

WELCOME!

Since March 2019, we've heard from thousands of people who helped us identify key ideas, interests and opportunities that are important to the community for the Broadway Plan area and its neighbourhoods between Clark Drive and Vine Street.

In light of the ongoing COVID-19 pandemic and public health measures, the Broadway Plan Emerging Directions virtual open houses are running between February 16 and March 31, 2021.

The intention of this phase of engagement is to share and receive input on the emerging directions that will integrate new housing, job space, and amenities around the future Broadway Subway. Input received will help shape the refined directions for the plan.

This document provides background information and the emerging directions for places and neighbourhoods, key topics for the plan (area-wide), and Broadway as a Great Street.



TABLE OF CONTENTS

First Nations	3	Mount Pleasant Today	42
Broadway Plan	4	False Creek Flats Today	43
Overview	5	Community Stories Mount Pleasant	44
What’s Going On in the Area Today	6	Mount Pleasant & False Creek Flats	
City-Wide Planning Programs	7	Tomorrow	
Engagement to Date	8	Main Street Village	45
Study Area Today	9	Mount Pleasant Centre	46
Guiding Principles	10	Mount Pleasant South Apartment Areas	48
Emerging Directions Overview	11	Mount Pleasant Industrial Area	49
Emerging Directions Road Map	12	Mount Pleasant North Apartment Area	50
Places: Character Areas	13	Mount Pleasant RT Areas	51
Villages	14	Creative District	52
Residential Areas	15	At Home	54
Centres	16	At Work	59
Industrial/Employment Areas	17	Getting Around	61
Neighbourhood Sub-Areas	18	Places for Public Life	75
Kitsilano Today	19	One Water	80
Community Stories Kitsilano	20	Heritage	82
Kitsilano Tomorrow		Arts and Culture	83
Kitsilano North	21	Community Well-Being	85
West 4th Village	22	Sustainability and Resilience	89
Broadway/Arbutus South	23	Public Benefits Strategy	91
Kitsilano South	25	Next Steps/ Get Involved	93
Fairview Today	26		
Community Stories Fairview	27		
Fairview Tomorrow			
South Granville Village	28		
Granville/Burrard Slopes	29		
Fairview South	31		
Fairview Slopes	33		
Broadway Shoulder Areas	34		
Uptown/Cambie North	36		
Civic Crossroads	38		
Views and Heights	39		
Uptown South	40		



First Nations

The City of Vancouver recognizes that we are on the unceded, ancestral, and traditional homelands of the *xʷməθkʷəy̓əm* (Musqueam), *Skwxwú7mesh* (Squamish) and *səlilwətaɫ* (Tseil-Waututh) Nations. The Broadway planning process aims to recognize the living culture and history of the *xʷməθkʷəy̓əm* (Musqueam), *Skwxwú7mesh* (Squamish) and *səlilwətaɫ* (Tseil-Waututh) Nations.

xʷməθkʷəy̓əm (Musqueam), *Skwxwú7mesh* (Squamish) and *səlilwətaɫ* (Tseil-Waututh) Nations have a spiritual, cultural, and economic connection to the land since time immemorial. Vancouver and 95 percent of British Columbia are located on the unceded territory of First Nations. The term unceded acknowledges the dispossession of the land and the inherent rights that the *xʷməθkʷəy̓əm* (Musqueam), *Skwxwú7mesh* (Squamish) and *səlilwətaɫ* (Tseil-Waututh) Nations hold to the territory. The term serves as a reminder that they will always retain their jurisdiction and relationships within their territory.



Mural on the side of the Native Education College by Jerry Whitehead, Sharifah Marsden, and Corey Bulpit

City of Vancouver

Vancouver City Council has endorsed the United Nations Declaration on the Rights of Indigenous Peoples, in 2013, and has designated the City as a City of Reconciliation. In 2014, the City committed to achieve the following goals:

- » Strengthen local First Nations and Urban Indigenous Relations,
- » Promote Indigenous peoples arts, culture, awareness and understanding, and
- » Incorporate First Nations and Urban Indigenous perspectives for effective City services.

There are a number of resources available to learn more about the historical and current relationship the Nations have with the land which is now known as the City of Vancouver.

The *xʷməθkʷəy̓əm* (Musqueam), *Skwxwú7mesh* (Squamish) and *səlilwətaɫ* (Tseil-Waututh) Nations websites contain plentiful information about their histories, cultures, governance, and ways of affirming their continuity on these lands:

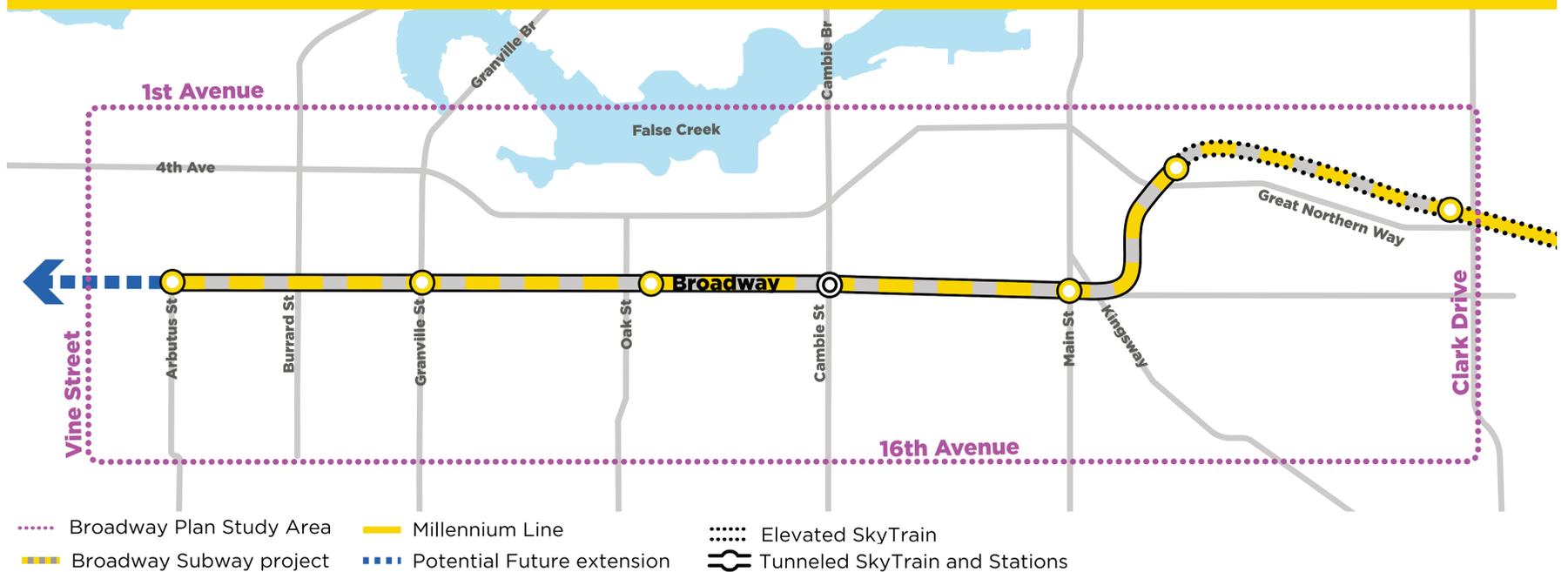
Musqueam Indian Band:
musqueam.bc.ca

Squamish Nation:
squamish.net

Tseil-Waututh Nation:
twnation.ca

Please visit our website to learn more about Vancouver's designation as a City of Reconciliation and our relationship with the *xʷməθkʷəy̓əm* (Musqueam), *Skwxwú7mesh* (Squamish) and *səlilwətaɫ* (Tseil-Waututh) Nations
vancouver.ca/people-programs/city-of-reconciliation.aspx
vancouver.ca/files/cov/First-Peoples-A-Guide-for-Newcomers.pdf

Broadway Plan



WHAT IS AN AREA PLAN?

Area plans are policy documents that provide guidance and direction on a variety of topics, including: land use, urban design, housing, transportation, parks and public spaces, cultural infrastructure, social planning, heritage features and community facilities.

WHY IS AN AREA PLAN IMPORTANT?

The City seeks to leverage the opportunity of the Broadway Subway by coordinating comprehensive planning for the Broadway area with the delivery of the rapid transit project. The Broadway Plan will provide for a coordinated review of land use, amenities, housing, services, transportation and infrastructure throughout the study area.

FIRST NATIONS

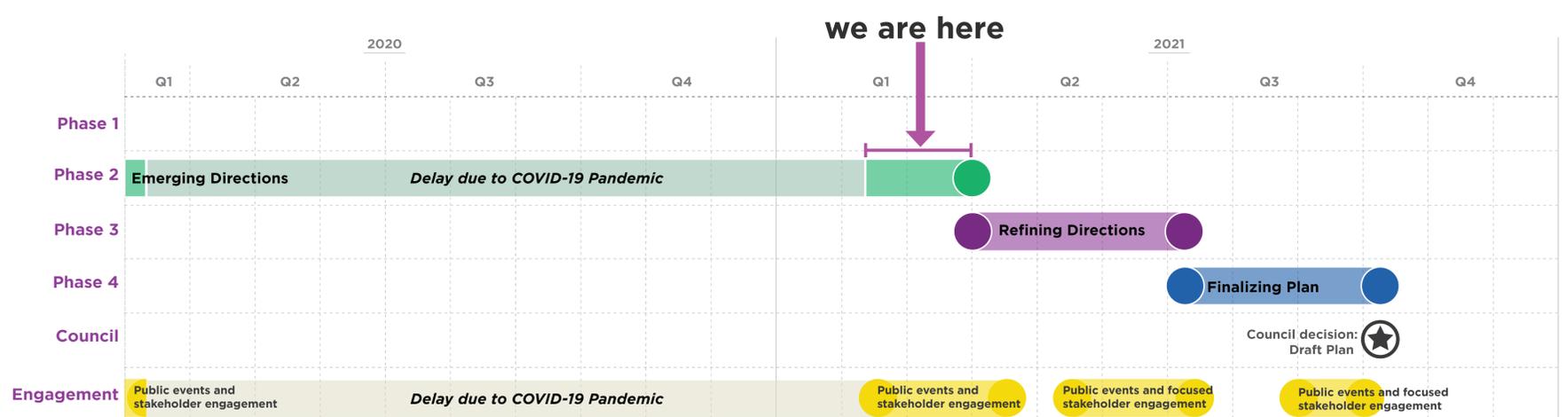
The Broadway Plan area is a significant area of land, and is central within the unceded traditional homelands of the Musqueam, Squamish and Tsleil-Waututh Nations.

