from all levels. In social housing we target 50% of units as 'family-sized' (i.e. 2 and 3 beds); except for supportive housing. In market housing we require 35% family units secured via legal agreements. Below are some additional details

- Condos = 25% 2 beds and 10% 3 bed required at a minimum
- Rental = 35% can be either 2 or three beds, we encourage three beds wherever possible
    - We require that for market rental buildings with below-market units both the market and below-market units have a similar unit mix (i.e. you can have all the family sized units be full market)
    - Below-market rental is targeted for singles and families that earn approx. $50-80k / non-market housing (social/supportive/coops) are required for lower incomes

Furthermore, where buildings have separate entrances it is often to assist in operations so that the social housing portion is not at risk of having to pay for upgrades/repairs to the strata condominium portion of the building however we work to ensure that both entrances are

treated equally – e.g. 1171 Jervis Street is an inclusionary social housing building in the west end and the social housing entrance is located beside the ground-floor coffee shop on Davie street, indistinguishable from other residential entrances in this area.

Hope this helps,

The Broadway Plan Team

14. Please define what “affordable” housing means in numerical values. For example is this 30%, 40%, 50%, 60%, 70%,80% of gross income. I ask this because the City of Vancouver has previously linked this to market value and this is never, in reality, affordable for singles

Coly, 16 Mar 2022, 17:03

Hi Coly,

Affordable would mean 30% of income on rent. See the table below for what the below-market rents would be in Broadway based on most recent rent data.

	Bachelor	**1 bedroom**	**2 bedroom**	**3 bedroom**
2021 CMHC city-wide average rents in buildings built 2005+	$1,690	$2,039	$2,724	$3,759
2021 CHMH city-wide average rents for all buildings	$1,346	$1,520	$2,108	$2,751
Broadway Plan below-market rents (20% discount to city-wide average rents)	$1,076	$1,216	$1,686	$2,200

*Source: Canada Mortgage and Housing (CMHC) Rental Market Report

**Data suppressed by CMHC

Best,

The Broadway Plan team

15. I am representing someone in the RT zoned area, in an owner-occupied low density strata property. The property is aging and they are considering collaborating with their strata to redevelop, as the costs of age-related structural repairs are significant. Unfortunately, however, it seems as though the Broadway plan would effectively down-zone their property, by only considering land use changes to rental apartment. While in theory the existing RT zoning that applies might permit higher densities within the existing owner-occupant framework, and the client's intent; still, because Vancouver uses so much staff discretion in applying existing zoning, I am concerned that the proposed plan would still be prejudicial to the client by causing a stricter application of some of the discretionary aspects of the zoning policies. Can you please confirm if my understanding is correct? I would love to be wrong about this...

LauraT, 23 Mar 2022, 13:50

Hi Laura,

This is not a "down zoning". The Existing Low Density Areas (RS/RT zones) currently have a mix of single family houses, duplexes, multiple conversion dwellings and small-scale strata developments. The Draft Broadway Plan is proposing to increase intensification in these areas by permitting new rental apartment options (greater than what is currently permitted) over time to enable new affordable housing choices supporting transit-oriented neighbourhoods.

Best,

The Broadway Plan team

16. Why is there no 7-11 story mid rise policy? This plan as constituted doesn't provide enough affordable new housing.

Andrew Ferris, 11 Mar 2022, 13:20

Hi Andrew,

With the new Broadway Subway, there is a significant opportunity to locate new affordable housing and jobs in close proximity to rapid transit. To deliver job space, as well as market rental and below-market rental housing, additional height and density is often required to make development viable. It is expected that approximately 20% of housing units in the Broadway Plan area will be either below-market rental units or non-market housing units. Actual delivery will be dependent on development trends. More specific breakdowns of the number of below-market units will be outlined in the final plan as it goes to Council.

Please stay tuned for Draft Plan as it will provide more details about Built Form Guidelines for the various building typologies introduced through the plan.

Best,

The Broadway Plan Team

17. Hi, What are the current market rental rates/ below market rental rates (20%) reduction the city is using? Thanks

Bob 123, 18 Mar 2022, 13:59

Hi Bob,

The rental rates are tied to CMHC rental market report releases each fall – https://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/market-reports/rental-market-reports-major-centres

The Broadway Plan Team

18. How will the DCEs change with the implementation of the Broadway Plan. Will the DCEs be applicable for all land uses (eg. office, rental) or just for strata CAC?

bdmackinn, 2 Mar 2022, 9:03

Hi there,

Development Contribution Expectation (DCE), is intended to ensure that purchasers understand the City's land use priorities for an area (e.g. rental housing, job space) and factor in the potential costs of providing required amenities or affordable housing if additional density is recommended through the community planning process. The City's CAC policy will continue to apply as well, where land lift is captured for public benefit. This will mean that each rezoning is assessed for land lift and public benefit contributions.

Best,

Andrew

19. I would like to know what advanced planning has been done to ensure that there will be sufficient capacity to receive the increased amount of solid waste that will be produced due to the City's encouraging this level of population growth and density. How much longer will we be able to dump at Burns Bog? What about sewer capacity, and how will sewage be dealt with in this new high density version of the City? Has the City ever stopped to contemplate a future where density reaches a point where Vancouver is no longer the Vancouver that attracted people in the first place, the Golden Goose problem? I think of Kits for example, doubling the population where density is already so high that streets are already nearly impassable,

with by the way no increase in affordability. Is there ANYbody at City Hall saying maybe to put the brakes on, or it all pedal to the medal, come on down world, we'll fit you in somehow? It feels to me like everybody is blind to any downside of all this, loss of livability.

leechap2020, 10 Mar 2022, 22:25

HI leechap2020,

Thanks for your question. I'd like to emphasize that the Broadway Plan is not suggesting to double the population of Kitsilano. In Vancouver, enabling more people to live and work in compact complete neighbourhoods close to high quality rapid transit is the basis of Climate Emergency Big Move 1 – in some areas of the City this will involve more 4 or 6 plexes, townhouses and mid rise (eg 6 storey) apartments but some locations, such as near rapid transit station areas this means taller buildings (>6 storeys) given the high desirability of housing and job space in these places. These higher forms of development support inclusion of social housing units and generate community amenity contributions to help build community centres, day cares etc that are important to complete communities. In addition, greater height can be needed to make rental housing and job space viable (versus condominiums) in some locations.

The landfill in Delta has capacity that could stretch to 2037. Metro Vancouver has responsibility to manage long-term disposal capacity for the region. Metro Vancouver's long-term strategy is currently under development.

Similar to many other cities, the City of Vancouver's sanitary and stormwater pipe system was built as a combined sewer system, where both sewage and rainwater runoff are combined into a single pipe. On most days, the flow within these pipes is conveyed to the regional wastewater treatment plant. However, during rain events, the system overflows into nearby water bodies such as the Fraser river, the Burrard Inlet, and False Creek. The discharges are referred to as Combined Sewer Overflows ("CSO"s). With climate change we can expect more extreme rain events increasing the risk of coastal and overland flooding and triggering more CSO. The One Water Plan includes a combination of pipe upgrades and green rainwater infrastructure that will enable growth, help mitigate CSOs in the Broadway Plan Area and increase our resilience to climate change.

Best,

The Broadway Plan Team

20. The survey results showed strong support for the previous draft plan (see e.g. the Mt Pleasant survey results, at page 31 of the info boards, which shows about 20% "don't like it" or "really don't like it"). Despite this strong support, staff reduced maximum tower heights by 5 floors in every area, and generally seem to have restricted opportunities for new housing. Why was such weight given to a minority of voices in opposition to new housing?

End the Apartment Ban, 1 Mar 2022, 14:19

Hi there,

Survey feedback was certainly a key input into the planning process; however, there were a number of other considerations in crafting the proposed policies. The Existing Apartment areas require a very careful and sensitive planning approach, as they currently contain some of the more affordable rental housing options in the area. The intent is to provide options for redevelopment and reinvestment over the longer term as the buildings come to the end of their useful lives, while delivering new rental housing options in the near term in areas with relatively lower tenant displacement risks, such as near transit stations or lower density residential areas.

Staff expect that the heights and densities being proposed with the draft plan will help achieve the desired outcomes of increasing rental housing options, securing below-market rents to retain existing affordability, and ensuring tenants have the opportunities to stay in their neighbourhoods.

