

Overview



Broadway Plan

The Broadway Plan is a major planning initiative focusing on opportunities to integrate new housing, job space and amenities with the Broadway Subway. The Plan will provide a comprehensive framework to guide growth and positive change in the area over the next 30 years to meet the needs of today's residents and generations in the future.

The study area is centred along Broadway generally from Clark Drive to Vine Street and between 1st and 16th Avenues. The Plan sets out various land use and area-wide policies that support the vision for the area to be a highly walkable, vibrant, inclusive, and distinctive place to live, work, play, and learn.

Key goals of the Broadway Plan include: addressing the need for more housing and job space close to rapid transit; greater affordability in housing and supports to allow current tenants stay in their neighbourhoods; new and improved ways for people to move around; improved parks and public spaces; more childcare spaces; and new and renewed public amenities to serve a growing community.

These goals will help the City respond to new priorities and needs over the next 30 years.

With an emphasis on walkable, complete neighbourhoods, the Broadway Plan supports Vancouver's Climate Emergency Action Plan target of ensuring 90 per cent of people can live within an easy walk or roll of their daily needs by 2030.

Developing the Plan

Since March 2019, thousands of residents throughout the study area and the rest of Vancouver have been actively involved in developing the Broadway Plan by sharing their hopes, challenges and views.

Over the course of three years, we heard from the community through many different engagement opportunities including: more than 130 different events such as in-person and virtual open houses and workshops, walking tours, pop-ups, and office hours; thousands of survey responses; and input from other channels. The feedback we received helped direct the planning process from its guiding principles to specific policies. What we heard informed all our work and shaped the Broadway Plan into a collection of land use and area-wide policies that preserve what's important to the Kitsilano, Fairview and Mount Pleasant neighbourhoods and support the growth of the city and region as whole.

Review the Draft Plan

The Broadway Plan, Council report and background information are available at: shapethecity.ca/broadway-plan

What's Next?

The Broadway Plan is scheduled to go to City Council in May 2022.

A Public Benefits Strategy (PBS) is a 10-year capital investment plan that directs how we fund public amenities and infrastructure to provide what communities need for renewal and growth. In addition to the PBS, the Broadway Plan will also provide a higher-level vision and outlook for public benefits in the area over the 30-year life 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.

The current goals and estimates for the Broadway Plan Public Benefits Strategy include:

Affordable Housing: (~\$455 million)

- Approximately 600 additional social housing units to be secured through private development, including some artist live-work units with shared production spaces in strategic locations.
- Approximately 330 social housing units through renewal and expansion of existing city-owned non-market housing sites.
- Approximately 1,500 secured below-market rental units.

Childcare: (~\$85 million)

- Secure development of four to seven new facilities (approximately 250 childcare spaces).
- Renewal and expansion of three City-owned facilities (approximately 160 spaces).

Parks and Open Spaces: (~\$96 million)

- Renewal and expansion of existing parks, such as Jonathan Rogers Park and Guelph (Dude Chilling) Park, to better serve the growing population.
- Delivery of planned new park space (e.g. Burrard Slopes Park and Delamont Park), as well as provision of additional park space through major developments and land acquisition.

Transportation and Street Use: (~\$109 million)

- Conversion of major sections of Broadway (approximately four kilometres) into a 'Great Street' with more space for pedestrians and enhanced features such as wider sidewalks, large street trees and street improvements for people walking, cycling and rolling.
- Construction of approximately four to six kilometres of new protected bike routes and greenways for walking, cycling, and public green space.
- Implement improvements such as new "Streets as Better Public Spaces" (road space re-allocations) over three blocks and deliver three new permanent-design plazas.

Arts and Culture: (~\$55 million)

