

BROADWAY PLAN

Phase 3 - Refined Directions Engagement Summary

Refined Directions | November 4 – December 3 2021

CITY OF VANCOUVER



View West from W Broadway and Cambie Street - Crossroads building

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

1. First Peoples

The Broadway planning process aims to recognize the living culture and history of the Musqueam, Squamish and Tsleil-Waututh peoples.

The City of Vancouver is on the traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh Squamish, and səlilwətaɬ (Tsleil-Waututh) Nations. The 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 Nations hold to the territory. The term serves as a reminder that Musqueam, Squamish and Tsleil-Waututh have never left their territories and will always retain their jurisdiction and relationships with the territory.

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, we 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.

Their 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

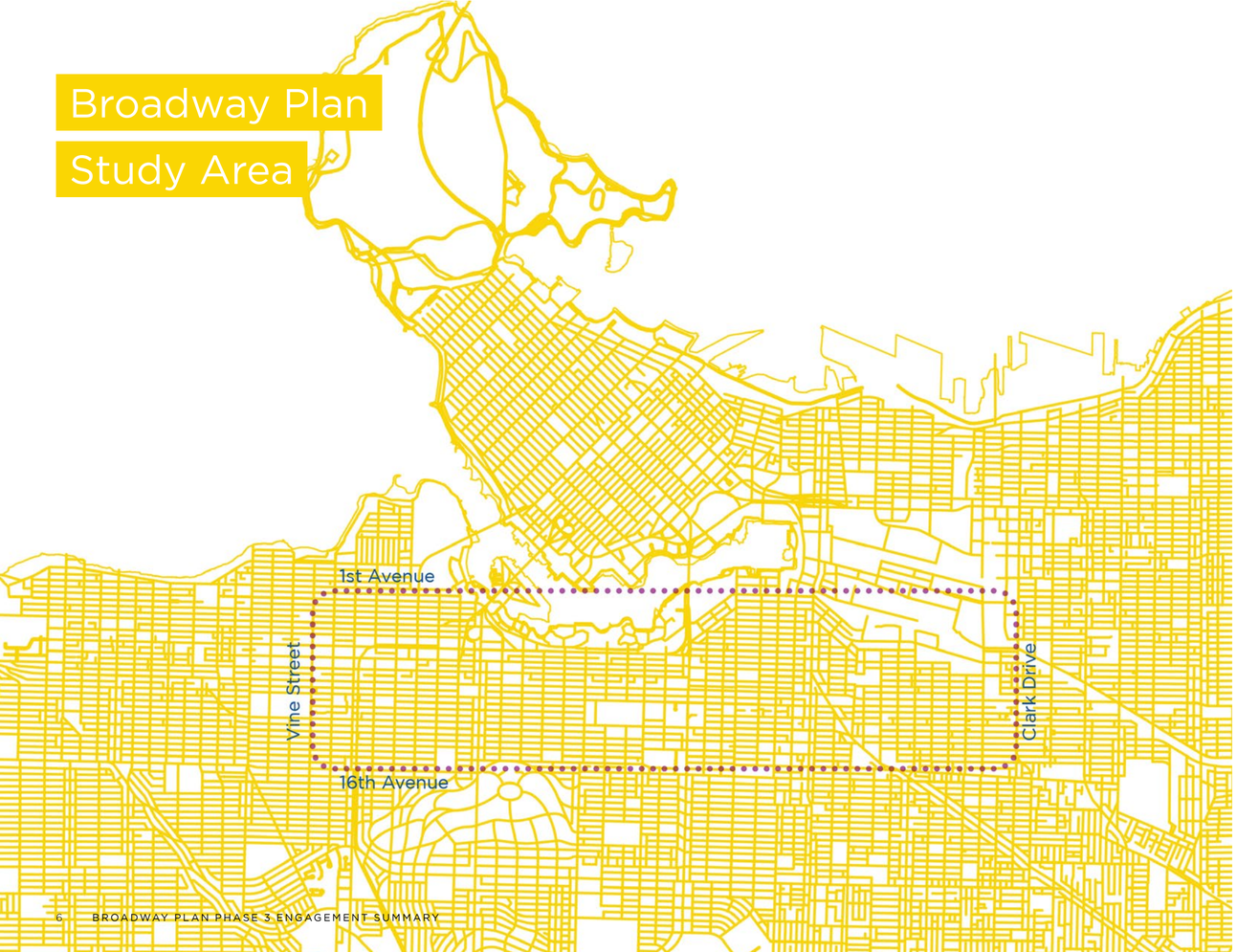
Tsleil-Waututh Nation:
twnation.ca

Please visit our website to learn more about Vancouver's designation as a City of Reconciliation and the Musqueam, Squamish and Tsleil-Waututh Nations:

vancouver.ca/people-programs/city-of-reconciliation.aspx

vancouver.ca/files/cov/First-Peoples-A-Guide-for-Newcomers.pdf

Broadway Plan Study Area



2. About the Broadway Plan and about this report

ABOUT THE BROADWAY PLAN

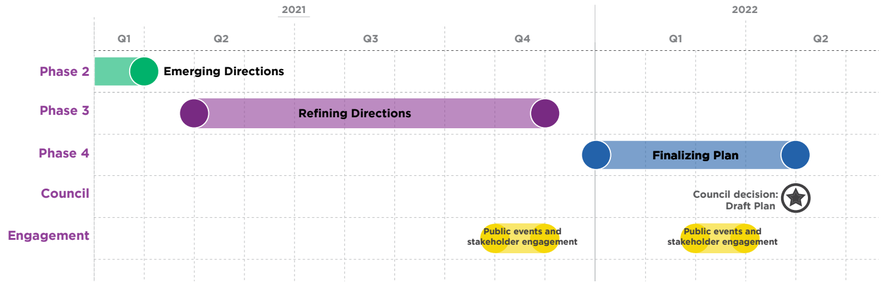
In March 2019, a two-year multi-phase planning process was launched to create a comprehensive plan to integrate opportunities for new housing, jobs and amenities around the new Broadway Subway. The plan will guide future growth, change and public benefits within the Broadway Plan study area.