Best,

The Broadway Plan Team

21. Why was 5 stories cut in the outer parts of kitsilano and mount pleasant for unviabley small buildings when feedback in the last round showed majority support for the plan? I'm very worried this will leave us with only luxury units or no meaningful development that we desperately need. Was an economic analysis done on this change or was this yet again an unnecessary buckling to NIMBYs? Has any thought been put into this decision in particular in relation to damage to future diversity of housing stock?

JJ H, 6 Mar 2022, 17:19

Hi JJ H,

Thanks for the question. Survey feedback was certainly a key input into the planning process; however, there were a number of other considerations in crafting the proposed policies. The Existing Apartment areas require a very careful and sensitive planning approach, as they currently contain some of the more affordable rental housing options in the area. The intent is to provide options for redevelopment and reinvestment over the longer term as the buildings come to the end of their useful lives, while delivering new rental housing options in the near term in areas with relatively lower tenant displacement risks, such as near transit stations or lower density residential areas.

Economic analysis and testing to assess development viability has been ongoing throughout the course of the planning process. This includes detailed analysis of the Existing Apartment Areas and development scenarios at different building heights and densities. Staff expect that the heights and densities being proposed with the draft plan will help achieve the desired outcomes of increasing rental housing options, securing below-market rents to retain existing affordability, and ensuring tenants have the opportunities to stay in their neighbourhoods.

Best,

The Broadway Plan Team

22. I guess my questions are not clear enough or we are just on different pages when discussing garbage disposal. I am definitely not asking about garbage receptacles on the street. MY 2 QUESTIONS: 1. HAS THE BROADWAY PLAN TEAM TAKEN INTO CONSIDERATION WHERE THE CITY OR RECYCLING GARBAGE TRUCKS WILL DUMP THEIR LOADS? 2. WHERE HAS THE TEAM DECIDED THIS GARBAGE THAT IS CREATED BY THIS HUGE INCREASE IN DENSITY RECOMMENDED IN YOUR PLAN GO? My concerns are base on the following facts, the City's garbage transfer station at 377 W Kent Ave N is not large enough right now to handle the garbage that comes to it. The current increase in density over the last few years has forced the City to change its garbage truck pick up service to staggered days to try to reduce the over load at the transfer station. The next step where the garbage is taken, by much bigger garbage trucks, is to the Garbage Dump at Burns Bog in Delta. Burns Bog is the "Lungs Of The Lower Mainland". It is also an area where people are trying to get it designated as an UNESCO World Heritage site. Therefore an expansion of garbage dumping here is not acceptable. The other problem will be that garbage trucks will have to stagger pick up further. This will mean garbage trucks roaring around at night while people are trying to sleep. That kind of noise makes for an unlivable City. These are things you need to be thinking about when making such a huge change in density through this Plan. Recycling is currently shipped out of Vancouver. Burns Bog: " Burns Bog in Delta, British Columbia is recognized as having local, national and global ecological significance as a raised bog ecosystem containing several nationally and provincially listed species at risk. Burns Bog has historical cultural significance to the First Nations of the region."

denis, 11 Mar 2022, 14:49

Hello denis,

Seeing this question has larger city-wide implications, our team has reached out to city's waste management group to assist. They've provided the follow answers to your questions.

City's garbage transfer station at 377 W Kent Ave N is not large enough right now to handle the garbage that comes to it.

The transfer station is adequately sized and will be able to handle increases in density.

The current increase in density over the last few years has forced the City to change its garbage truck pick up service to staggered days to try to reduce the over load at the transfer station.

The City changed garbage and green bin collection schedules in 2013 when we started collecting food waste, moving from every week garbage and every other week green bin to every week green bin and every other week garbage. This change was done to drive waste diversion over disposal and is unrelated to the capacity of the transfer station.

The next step where the garbage is taken, by much bigger garbage trucks, is to the Garbage Dump at Burns Bog in Delta.

The garbage goes to the City of Vancouver's landfill in Delta. The landfill has been operating since 1966. It is considered part of the Metro Vancouver Regional waste management system and it receives waste from across Metro Vancouver. The Vancouver Landfill will not be expanded. Once the landfill closes, responsibility for long-term disposal of all the waste generated in Metro Vancouver, including waste from the City of Vancouver, transfers to Metro Vancouver.

Burns Bog is the "Lungs Of The Lower Mainland". It is also an area where people are trying to get it designated as an UNESCO World Heritage site. Therefore an expansion of garbage dumping here is not acceptable.

Metro Vancouver's long-term strategy is currently under development.

The other problem will be that garbage trucks will have to stagger pick up further.

There is unlikely to be any staggering of collections.

This will mean garbage trucks roaring around at night while people are trying to sleep.

City by-laws require collection vehicles to start no earlier that 7:00 AM, 6:00 AM in the downtown core. Only street cleaning programs run by the City operate at night.

That kind of noise makes for an unlivable City. These are things you need to be thinking about when making such a huge change in density through this Plan. Recycling is currently shipped out of Vancouver.

All recyclable material (single family and multi-family) is collected by Recycle BC. Recyclable material is processed within Metro Vancouver and shipped to markets around the world.

Hope this helps,

The Broadway Plan Team

23. Will any consideration of solar access requirements be given to independent schools or only to public schools. Kids, whether they go to independent schools or public schools, are all deserving of sunlight while they learn and play.

concernedkits, 22 Mar 2022, 20:19

Hello concerenedkits,

We would certainly agree that as the community in the Broadway Plan area grows, our cherished spaces where people gather and children play will only become more important. However, as new buildings are constructed, we are only providing guidance for maintaining sunlight on key **publically accessible** places like public parks, public spaces and public school yards. I would encourage you to review page 47 of our Draft Plan information boards which you can find here: https://shapeyourcity.ca/14107/widgets/58582/documents/76101 .

Best,

The Broadway Plan Team

24. Can you site a previous densification project that facilitated lower rents or even the same rent that displaced people? Please quote your statistics in your answer

Coly, 16 Mar 2022, 16:35

Hi Coly,

Placing affordability requirements through land-use policy on new development can facilitate lower or similar rents that currently exist – an example of this is the project at 1171 Jervis & 1345 Davie street where the West End Community Plan allowed additional density for new developments that provided 20% of floor space as social housing. The affordability in those units ranged from the shelter component of Income Assistance (i.e. $375/month for a single person) to a maximum of the average market rent for the local area to meet the plan goal of maintaining or enhancing the affordability offered in the current rental stock in the neighbourhood.

We trust this answers your question,

The Broadway Plan Team

25. Hello, We moved to Fairview in June 2021 and bought our dream home for $3M. We are in our 30’a and have been saving our whole lives to buy this home with it’s unobstructed view of the city. It’s beautiful and what we have been dreaming of and worked so hard. We came from middle class and immigrant families and have put our life’s savings into

our home with this view. Looking at your draft plan, our area is FSLA and towers are allowed to be built in front of us. This will destroy our home's value and our personal net worth. Can you explain to me why the area of Oak and Laurel is FSLA and not FSLB? I do not understand the decision for this and it has a huge impact to our life and our worth. Also, who can I contact to to object to this zoning and to push to have this changed? What can we do as people hugely negatively impacted by this (other than sell our home before towers are built when we just moved in?) I would like to lobby to have this changed. Thank you.

Manda, 3 Mar 2022, 8:20

Hello Manda,

The Broadway area is a very central location that will be highly accessible by transit with the new Broadway Subway, and close to shops, services and amenities. Generally, the taller buildings are being proposed closest to the future station area at Broadway. This applies to the existing residential apartment areas (e.g. RM/FM zones). This is based on feedback we heard from our last round of public engagement that showed most support for taller buildings in residential areas in areas near transit. This public input informed the boundaries between our policy areas.

The Built Form Guidelines (which will be part of the plan that'll go to council) will inform contextual fit of future buildings. We will ensure that various sized buildings integrate with neighbourhoods. The built form guidelines will provide direction on how individual projects should be designed to ensure livability, contextual fit and a high quality pedestrian realm. They'll cover issues like height, massing, tower spacing, setbacks, access to views and light, architecture approaches and materials. All future rezonings will be subject to public hearings.

We understand that the proposed land use policy will have impacts on nearby properties and appreciate you sharing your input.

