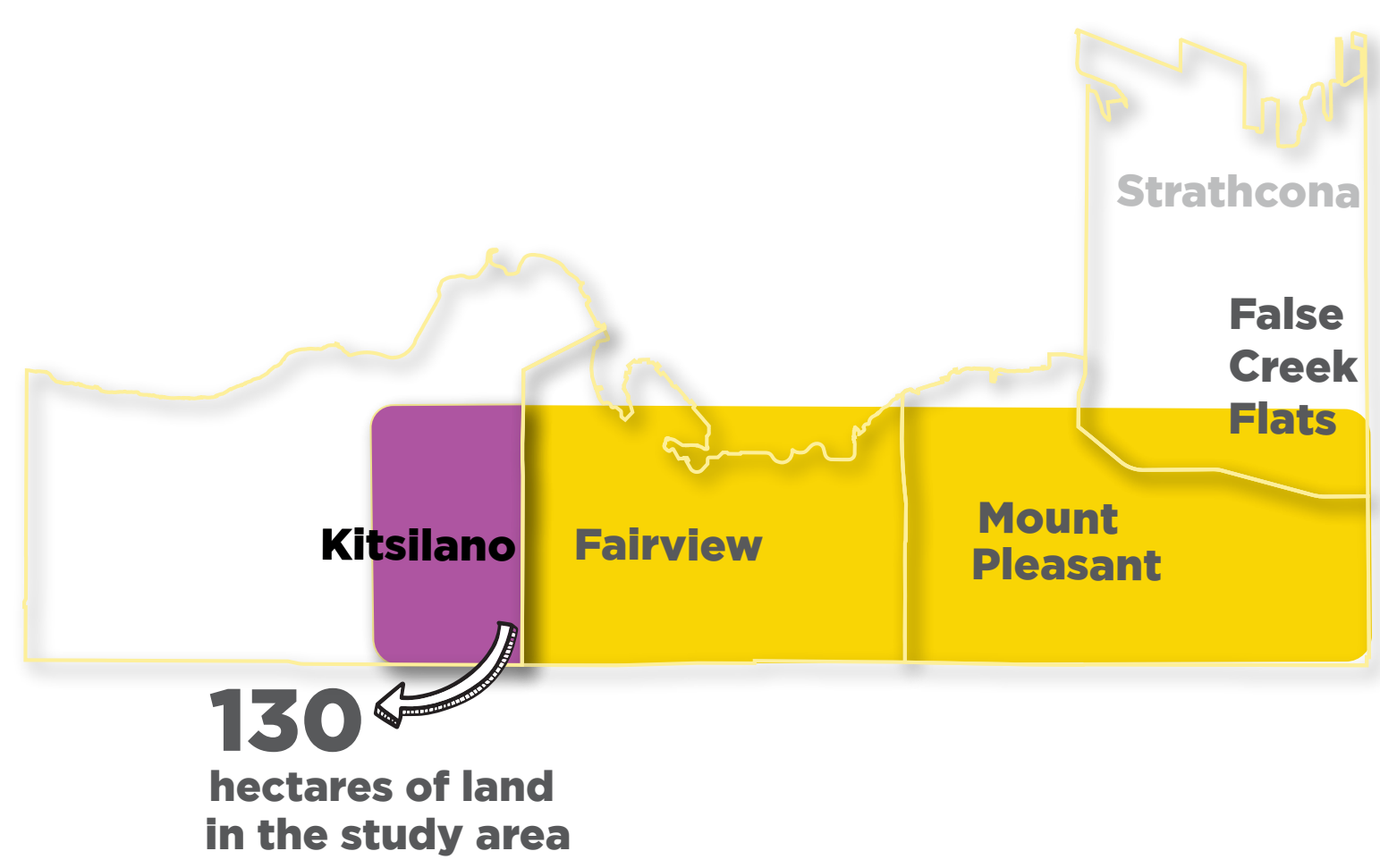
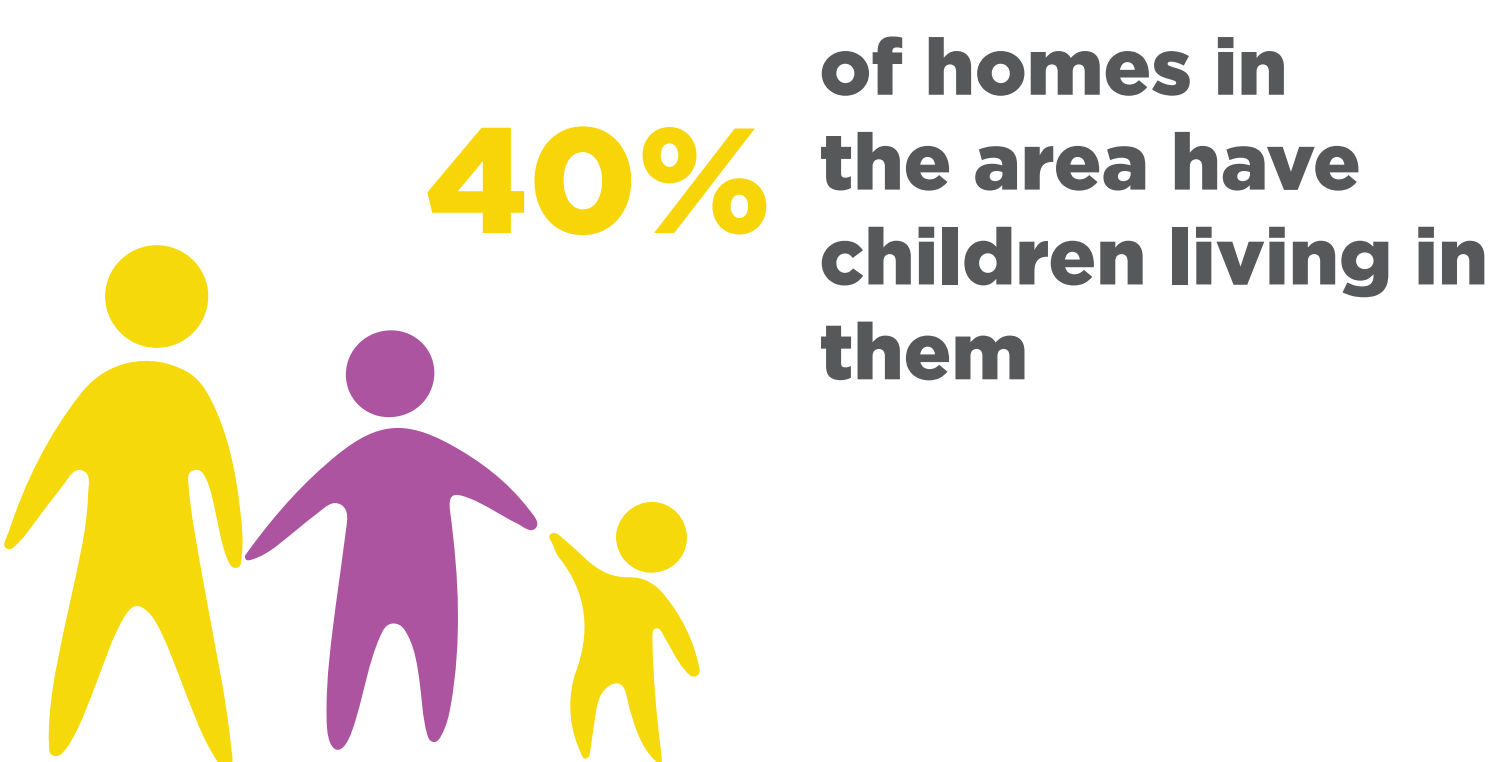
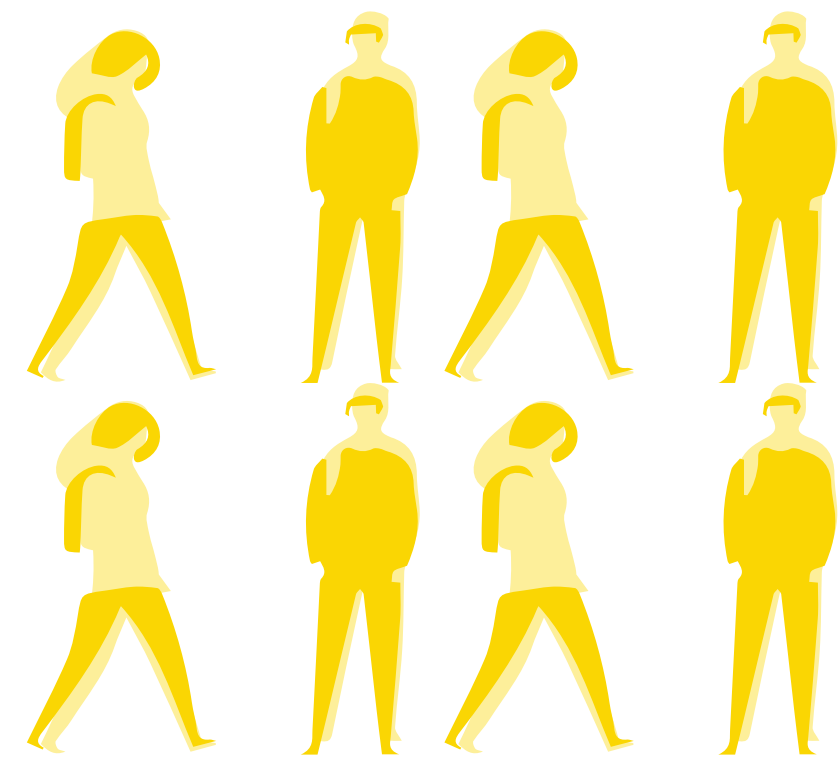