The overall planning process continues to move forward with a recalibrated timeline and approach to public engagement that is aligned with public health guidelines. The planning program anticipates a draft plan for Council's consideration by May 2022.

ABOUT THIS REPORT

The Broadway Plan's approach to public engagement takes into account the diverse and distinct neighbourhood characters of Kitsilano, Fairview, Mount Pleasant and False Creek Flats. The Phase 3 Engagement Summary summarizes key feedback that emerged during the recent public consultation held from November 4 to December 3, 2021. The intention of this phase of engagement was to take a deeper dive with more detailed policy directions for land use and select topics for the plan. "3D" built form and public realm elements were introduced to show what the Character Areas and new development could look like in the future. Input summarized in this report will help inform the draft plan.

RECALIBRATED BROADWAY PLANNING PROCESS - AS OF JANUARY 2022





3. ENGAGEMENT OBJECTIVES

In 2018, Council approved the Broadway Plan Terms of Reference that included overall engagement objectives:

"The outreach and engagement process will be inclusive to include and involve a broad range of interested parties: local businesses, local residents, and citizens from across the City, property owners, tenants, workers, business owners, transit and mobility stakeholders (including TransLink and Metro Vancouver interests) real estate development interests, academic institutions, and other stakeholder groups."

"The Broadway planning program will embrace an approach that both considers the role of Broadway in the larger context of the City Core and region (allowing for broad participation in the planning process) but also allows for local neighbourhood-level engagement that acknowledges the diversity of the neighbourhoods and interests through the Broadway Plan Study Area. This will allow for meaningful dialogue that addresses the unique context of new station areas. In addition to broad outreach and neighbourhood level engagement, specific attention will be given to ensure local businesses have an opportunity to provide input by designing an outreach program to accommodate business hours and availability."

3. Engagement objectives

BE INCLUSIVE

An accessible, inclusive process will be used to engage the broadest possible range of people, including those with varying cultural backgrounds, ages, incomes, and tenures. The planning process will also ensure early in the process that the broader business and resident community is aware of the planning program and that their participation is important in shaping the plan.

BE STRATEGIC

The areas considered for change will be limited to strategic areas only and adjusted through consultation with businesses and the community.

TAKE TIME NEEDED

Accommodating growth and exploring change in an established urban context with distinct surrounding neighbourhoods is a complex endeavour and warrants sufficient time to work through the assets, issues and opportunities with the community.

BE VISUAL

Enhancing communication through high quality visual tools and materials (e.g., renderings, illustrations, photos, drawings, models, etc.) will help articulate complex issues increasing the local businesses and residents understand the scale of change being explored, allowing for informed and empowered decision-making.

BE CLEAR AND TRANSPARENT

All stages of the planning process will be open and transparent and all decisions made should have a clear rationale that is available to all members of the community. The planning process and final products will be developed with user-friendly language and graphics. The scope of the plan, the key decision points, and the role of all participants will be clearly identified. When a final product is ready for consideration by City Council, Staff will ensure that Council, before making decisions, is made aware of the range of community opinion, technical documentation, and any other necessary information.

HAVE A SMALL GROUP FOCUS

While use of a variety of consultation tools is important for reaching the diversity of businesses and residents in the area, smaller group sessions that arrive out of sub-area identification are especially conducive to meaningful dialogue, and are particularly constructive when working through any core issues that may arise through the planning program.

BE FLEXIBLE, ADAPTIVE, AND RESPONSIVE

The consultation program will adapt and respond, as necessary, to address community priorities including any core issues that arise throughout the program.

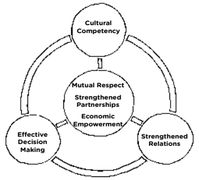
ACTION WHILE PLANNING

Where possible the Planning Program will blend process and action - undertaking planning work at the same time as facilitating timely action on pressing issues and other 'action' opportunities which may emerge. These issues may include matters associated with transportation, local business, place-making, sustainability, housing and homelessness, public safety, health, food security, "greenest city" goals, etc.

Success for this initiative will be measured by the degree of awareness of both the Broadway planning process itself and of the diverse opportunities to provide input across a wide range of stakeholders and members of the general public.

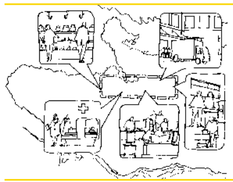
4. Broadway Plan Guiding Principles

Adopted by Council
October 22, 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.



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 neighbourhoodserving shops and services.

DEMONSTRATE LEADERSHIP IN SUSTAINABILITY AND RESILIENCE

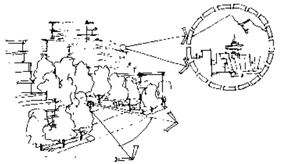
New development, streets, parks and public spaces should enhance neighbourhood environmental systems, reduce carbon emissions, and be sustainable and resilient to climate change. An integrated water management approach including green infrastructure should be used to capture, clean and reuse rainwater 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.





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



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.

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.



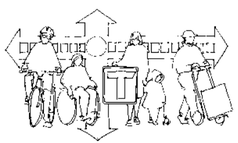


ENHANCE BROADWAY AS A GREAT STREET

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.

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.





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 pportunities 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 asunique views or adjacent businesses.

5. HOW WE ENGAGED:

REFINED DIRECTIONS HYBRID OPEN HOUSE

This report is the result of an engagement plan that involved both in-person and virtual opportunities to learn and provide feedback about the Refined Directions. The engagement touch points involved people who live, work, play, shop and learn in the neighbourhoods in the Broadway area.

5A. ABOUT THIS ENGAGEMENT PERIOD

Due to the ongoing COVID19 pandemic and public health measures, the City took a hybrid approach to public engagement that involved both in-person and virtual opportunities to learn and provide feedback on the Refined Directions. A virtual open house was hosted on the City's ShapeYourCity website. This website shared detailed information boards, the Refined Directions Highlight Booklet, narrated overview presentation, a survey, question and answer tool, and information about how to engage in various in-person and online events.