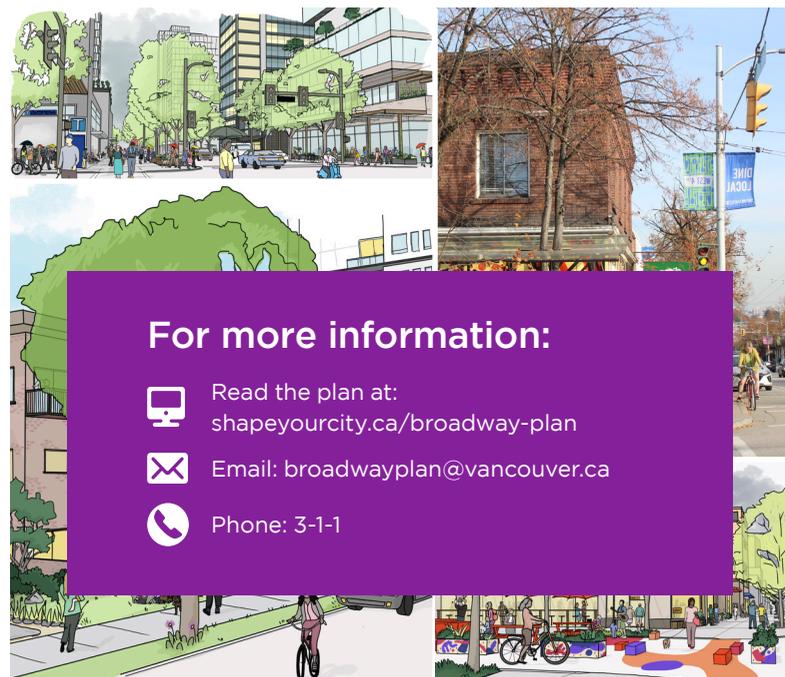
- Secure ~24,500 square feet of new and expanded arts production and music spaces for artists and cultural workers.
- Secure ~10,000 square feet of work space and storage space for approximately 50 artist social housing live/work units ~11,500 square feet of shared production space to support 60 artist social housing units.
- Deliver ~10,000 square feet of expanded presentation spaces.
- Deliver public art from development contributions through the Public Art Program.
- Funding for conservation of heritage resources through the City's heritage programs.

Community Facilities and Public Safety: (~\$77 million)

- Explore renewal and expansion of Vancouver Firehall No.2 and the Firehall Library branch at Granville and 10th Avenue.
- Explore renewal and expansion of the Mount Pleasant Neighbourhood House, including co-location with additional services.
- Early planning and design work for community centre renewal and expansion within or near Broadway, to be completed over the longer-term course of the plan.

One Water: (~\$221 million)

- Upgrades to sewers and drainage to reduce flood risks throughout the area.
- Delivery of new green rainwater infrastructure that uses nature to treat and collect water, as well as more green space and habitat.

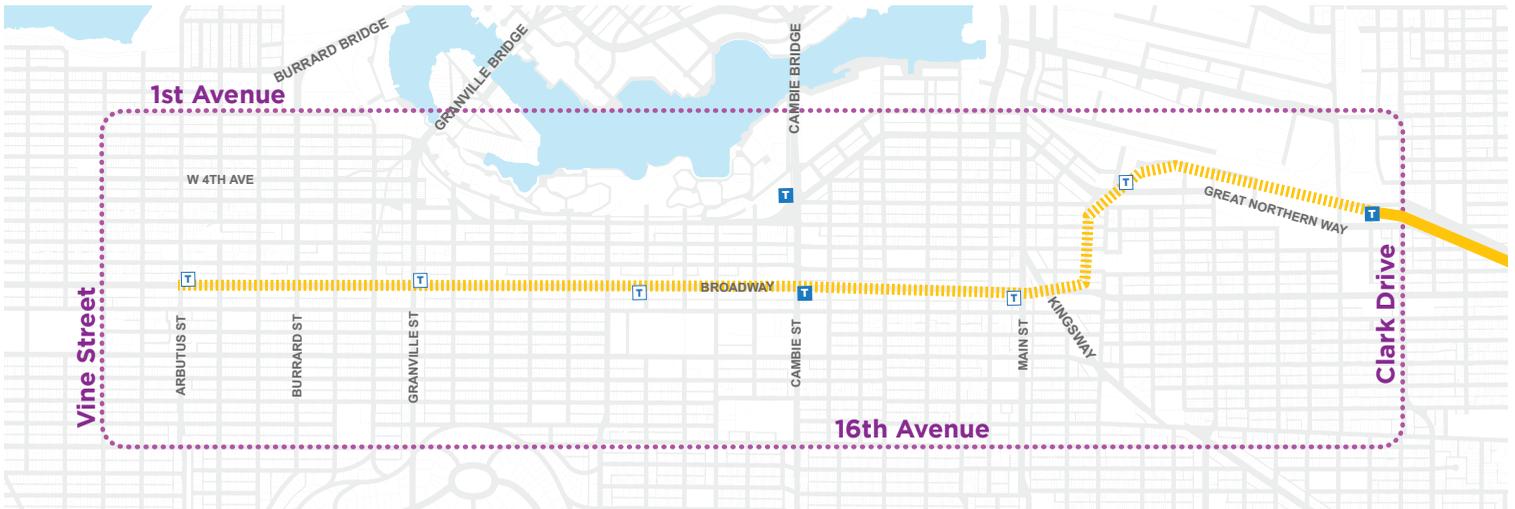


For more information:

Read the plan at:
shapeyourcity.ca/broadway-plan

Email: broadwayplan@vancouver.ca

Phone: 3-1-1



Kitsilano

Kitsilano is a cherished neighbourhood set near the beach, with destination waterfront parks, and the iconic Kitsilano Pool. It has a significant stock of purpose-built rental housing, diverse shops and restaurants along West 4th Avenue, and a concentration of office space and newer mixed-use development along Broadway. The Broadway Plan policies for Kitsilano are intended to help retain what makes Kitsilano special, while also enabling more housing options, job space, shops and services, and amenities throughout the neighbourhood. Some of the Big Moves or key directions for Kitsilano include:

- Retaining what is most cherished by the community, such as the West 4th Village (maintain buildings up to six storeys), green and leafy residential streets, and heritage buildings.
- Creating opportunities for new job space, housing, and amenities near Arbutus Station with buildings up to 20-30 storeys.
- Supporting incremental growth by adding more diverse housing options such as rental apartment buildings, particularly in lower-density residential areas south of Broadway with buildings up to 15-18 storeys.
- Supporting the long-term renewal of aging rental apartments, ensuring affordability is preserved and existing tenants are provided with comprehensive supports to allow them to stay in their neighbourhood.
- Introducing allowances for secured rental apartment buildings in the existing lower-density residential areas.
- Enabling new local-serving retail and services in all residential areas, such as corner grocery stores, cafes, bakeries, and pharmacies.

Fairview

Fairview is a diverse neighbourhood with many important roles. It has a significant amount of purpose-built rental housing; local and destination retail businesses in South Granville Village; and a large concentration of office space along Central Broadway. It is also home to the Vancouver General Hospital, BC Cancer Centre and Vancouver City Hall campuses in the Uptown area. The Broadway Plan policies for Fairview are intended to strengthen these distinct functions and create a more walkable, complete neighbourhood with additional housing options. Some of the Big Moves or key directions for Fairview include:

- Retaining what is most cherished by the community, such as the South Granville Village (maintain buildings up to six storeys), green and leafy residential streets, and heritage buildings.
- Creating opportunities for new job space, housing, and amenities near South Granville Station with buildings up to 30-40 storeys.
- Strengthening Central Broadway as a major employment centre, particularly in the Uptown area near both the Oak-VGH and Broadway-City Hall Stations with office buildings up to 32 storeys.
- Supporting the long-term incremental renewal of aging rental apartments to make sure affordability is preserved and existing tenants are provided with comprehensive supports to allow them to stay in their neighbourhood.
- Introducing allowances for secured rental apartment buildings in the existing lower-density residential areas.
- Enabling new retail and services in all residential areas, such as corner grocery stores, cafes, bakeries, and pharmacies.



Mount Pleasant

Mount Pleasant is an eclectic and diverse neighbourhood that has a mix of industrial lands, cherished local shops and services, a strong arts and culture presence, and some of the city's most affordable rental housing. The Broadway Plan policies for Mount Pleasant are intended to retain and strengthen these unique places while integrating new housing and job space. Some of the Big Moves or key directions for Mount Pleasant include:

- Retaining what is most cherished by the community, such as the Main Street Village (maintain buildings up to six storeys), the green and leafy residential streets, and heritage buildings.
- Creating opportunities for new housing, job space and amenities near Mount Pleasant subway station with buildings up to 20-30 storeys.
- Strengthening the Mount Pleasant Industrial Area as a vibrant creative and cultural production hub by enhancing its light industrial function and supporting the innovation economy.
- Supporting the long-term renewal of aging rental apartments to make sure affordability is preserved and existing tenants are provided with comprehensive supports to allow them to stay in their neighbourhood.
- Introducing allowances for secured rental apartment buildings in the existing lower-density residential areas.
- Enabling new retail and services in all residential areas, such as corner grocery stores, cafes, bakeries, and pharmacies.
- Enhancing the Creative District in the False Creek Flats to help it become 24-hour community with a strong focus on education, innovation, arts and culture.