# Kitsilano Today

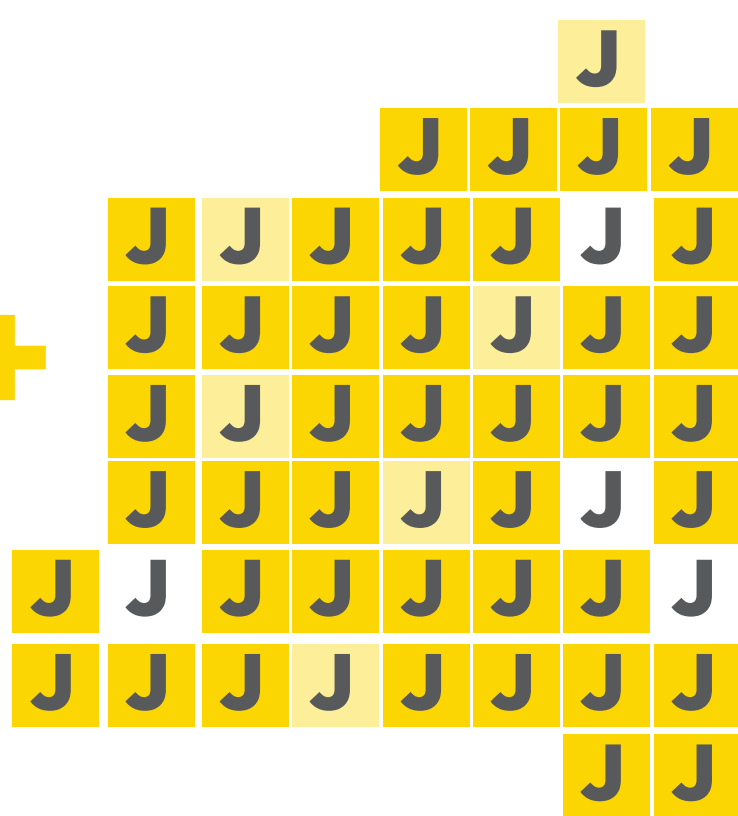
## Key highlights of the area



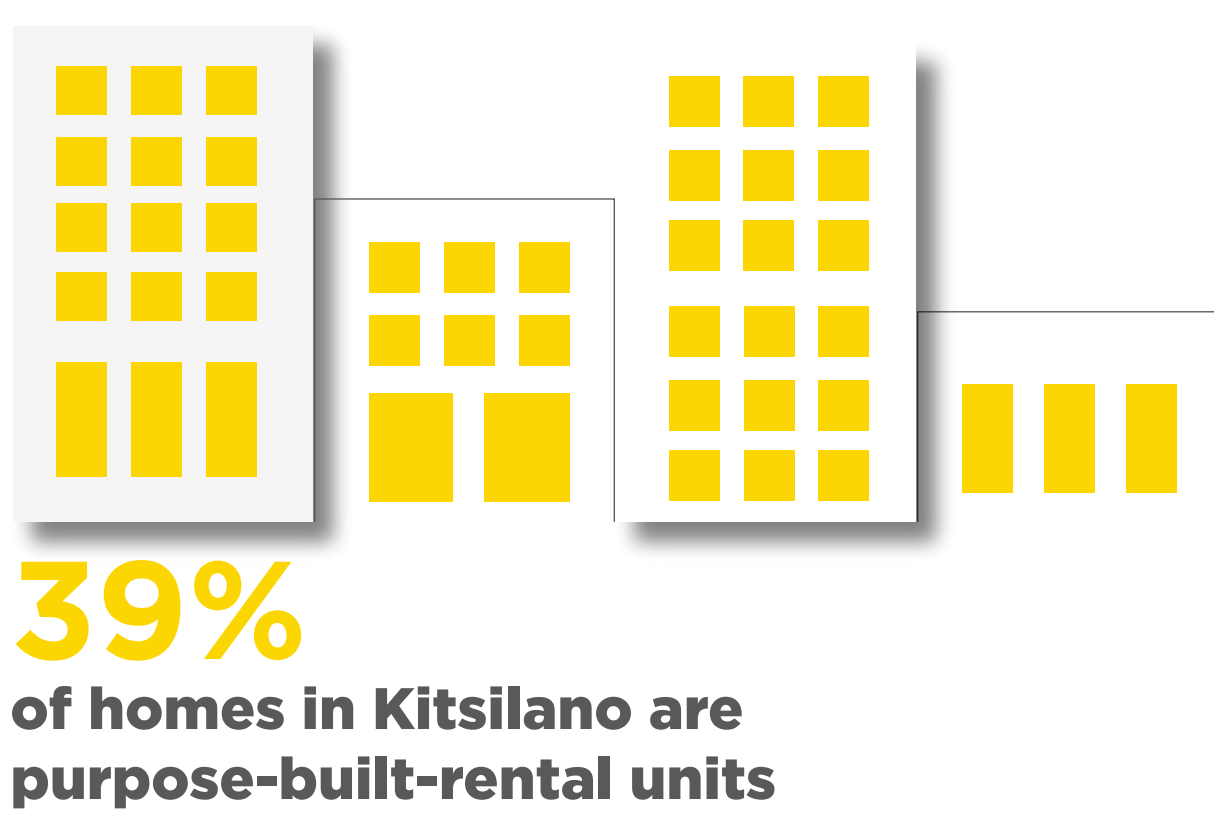
14,500+ PEOPLE LIVING IN THE AREA



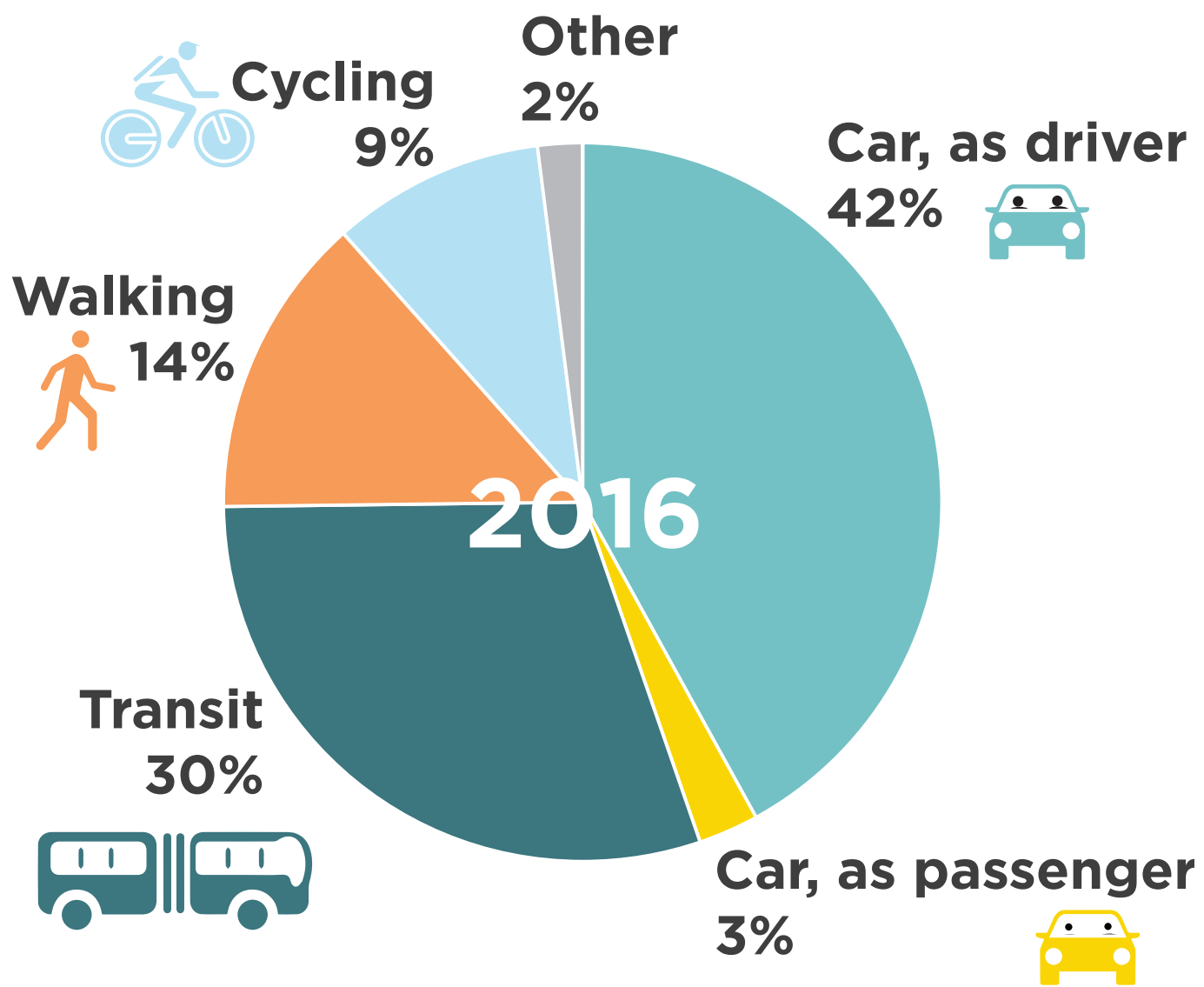
8,450+ JOBS in Kitsilano



W 4th Avenue BIA is home to over 240 businesses.



Kitsilano is home to several historic streams that were eventually buried underground in pipes as the city was built.



### Journey to Work Transportation Mode Choice

The Arbutus Greenway is 8.8 km long and supports walking, rolling, cycling and a future street car.

For more information please refer to the Neighbourhood Profiles.



# Community Stories Kitsilano

These are sentiments and voices expressed and captured through our community engagement. They are not a singular voice or a direct quote, rather a collage of multiple voices expressing a similar problem or challenge that the Broadway Plan should address.



I want to take transit. I really do. I don't like commuting. I don't like the congestion but what are the alternatives. Maybe I just don't know what other options exist.

## GETTING AROUND

Bicycle lanes. We need real bike lanes that are clear and wide. This is what makes it feel safe to bike.



I want to see interesting gardens and plazas and stores and places to sit down. I want sunshine to hit the street where I'm walking.



## A PLACE TO LIVE

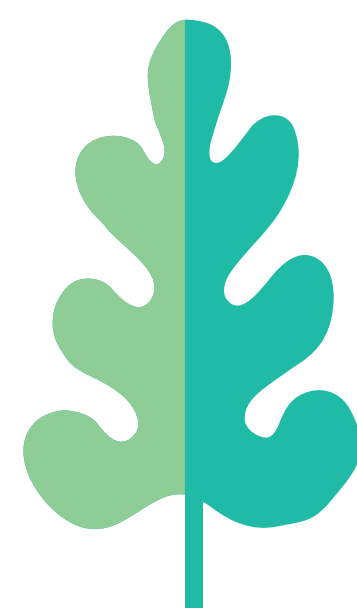
Kitsilano should support a mix of housing for UBCs students, seniors and new families.

## ARTS

The west side needs art and music venues. I always have to go east to access this.



The corners and edges of our streets could be so much more. We could have small green spaces and pocket parks. We could have more greenways and rewild our city including planting Indigenous flora and fauna. Roadside meadows and pollinator gardens. These are all things that would make it nicer to walk and to live here.



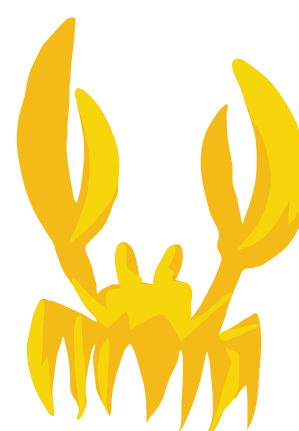
# Kitsilano



When I'm out for a walk I don't want everything to look the same. I want to see interesting gardens and plazas and stores and places to sit down. I want sunshine to hit the street where I'm walking.

## ACCESS

I want better connections to the water.