WHO CREATES AN AREA PLAN?

Throughout the planning program, staff look to engage the broadest range of people in the Broadway study area, including those of different cultural backgrounds, ages, incomes, renters and owners, and businesses.

HOW LONG WILL IT TAKE TO DEVELOP THE PLAN?

The draft Broadway Plan is expected to be completed for Council's consideration in late 2021.



HOW CAN I GET INVOLVED?

Join us for our virtual open house to learn about the emerging directions for the Broadway Plan and share your thoughts on them.

Visit our website for a full list of ways you can engage and provide your feedback.



shapeyourcity.ca/broadway-plan



broadwayplan@vancouver.ca

Overview

COUNCIL DIRECTION

On June 20, 2018, City Council approved the following:

A

TERMS OF REFERENCE FOR A TWO-YEAR PLANNING PROGRAM

To develop a comprehensive area plan for Broadway, generally between Clark Drive and Vine Street. The plan will focus on opportunities to integrate development around the Millennium Line Broadway Extension (Broadway Subway) to support the City's goals of creating affordable housing, job space, social and cultural amenities, environmental sustainability and livability.

For more information visit the [Broadway Plan webpage](#)

B

INTERIM REZONING POLICY WHILE THE PLANNING PROGRAM IS UNDERWAY

The Interim Rezoning Policy establishes the conditions under which new rezonings and heritage revitalization agreements will be considered. Generally rezonings will not be considered in the Broadway Plan study area unless a rezoning application has been submitted or an enquiry has received a written response stating that a rezoning application would be considered (within three years prior to June 20, 2018).

For more information visit the [Broadway Plan webpage](#)

C

DEVELOPMENT CONTRIBUTION EXPECTATIONS POLICY TO CURB LAND SPECULATION

Development Contribution Expectations (DCE) policies are intended to limit land value speculation in areas undergoing community planning. The policies provide buyers and sellers of land in community planning areas with clarity regarding the City's priorities for community planning areas and expectations for contributions towards amenities and affordable housing as a result of community planning.

For more information visit the [Broadway Plan webpage](#)

KEY GOALS FOR BROADWAY PLANNING INCLUDE THE FOLLOWING:

- » Expand **housing** opportunities (social housing, market and below market rental) close to transit and jobs to accommodate the growing demand for rental housing in the city's core while **retaining and reinvesting** in existing older rental housing, where possible, and **minimizing displacement** of existing residents.
- » Increase the amount of **job space** within Central Broadway to meet long term city, regional and provincial economic development objectives.
- » Enhance **commercial shopping streets and local business** opportunities.
- » Improve the transportation network, public realm and gathering opportunities to **increase mobility and connectivity**, and establish Broadway as a unique and inspiring place to **live, work, learn and visit**.
- » Retain and enhance **key heritage** and **cultural resources**, and identify opportunities for **public art**.
- » Secure additional **public benefits and amenities** to support new growth and improve liveability.
- » Achieve ambitious **sustainable mode share** targets, and become a leading example of **zero emissions buildings and vehicles** to reduce carbon emissions and improve air quality.
- » Utilize an **integrated water management** approach to optimize utilities infrastructure investment including green infrastructure to provide best value to the community, enhance the natural environment, and provide long term resilience to the effects of climate change and major events such as earthquakes.

What's Going On in the Area Today

Plans and projects in and around the study area.

SEÑÁKW

Señákw will create a highly sustainable, mixed-use project of primarily purpose-built rental housing of approximately 3.4 million square feet or 6,000 units that will be an economic driver for the Squamish Nation now and for generations to come. The City looks forward to working with Squamish Nation to determine how the City may be engaged and if desired how best the City may work with Squamish Nation as a government partner. For more information: senakw.com

ARBUTUS GREENWAY

The Arbutus Greenway project, which started in 2016, currently has a temporary asphalt path and provides people an opportunity to walk, bike, roll from False Creek to the Fraser River. In light of its success, in 2018, City Council endorsed enhancing the path to give people of all ages and abilities places to gather and rest and enjoy the surrounding landscape. The future Arbutus Greenway is intended to be delivered over many years. For more information: vancouver.ca/arbutusgreenway

10TH AVE BIKEWAY

The City is continuing to improve the 10th Avenue corridor (Trafalgar St to Victoria Dr) by making it more convenient, safe, and comfortable for people of all ages and abilities (AAA) to walk, roll, and cycle. Recent and upcoming improvements include changes between Vine St and Cypress St, Willow St and Cambie St, as well as minor interim parking changes east of Yukon St. For more information: vancouver.ca/10thavenue

