

# Broadway Plan Review

## Advancing the Broadway Plan

In 2022, Vancouver City Council approved the Broadway Plan, a 30-year plan to guide growth and change for the area along Broadway, generally located east to west from Clark Drive to Vine Street, and north to south from 1st Avenue to 16th Avenue. Work is now underway in the Broadway Plan area to add new housing, job space and amenities that integrate with the Broadway Subway and meet our city's needs.

In spring 2024, you can learn more and share your feedback on these Broadway Plan implementation projects and updates on: **City Hall Campus planning; Broadway Public Realm and Streetscape Plan; and the Broadway Plan Review.**

For more information: [shapeyourcity.ca/broadway-plan](https://shapeyourcity.ca/broadway-plan)

The Broadway Plan is intended to be a flexible framework that will respond to evolving opportunities and challenges in the area and the city over the 30-year life of the Plan. The City will monitor its performance and is committed to reviewing the Plan periodically, proposing adjustments where necessary to achieve the Plan's Guiding Principles and objectives.

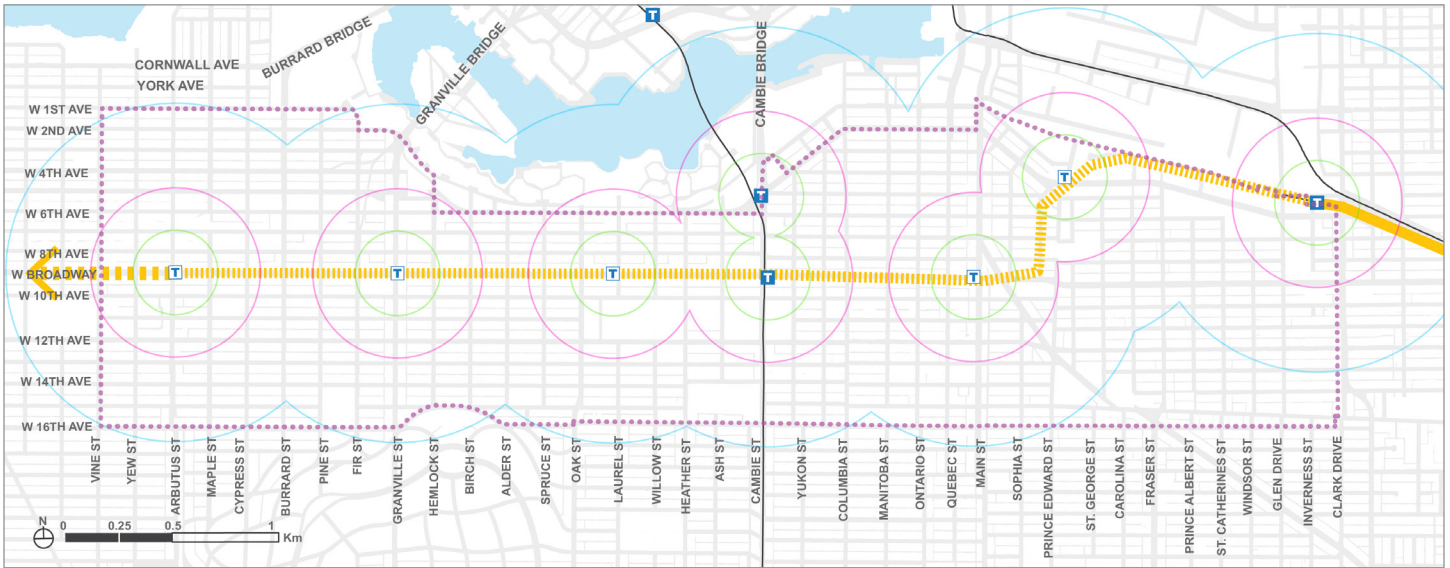
We're now conducting our first review of the Broadway Plan. While the Plan was only adopted two years ago, new provincial legislation has been introduced that impacts land use planning in Transit-Oriented Areas (TOAs). Changes to the Broadway Plan in some areas are necessary to align with the new legislative requirements. City staff have also identified some potential policy improvements based on early learnings from implementation of the Plan.