The Broadway Plan Team

26. This question can apply to both the West 4th and South Granville villages: do these both need to be on major arteries? I am worried about both these areas becoming stroads. The fact Granville St needs to serve heavy thru-traffic means the area, the South Granville village can't be very pedestrian-oriented. If it were made pedestrian-oriented then the thru traffic would route around it to bypass this busy section. Hemlock is already a victim of that. It seems like in retrospect, the better idea would have been to put that commercial stuff on Hemlock and make Hemlock pedestrian oriented village (eg 1 lane, 30kph or perhaps no-cars, crossing signals that change for pedestrians right away, etc) and leave Granville to handle heavy thru traffic. Could the plan be to move it there long term?

Wyatt, 7 Oct 2021, 15:40

Hello Wyatt,

Thank you for your comments and ideas. We have heard from public that there are many transportation and public life goals and desires for the Granville area. The City is therefore planning to take a more detailed look at the long-term roles and functions of Granville, Fir, and Hemlock to see how we can achieve these goals.

The Broadway Planning Team

27. How can you widen the sidewalks on Broadwaywithout further congesting an already over-congested main arterial thoroughfare? Seems like the perfect recipe for congestion and increased carbon monoxide greenhouse gas emissions in the area. Or are you delusional enough to think that the cars will just go away?

CliffG, 26 May 2021, 8:17

Hello,

Apologies for the delay. The road reduction will initially be the curb lane in each direction on the blocks around the future 5 subway stations. Over time, the city will make that the standard width for Broadway. The intent is for wider sidewalks for pedestrians/patios. The lane reduction will be done by removing the lanes used for the busses and not private cars.

Hope this helps,

The Broadway Planning Team

28. Is there a plan to somehow connect great northern way headed north between Main and Clark? Will there be a road that crosses the tracks heading north towards terminal that isn’t either Main or Clark?

C C, 22 Mar 2021, 13:38

Hello,

The City has long-term aspirations to provide north-south connections across the Canadian National (CN) and Burlington Northern Santa Fe (BNSF) rail yards. However, at this time we are unsure of CN and BNSF’s plans for the rail yards and therefore not yet able to move forward with these aspirations. When more information is available, we will look for opportunities to implement these connections.

Best regards,

The Broadway Planning Team

29. In your recent answer to David, you respond in part with this statement: “Generally the most extensive change would occur in the Centres, but even so redevelopment would be on limited sites in most places.” Is the concept of “redevelopment on limited sites in most places” applicable to the RT Areas?

rlh, 7 Mar 2021, 13:42

Hello,

Thank you for your question. Generally, in the RT areas we will be exploring ways to diversify the housing choice with new rental apartment options while fostering a mix of building types. For more details on RT areas, check out the Emerging Directions for the ‘Residential Areas’ on pg. 15 of **our boards**.

Over the coming months, we will be working on more detailed land use policy directions and have further opportunities for public engagement.

Best regards,

The Broadway Planning Team

30. Is it probable the Broadway Plan Study will result in minimal up zoning in the vast majority of the areas, but still significantly increase public benefit contributions via CACs and DCLs upon redevelopment?

David Price, 16 Feb 2021, 12:50

Hello David,

Thank you for your question.

The Broadway Plan Emerging Directions consider intensification (i.e. increased height and density) in strategic locations to enable new affordable housing and job space, and contributions towards public benefits. Generally the most extensive change would occur in the Centres, but even so redevelopment would be on limited sites in most places.

Most new development would pay DCLs. CACs from rezonings would be guided by the DCE Policy (https://vancouver.ca/files/cov/development-contribution-expectations-policy-appendix-c.pdf). Overall the City’s priorities for increased height/density are affordable housing and job space. Cash or in-kind CACs for public benefits (e.g. childcare, cultural space) from additional strata density would be considered in limited circumstances. The Broadway Plan Public Benefits Strategy will also consider innovative funding tools and approaches (e.g. co-location of community facilities) to enable the delivery of community amenities in the area.

Hope this helps,

The Broadway Planning Team

Phase 2 Emerging Directions –Area Wide Policy Page

1. With the Senakw project, how is the city planning to pay for the impact on the neighbouring schools, hospitals, roads, police and fire services if City taxes are not being assessed on the properties.

   Leslie D , 29 Sep 2021, 10:01

   Hello Leslie,

   The City is aware of these concerns and recognizes it is important. However, due to ongoing discussions between the city and MST DC we are unable to comment at this time. More details will be available about this in the future.

   Thank you,

   Andrew

2. The idea of fast and conveneient transit is that people from all over the region can travel to along Broadway and also to the Downtown quickly and easily. Since the Subway is making travel from other parts of the City and region easy, why are we still focussing on having more housing located close to the employment centres around VGH and City Hall?

   j pierce, 13 Mar 2021, 12:56

   Hello Jan,

   Its about providing more housing choice, and convenience while leveraging the investment in the Broadway Subway. Vancouver is in a housing crisis and we've heard through our expansive engagement that current renters are concerned about their ability to stay in the area and people are frustrated over the inability to find affordable and suitable homes. The Broadway Plan will be considering how we plan around the subway to give people the option of living closer to work which will mean shorter commutes. The planning process will also provide us the opportunity to think about how we plan for the housing needs of different populations who are underserved. Including seniors' accessibility and care needs, workers' proximity to job opportunities, families need for flexible space, and culturally-appropriate Indigenous housing.

   The Broadway Planning Team

3. Will there be a public washroom / washrooms at the subway stations?

   Debora Nortman, 11 Aug 2021, 15:26

   Hello Debora,

   There will be public washrooms available along the Broadway subway. For specific details, I would encourage you to contact the province as they are the government body leading the project and in the best position to answer this question. Their website is https://www.broadwaysubway.ca/contact/connect/ and their phone number is 778-572-3544

   Best,

   The Broadway Planning Team

4. In the At-Home section you say that there is a demand for 'customer fulfilment' centres. Can you please explain what a 'customer fulfilment centre' is? Is this a church or other spiritual centre?

   j pierce, 15 Mar 2021, 19:54

   Hello,

   You must be referring to the reference in the "At Work" section. Customer fulfillment centres hold inventory for all types of businesses that sell physical products whether through an online store or a traditional brick and mortar retailer.

5. Are you making the questions being asked public? Will the questions and answers be posted on this site?

   j pierce, 13 Mar 2021, 12:57

   Hello,

   Yes we are making the questions and answers public. Please browse the Ask A Question tab on the different pages to see what your neighbours have asked as well as our replies.

   Best regards,

   The Broadway Planning Team

6. Why do you call the RT areas that form a band across the south side of the Plan area "SIngle Family/Duplex" zones. These are zoned RT which promotes multiple conversion dwellings. New duplexes are not a dominant form of development and there are virtually no new single family houses and not many existing ones either. This seems to be an attempt to paint these very dense older neighbourhoods that are full of existing affordable ground oriented rental units as low density.

j pierce, 12 Mar 2021, 15:58

Hello,

Thank you for your feedback. We recognize that the RT zoned areas do contain a mix of different ground-oriented housing types, such as multiple conversion dwellings, duplexes, and single-family homes. Typically, these areas are lower density than other areas in the Broadway Plan such as the RM apartment areas, but we also realize that there are many existing secondary rental units in the RT areas.

There are data limitations for quantifying the exact number of secondary suites that exist currently; however, we will consider your input for future work and endeavour to provide more context on what exists today in RT zones of the Broadway Plan area.

Best regards,

The Broadway Planning Team

7. If City wants to provide a diverse living options, why market condo were little or not mention throughout the study. It is important for people to have choice to own their home instead of being a renter forever.

Minnie Li, 27 Mar 2021, 21:37

Hello Minnie,

We agree that it is important to have a diversity of housing options given how diverse our population and their housing needs are. The Broadway Plan Emerging Directions propose significant shift of new development opportunities to focus on rental, social, and supportive housing in recognition of the significant need in the communities. Over the past several decades, despite a growing need for rental, social, and supportive housing, the majority of new residential development in Vancouver has been strata condominiums. The most recent census data shows that about 9,800 renters in Broadway are paying over 30% of their income on housing and from the last census we know that 76% of net new households to the city were renters. We also know that the median incomes for renters in Vancouver is ~$50,000/year which puts ownership housing out of reach.

However, we also recognize that there is desire for ownership housing in the Broadway Plan area, therefore we are proposing to enable new strata development but in select locations. More details on specific policy proposals will be available in the coming months, so stay tuned for updates and more information.