GRANVILLE BRIDGE CONNECTOR

The Granville Bridge Connector will address a major gap in the city's active transportation network with an improved walking, rolling and cycling path across the bridge. In September 2020, Council approved the first phase of the project and staff are refining an interim design to be constructed in the 2019-2022 Capital Plan. Walking, rolling, and cycling improvements to the Granville Bridge will serve and connect the substantial and growing number of people living, working, and playing in this part of the city. For more information: vancouver.ca/granvilleconnector

FALSE CREEK SOUTH

Between February 1 and February 28, 2021, Vancouver residents are invited to participate in False Creek South Lands: Opportunities for the Future. This public engagement seeks input about how 80 acres of City-owned lands in False Creek South could potentially be used to help address the housing crisis, and contribute to achieving other priorities such as accelerating action on climate change, increasing focus on equity and critical social issues and protecting and building the local economy. This city-wide public engagement is connected to but independent from the City's False Creek South neighbourhood planning program, which is on hold. For more information: shapeyourcity.ca/FCslands

BROADWAY SUBWAY

The Broadway Subway Project is an extension of the Millennium Line and a key link in Metro Vancouver's transportation system. The 5.7-kilometre line will extend the existing SkyTrain system seamlessly from VCC-Clark Station to a new terminus station at Arbutus Street. For more information: broadwaysubway.ca

ST. GEORGE RAINWAY

The St George Rainway will deliver core utility services to manage rainwater in the neighbourhood. Using a series of Green Rainwater Infrastructure practises along St George Street is a cost effective tool to reduce flooding, treat pollutants, reduce combined sewer overflows, enhance climate resiliency and increase bio diversity. We are now looking to further the vision and implement the Rainway project in consultation with the local community. For more information: shapeyourcity.ca/st-george-rainway



* area outside the study area is addressed through City-Wide Planning (underway)

COMPLETE NEIGHBOURHOODS

Creating complete, connected and culturally vibrant neighbourhoods is one of the 10 provisional goals identified through engagement as part of the Vancouver Plan. Advancing this goal will involve integrative work across all neighbourhoods, including those in areas currently undergoing comprehensive planning (such as Broadway), and those with previously approved local area plans. Opportunities to enhance and integrate the areas surrounding the Broadway Plan boundaries, including key intersecting nodes, will be explored in order to align Broadway Plan directions with emerging ideas and actions for Complete Neighbourhoods being explored through the Vancouver Plan.

CIVIC CROSSROADS MASTER PLAN

A master planning process for the Civic Crossroads is anticipated to start in 2021 and it will include considerations for improvements to seismic resilience, public realm and services to the public.

City-Wide Planning Programs

Planning Vancouver Together



Vancouver Plan

The Vancouver Plan is a community planning and engagement process to create a long-term Vision and City Strategy for a healthy, just, resilient, sustainable, and vibrant city for future generations. This plan will serve as the city's strategic framework, setting the vision for the future of our city to 2050 and beyond.

The Vancouver Plan is being developed in coordination with a number of programs that are currently underway. These include Broadway planning, Jericho Lands Policy Statement development, Equity Framework, Climate Emergency Response and implementing the Housing Vancouver Strategy.

These programs are the building blocks within the Vancouver Plan, and City staff are working collaboratively to ensure that input we receive as part of these processes informs the Vancouver Plan – and vice versa. For more information: shapeyourcity.ca/vancouver-plan

Employment Lands and Economy Review Emerging Directions

Ideas and potential actions developed through comprehensive engagement over 18 months in 2019-2020 that provide foundational input to the Vancouver Plan to support the goal of building a diverse and health economy for the city. For more information: vancouver.ca/files/cov/employment-lands-economy-review-phase-2-report.pdf



Replacement of Rental Housing in Commercial Areas

The City is considering amendments to the Rental Housing Stock Official Development Plan (RHS ODP) to certain commercial areas (C-2, C-2B, C-2C, and C-2C1 zoning districts), including some areas within the Broadway Plan boundary. The RHS ODP requires that existing rental housing is replaced on a one-for-one basis during redevelopment to protect against loss of rental stock. For more information: shapeyourcity.ca/rental-housing-stock



Creating and Renewing Non-Profit Social and Co-op Housing

The City is considering zoning amendments to encourage non-profit housing by allowing non-profits to build up to six storeys in select low-rise apartment areas (RM-3A, RM-4, and RM-4N zoning districts). These changes would include some areas that are within the Broadway Plan study area. For more information: shapeyourcity.ca/non-profit-affordable-housing

shapeyourcity.ca/broadway-plan

Secured Rental Policy

The City is exploring actions to increase opportunities for new rental housing under the Secured Rental Policy, including zoning changes in certain commercial areas (C-2, C-2B, C-2C and C-2C1 zones) and allowing rezoning for new rental buildings in low density transition areas (RS and RT zones). This work is being integrated with efforts underway on planning for complete, connected and culturally vibrant neighbourhoods as part of the Vancouver Plan. Changes to the policy would apply in areas immediately adjacent to the Broadway Plan area, especially along commercial shopping streets (e.g. West 4th Avenue, Main Street and Kingsway).