Survey



Refined Directions Highlight Booklet



Refined Directions Summary Presentation

5B. ENGAGEMENT EVENTS FROM PHASE 3

Refined Directions Survey
2042
Responses

In-person Open House (City Lab)
323
Participants

Stakeholder Information Meeting
22
Participants

Hard Copy Booklet Outreach
450
Booklets distributed

Neighbourhood Workshops (3)
142
People

Office Hours
13
Meetings

Renter Roundtables (3)
45
People

Library Pop Up Events (2)
36
People

4,520+ Phase 3 Engagement Touchpoints

19 Phase 3 Engagement Events

5C. PHASE 3 ENGAGEMENT PROCESS



5D. COMMUNICATIONS

Print and digital forms of communication were used to notify the public and stakeholders about the Refined Directions Virtual Open House.

1,688

Listserv Subscribers

people rgistered to receive emails from the Broadway Plan Team

2

Newspaper & Online Advertisements

advertisements were placed in Vancouver is Awesome and the Vancouver Courier

2

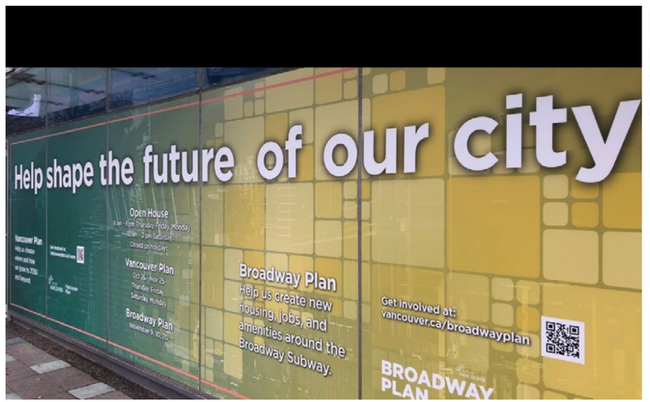
Social Media Campaigns

social media campaigns were used to expand our outreach online

5E. SOCIAL MEDIA OUTREACH

Social media was used to help expand our outreach, providing another platform for the public to create, share or exchange ideas and issues related to the Broadway Plan study area. Through the hashtag #BroadwayPlan and #MyBroadway, we have been able to review Twitter and Facebook responses to help inform the ideas and opportunities for consideration as part of Phase 3 engagement.

	Impressions:	***Engagements:***
Total (across all channels):	**365,868**	**10,308**





64,657

Impressions

on Facebook

12,743

Impressions

on Instagram

73,775

Impressions

on Twitter

5F. SHAPEYOURCITY.CA/BROADWAY-PLAN

The Broadway Plan's ShapeYourCity page (shapeyourcity.ca/broadway-plan) was the digital home of the virtual component of our open house. This tool was critical for us to share documents and information with the public. The webpage housed all of our documents and included information on the planning process, engagement tools, engagement opportunities, and hosted all the relevant background documents from the current and previous phases, such as:

- Refined Directions Information Boards
- Refined Directions Highlight Booklets
- Neighbourhood Workshops
- Office Hours
- Question & Answer Tool
- Link to the Survey
- Previous engagement materials and summaries

7,400

Visits

324 informed

32

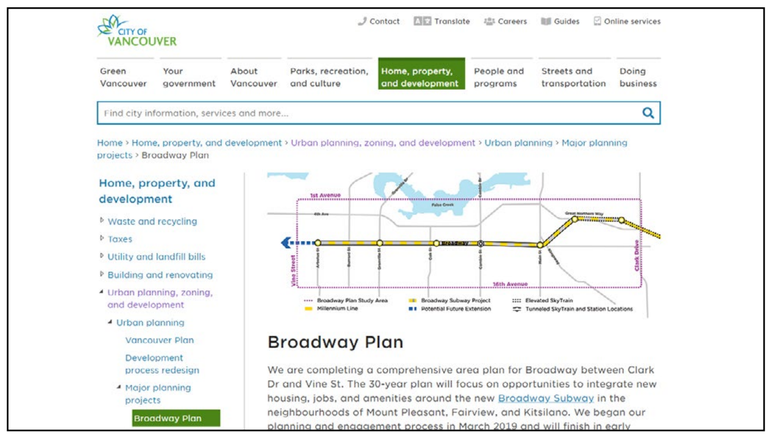
Questions asked using the Q & A tool

205

Documents downloaded

5G. VANCOUVER.CA/BROADWAYPLAN

The Broadway Plan's project webpage (vancouver.ca/broadwayplan) was used over the course of this phase of engagement. The webpage introduced the planning process, and provided a link to the Broadway Plan's engagement platform where background information, engagement opportunities, and various engagement tools were shared.



5H. REFINED DIRECTIONS HIGHLIGHTS BOOKLET

The 30 page highlight document provided a summary of the policy directions introduced during this phase of engagement. It included a summary of the areas for growth and change (Character Areas and neighbourhood sub-areas) and policy directions by topic: affordable housing, jobs/economy, transportation (including Broadway as a Great Street), places for public life, one water, heritage, arts and culture, community well-being, sustainability and resilience, and the public benefits strategy.

We worked together with the Vancouver Public Library to distribute over 450 booklets at their Mount Pleasant, Firehall, and Kitsilano Branches. Booklets were also shared on the project's ShapeYourCity website.