## COMMUNITY FEEL

I could imagine streets with gathering places. Small businesses and café's in the public domain. It needs to be interesting.



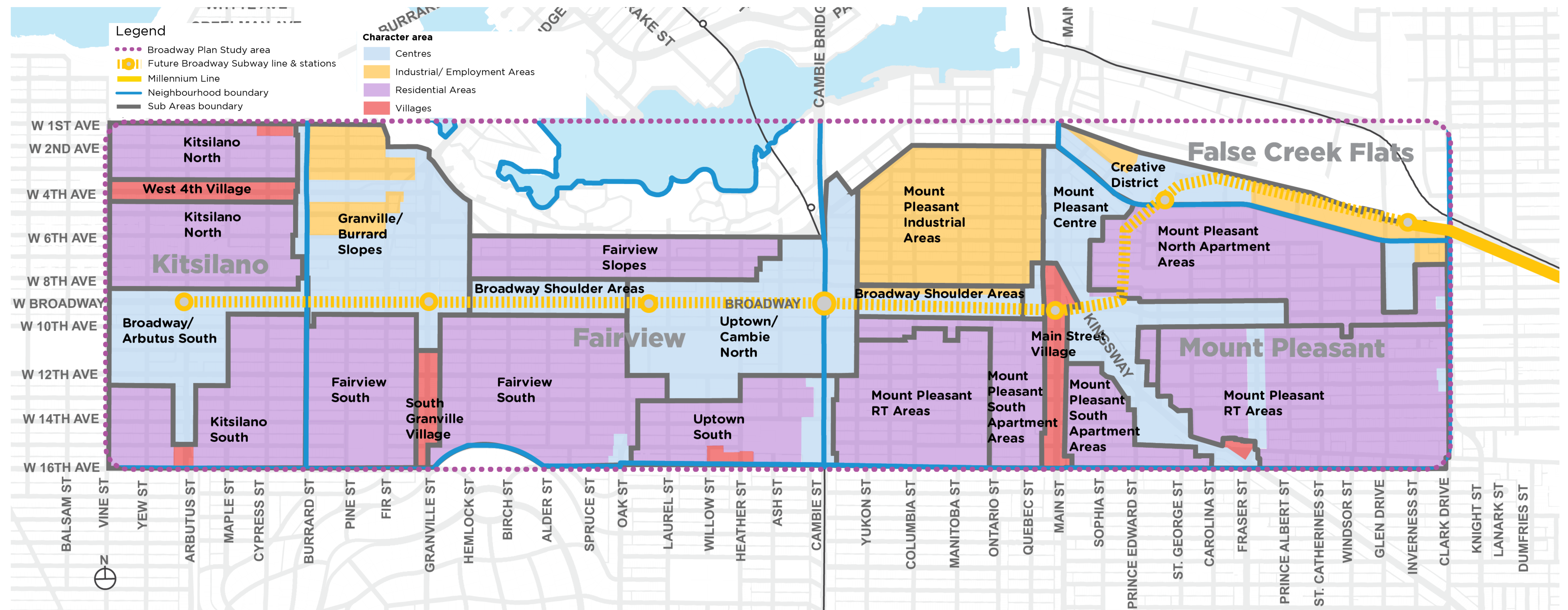
Illustrations by Jeff Kulak



# Neighbourhood Sub-Areas

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).

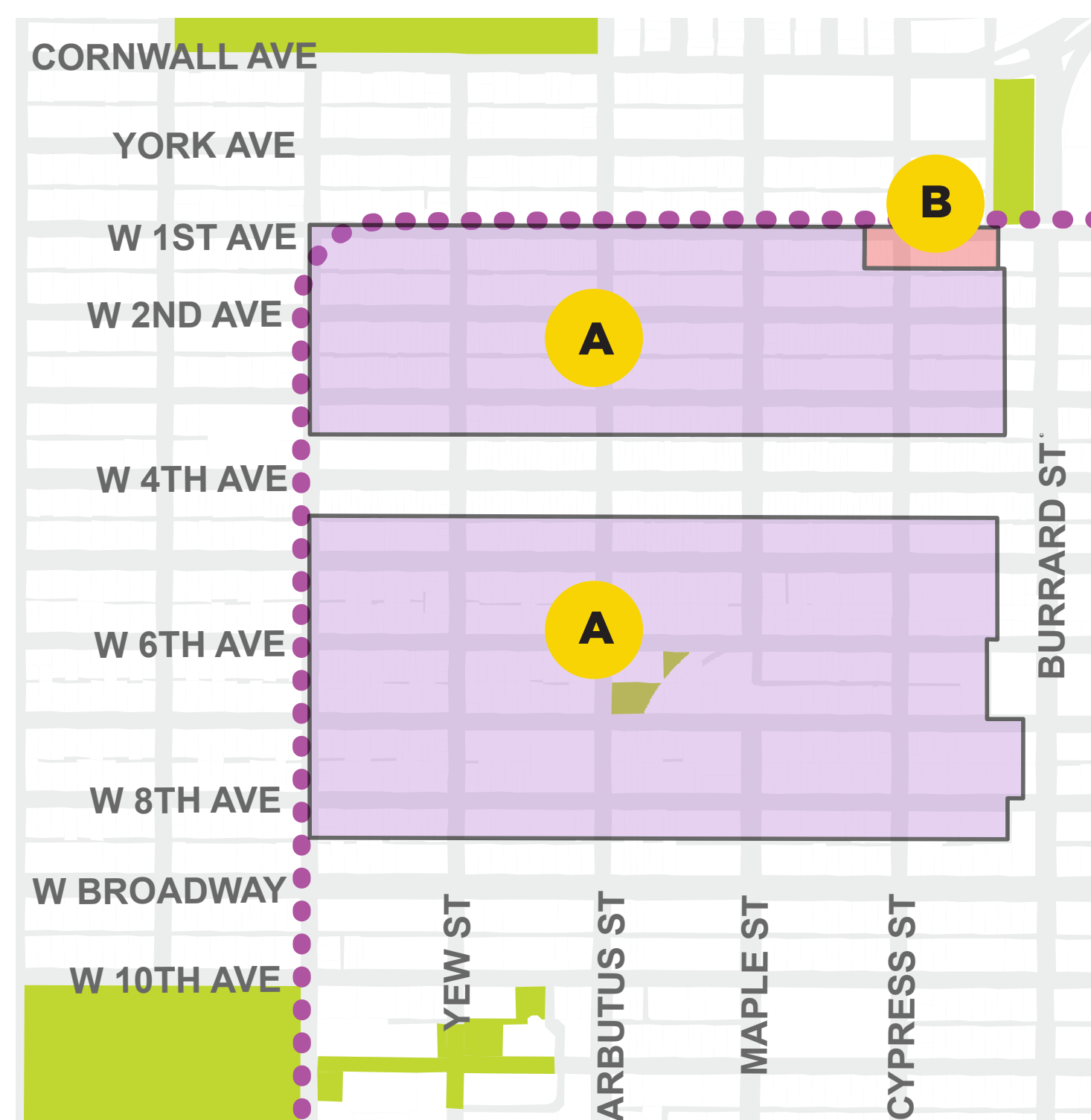
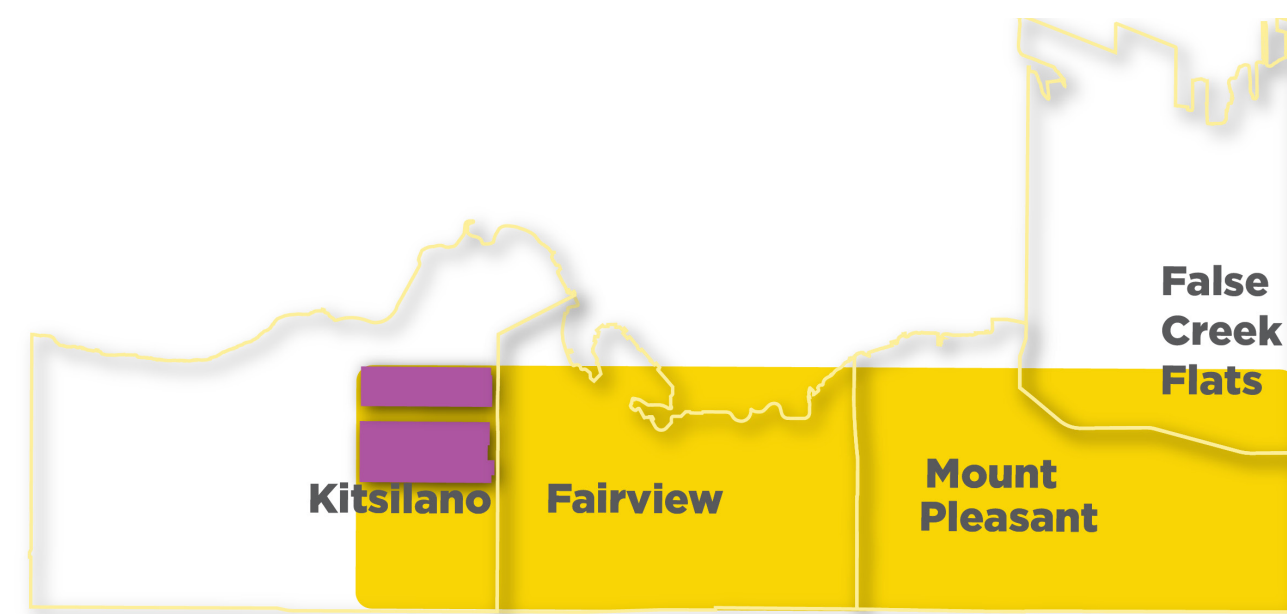
Eighteen neighbourhood sub-areas were identified based on the character areas and the local planning priorities identified through community engagement, city-wide objectives and technical work:





# Kitsilano North

# Tomorrow



## Legend

..... Broadway Plan Study area

■ Park

Character area

■ Residential Area

■ Village

● Policy area

□ Policy area boundary

Kitsilano North is a primarily residential apartment area with a significant stock of older rental housing. It has a variety of building types and styles that contribute to architectural diversity. Residential streets have landscaped setbacks and gardens, and large mature street trees. Housing in the area includes a mix of character and heritage houses, many older 3-4 storey rental apartments, social housing, and newer strata ownership townhouses and apartments. There are a handful of small-scale cafés and grocers sprinkled throughout the residential areas, and a mixed-use commercial node on West 1st Avenue near Burrard Street. The Arbutus Greenway passes through the area, curving from a north-south alignment to east-west at Delamont Park.

## PRIORITIES

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

- » The green and leafy streets, mix of housing types, and buildings from different eras contribute to a cherished neighbourhood character.
- » The area has a significant stock of older rental housing, close to jobs, services and amenities, which is aging and in need of renewal. Rental rates continue to rise, and there is a very low vacancy rate (<1.5% in recent years).
- » There are significant concerns around potential displacement of existing rental tenants, through renovations and/or redevelopment.
- » A need for additional rental housing, including for families with children, close to rapid transit.

## FUTURE DESIRED ROLE

Strengthen Kitsilano North as a walkable primarily residential area with diverse housing options by providing strategic opportunities for new affordable housing, while encouraging retention and renewal of existing older rental housing.

## EMERGING DIRECTIONS

» In Area A:

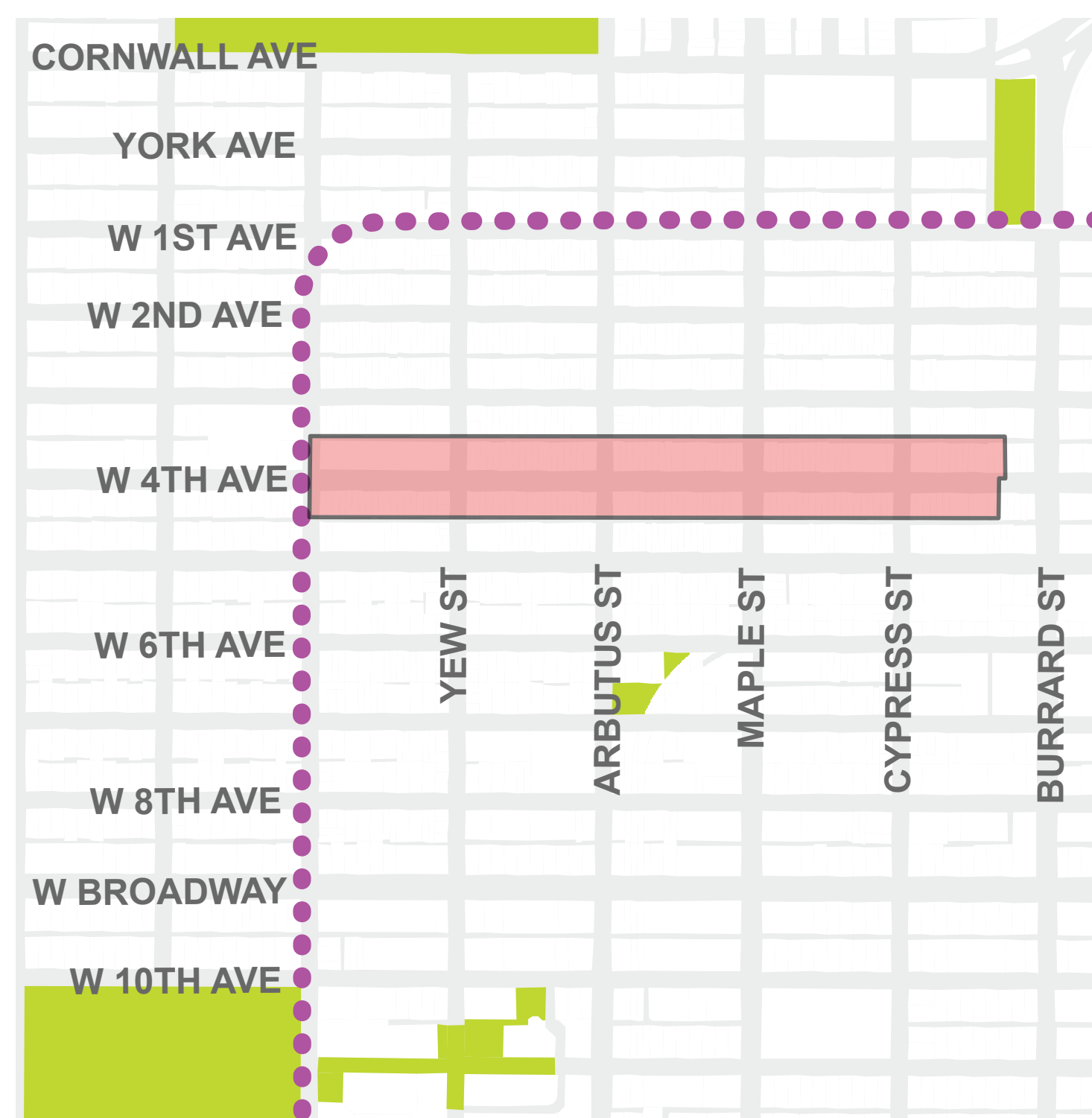
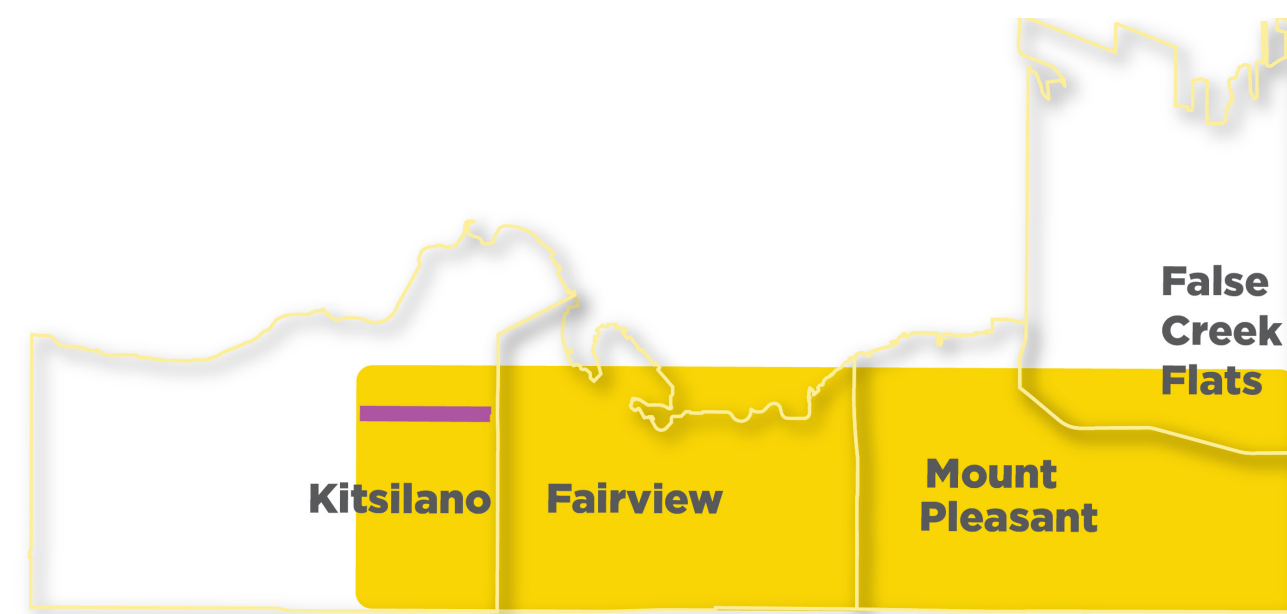
- » Retain the distinctive green and leafy character with a variety of buildings from different eras.
- » Support the retention and careful long-term incremental renewal of the older rental housing by considering a modest increase in height and density for secured market and below-market rental on sites with existing rental units. In all cases, affordability will be maintained and renters will be supported so they are not displaced from the area.
- » Consider increased height and density for affordable housing (e.g. secured rental or social housing) on sites without existing rental units.
- » Support increased height and density to renew and expand social and co-op housing, and enhance affordability where possible, on City- or non-profit owned sites.
- » Explore opportunities for new local-serving shops and services in select locations (e.g. key walking streets, greenways, etc.).

» In Area B, maintain the permitted height and density for the small mixed-use node on West 1st Avenue near Cypress Street.



# West 4th Village

# Tomorrow



## Legend

..... Broadway Plan Study area

■ Park

Character area

■ Village

□ Policy area boundary