Childcare: Senior Government Partnerships

The Broadway Plan provides a significant opportunity to align with new provincial government funding programs under the Childcare BC plan to increase the supply of licensed child care. A recent (2019) Memorandum of Understanding between the City of Vancouver and Province of BC supports further increasing childcare supply in Vancouver, including a commitment of \$33M from the Provincial Government to support the City in delivering up to an additional 1,300 childcare spaces.

Childcare Strategy (Emerging 2021)

This 10-year policy framework and capital investment strategy will support public access to quality and affordable childcare. The Childcare Strategy will identify City priorities for childcare policy, partnerships, and program development in alignment with other key initiatives such as Housing Vancouver and the Employment Lands and Economy Review.

Vancouver Social Infrastructure Strategy (Emerging 2021)

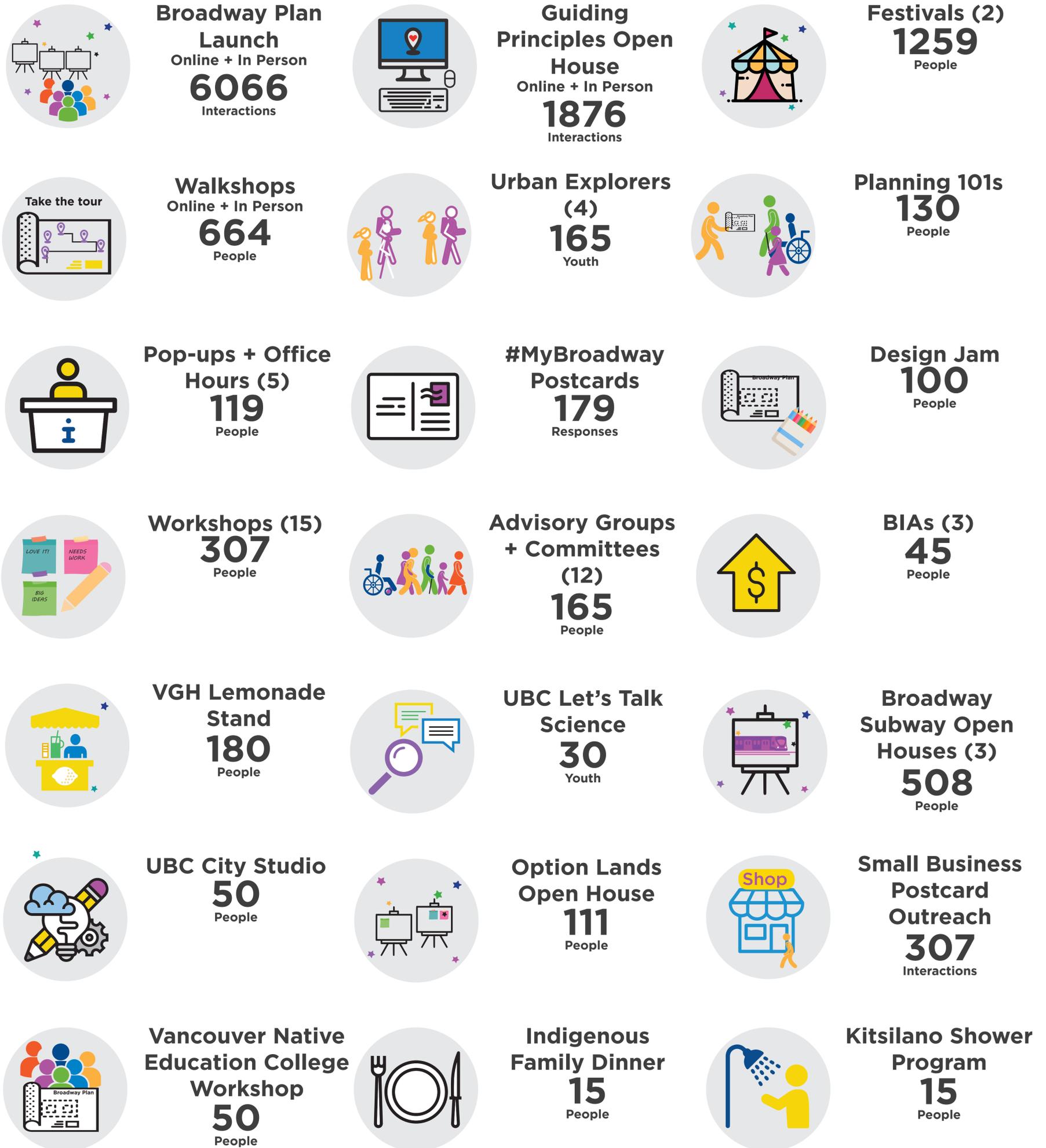
This 10-year strategy will provide direction for how the City of Vancouver may guide investments, advocacy and regulations to build, maintain, operate and deliver a range of social-serving facilities, such as neighbourhood houses, seniors centres, community gathering spaces and more. For more information: vancouver.ca/people-programs/social-infrastructure-plan.aspx

Climate Emergency Action Plan

On November 17, 2020, Council approved the Climate Emergency Action Plan. This puts Vancouver on track to reduce our carbon pollution by 50% by 2030, in alignment with the findings of the United Nations Intergovernmental Panel on Climate Change to limit global warming to 1.5°C. For more information visit: vancouver.ca/green-vancouver/vancouvers-climate-emergency.aspx

Engagement to Date

March 2019 - March 2020



12,000+
86

people were engaged so far during the Broadway planning process...