Best regards,

The Broadway Planning Team

8. Why isn't architecture & character included in the policies?

daniel_kryz, 16 Mar 2021, 22:36

Hello Daniel,

The engagement phase that just concluded, Emerging Directions, was focused on high level policy directions for Broadway Plan. It introduced a proposed spatial framework for growth and change in the Broadway neighbourhoods, and policy directions for various topics (e.g. Affordable Housing, Transportation, Arts and Culture, etc.), to take a “temperature check” with the community to ensure we are on the right track with the key moves before getting into more detailed planning. The next phases of the planning program will have more specifics around built form and building typologies, public realm elements, and other features that contribute to neighbourhood character.

Best regards,

The Broadway Planning Team

9. Re heritage policies, you say that you heard people indicating a desire to retain heritage areas but your actual heritage policies have only two items that mention actual heritage buildings. The rest talk about reconciliation and cultural resources. There are only two of the heritage policies that mention actual heritage buildings and nothing that talks about character buildings or character/heritage streetscapes. The first relating to heritage buildings only says that you want to have incentive policies. Are you suggesting that incentives would be available to buildings not actually on the heritage register or would character houses not on the register be available for redevelopment into apartments. The second says that new development that demolishes heritage should contribute to the City's Conservation Fund. In that policy you mention that this would occur in those areas that are identified for change. Are there any areas in the Broadway Plan that are NOT identified as areas for change? This is not an effective heritage policy. I don't see any policy that says the Plan will identify neighbourhoods or streetscapes that have heritage and character merit and seek to adopt policies that will support their retention. Incentives are ineffective if the underlying zoning promotes redevelopment. You have no statement that says you will "Promote and Support" heritage neighbourhoods.

j pierce, 12 Mar 2021, 15:54

Hello,

Thanks for your comments and questions about the emerging heritage directions for Broadway Plan. As you note, in line with the Vancouver Heritage Program, Broadway Plan is taking an expansive view of heritage including not only built heritage but also with a focus on cultural/intangible heritage, as well as opportunities to encourage Musqueam, Squamish, and Tsleil-Waututh voices and visibility on the land, a significant priority for Vancouver and the Broadway Plan area as a City of Reconciliation. In terms of heritage buildings, more specifics around heritage conservation, incentives, how low density areas can evolve with new rental apartments, potential historic districts, and other considerations will be shared for review and input in the next phases of the planning program. Regarding heritage amenity shares, these are already currently available in the C-3A zoning along Broadway for

example. New development can have an additional 10% density/FSR through contribution towards amenity shares, which support the citywide Heritage Conservation Fund. There may be other areas/zones of focused growth where this would be considered. We appreciate your input and encourage you to stay involved in the Broadway planning process.

Best regards,

The Broadway Planning Team

10. You give numbers for existing rental units in what you call Single Family/Duplex areas. How did you determine the numbers? You have the number 435 Multiple Conversion Rental Dwellings in all the RT areas in Mount Pleasant both around Fraser St. and around City Hall as well as the areas on both sides of Arbutus St in Kitsilano. I am familiar with these areas and there are many many hundreds if not thousands of rental units in these areas. What study was carried out?

j pierce, 12 Mar 2021, 15:40

Hello,

Thank you for your comment. The City of Vancouver maintains an internal database of the purpose-built rental housing stock for any property containing 3 or more rental units, which may include Multiple Conversion Dwellings, but often does not capture basement or secondary suites. For the purposes of our study, the primary data source we used to estimate the number of Multiple Conversion Rental Dwellings and secondary suites was through B.C. Assessment data from 2019. B.C. Assessment is responsible for maintaining an extensive and up-to-date database on all properties in the province including. The 435 Multiple Conversion Dwellings figure refers to the total number of MCDs in RT areas, however there is limited data on the total number of suites due to difficulties in identifying, enforcing, and legalizing unpermitted suites. We have noted these data limitation in our print and presentation materials.

Best regards,

The Broadway Planning Team

11. The Broadway Plan Emerging Directions are clearly proposing significant increases in density for both housing and jobs in the corridor immediately surrounding the Subway, both around the stations but also farther away particularly the older conversion neighbourhoods south of the subway route in Mount Pleasant and Kitsilano. For years we have been told that Broadway was the busiest transit corridor in Vancouver and perhaps Canada and that the need for a subway was destperate. Since it is already such a busy corridor, why do we need to increase the amount of housing beyond what the rest of the city will be experiencing over the next 30 years? Do the current levels of transit use not support a Subway? If that is the case, why are we not building an LRT instead?

j pierce, 13 Mar 2021, 12:52

Hello,

Thank you for your question. The UBC Line Rapid Transit Study completed in 2012 found that an LRT option would be approaching maximum capacity within the twenty year time horizon of the study. This was based on existing zoning and growth and as a result, was deemed to be a short term solution to Broadway's transportation challenges. The SkyTrain alternative provided sufficient capacity for the long-term and expandable capacity to accommodate further growth. This was a key reason behind the region's Mayors selecting.

As the new Broadway Subway is constructed, there is significant opportunity to locate new jobs and homes in close proximity to rapid transit while also serving the existing high demand. Through our public engagement to date, we have heard strong desire to increase housing and job space within the Broadway Plan area in order to provide increased opportunities for additional people to live, work, and play nearby the new subway. The Emerging Directions seek to provide opportunities for more homes and jobs in the Broadway Plan area. Finally, providing a greater mix of housing and employment opportunities within the Broadway Plan area will allow many residents to walk, bike or roll between home and work. I hope this addresses your question.

Best regards,

The Broadway Planning Team

12. In the At Work section you give the numbers for jobs in 2051. Are these new jobs or total jobs?

j pierce, 12 Mar 2021, 15:36

Hello,

The numbers shown in At Work section are job space demand forecasts for additional job space by 2051. It is important to note that these projection are for the entire city, not just the Broadway Plan area. For more information, visit our Employment Lands and Economy Review webpage to see the detailed city-wide reports.

Best regards,

The Broadway Planning Team

Phase 2 Emerging Directions – Fairview Page

1. Why isn't it letting me do the survey? It said that it was deactivated by the owner, but the other versions I've seen have said that it would be open until Nov 30

katy.howden, 22 Nov 2021, 18:54

Hi Katy,

Please check out the main Broadway Plan page here www.shapeyourcity.ca/broadway-plan . There is a link to the current survey on that page.

Thank you for your interest in the survey. Please share it with your friends and neighbours if you can. We would really appreciate it!

Andrew

2. I live in one of 4 large condo developments between 5th and 7th and intersecting with Granville. Please consider ways to slow down traffic on Granville between Broadway and 5th Avenues. Cars accelerate both ways whether approaching the bridge or coming off it creating unnecessarily loud noise and increasing the risk of accidents.

Paully, 23 Oct 2021, 17:48

Hi Paully,

Thank you for the suggestion. The Refined Directions have identified a need for more detailed transportation planning study for the area surrounding Broadway and Granville. This is something that will be within the scope of that study.

We hope you've had a chance to review the refined directions and share your feedback. To learn more please visit our main page www.shapeyourcity.ca/broadway-plan .

Andrew

3. As of today's date, October 14th, is there a plan for the West Granville Loop? If not, is the city's intent to keep it as green space or sell it to a developer? Many thanks, Lynn.

Lynn J., 15 Oct 2021, 12:17

Good morning Lynn,

We'll have more details about the future of the Granville Loop in this next phase of work. Check back on November 4 to review the information boards and learn how you can provide your feedback.

Hope that helps,

Andrew

4. Are there any plans for a recreational facility (pool, library, etc) to support the increased density that will come in the Fairview area with increased density buildings along Broadway?

   sonchirri, 5 Oct 2021, 8:55

   Good morning Sonchirri,

   Assessment of existing and future community amenities like those you mentioned is part of the plan development. Our team will be reviewing those needs and how to pay for it through our public benefit strategy. There will be more details coming out on this in Phase 3 of the work plan (launching in early November) and the draft plan that will be going to council.

   Thanks for your question!

   Andrew

5. Hi. On August 12th (2021) you posted that Phase 3 Emerging Directions for the Broadway Plan would start in late September (2021). You also quote on anther web page that “ The Broadway Planning Team is excited to announce that Phase 3 - Refined Directions will begin in early November “ (2021) . Which date should we anticipate ? Thank you for your help. Kindest Regards, Marty.

