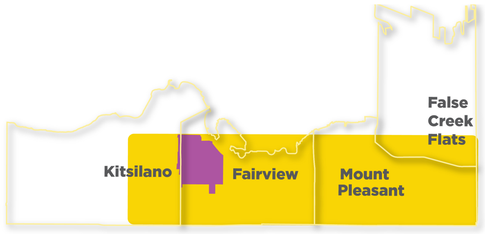
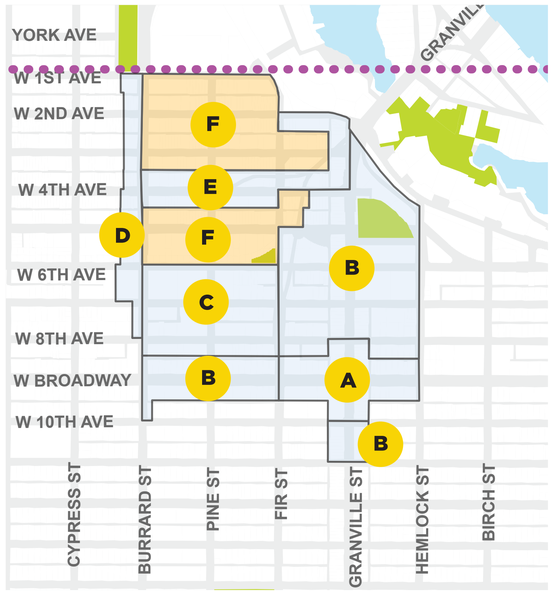
Granville/Burrard Slopes *Tomorrow*





Legend

- Broadway Plan Study area
- Park

Character area

- Centre
- Industrial/Employment Area

- Policy area
- Policy area boundary

The Granville/Burrard Slopes area is a diverse, mixed-use area with a significant concentration of job space, housing, cultural spaces, shops and services. The South Granville shopping district begins at West 5th Avenue, and continues south to West 16th Avenue. Granville Street north of Broadway was historically home to a significant cluster of commercial galleries, some of which have closed or relocated in recent years. Around Broadway and Granville are a number of office buildings, of varying ages. North of Broadway off Granville Street, the slopes have transitioned into a primarily residential area, with newer strata housing in mid-rise and tower forms, typically with townhouses at grade.

North of West 6th Avenue, as the slope flattens out, is the Burrard Slopes Industrial Area. It has key production, distribution and repair businesses that support the city's economy, as well as an emerging concentration of creative economy and design-oriented businesses, branded as the "Armoury District" in recent years. Along Burrard Street are a number of luxury car dealerships. Just to the north is the proposed Sen̓áḵw mixed-use primarily rental development on Squamish Nation lands.

The Granville/Burrard Slopes area is strategically located at the nexus of key current and future transportation connections, including the Arbutus Greenway, Granville Bridge Connector and South Granville Broadway Subway Station.

PRIORITIES

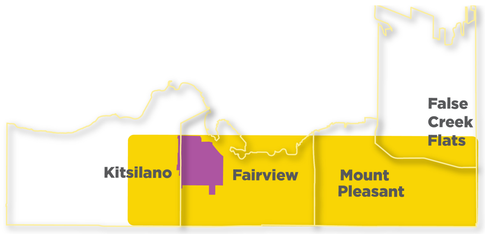
Key planning priorities to consider for this sub-area, identified through community engagement, city-wide objectives, and technical work, include:

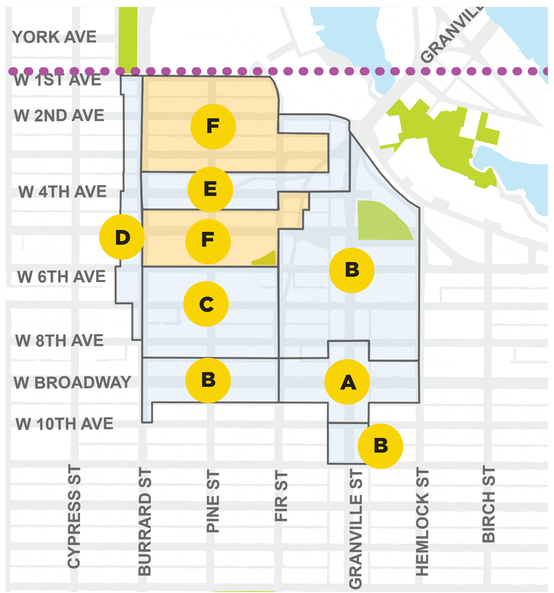
- The existing housing stock is predominantly strata ownership housing. There is a need for additional housing choice (e.g. secured rental and social housing) and amenities, such as childcare, to allow for diverse households to live in the area.
- There is a significant need for job space, particularly office, close to rapid transit. There are concerns about the continued loss of small businesses in the Burrard Slopes C-3A area as most new development has been residential only.
- This area provides opportunities for new housing, job space and amenities while minimizing displacement of existing rental tenants.
- The Burrard Slopes Industrial Area is generally seen as working well, as an eclectic area with an emerging cluster of creative economy businesses, as well as more traditional production, distribution, and repair (PDR) light industrial businesses. There is a desire for a greater range and intensity of office and service uses to support the creative economy, while not compromising its light industrial role.
- Broadway is perceived as lacking character and activity. In places it has narrow sidewalks and/or lacks street trees, and inactive ground floor uses limit pedestrian interest and vibrancy.
- There are concerns about the loss of galleries/cultural spaces along Granville Street, and a desire for preservation and addition of cultural spaces in the area.
- The future Granville Bridge Connector will significantly improve walking and cycling access from downtown to the area of Granville Street and West 5th Avenue. However, at the south end of Granville Bridge, connectivity and wayfinding (including to Granville Island) is challenging due to the barriers of the remaining bridge "loop", busy West 4th/6th Avenue, and the bridge ramps.

FUTURE DESIRED ROLE

Strengthen and diversify Granville/Burrard Slopes as a vibrant, eclectic and walkable mixed-use area close to rapid transit by providing opportunities for additional housing (particularly secured rental and social housing), job space, amenities, cultural facilities, and local-serving commercial uses.

Granville/Burrard Slopes *Tomorrow*





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EMERGING DIRECTIONS

» In Area A:

  » Consider increased height and density for station area mixed-use affordable housing (e.g. secured rental or social housing) or commercial development (e.g. office or hotel).

  » Work with the Province of BC, TransLink and the property owner to support integration of South Granville Station with active commercial uses and public space improvements.

» In Area B:

  » Consider increased height and density for mixed-use affordable housing (e.g. secured rental or social housing) or commercial development (e.g. office or hotel).

  » Explore future uses for the Southwest Granville Loop that include and support public green space.

» In Areas A and B:

  » Require a minimum job space component (e.g. office above retail) for mixed-use development.

  » Support opportunities for new cultural, entertainment and nightlife venues.

» In Area C, consider increased height and density on limited sites for affordable housing (e.g. secured rental or social housing).

  » Require a minimum amount of ground floor commercial space.

» In Area D, consider increased height and density for affordable housing (e.g. secured rental or social housing).

» In Area E, consider increased height and density for affordable housing (e.g. secured rental or social housing).

» In Area F, strengthen the Burrard Slopes Industrial Area as a creative production area:

  » Maintain the production, distribution and repair (light industrial) function of the area.

  » Strategically increase opportunities to support the innovation economy.

  » Consider a broader range of uses including additional amenities and services (e.g. food and beverage options).

» Foster Broadway as a Great Street with improved sidewalks, street trees, continuous active ground floor commercial frontages, and places for gathering.

» Along Granville and Burrard streets and West 4th Avenue:

  » Encourage continuous active ground floor commercial frontages.

  » Consider public space improvements to create wider sidewalks and opportunities for store displays, patios, and places for gathering.

» Improve connectivity and wayfinding throughout Burrard Slopes and to Granville Island, particularly to/from the Broadway Subway, Granville Bridge Connector, and Arbutus Greenway.