450

Booklets

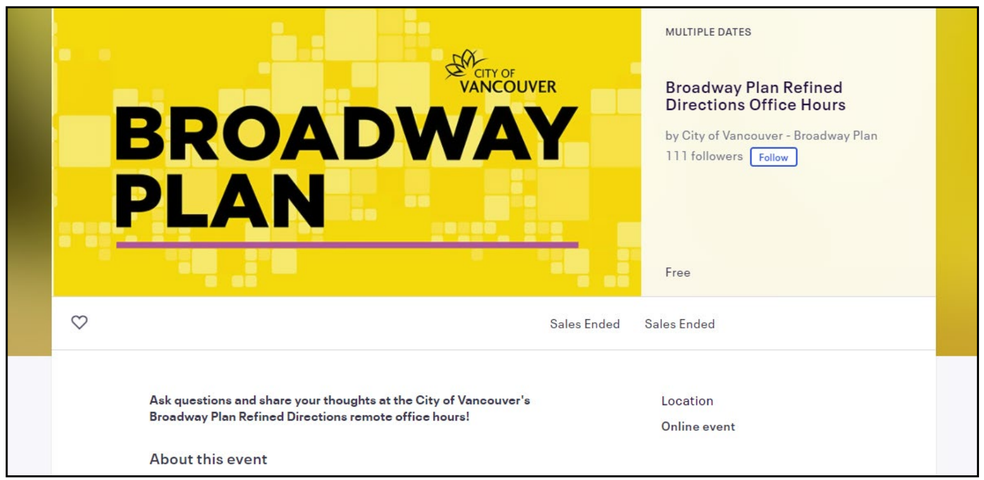
3

Library drop off points

Mount Pleasant, Firehall, and Kitsilano Branches

5I. OFFICE HOURS

The project team was available for office hours to answer questions from members of the public about the Broadway Plan and the Refined Directions. Sign up was available for a one-hour time window during which participants received a phone call from a staff member to answer questions and receive feedback about the Broadway Plan. Staff met with 13 residents during the Office Hours.



6. WHAT WE HEARD:
REFINED DIRECTIONS SURVEY

The survey gave the opportunity to learn about the Refined Directions and provide feedback. It also allowed the project team to gauge the public's level of support and understand what the public thought could be improved and what was missing. There was a short list of demographic questions at the end of the survey that provided insight about who responded and who the under-represented voices were.

6A. SURVEY AT A GLANCE

The survey was hosted through the City of Vancouver's TalkVancouver survey platform and distributed in various ways. We initially raised awareness of the upcoming engagement through various print and digital channels. On November 4th, a link to the survey was sent out using our email list, shared on the City of Vancouver's social media channels, and shared on the Broadway Plan's ShapeYourCity page and website.

2,042
completed survey

3,580
total responses

57%
completion rate

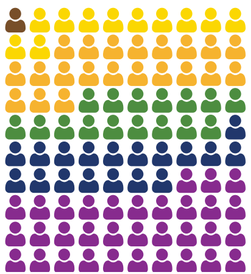
~45 mins
average time spent responding to the survey

6B. SURVEY GOALS

Vancouver is a diverse city and our goal was to collect as much input from as many people who live, work, play, and visit the Broadway Plan area as possible. We asked all respondents to complete demographic questions at the end of the survey. This demographic data was collected to better understand who is responding and the under-represented voices we need to hear from as the engagement unfolds. In particular, we compared the key demographic indicators against the Broadway Plan area profile, these included: age, ethnic origin, household income, housing situation, gender identity, and whether they had children under the age of 18 living with them at home.

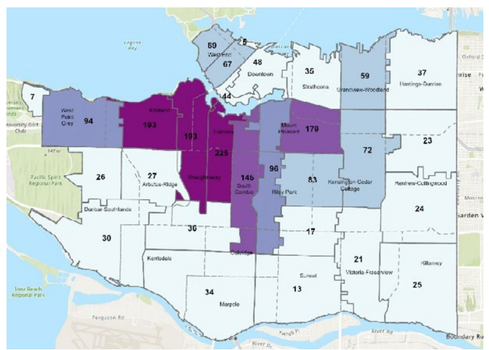
Who we heard from:

Age breakdown



< 19	1%
20-29	10%
30-39	21%
40-49	16%
50-59	18%
>60	32%

Distribution of responses



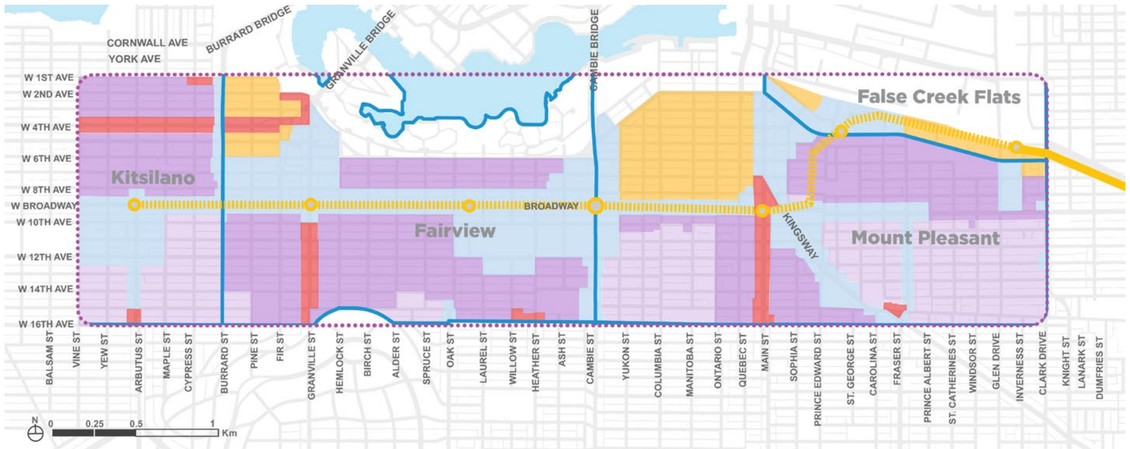
6C. AREA SPECIFIC DIRECTIONS

Character Areas

Based on community input and analysis of land use, built form, history of change, and other key considerations, four general Character Areas emerged for the Broadway Plan study area:

- Centres
- Villages
- Residential Areas
- Industrial/Employment Areas

The Character Areas provide a general spatial framework for how the Broadway neighbourhoods can grow and change to meet community needs. Each character area has an overall role and policy intent, while recognizing the diversity within each of these places. To read the detailed Refined Directions, view the information boards found here.