   Marty M., 23 Sep 2021, 12:46

   Hi Marty,

   Broadway Plan's Phase 3 engagement will be launching in early November. We'll be sending an update mid October with more specific details.

   Hope this helps,

   The Broadway Planning Team

6. show many stories will the 1395 Eedt Broadway proposed office building be?

   Donna Williams, 3 Sep 2021, 16:31

   Hello Donna,

Thank you for your question. This project is separate from the Broadway Plan. However, for more information about this project, I would kindly ask you to refer to this website https://shapeyourcity.ca/1395-w-broadway

Have a nice long weekend,

Andrew

7. I am planning to buy a unit in townhouse complex at 939 W 7th Ave. The unit has a view of False Creek. Can you please tell me if the city has development plans to increase the allowed heights of the building in front of it and if the land between the W 6th Ave and Charleson in front of it (1498 on the Vancouver map property viewer (PID 007592485, and ending in 507, 523, 540, 566, 582, or 008740968, 008740976, 008740992) will likely be developed to go over 4 floors high. I am planning to give an unconditional offer today, so I will appreciate your prompt response by 4 pm tonight if possible. Thank you so much for considering this request.

   Olga, 4 May 2021, 11:21

   Hello Olga,

   Unfortunately at this point in the Broadway Planning process we don't have that information available. We anticipate details on general heights to be out for public engagement in July 2021.

   Sorry we couldn't be more help. Good luck!

   Andrew

8. What measures are being put in place to ensure once Affordable Housing is built, it stays that way? I've heard stories of units starting as affordable and then become not either because no one was following up on what they were being rented at, or because after the first tenants moved out they went back to being unafffordable

   Brent Holmes, 28 Mar 2021, 20:30

   Hello Brent,

   The City of Vancouver uses Housing Agreements to secure affordability for the life of the building. We have primarily used this tool with non-market housing which are run by non-profits who monitor the affordability of the units, and the City may request reporting information as required to ensure compliance with the Housing Agreement.

In 2019, the City introduced the option of securing below-market units within private market rental buildings in the form of the Moderate Income Rental Housing Pilot Program (MIRHPP) and the Below-Market Rental Housing Policy for Rezonings. Under the new policies, applicants are required to enter into a Housing Agreement for the life of the building. The proponent is required to verify the income eligibility of new and existing tenants in moderate income rental units, and provide annual reports to the City to ensure compliance with the income thresholds and rents specified in the policy. To see the full details of the requirements, please visit Section 2B in the MIRHPP Bulletin.

The Residential Tenancy Act provides the laws that regulate rent increases between tenancies so landlords in the private market are allowed in some cases to increase rents. The City is working with Province to implement Rental Housing Taskforce recommendations to close certain loop holes which give some landlords opportunities to illegally raise rents (e.g. renovictions).

Best regards,

The Broadway Planning Team

9. Having looked at the Kitsilano profile, the area seems to fulfill all the expectations set out in the objectives of the overall plan for the area. Why, then, is there a proposal to increase the height of buildings in Kitsilano?

Debra Simmons, 9 Mar 2021, 17:42

Hello Debra,

Increased heights for buildings are being considered in Kitsilano in response to a number of community needs we've identified through the planning process. We have heard a strong desire for more rental/affordable housing options in Kitsilano, particularly with the new Subway station at Arbutus, including rental homes suitable for families with children. In recent years the rental vacancy rate has been less than 1%, and very little new rental as been built in recent decades compared to ownership housing. We also know that the existing rental housing is aging and will need significant reinvestment/renewal in the coming decades. However this must be approached very carefully in order to balance the need for renewal with mitigating displacement impacts. We've heard that maintaining existing affordability is important to the community and the provision of additional density alongside affordability requirements in new buildings works towards this goal of enabling renewal while maintaining affordability into the future. There is also a need for additional space for jobs, such as offices, close to the future Subway. Increased building heights will help enable new rental housing and job space close to rapid transit, amenities and services.

Hope this helps,

The Broadway Planning Team

10. To whom it may concern My question : Are existing green spaces not designated as parks such as Granville loop park on the west side of

the granville bridge going to be developed? The east side of the granville loop is designated a park. Go figure My concern is the government will sell this well utilized and established green space to developers . Density seems to be a priority for this city and well established existing green spaces for people to relax and play outside are not important.

Nelson, 24 Mar 2021, 11:49

Hello Nelson,

As you may know, as part of the Granville Connector project the long term intent is to reconfigure the west loop block to improve circulation and walking and cycling connections, and create a more regularized intersection at Granville and 5th (https://vancouver.ca/files/cov/granville-bridge-connector-open-house-boards-january-2020.pdf -- see board 28).

The future use(s) of the west loop block will be determined through the Broadway Plan. Council direction is to explore options that include and support park/green space. At this time no recommendations or decisions have been made about the block.

Currently, in the Emerging Directions phase for Broadway Plan, is the following policy direction: "Explore future uses for the Southwest Granville Loop that include and support public green space." (Granville/Burrard Slopes sub-area, see Board 30: https://syc.vancouver.ca/projects/broadway-plan/broadway-plan-emerging-directions-open-house-boards.pdf)

Focused engagement, including with the South Granville BIA and businesses in the area, will help shape the future use(s) for the block. This engagement will get underway later in the spring/summer, so please stay tuned for that. Also if you have any ideas or input specific to the block at this time, I encourage you to have your say via our online survey open until March 31st (survey link - https://talkvancouver.questionpro.ca/a/TakeSurvey?tt=SsPBl7OJ88xMXwoF19gY6w%3D%3D&_ga=2.25855549.1065098859.1616446119-1152093174.1569597034).

Our team is always listening and looking forward to continued discussions on this important topic.

11. With the increase in population from al of the new rental spaces planned, where will the kids go to school since most in the area have waiting lists to get into kindergarten, where will they go to get library books as Kitsilano branch is the most heavily used branch in the system

and Firehall is VERY small, where will they find medical assistance when they need it as all walk-in clinics are overbooked? Where will the city get the money for the additional services needed for the increase population and the services they will need to supply? Will developers be asked to provide monies for these services in addition to only bike racks and child care centres?

Debra Simmons, 9 Mar 2021, 9:36

Hello Debra,

Great question. Our team is in regular contact with the Vancouver School Board. We meet with them on a quarterly basis collaborating on policy areas of mutual interest. Community and social facilities and services like schools, libraries, and community centres are needed to help individuals, families, groups, and communities meet their social needs. We know that as our communities grow, these community and social infrastructure assets provide much needed services. The Broadway Plan is an opportunity to plan and meet the social-serving needs of community by ensuring that services and programming are available and accessible across the Broadway area. Its for this reason that we're introducing a number of emerging directions that speak to planning for those needs. Early policy directions (**click here**) about how these can be realized can be found in the "Community wellbeing" (page 85-88) and "public benefits strategy" (page 91-92) . More details about how these can be funded will be fleshed out as the Broadway Plan workplan progresses into Phase 3 and Phase 4.

I hope this helps,

Andrew

12. Hi! What is the city going to do to make South Granville more livable? The area is full of young renters yet when I walk along Granville street all I see are high-end furniture stores. The neighborhood feels like a food desert at times and is certainly not a ‘complete community’.

Yung Professional , 9 Mar 2021, 21:43

Hello Yung Professional,

Thank you for your comments. From our engagement, we've heard from people that the South Granville area is generally working well today with its cherished “village-like” atmosphere and as a place for shopping, dining and socializing. The diversity of businesses and small, active storefronts help create a distinctive character and an interesting walking experience.

However, that being said, of course there are opportunities for improvement. You raise an important point: there is a need for more diverse retail like grocery stores and other types of small business that meet a range of community needs. Its for this reason that one of the emerging directions we're introducing is to "Work with the South Granville BIA to support and encourage more local-serving shops and services." We area also looking to support opportunities for new cultural, entertainment and nightlife venues.

In the meantime, if you're interested in "complete communities" work you can also get involved in the Vancouver Plan process and the Complete Neighbourhoods work, please visit https://shapeyourcity.ca/vancouver-plan and https://shapeyourcity.ca/completeneighbourhoods.

Hope this helps. Looking forward to having more conversations about this as the work plan progresses into Phase 3.