Engagement Events

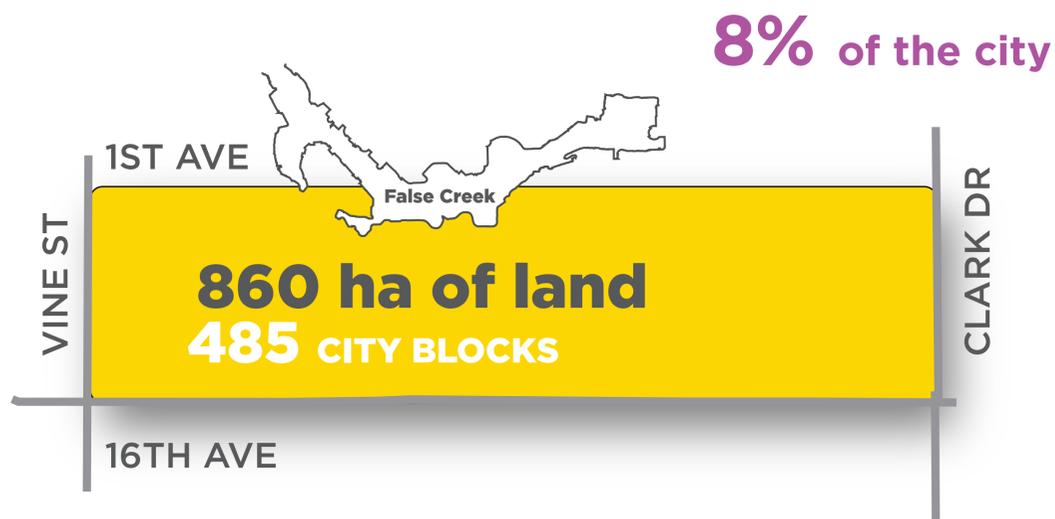
Study Area Today

The study area includes a diverse mix of places to live, work, learn and play.

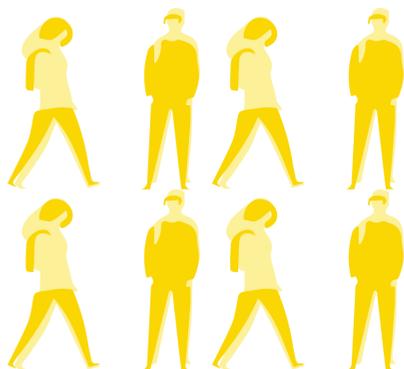


4 distinct neighbourhoods within the study area

The Broadway Plan study area is centered on Broadway, generally from Clark Drive in the east to Vine Street in the west.



78,000+ PEOPLE
12% of the city's population

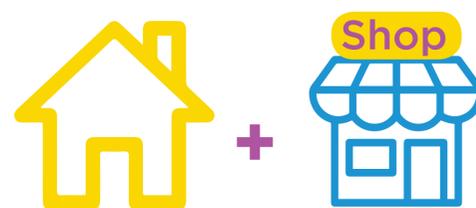


The Broadway Plan study area is the second largest job centre in the province and a key source of employment for residents throughout Metro Vancouver.

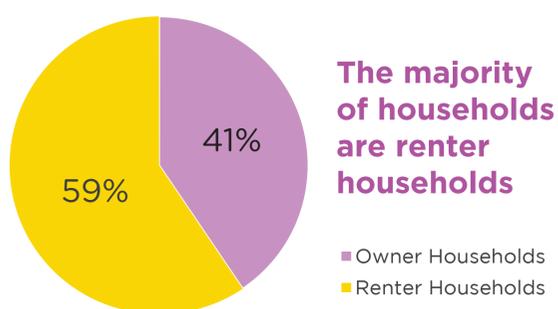
84,400+ JOBS

The study area includes the largest hospital in Western Canada

12,835 people (14% of residents) work and live in the Broadway Census data area



HOUSEHOLD TENURE



The study area has **25%** of the city's purpose-built rental housing

The busiest bus line in Canada and the United States, the

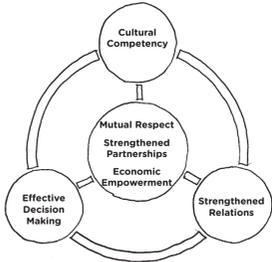
99 B-Line, runs through the study area with 61,000 passengers daily and over 500,000 pass-ups per year.



For more information please refer to the [Broadway Plan Area Profile](#).

Guiding Principles

Adopted by City Council in October 2019



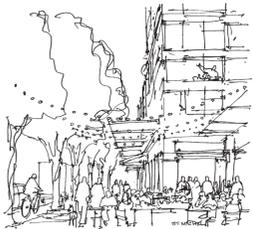
Support Reconciliation with First Nations and Urban Indigenous Peoples

The Broadway Plan area is within the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations. It is also home to diverse Urban Indigenous communities. Musqueam, Squamish, and Tsleil-Waututh voices and visibility on the land should be supported, along with opportunities to support Indigenous peoples' cultures and art.