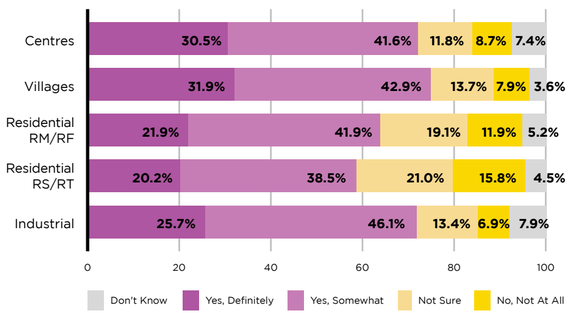


6C. AREA SPECIFIC DIRECTIONS CONTINUED

What we heard

We asked "**Generally, do you feel the directions...meet the current and future needs of the community?**" for each Character Area. Of the 2036 who responded to the questions about the Character Areas, 69% of survey respondents indicated that they "like" or "really like" the emerging directions for the Character Areas. In addition to asking their level of support for the emerging directions, the survey asked "**How do you think the directions for this Character Area could be improved? Is there anything missing?**" for each of the Character Areas.

Quantitative feedback on Character Areas



Key feedback themes

- **Mixed uses**: Like the proposed integration of housing, employment, industrial & commercial spaces, with some wanting greater integration.
- **Public amenities**: More amenities needed, e.g. parks and urban gardens, arts & culture, restaurants & stores, and schools.
- **Residential Areas**: Concerns about the impact of high rise buildings on neighbourhood character, mountain views and light, and sense of community for residents, in the city and in residential areas. Need for more rental housing and affordable housing
- **Industrial/Employment Areas**: Need to protect industrial and employment areas, and support independent and small businesses
- **Villages**: Would like to expand the villages along Arbutus, Granville and Broadway. Suggestions for additional villages in Fairview, Cambie & Broadway, Fairview Slopes, Oak Street, W16th Ave. Higher building density needed in Villages

6C. WHAT SOME RESPONDENTS SAID ABOUT THE CHARACTER AREAS

> **A mix of uses so that they are vibrant all day and night.**
>
> — Survey Response

> **More outdoor, public, art/cultural, community gathering space.**
>
> — Survey Response

> **To keep area character heights of new buildings should be limited to 4 -6 stories.**
>
> — Survey Response

> **Mixed use scattered throughout residential neighbourhoods. Need more community based feel.**
>
> — Survey Response

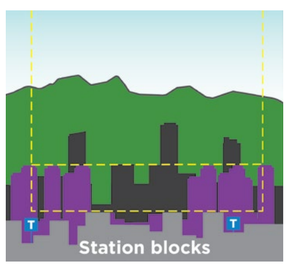
6D. PROTECTED PUBLIC VIEWS

The City of Vancouver maintains a number of protected public views to the mountains, ocean, downtown skyline, and other landmarks. The City's view protections limit the heights of new buildings in certain locations. Several of these protected views are within or cross the Broadway Plan area. To help enable more opportunities for affordable housing and job space in highly accessible locations close to rapid transit, generally between Oak and Main streets, we are reviewing the protected views of the downtown skyline and port from Queen Elizabeth Park (views 3.1 and 3.2.4a).

We asked, "**Where should higher buildings be allowed to enter views 3.1 and 3.2.4a, generally along Broadway between Oak and Main streets?**" We asked participants to rank which policy directions they would like from the most to least.

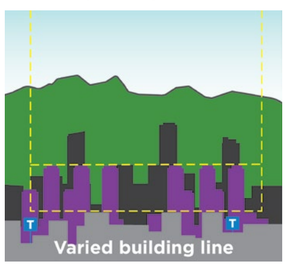
Preference 1:

Policy direction #2: Enable higher buildings only near rapid transit stations



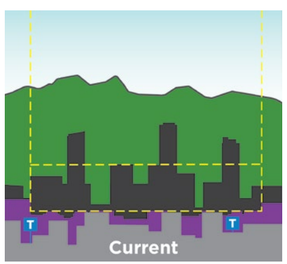
Preference 2:

Policy direction #3: Distribute higher buildings selectively throughout the area



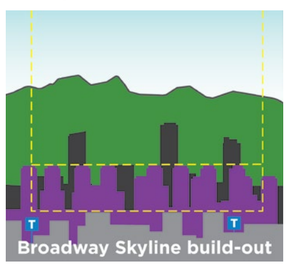
Preference 3:

Policy direction #1: No change



Preference 4:

Policy direction #4: Allow higher buildings anywhere throughout the area

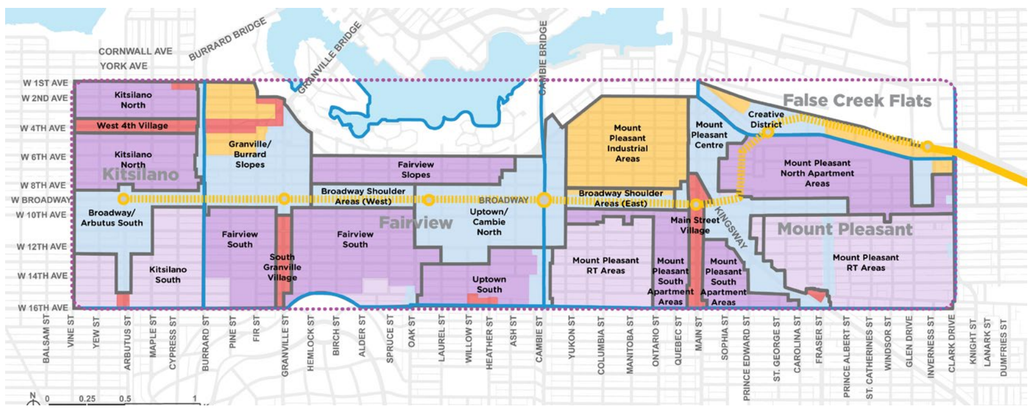


6E. NEIGHBOURHOOD SUB-AREAS

The Broadway planning program takes a neighbourhood-based approach to planning for the area, recognizing the unique qualities and community needs of:

- Kitsilano
- Fairview
- Mount Pleasant (including False Creek Flats)

Eighteen neighbourhood sub-areas and their respective policy directions were shared. These are based on the Character Areas and the local planning priorities identified through community engagement, city-wide objectives and technical work.