Serving as the neighbourhood high street, West 4th Village is a popular Kitsilano shopping area for locals and visitors due to its diverse range of small and local businesses, including retail, services, restaurants and cafés, and a lively public life. The buildings are generally low in scale, 1-3 storeys, and have engaging street frontages with large transparent windows, patios and store displays. Newer developments are limited, and have been both commercial and mixed-use (residential with commercial at grade).

## PRIORITIES

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

- » West 4th is generally working well today as a neighbourhood high street, as well as a destination shopping and dining street, with its diverse and unique local businesses.
- » It is cherished by local residents and visitors as a great place for shopping, dining and socializing. The interesting storefronts provide for an enjoyable walking experience.
- » The shopping street provides an important neighbourhood amenity and contributes to the area's distinctive character and sense of community.
- » Challenges include narrow sidewalks and a need for gathering places with public seating, patios, etc.

## FUTURE DESIRED ROLE

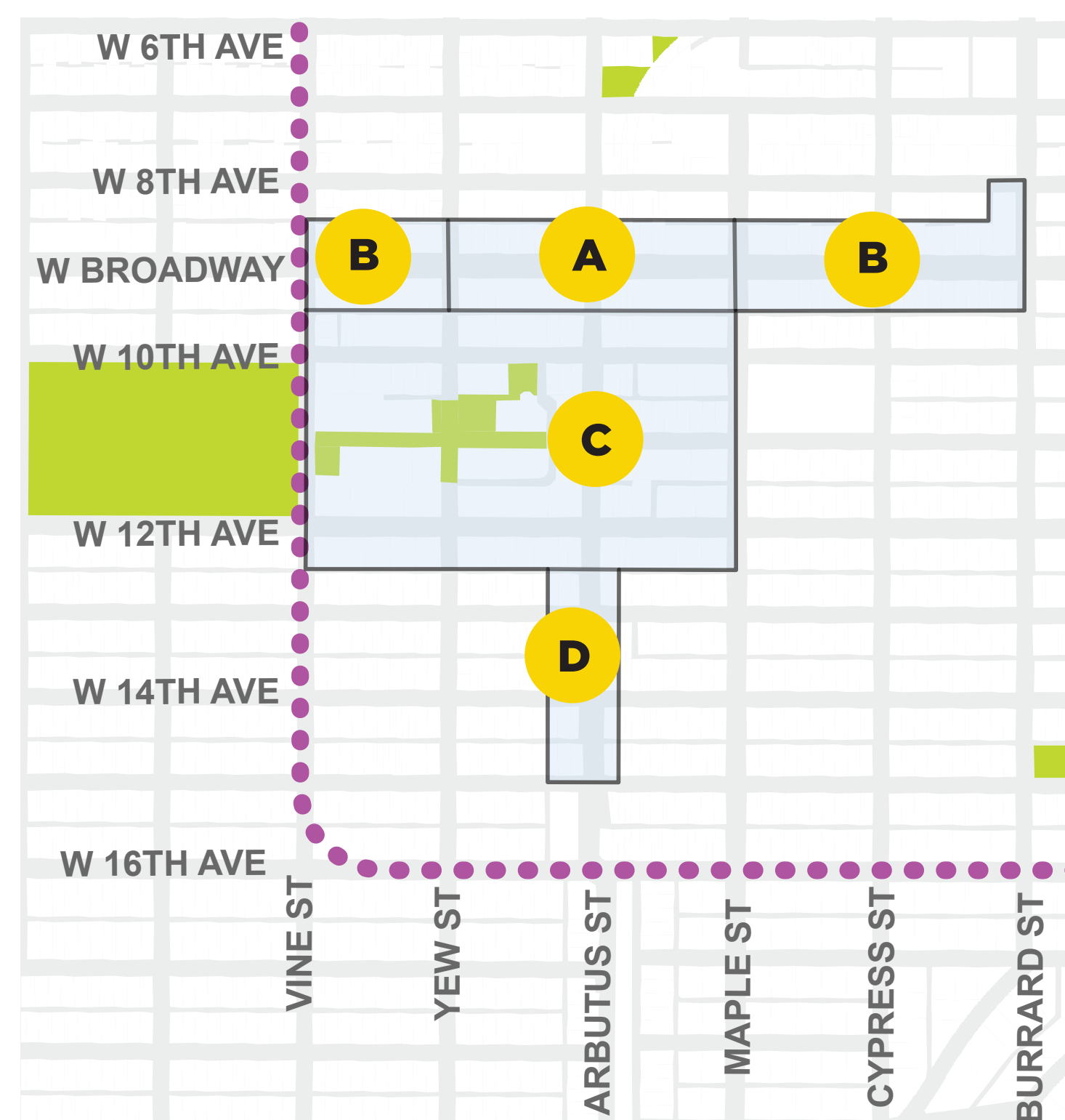
Strengthen West 4th Village as an eclectic shopping street with a diversity of local businesses where locals and visitors alike can shop, work and play.