Best,

Andrew

13. As someone who has lived in this neighborhood at 6th & Granville for 12 + years, I am disappointed that I am not given the chance to discuss the direction of the park at 4th/5th and Granville/Fir. It's a beautiful green space! Studies have shown that green spaces in surrounding communities have a positive phycological impact on their well being. This area has many residents who enjoy it including our wildlife. It seems that the city is not considering the real benefits of this space and shows extreme ignorance. Those of us who are unable to attend the workshop are not happy and feel ignored. Please arrange a discussion surrounding the future of this area if you plan on taking it way from us

Tiziana, 18 Mar 2021, 10:10

Hello Tiziana,

As you may know, as part of the Granville Connector project the long term intent is to reconfigure the west loop block to improve circulation and walking and cycling connections, and create a more regularized intersection at Granville and 5th (https://vancouver.ca/files/cov/granville-bridge-connector-open-house-boards-january-2020.pdf -- see board 28).

The future use(s) of the west loop block will be determined through the Broadway Plan. Council direction is to explore options that include and support park/green space. At this time no recommendations or decisions have been made about the block.

Currently, in the Emerging Directions phase for Broadway Plan, is the following policy direction: "Explore future uses for the Southwest Granville Loop that include and support public green space." (Granville/Burrard Slopes sub-area, see Board 30: https://syc.vancouver.ca/projects/broadway-plan/broadway-plan-emerging-directions-open-house-boards.pdf)

Focused engagement, including with the South Granville BIA and businesses in the area, will help shape the future use(s) for the block. This engagement will get underway later in the spring/summer, so please stay tuned for that. Also if you have any ideas or input specific to the block at this time, I encourage you to have your say via our online survey open until March 31st (survey link - https://talkvancouver.questionpro.ca/a/TakeSurvey?tt=SsPBl7OJ88xMXwoF19gY6w%3D%3D&_ga=2.25855549.1065098859.1616446119-1152093174.1569597034).

Our team is always listening and looking forward to continued discussions on this important topic.

Andrew

14. I find it highly concerning and disappointing that the general public in the south Granville are of Fairview have not been given a chance to discuss the future of the park at Fir/Granville and 4th/5th. Taking this space away from the neighbourhood and the local wildlife shows an extreme ignorance to the future of greenspace in matching the increase in residents in the area. Those of us that are unable to attend the workshops are annoyed and ignored. You will need to arrange a discussion surrounding the future of this area if you plan on taking away an existing public space.

RowGil, 16 Mar 2021, 8:56

Hello RowGil,

I can assure we're listening. As you may know, as part of the Granville Connector project the long term intent is to reconfigure the west loop block to improve circulation and walking and cycling connections, and create a more regularized intersection at Granville and 5th (https://vancouver.ca/files/cov/granville-bridge-connector-open-house-boards-january-2020.pdf -- see board 28).

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Thank you,

Andrew

15. I am extremely disappointed that the general public in the south Granville area of Fairview have not been given a chance to discuss the future of the park at Fir/Granville and 4th/5th. Taking this space away from the neighbourhood, guests to the city and the local wildlife shows an extreme ignorance to the future of greenspace in matching the increase in residents in the area. Those of us that are unable to attend the workshops are annoyed and ignored. Please arrange a discussion surrounding the future of this area if you plan on taking away an existing public space. Especially since the plants and other mature trees in public greenspace (now called Granville West) to the west of the Granville Street Bridge provide an important role as a carbon sink helping to trap carbon dioxide between the bridge traffic and local residents homes.

karlas, 16 Mar 2021, 16:05

Hello Karlas,

As you may know, as part of the Granville Connector project the long term intent is to reconfigure the west loop block to improve circulation and walking and cycling connections, and create a more regularized intersection at Granville and 5th (https://vancouver.ca/files/cov/granville-bridge-connector-open-house-boards-january-2020.pdf -- see board 28).

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Thank you,

Andrew

16. I am currently living in a residential area along the south side of 8th avenue, but the broadway plan is to change it to commercial use. How do I get involved to keep it as a residential property?

Marc, 15 Mar 2021, 21:14

Hello Marc,

The best way to provide your feedback would be to take our survey. Click here to learn more.

Also, I'm curious which residential building you're speaking about. Happy to clarify any concerns you may have. Please email us at broadwayplan@vancouver.ca

Andrew

17. what are you going to change?

janis, 15 Mar 2021, 11:27

Hello Janis,

That is a simple but complex question. I would encourage you to look at these documents to learn more about the work we're doing:

Broadway Plan Boards (Complete set): https://syc.vancouver.ca/projects/broadway-plan/broadway-plan-emerging-directions-open-house-boards.pdf

Broadway Plan Highlights Booklet (summary document): https://syc.vancouver.ca/projects/broadway-plan/broadway-plan-emerging-directions-booklet.pdf

Hope this helps,

Andrew

18. Area A between Spruce and Alder on Fairview Slopes - increasing height and density. Does this mean blocking the views from the slopes by constructing taller buildings on 6th?

SR, 4 Mar 2021, 8:51

Hello SR,

It’s important to note that at this point in the planning process, we haven't landed on specific heights and densities for any location. We will be engaging on that during Phase 3 and Phase 4 of the work plan later this spring. At this stage of the plan, we are beginning to think about how different areas may grow and change at a neighbourhood level. Specific heights/densities will come out later in Phase 3/4. Happy to circle back on your question about views later in Phase 3 once we landed on those specifics.

Andrew

19. In the Fairview map the Broadway shoulder area on the north side between Hemlock and Heather indicates a full block for development of high rises, hotels, commercial, whereas the other blocks along Broadway Bothe north and south indicate only a half block in for this kind of development. Does this mean the extensive low and mid rise residential lots (apartments with street level offices and small businesses) are open to city led expropriation and eviction of residents?

Sandy, 26 Feb 2021, 15:11

Hello Sandy,

No, the City will not be expropriating or evicting residents. When complete, the Broadway Plan will strengthen renter protections and work to mitigate the negative impacts of displacement on disproportionately impacted communities. This is a 30 year plan and we're thinking about how the neighbourhoods in the study area will grow and manage change around the future subway.

Thank you for your comments and question,

Andrew

20. When identifying "site without rental units" for potential development with increased height and density, are you including condominiums with a substantial proportion of rental units and no rental restriction as "sites with rental units"

HikerPaul , 16 Feb 2021, 15:14

Hello HikerPaul,

Apologies, I had a bit of a hard time understanding your question but going to do my best answering. “Sites without existing rental units” would include condominium buildings with a majority of individually owned units, some of which may be rented. “Sites with existing rental units” would generally be purpose-built rental buildings with a single owner.

I hope that helps answer your question.

Andrew

Phase 2 Emerging Directions – Mount Pleasant Page

1. Would the zoning on 13 the Avenue East can be change from RM 4 to CD1

   VBM, 29 Oct 2021, 12:51

   Good morning VBM,

   We're unable to answer that question at this point in the planning process. We're hoping to have more site specific zoning information as part of the draft plan in the new year (around February/March 2022).

   Best,

   Andrew

2. The Mount Pleasant Emerging Directions PDF mentioned that east of Prince Albert it would maintain the existing scale along the South side of the street. Will that remain true given the expansion of the subway? Thank you.

   TL, 27 Sep 2021, 12:12

   Hello TL,

   The Broadway Plan work to date, including the Emerging Directions, take the subway project into consideration. Additional details around height ranges will be shared in our upcoming Refined Directions engagement which is set for early November.

   I hope this helps,

   The Broadway Planning Team

3. What is the maximum height of buildings to be considered in "centre" areas? While I understand the need for increased density, fear is that

these centre areas will feel like Olympic Village or Yaletown which lack character and aren't built to the human scale. How will higher density change the character along Kingsway for the residents in single-detached homes behind Kingsway and for Robson Park?

Ren, 21 Apr 2021, 10:17

Hi Ren,

Thank you for your question. we haven't landed on specific heights and densities just yet. If you refer to page 51. in the emerging directions information boards by **clicking here** it'll give you a general sense about its future direction and priorities. For this area, we recognize that its residential and consists primarily of low-density ownership housing, such as single-family housing, duplexes or small multiple dwellings. However, there is a lack of affordable housing options. Rental housing generally comprises secondary rental units or units in multiple conversion dwellings. In terms of its future, early policy directions for the specific area directly north of Robson Park falls under 'Area A". Here we are considering "increased height and density for affordable housing (e.g. secured market and below-market rental apartments). "

I would encourage you to stay up to date with upcoming engagement opportunities this summer. We'll be coming out with general heights at a neighbourhood level (not site specific) this July. Lots of opportunity to help inform what this will look like in terms of heights and look of buildings (building forms and public realm framework).