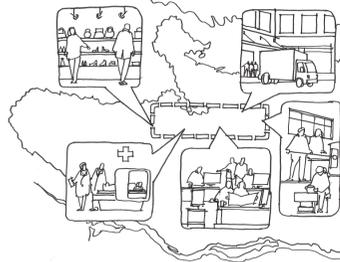
Support Affordable, Diverse, Equitable and Inclusive Complete Neighbourhoods

Leveraging the investment in the Broadway Subway, new housing opportunities (particularly purpose built market and below-market rental and social and supportive housing) close to transit should be expanded for a diversity of household types, incomes, and backgrounds, while retaining and reinvesting in existing older rental housing and with the goal that renters can remain in the neighbourhood at affordable rates. Neighbourhoods should be liveable and meet the needs of all ages, incomes and abilities and include amenities, jobs, shops, services, and community facilities and services (e.g. childcare and neighbourhood houses), as well as opportunities for arts and cultural activities. Residents should live within an easy walk or roll of their daily needs.



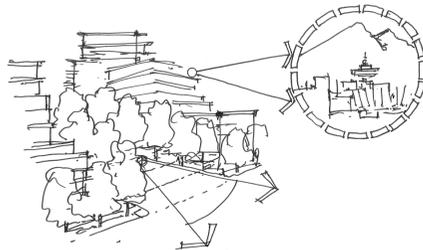
Enhance Broadway as a Great Street

Broadway should be enhanced as a street of special significance—a Great Street—with a series of unique and vibrant places to live, work, visit and play. Street design, new development, public spaces, and businesses should contribute to a delightful experience for everyone and lively gathering places, and help create distinct character areas along Broadway that also serve the local neighbourhoods.



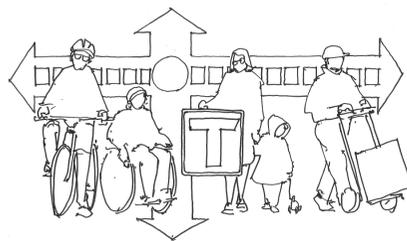
Foster a Robust and Diverse Economy

The amount and diversity of job space should be increased to strengthen Central Broadway as the Province's second largest jobs centre, particularly in the Uptown area. Industrial and mixed employment lands should be retained and foster an evolving creative economy. Key shopping villages and opportunities for small and local businesses should be enhanced, including new neighbourhood-serving shops and services.



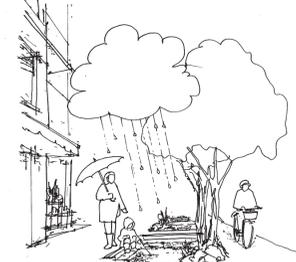
Encourage Contextual Design

New development should include architecture and building forms that respond to the evolving local context, including topography and elements of neighbourhood character (i.e. terracing, access to views and light, green and leafy streetscapes, variety of building materials, gardens, etc.), as well as the new Broadway Subway.



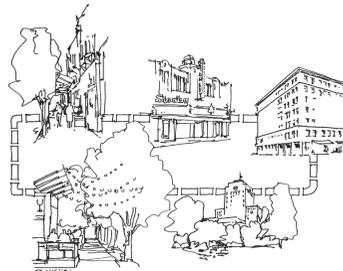
Provide and Support Healthy Transportation Options

A network of Complete Streets should be created to provide people of all ages and abilities with high quality walking, cycling, transit and other shared mobility options, including strong connections to the Broadway Subway stations. Connections within and between neighbourhoods should be enhanced to provide direct access to shops and services, amenities, jobs and transit. Goods movement, loading and servicing needs should be supported.



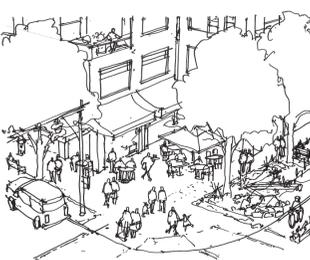
Demonstrate Leadership in Sustainability and Resilience

New development, streets, parks and public spaces should enhance neighbourhood environmental systems, reduce carbon emissions, and be sustainable and resilient to climate change. An integrated water management approach including green infrastructure should be used to capture, clean and reuse rainwater within watersheds, enhance the natural environment, and provide long term resilience as well as co-benefits such as public space or active transportation improvements. Innovative approaches to reduce carbon emissions in building operation and construction should be introduced, and zero emissions vehicles should be supported.



Recognize and Enhance the Area's Distinctive Neighbourhoods and Places

The distinctive qualities of neighbourhoods, such as green and leafy residential streets, shopping villages, and heritage and cultural resources, should be retained and enhanced, while integrating new housing and job space.



Create and Enhance Parks and Public Spaces

Diverse places for public life should be integrated along key shopping streets and throughout neighbourhoods to foster walkability and human health, and create opportunities for social connection, cultural expression (e.g. public art), recreation and play, and access to nature. Parks and public spaces should respond to local context, such as unique views or adjacent businesses.