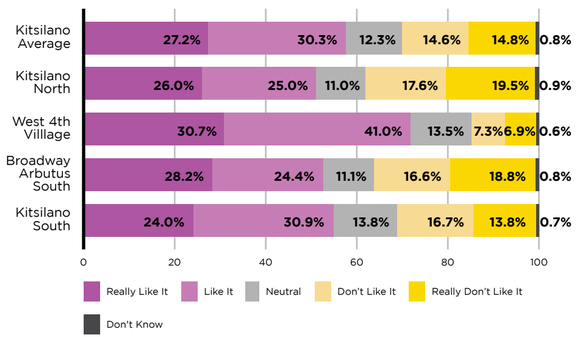


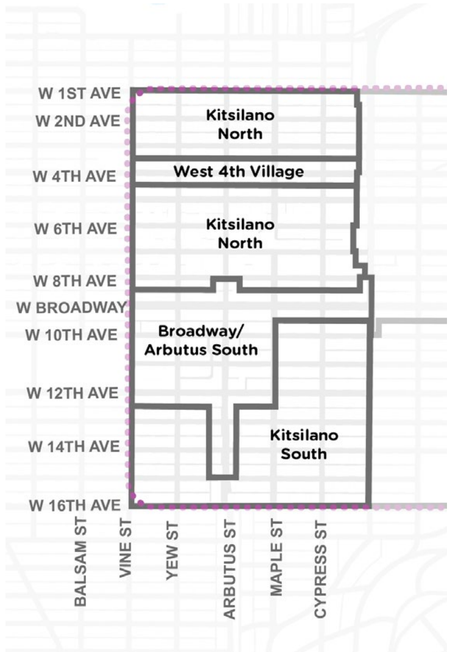
6E. KITSILANO

What we heard

For each subarea, we shared the “big moves” (summary of the key policy directions). We asked “**What do you think of big moves**” for each subarea in Kitsilano. On average, 57% of survey respondents indicated that they “like” or “really like” the policy directions for Kitsilano.

Quantitative feedback for Kitsilano sub-areas





Refined Directions Survey

6E. KITSILANO

Kitsilano Feedback - Key Themes

- The proposed buildings in Kitsilano are too tall
- Need for more public amenities
- Increased density of housing is necessary
- Preserve Kitsilano’s character and heritage
- Need more affordable & rental housing
- Greater diversity of building height/type, and dispersed density

> **The heritage character, both architectural and botanical, has to be preserved**
>
> — Survey Response

> **New community hubs, public plaza spaces where events can occur, and centers where new and old residents can mingle and meet**
>
> — Survey Response

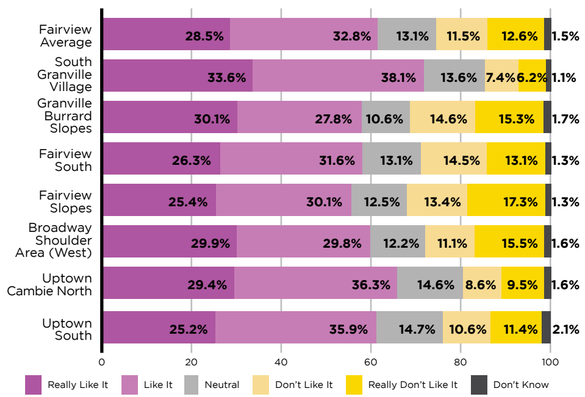
> **As residential density increases so should the amount of shops and services**
>
> — Survey Response

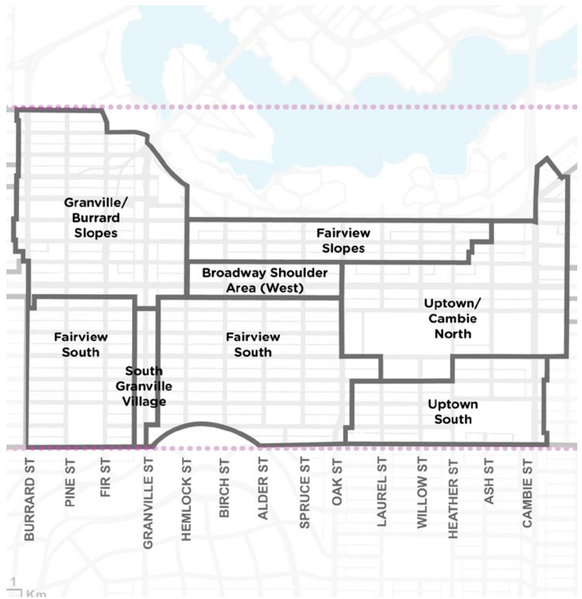
6E. FAIRVIEW

What we heard

For each subarea, we shared the “big moves” (summary of the key policy directions). We asked “What do you think of big moves” for each subarea in Fairview. On average, 61% of survey respondents indicated that they “like” or “really like” the policy directions for Fairview.