## EMERGING DIRECTIONS

- » Retain the low-scale village character by generally maintaining the permitted height and density.
- » Consider limiting new residential development to support the viability of existing businesses.
- » Encourage continuous active ground floor commercial frontages.
- » Continue to require narrow frontages for ground floor commercial uses, except where pedestrian amenity or interest can be enhanced.
- » Explore opportunities for public space improvements to create wider sidewalks, additional space for store displays and patios, and places for gathering (e.g. street-to-plaza).



# Broadway/Arbutus South *Tomorrow*



## Legend

..... Broadway Plan Study area

■ Park

Character area

■ Centre

● Policy area

□ Policy area boundary

Broadway/Arbutus South is a mixed-use area with a significant concentration of job space, as well as housing, shops and services. Along Broadway are several older office buildings and newer mixed-use strata developments, up to seven storeys. Arbutus Street has newer low-rise mixed-use development with shops, services and restaurants at grade. Off Arbutus is a mix of housing, office buildings, independent schools, and a handful of heritage sites, as well as the Arbutus Greenway running north-south. Developed in the late 1990s on former industrial land, Arbutus Walk comprises four blocks of mid-rise apartments and townhouses, surrounded by green space, tree-lined streets and walking paths.

## PRIORITIES

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

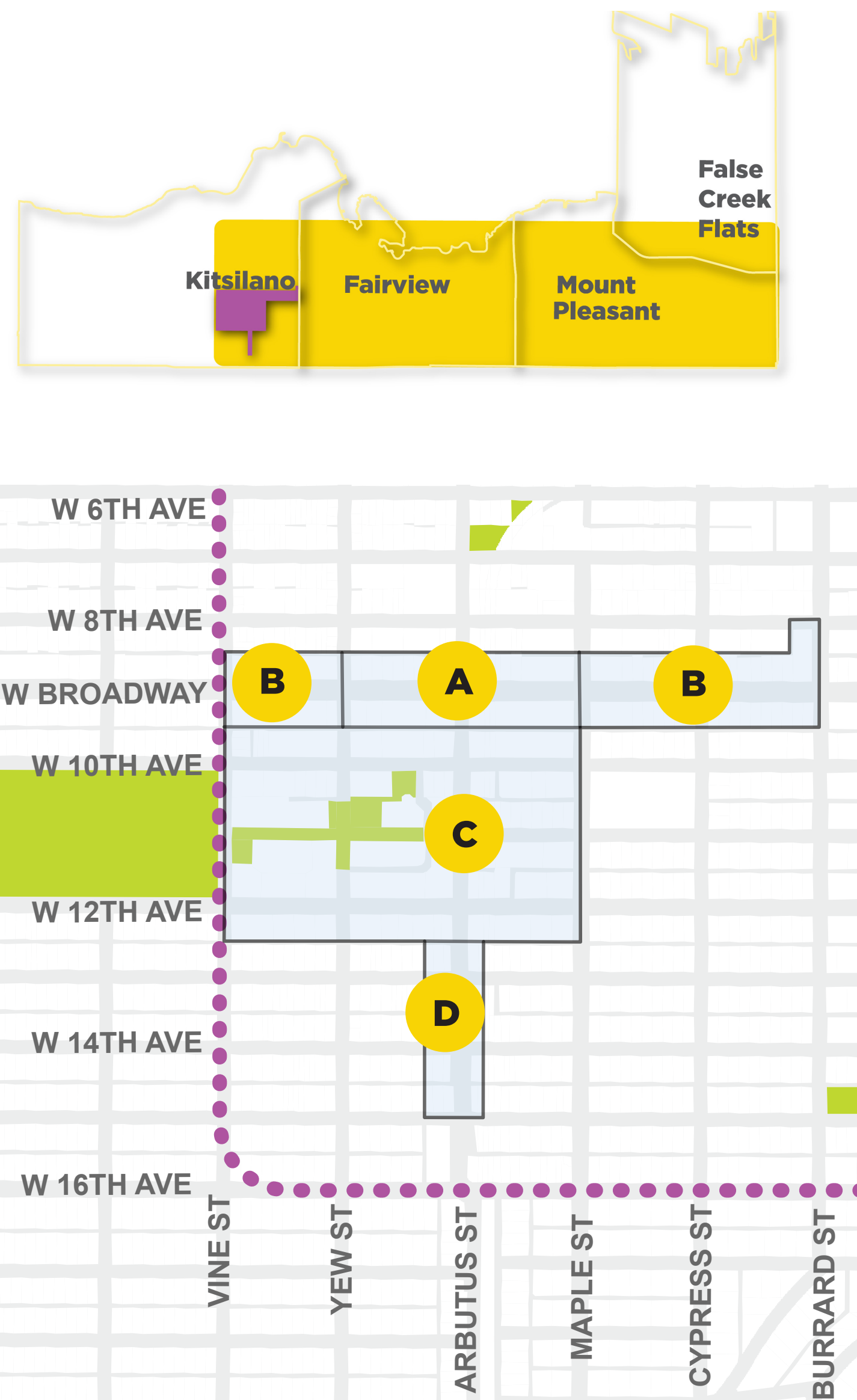
- » There is a need for job space and affordable housing close to rapid transit, including secured rental and social housing options.
- » There is a need for services and amenities to support a growing population, such as childcare and cultural facilities.
- » This area provides opportunities for new housing, job space and amenities while minimizing displacement of existing rental tenants.
- » 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.
- » Arbutus Station on the northeast corner of Arbutus Street and Broadway will be the western terminus of the Broadway Subway, until the rapid transit line is extended to UBC. In the interim period the station will be integrated with a bus loop for the 99 B-Line.
- » Arbutus Street south of West 12th Avenue has narrow sidewalks and lacks a buffer from vehicular traffic on some blocks for people walking, particularly on the west side.