# Transit-Oriented Areas Legislation

In December 2023, the Province of B.C. enacted new legislation that sets requirements for land use planning in Transit-Oriented Areas (TOAs). TOAs are areas within a prescribed distance from a transit station. Much of the Broadway Plan area is within one or more TOAs, as there are several existing and future rapid transit stations in the Plan area.

## Transit-Oriented Areas



- Broadway Plan Area
- ▤▤▤▤ Future Broadway Subway
- ▤▤▤▤ Future Millenium Line UBC Extension
- ▬▬▬▬ Millenium Line
- Current SkyTrain Network
- Existing Rapid Transit Station
- Future Rapid Transit Station
- 200 Metre Tier
- 400 Metre Tier
- 800 Metre Tier

Under the new legislation, the City of Vancouver cannot use its zoning authority to prohibit or restrict building heights and densities below certain minimums within the TOAs. Certain exceptions to the legislative requirements apply (e.g. industrially-zoned lands).

# Broadway Plan Review

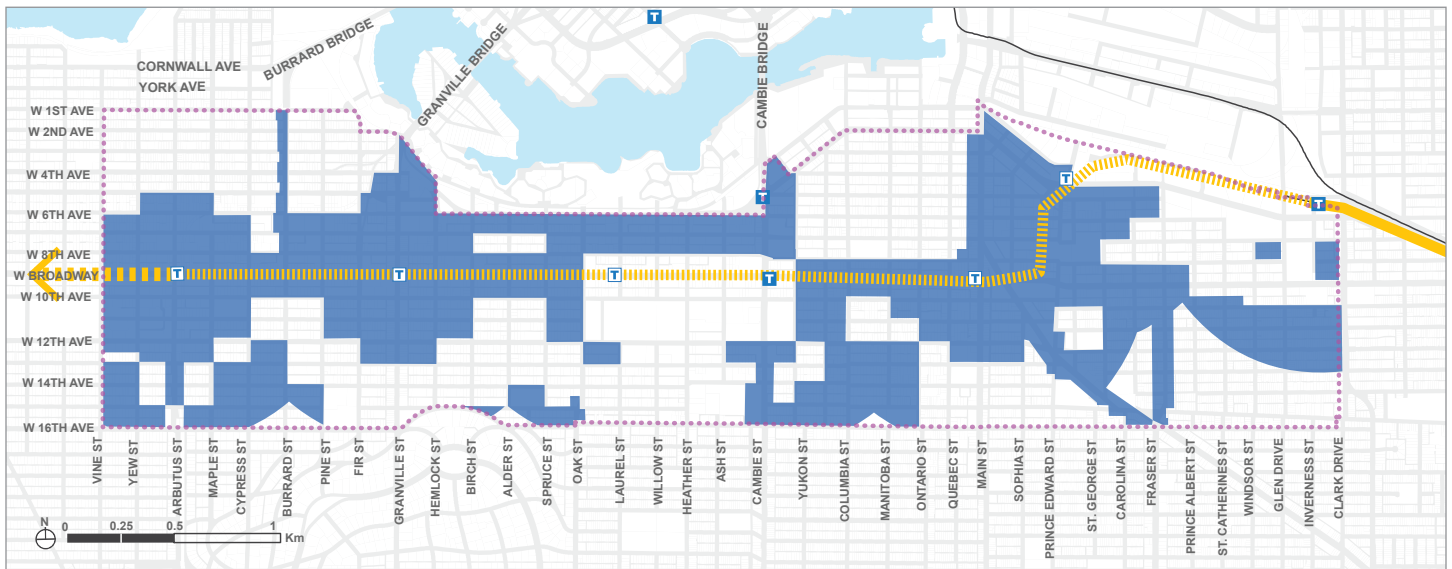
The review of the Broadway Plan focuses on a few key topics:

## Land use policy in select areas

Most of the land use policy in the Broadway Plan complies with or exceeds the legislative requirements. However, there are some areas where the current Broadway Plan policies do not align with the TOA requirements.