Quantitative feedback on Fairview sub-areas





6E. FAIRVIEW

Fairview Feedback - Key Themes

- The proposed buildings are too tall
- Need for more affordable & social housing
- Want higher density of buildings housing, light industrial, and commercial
- Buildings should be taller



> **Strongly support increased density and height for renewal of affordable/ coop/social housing and building new affordable housing**
>
> — Survey Response

> **I would add more social housing and more rental options in general, especially away from arterials**
>
> — Survey Response

> **I don't like the height of buildings. One of the great things is the views we all enjoy and these will be destroyed**
>
> — Survey Response

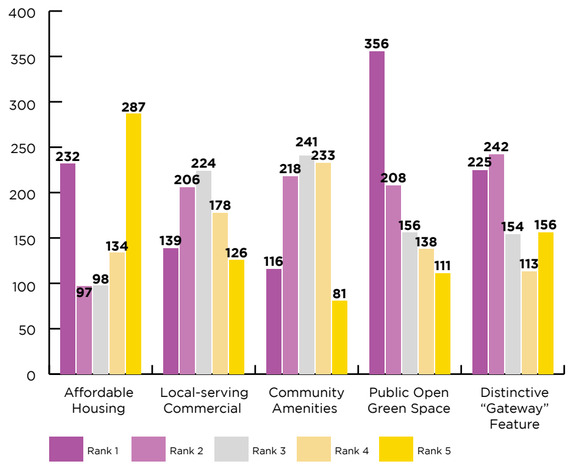
> **More green spaces with easy access to them is needed. This would create more of a community**
>
> — Survey Response

6E. FAIRVIEW - GRANVILLE LOOP

What we heard

For the Granville Loop within Fairview, we asked "Thinking about the future of the Southwest Granville Loop, what uses would you prioritize for the site to help meet the needs of the community?" The option with the most respondents ranking it as their first choice was for Public Open/Green Space.

Quantitative feedback on Fairview sub-areas

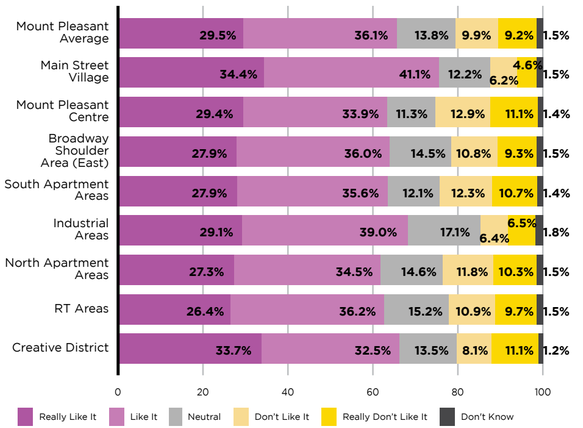


6E. MOUNT PLEASANT

What we heard

For each subarea, we shared the “big moves” (summary of the key policy directions). We asked “What do you think of big moves” for each subarea in Mount Pleasant. On average, 65% of survey respondents indicated that they “like” or “really like” the policy directions for Mount Pleasant.

Quantitative feedback on Mount Pleasant sub-areas





6E. MOUNT PLEASANT

Mount Pleasant Feedback - Key Themes

- The proposed buildings are too tall
- Tall buildings are acceptable or necessary
- Would like more density/housing
- Need more affordable housing



> **We need to increase densification whenever possible. One can have high rises with a vibrant community and mixed amenities atmosphere**
>
> — Survey Response

> **Need much more affordable rental housing in all Mount Pleasant areas**
>
> — Survey Response

> **I'm not a fan of the high-rises especially in the Mount Pleasant South Apartment and Mount Pleasant RT areas**
>
> — Survey Response

> **More of those little residential neighbourhood side-street corner cafe/ groceries**
>
> — Survey Response

6F. AREA-WIDE POLICY

As part of the Refined Directions, area-wide policy directions were introduced by topic that included Built Form, At Home (Housing), At Work (Jobs/Economy), Getting Around (Transportation), Public Realm Framework, (public spaces and connections between), Heritage, Arts, Culture and Music, Community Well-Being, and the Public Benefits Strategy.

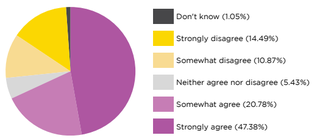


6F. AREA-WIDE POLICY FEEDBACK

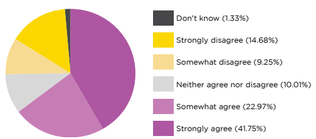
At Home - Survey Questions

Key objectives of the Broadway Plan are to provide tenant protections and assistance alongside new land use policy to mitigate against displacement, ensure existing residents are able to stay in their neighbourhoods at affordable rents and create new permanently secured affordable rental housing choices alongside existing ownership options. We ask respondents whether they agreed or disagreed with the following proposed Refined Directions.

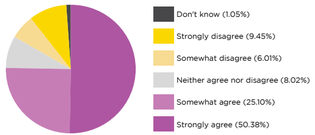
- Existing renters impacted by redevelopment have the **right to return** to the new building at rents comparable or lower than their previous rents.



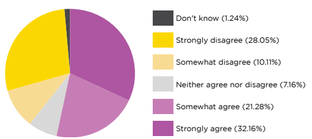
- Existing renters impacted by redevelopment should receive a **temporary rent top-up** during the period when they are in an alternate accommodation while the new building is constructed. This would bridge the gap between their existing rent and any rent increases.



- Enable a **greater range of rental** (to include market and below-market) **and non-market housing** (to include social, supportive and co-operative) options in all neighbourhoods within the plan area



- Allow **taller buildings in existing residential areas**, which will enable new developments to permanently secure a portion of the building as either below-market rental or social housing. In general that would mean the following:
  - In existing apartment areas, 20-25 storeys for secured market rental housing with 20% of the floor area secured at below-market rates for the life of the building.
  - In existing apartment areas, 15-18 storeys for stratified ownership housing with 20% of the floor area secured as non-profit social housing for the life of the building.
  - In existing low-density/duplex areas, 12-18 storeys for secured market rental housing with 20% of the floor area secured at below-market rates for the life of the building.