Best,

Andrew

4. While I support the need of increased density, is there a way to replace small commercial spaces with similar? I've lived 10 years in Mount Pleasant and see small commercial buildings replaced by new mix-used buildings which only offer huge ground floor commercial spaces that have sat vacant since the building was finished 6+ years ago killing the character as well as access to services in the area. There are many examples of this vacancies around the whole area that this plan encompasses. Thank you,

Sofia, 6 Apr 2021, 9:01

Hello Sofia,

Thanks for your question. Through our engagement we've heard that folks appreciate the "fine-grained" narrow storefronts along many of the commercial streets in the Broadway Plan area, which contribute to pedestrian interest and the character of the street. Small commercial spaces can also be more affordable for smaller/independent businesses. Newer

commercial spaces generally have higher lease rates compared to those in older commercial buildings. Through zoning regulations and design guidelines the frontage of commercial spaces can be required to be a certain width, so this can ensure new commercial spaces in mixed-use buildings are smaller. We will have more specifics around retail spaces and areas to encourage smaller/narrow storefronts in the next phases of the planning process.

Best regards,

The Broadway Planning Team

5. Why is the Mt Pleasant North Apartment area (sub -area) being specifically designated for exploring opportunities for non-profit and Government acquisitions of existing purpose built rental buildings. Is this not something that should be being implemented throughout the city . I am worried that this could be quite a disadvantage to the area in which I own a condo.

   604g, 5 Mar 2021, 16:23

   Hello,

   Thank you for your question. We know that this area of Mount Pleasant contains many older purpose-built rental apartments with relatively affordable rents. Maintaining these affordability levels, protecting renters, and ensuring these areas are inclusive going forward are important objectives for the Broadway Plan. We are exploring a range of options to meeting these objectives.

   The idea of non-profit/government acquisitions of existing purpose-built rental properties is a new idea that has been championed by the non-profit housing sector. This approach has potential to help maintain current affordability, protect existing tenants, and expand the stock of non-market housing for the future.

   Non-profit/government acquisition of older rental apartment buildings is still an idea in very early stages and would require significant partnerships with the non-profit housing sector, as well as senior levels of government. We're interested in your input and perspective on what some of the potential impacts might be to the surrounding area.

   Best regards,

   The Broadway Planning Team

6. Hi. We have lost a portion of our permit parking on the 200 block of west 10th ave. We are finding it increasingly difficult to secure parking as the majority of 2 hour parking is centred around our block (west 10th to Alberta and Columbia). I hope y'all can help us change one of the 2 hour zones to permit only. Thanks.

   Jpmcg, 26 Mar 2021, 14:42

Thank you for your message and feedback. The most efficient way to make this type of signage request is to go through 3-1-1. Then we can make sure it gets processed properly. Thanks again.

The Broadway Planning Team

7. how many floors will be allowed along broadway from Brunswick to cambie ? , at the corner of main & broadway the province is doing the subway & the former bank/tim hortons is the station , I know the rest of that property reverts back to private ownership once construction is complete , how many floors will be allowed ? , is the site of kingsgate going to be allowed to be the same height/volume as the independent at broadway & Kingsway . what protections are being contemplated to protect the residents of mount pleasant against demolition of our remaining rentals ?/ interior gutting of existing buildings , can have exclusionary zoning capping heights & like with sro to market housing a severe payout to city when those old rentals disappear , your "answers" here have been vauge , if we want vauge we'd ask at the street corners to random people ,

king of main, 24 Mar 2021, 1:09

Hello,

It's important to note that we are still early in the planning process - currently in Phase 2 of 4. At this point in the workplan, we haven't landed on specific heights and densities for any location. We will be engaging on that during Phase 3 and Phase 4 of the work plan later this spring. At this stage of the plan, we are beginning to think about how different areas may grow and change at a neighbourhood level. Specific heights/densities will come out later in Phase 3/4.

The early policy directions that were introduced during this phase introduce prioritizing protection of existing rental housing, enable existing renters to remain in their neighbourhoods, and create opportunities for new affordable homes. If you are interested in diving into the details, I would encourage you to **click here** and view the Emerging Directions boards for housing on page 54-58

Thank you for your interest in the Broadway Plan,

Andrew

8. Why has the area referred to as Mount Pleasant North been designated a sub zone.

604g, 15 Mar 2021, 19:21

Hello 604g,

The Broadway planning program takes a neighbourhood-based approach to planning for the area, recognizing the unique qualities and community needs of Kitsilano, Fairview, and Mount Pleasant (including False Creek Flats). Eighteen neighbourhood sub-areas were identified based on the character areas and the local planning priorities identified through community engagement, city-wide objectives and technical work. Mount Pleasant North has been identified as one of these subareas based on this information and it allows us to provide a more neighbourhood specific/tailored approach to its long term future.

Hope this helps answer your question,

Andrew

9. Hello, I live in an older building on Quebec and Broadway, and there has been demolition and construction on every side of my building. Do I need to be worried and prepare to be evicted? What rights do we have as tenants in this regard?

kaypea , 15 Mar 2021, 21:32

Hello Kaypea,

I'm not familiar with your building or situation. The best advice I have for your is to contact the Tenant Resource and Advisory Centre. They could provide you with helpful advice about what your rights are as a tenant and answer process questions specific to evictions. Their contact information can be found on this website: https://tenants.bc.ca/

Andrew

10. Hi, I own a house at 12th and Carolina. The houses faces 12th. A real estate broker told me that my house will be upzoned and demolished for a 4-6 storey apartment building. Is this true or are they lying to me? Thank you, David

HouseDavid, 1 Mar 2021, 14:57

Hello HouseDavid,

It sounds like the real estate broker isn't informed. We are still at the very early stages of the plan and have a lot of engagement to do with the community. We still have to engage with the public about future zoning like heights or densities. No final decisions will be made until we do more engagement and submit the draft plan to Council at the end of the year.

I hope this answers your question. If you would like more information please email us at broadwayplan@vancouver.ca.

Andrew

Phase 2 Emerging Directions – Kitsilano Page

1. What is the plan for the area west of Vine to Alma? There will be high density housing on both sides. How long before you develop that area into high density housing as well?

   Nikki, 20 Oct 2021, 10:32

   Hello Nikki,

   The study area boundaries for this phase go from 1st to 16th and Vine to Clark. So at this time, the area between Vine and Alma is outside the scope of our current workplan. However, it is something that may be investigated in a future planning study.

   Andrew

2. I was appalled at the chainsaw massacre of mature trees on both sides of Broadway for blocks approaching the site of the Arbutus Station. It feels like a hot wasteland where there was once welcoming shade trees. What is the plan to replace the trees?

   Sus, 3 Jun 2021, 9:57

   Hello Sus,

   As you probably know, the Province is leading the design and construction of the Broadway Subway. I would encourage you to contact the Broadway Subway Project Office with your question. Their contact can be found here: https://www.broadwaysubway.ca/

   Best,

   Andrew

3. Will Vancouver city and building codes be imposed on the Senakw project?

   Philip, 17 Mar 2021, 14:32

Hello Philip,

Thank you for the question. City of Vancouver policies and By-laws, including the Vancouver Building Bylaw do not apply to the Senakw development.

Thank you,

Andrew

4. What protections do you have for current low-rise affordable rentals on Broadway?

HeatherB, 20 Mar 2021, 22:09

Hello Heather,

The main tool currently in use to protect against the loss of existing rental housing in Broadway is the Rental Housing Stock Official Development Plan (ODP). The ODP overs about 79% of existing purpose-built rental housing in the area and requires that redevelopment projects with three or more dwelling units replace every demolished rental unit.

You can read the full ODP here: https://bylaws.vancouver.ca/odp/odp-rental-housing-stock.pdf

This council report also provides some more detail on the ODP effectiveness and it's place within the City's broader approach to prioritizing rental housing: https://council.vancouver.ca/20180515/documents/p6.pdf

Best regards,

The Broadway Planning Team

5. Hello....I am an owner of a property in Kitsilano. I understand the direction the current council is headed with regards to provide rentals in our area to increase housing. There are at this time, many sights in Kitsilano advertising for rentals, therefore, suites are not able to be occupied. Why then is the City of Vancouver planning to build more rental building properties when there are so many units that are unoccupied? I do not see the owners of these buildings reducing their rents to attract tenants. Many of the rental buildings are run down, not well maintained and rarely Updated. This is unfortunate but not a positive contribution to Kitsilano. Where is the City going to get the funding for these rental buildings? Do other cities across Canada provide inner city housing to residents ? What is the model Vancouver is basing its planning on?