Due to the new TOA legislation, as well as early learnings from Plan implementation, the City is considering amendments to the Broadway Plan’s land use policies in some areas shown in blue on the map.

## Areas for Review



- Broadway Plan Area
- ▬▬▬▬ Future Broadway Subway
- ▬▬▬▬ Future Millennium Line UBC Extension
- ▬▬▬▬ Millennium Line
- Current SkyTrain Network
- T Existing Rapid Transit Station
- T Future Rapid Transit Station
- Areas for Review

## Tower limit policies

In several locations, the Broadway Plan limits the number of towers allowed on a block or block face. The policies limiting the number of towers per block are intended to help maintain solar access and livability and to create more variation in building heights and types.

Considering the new provincial legislation and early learnings from Broadway Plan implementation, the City is proposing to remove tower limit policies in areas that are closest to transit, shops, services and amenities.

## Flexibility for building heights

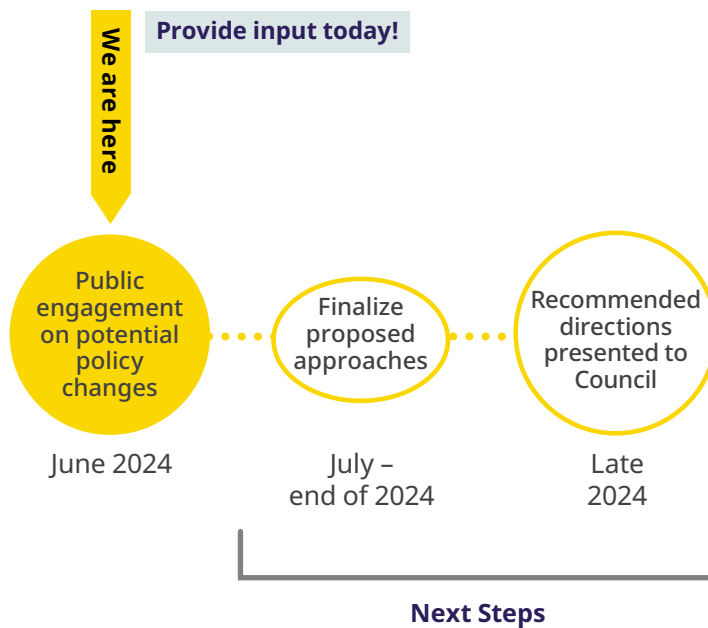
Based on early learnings from Plan implementation, the City is considering amendments to the Broadway Plan policies to provide more specific direction on when modest increases in building height would be considered. The intent of allowing flexibility in building height is to:

- Accommodate a greater range of building forms,
- Enable delivery of on-site public open space from new developments
- Provide design flexibility to allow maximum densities to be achieved on larger sites.

## More information and next steps

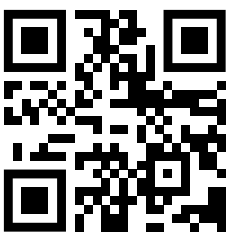
Over the coming months, the City will be engaging with the public on the proposed policy changes and finalizing our proposed approaches. A report back to Council with recommendations is anticipated for November 2024.

### Broadway Plan Review Timeline



## Share your thoughts on the changes being considered.

Learn more and take the survey online: [shapeyourcity.ca/broadway-plan](https://shapeyourcity.ca/broadway-plan)



Take the survey by phone: **3-1-1**

Learn more by visiting our website:  
[shapeyourcity.ca/broadway-plan](https://shapeyourcity.ca/broadway-plan)

Contact us at:  
[broadwayplan@vancouver.ca](mailto:broadwayplan@vancouver.ca)