Emerging Directions Overview

Leveraging the investment in the Broadway Subway, the Emerging Directions will enable new affordable housing while minimizing tenant displacement, increased and diverse job space, new and improved connections, improved parks and public spaces, and new and renewed community amenities, while recognizing and enhancing the distinctive qualities of the Broadway area. Together, these directions will foster walkability and more affordable, inclusive and equitable complete neighbourhoods connected by the new Broadway Subway. The directions will also strengthen Central Broadway as Vancouver's vibrant second downtown, and enhance Broadway as a Great Street.

How We Arrived at the Emerging Directions



Guiding Principles:

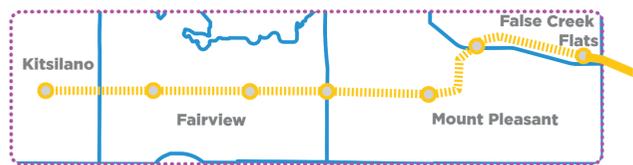
Community Values + Citywide Objectives

COVID-19

Impacts + Recovery

Emerging Directions:

- A vibrant second downtown
- New and improved connections
- Broadway as a Great Street
- Walkable, complete neighbourhoods
- New affordable housing while minimizing tenant displacement
- Improved parks and public spaces
- Increased and diverse job space
- New and renewed community amenities



HOW WE GOT HERE

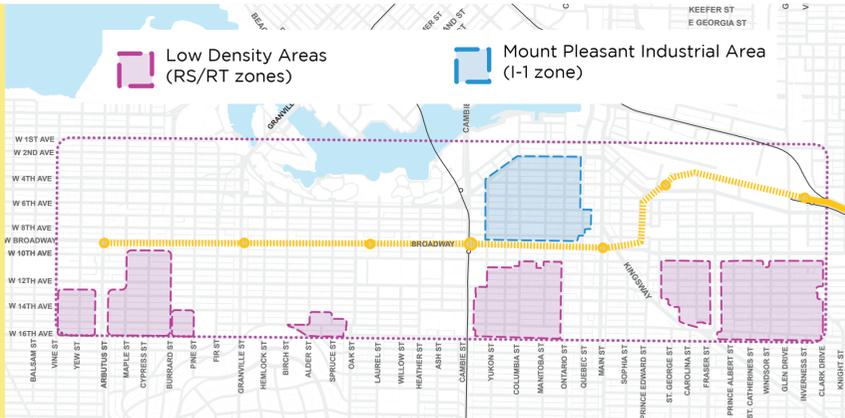
The Broadway Plan Emerging Directions respond to the significant community needs identified through engagement, technical work, and city-wide objectives, and seek to maximize the opportunities associated with the new rapid transit connection to the region. The COVID-19 pandemic has amplified many of these needs and challenges, reaffirming the key directions for the plan.

The Broadway Plan study area has four distinctive neighbourhoods: Fairview, Mount Pleasant and portions of Kitsilano and the False Creek Flats. Each neighbourhood has its own unique qualities and planning priorities to consider. There are recent community plans in some areas (e.g. Mount Pleasant Plan and the False Creek Flats Plan), and the emerging directions seek to build on and enhance these plans to better address current needs and Council priorities.

The emerging directions are shaped by the community values we heard through Phase 1 engagement as well as city-wide objectives from the Climate Emergency Action Plan, Employment Lands and Economy Review, Housing Vancouver Strategy, Transportation 2040, Healthy City Strategy, Culture|Shift, VanPlay, the provisional goals of the Vancouver Plan, and other plans and strategies. The Broadway Plan Guiding Principles are based on these values and objectives, and guide the creation of the plan.

NOTE: Since launching the Broadway planning program in early 2019, through additional analysis and community engagement we heard that the Broadway neighbourhoods in the study area should be planned in a comprehensive and holistic manner. Therefore the following areas previously identified as being excluded from focus areas or addressed through a separate planning initiative are being reviewed as part of the Broadway planning program and are included in the Emerging Directions:

- »Low Density Areas (RS/RT zones)
- »Mount Pleasant Industrial Area (I-1 zone)



Emerging Directions Road Map

The Broadway Plan Emerging Directions are presented in two main sections:

1

PLACES EMERGING DIRECTIONS

Emerging directions for land use policy and place-specific considerations by neighbourhood:

- » Character Areas: general spatial framework for growth and change in the Broadway Plan area
- » Neighbourhood Sub-Areas: future role and emerging directions by sub-area in Kitsilano, Fairview, and Mount Pleasant (including False Creek Flats)
 - » In Fairview the Uptown Sub-Area also includes:
 - Civic Crossroads
 - Views and Heights

2

AREA-WIDE EMERGING DIRECTIONS

Emerging directions for the overall study area by plan topic:

- » At Home
- » At Work
- » Getting Around
 - » Includes Broadway as a Great Street
- » Places for Public Life
- » One Water
- » Heritage
- » Arts and Culture
- » Community Wellbeing
- » Sustainability and Resilience
- » Public Benefits Strategy



The survey questions are in the order of the Emerging Directions sections and topics as shown here.