Kerry Schreiner, 6 Mar 2021, 8:17

Hello Kerry,

The Broadway Plan will be a 30 year area plan so it is important that we consider community needs both today and into the future. You are right that there have been significant rental market impacts this past year as a result of the global pandemic which has forced many renters to make hard decisions about whether to stay in their units or move back home etc. This has also impacted landlords, e.g. international students may have gone home therefore it is likely harder to rent a suite along the UBC travel route. However looking forward to a post-pandemic city we anticipate that rental demand will remain and we want to provide opportunities to meet that need into the future through the Broadway Plan.

Regarding upgrades for existing aging buildings, through the plan we are proposing to provide opportunities for additional height/density to enable buildings that are not well maintained to redevelop while being able to provide a certain level of affordability in the new building. We are also partnering with the Province and Landlord BC on a pilot program to fund energy retrofits in existing older rental buildings without displacing tenants.

I'm not sure what your definition of "inner city housing" is however, in general cities across Canada provide opportunities for non-market housing in partnership with senior levels of government and the non-profit sector. If you're interested in reading more about other cities' affordable housing strategies here a few resources:

- HousingTO 2020-2030 Action Plan: https://www.toronto.ca/community-people/community-partners/affordable-housing-partners/housingto-2020-2030-action-plan/
- Montreal 2018-2021 Strategy to Develop 12,000 Affordable Social Housing Units: https://www.toronto.ca/community-people/community-partners/affordable-housing-partners/housingto-2020-2030-action-plan/
- Calgary Corporate Affordable Housing Strategy: https://www.calgary.ca/cs/olsh/affordable-housing/affordable-housing-overview.html

Best regards,

The Broadway Planning Team

6. I'd like to know if there's a bike route planned southbound on alder at 15th or around that area. Because as of now there's not much in that direction for bikes. west of Heather/laurel or east of cypress. I understand it's tricky real estate up there and not grid-like roads. But heading south in between oak and granville past w15th on a bike is currently a no-go. thanks, Trevor

Tre, 23 Mar 2021, 16:37

Hi Trevor,

Thank you for the great question. You're absolutely right that there is a cycling connection gap south of 15th Ave in the Alder area, and we are exploring ways to address that gap. As

you had mentioned, the land use and road network in the Shaughnessy area make it challenging to provide a good cycling connection. Currently we don't have a potential route identified yet; however, we will consider this connection as we refine the Broadway plan.

Best regards,

The Broadway Planning Team

7. Alma and Birch has 20 per cent of floor space set aside for "low to moderate" income tenants, the other 80 per cent will be affordable to only the top 20 per cent of city income earners. Will the buildings on Broadway be the same? This is not helpful to the workers of the city. Why not zone for coop the whole way as Patrick Condon suggests? Where are local workers and their families supposed to live?

HeatherB, 20 Mar 2021, 22:15

Hello HealtherB,

You raise a number of good points. At a high level, the Broadway Plan's Housing Emerging Directions aim to prioritize protection of existing rental housing, enable existing renters to remain in their neighbourhoods, and create opportunities for new affordable homes. We heard during our engagement that increasing non-profit and affordable housing supply is important. The emerging directions policy introduce the idea of providing new social, supportive, co-op and below market rental housing. Work force housing supporting people who work in the local economy is something we're looking to support as well. To **learn more please click here** and view the Emerging Directions boards page 54-58 More details on this will be fleshed out as the Broadway Plan workplan progresses in Phase 3.

Best,

Andrew

8. What will the height restrictions on buildings be?

HeatherB, 20 Mar 2021, 22:12

Hello HeatherB,

Thanks for the question. We're currently at the 2D stage of the Plan where we're engaging on the neighbourhood growth and change. The more 3D elements such as heights, densities, and forms will be engaged on in Phase 3 in June/July 2021. We should have more specifics on heights at that point.

Best,

Andrew

9. How will this plan ensure that wealthy landowners and homeowners aren't disproportionately represented? A lot of the opposition I'm finding is from folks who are happily house and benefit from the restriction of

new rental buildings. Additionally, Kits is home to a lot of buildings over 6 storeys tall. How can we make sure that we include a range of building sizes, not just homes that millionaires can afford to buy?

Brandon, 17 Mar 2021, 9:21

Hello Brandon,

Great question. We're using a mixed methods approach and doing specific engagement with groups who are underrepresented. We know that renters are one of these groups. Its for this reason we're creating a dedicated space for renters to provide their feedback. Below are dates for the "Renter Roundtables".

You can register to participate in the following neighbourhood roundtables:

Mount Pleasant – March 23, 6:00-7:30PM – Register here for the event

Fairview – March 24, 6:00-7:30PM – Register here for the event

Kitsilano – March 25, 6:00-7:30PM - Register here for the event

Andrew

10. Why is Broadway from McDonald to Blenheim not designated as “a Village”

daviddclarke, 16 Mar 2021, 9:01

Hello David,

The purpose of the Broadway Plan is to think about how the neighbourhoods immediately around the future Broadway Subway will grow, change and take advantage of the rapid transit infrastructure over the next thirty years. The boundaries of the Broadway Plan align specifically with the future subway route. I would agree with you that Blenheim to MacDonald are important areas however they don't quite align with the subway extension and therefore out of scope (for the time being).

Best,

Andrew

11. Are there any changes planned for 16th avenue

Bob1, 3 Mar 2021, 3:00

Hello Bob1,

Thank you for your question. 16th Avenue is a long street that cuts across our entire study area. Is there a particular area you're interested in learning more about? Is there a particular topic your interested in such as housing or transportation along 16th?

Andrew

12. Why the city is approving to builing a tall builing for homeless and addicts in the heart of Kitsilano ?? It will destroy the neighborhood!!! Is still clean and safe. We work hard to pay to live here and take care of our neighborhood!

Camila, 25 Feb 2021, 7:33

Hello Paz,

Thank you for your interest in this project. Housing BC is leading engagement on this project-not the Broadway Plan. If you would like to provide your feedback, I would encourage you to participate in their virtual online engagement sessions for local residents to learn about the proposed project, ask questions and express feedback. You can also visit Let's Talk Housing https://letstalkhousingbc.ca/vancouver-west-8.

Additionally, the proposal is at a very early stage. Due to urgent need for affordable housing across Vancouver, all city owned sites that are suitable for development of low cost housing will be considered for that purpose. The city looks for opportunities to put supportive housing in areas with good access to transit and services.

Thank you your question and comment.

Andrew

13. I noticed that the language of the Broadway Plan, at least for Kitsilano, does not commit to the number of storeys, or fsr of new rental buildings. It is all very vague, which makes me worry that this is deliberate so staff can recommend buildings be much taller and denser as each case comes up. Since affordability is the main objective, council seems to approve buildings with multiple storeys because developers would not build them if they were low-rise. I think you need to be more honest about the Broadway Plan or the community won't trust the City. You say that retaining character buildings in Kits is a priority; however, you also say that they need to be "renewed." Since the City favours tear downs, I don't understand what this means. Thank you

Evelyn Jacob, 17 Feb 2021, 16:21

Hello Evelyn,

Thank you for your question. I agree being clear and honest is important in any civic project. The intent of this phase of the planning program is to introduce areas for growth and change as well as emerging policy for area-wide policies like housing, jobs, transportation, public space, etc. We will be engaging on specific heights and densities later in the Spring during Phase 3.

You are right, keeping and building on the unique qualities of the Broadway neighbourhoods and their distinct places is a key goal of the planning program. Retaining character is not necessarily mutually exclusive from supporting careful long-term incremental renewal of older rental housing. By renewal, we mean replacing with secured market rental or below market rental housing on sites with existing rental units (some may have modest height and density increases).The goal is to carefully consider how this is accomplished so we don't put pressure on existing stock that is working well while also supporting affordability in the new buildings.

Thank you for reaching out , I hope this helps answer your questions. Looking forward to future conversations.

Andrew