## FUTURE DESIRED ROLE

Strengthen Broadway/Arbutus South as a vibrant, walkable mixed-use area close to rapid transit by providing opportunities for additional housing (particularly secured rental and social housing), job space, amenities and local-serving commercial uses.



# Broadway/Arbutus South *Tomorrow*



- Legend
- ..... Broadway Plan Study area
  - Park
  - Character area
  - Centre
  - Policy area
  - Policy area boundary

## 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 and TransLink to integrate the Arbutus Station and interim bus loop with the Arbutus Greenway, nearby 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).

- » In Areas A and B, require a minimum job space component (e.g. office above retail) for mixed-use development.

### » In Area C:

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

- » Require a minimum job space component for mixed-use development on sites with existing job space.

- » Encourage continuous active ground floor commercial frontages along Arbutus Street.

### » In Area D:

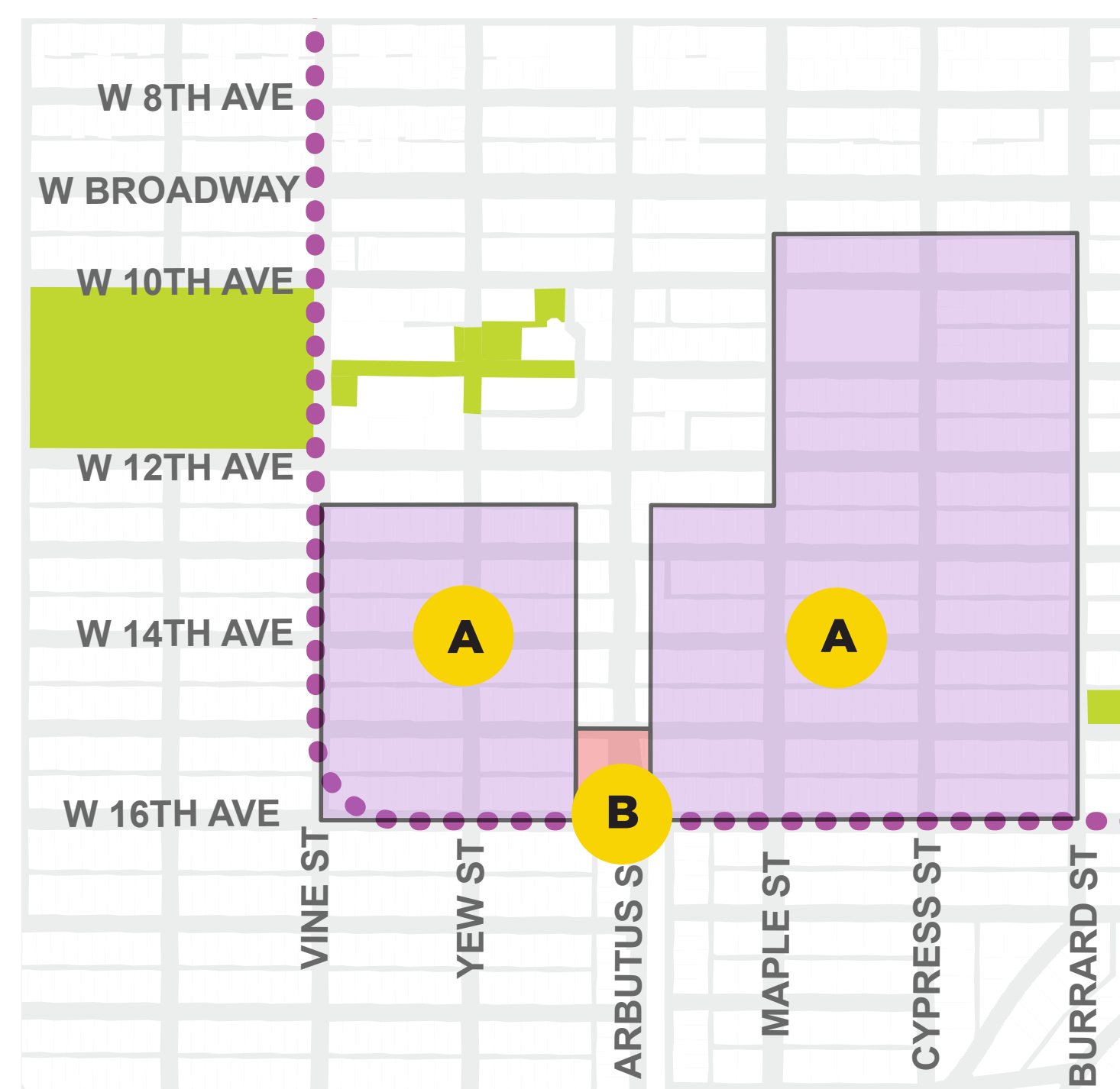
- » Strengthen both sides of Arbutus Street as a more walkable, mixed-use street with new housing opportunities and continuous active ground floor commercial frontages.
- » Consider increased height and density for affordable housing (e.g. secured rental or social housing).

- » On the east side of Arbutus Street, explore opportunities to wrap active ground floor commercial uses to animate and serve the Arbutus Greenway.
- » Foster Broadway as a Great Street with improved sidewalks, street trees, continuous active ground floor commercial frontages, and places for gathering.



# Kitsilano South

*Tomorrow*



## Legend

..... Broadway Plan Study area

■ Park

Character area

■ Residential Area

■ Centre

● Policy area

□ Policy area boundary

Kitsilano South is a residential area with green and leafy streets and low-density primarily ownership housing, including single-family houses, duplexes, multiple conversion dwellings and small-scale strata developments. Secondary rental units, such as basement suites and suites in older houses, are sprinkled throughout the area. The area has a concentration of heritage buildings, particularly east of Arbutus Street, which contribute to the neighbourhood character. Between Broadway and West 12th Avenue is Lord Tennyson Elementary School. Burrard Street is a busy arterial that separates Kitsilano South from the Fairview apartment area to the east.

## PRIORITIES

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

- » The area primarily has low-density ownership housing, such as single-family housing, duplexes or small multiple dwellings. Conversely there is a lack of affordable housing. Rental housing generally comprises secondary rental units or units in multiple conversion dwellings.
- » There is a desire for greater housing choice in the area, including purpose-built rental and social housing options.
- » Further away from Arbutus Street and Broadway there is a lack of local-serving shops and services within an easy walk or roll.

## FUTURE DESIRED ROLE

Enhance Kitsilano South as a primarily residential area with more diverse housing options by providing opportunities for new rental housing, including off-arterial locations, while fostering a mix of building types as the area grows and evolves.

## EMERGING DIRECTIONS

» In Area A:

- » Foster a distinctive green and leafy character with a variety of buildings from different eras by retaining heritage buildings and ensuring incremental change with new growth.
- » Consider increased height and density for affordable housing (e.g. secured market and below-market rental apartments).
- » Explore opportunities for new local-serving shops and services in select locations (e.g. key walking streets, greenways, etc.).

» In Area B, maintain the permitted height and density for the small mixed-use node on Arbutus Street south of West 15th Avenue.