6F. AREA-WIDE POLICY FEEDBACK

At Home - Key Themes

- Not in favour of high rise buildings
- Need more affordable housing, including for middle income and families
- Need for more rental housing
- Concerns about displacements of existing tenants
- Like proposed allocation of units at below market rents, and want more, but concerns that this will increase rents and reduce availability for others
- Like diversity of building height and type, and greater flexibility in design
- Mixed views about inclusion of social housing in new builds

> **More than 20% of the units should be below market. People who work low-income jobs in these areas should be able to live close to their workplace**
>
> — Survey Response

> **Having social housing is important but this must be balanced with creating sufficient housing for the missing middle**
>
> — Survey Response

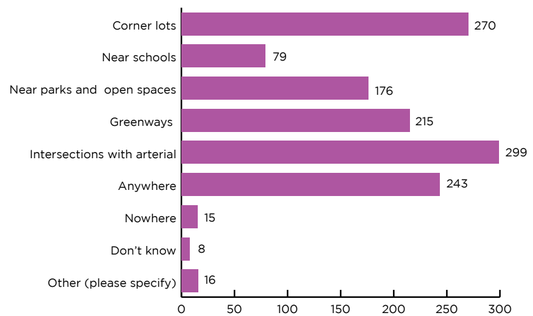
> **I get why larger buildings, but the smaller buildings invite more opportunities to know your neighbours and build trust**
>
> — Survey Response

> **Protecting anyone who might be displaced by financing their move and giving them the right to return to new buildings at the older, lower price**
>
> — Survey Response

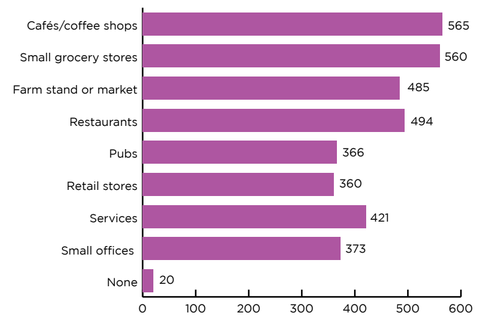
6F. AREA-WIDE POLICY FEEDBACK

At Work - Survey Questions

Where would you like to see small-scale shops and services in primarily residential neighbourhoods?



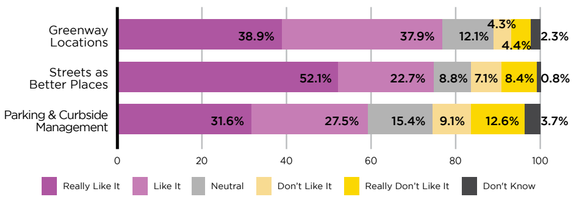
What types of commercial uses would you like to see in residential areas?



6F. AREA-WIDE POLICY FEEDBACK

Getting Around - Survey Questions

- What do you think of the priority greenway locations that have been identified?
- Generally, what do you think about "Street as better public spaces"?
- What do you think about the Refined Directions for parking and curbside management?





6F. AREA-WIDE POLICY FEEDBACK

Getting Around - Key Themes

- Like the plan for streets as better public places
- Like the Greenways, but there is a need for better connections
- Mixed views about changes to parking

Greenways

- Like the Greenways, and would like more of them
- Would like more bike paths and bike parking
- Greenway Improvements
  - Better connections between the Greenways, and with transit
  - More shelters, lighting & seating
  - More greenery, plants & trees

Streets as Better Public Spaces Improvements

- Good to reduce car volume and discourage single use vehicles
- Like the shift towards other modes –active transportation, EV, public transit
- Pedestrian friendly –like the street closures
- Top concerns regarding Streets as Better Public Spaces
  - Road closures will increase congestion
  - Better transit needs to be in place for it to work
  - Change to parking need to be gradual

Parking Plans

Top reasons to maintain parking

- Parking is needed by seniors and people with disabilities
- There is not enough parking -need more rather than less
- Street parking is needed by local residents, businesses, and for affordability
- Need parking for convenience for visitors, or to park and walk in

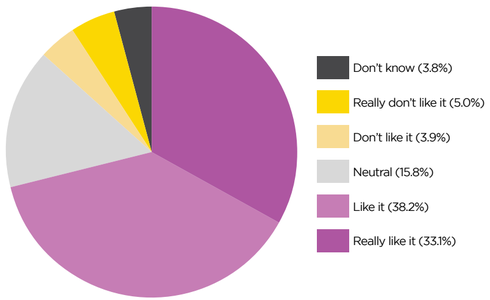
Top recommendations to reduce parking

- Charge more for parking, as a disincentive
- Have street parking for car shares only
- Reduce street parking except near medical facilities
- Parking should be metered/time limited
- Have parking permits

Refined Directions Survey

6F. AREA-WIDE POLICY FEEDBACK

Public Realm Framework - How do you feel about Public Realm Framework?



> **Love the idea of car free roads so that kids can get to somewhere safe to play on bikes and seniors can get to parks/ shopping etc, without having to contend with car traffic**
>
> — Survey Response

Public Realm Framework - Key Themes

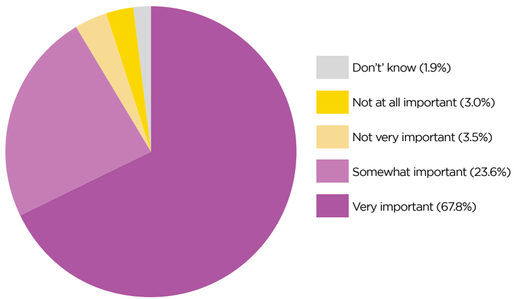
- Need for more facilities and amenities
- Would like urban garden space/parks
- Make roads pedestrian friendly/widen sidewalks
- Need to prioritise public safety
- Dislike car free zones/reduced parking
- More pedestrian friendly streets: Broadway, residential streets, roads off arterials, minor streets, commercial streets

> **These areas will be better served by less parking and driving space, and opening up space for people to use for walking, cycling, eating, connecting with others and playing**
>
> — Survey Response

6F. AREA-WIDE POLICY FEEDBACK

Community Well-Being - Survey Question

» How important do you think these well-being supports (childcare, social facilities, food systems) are for the Broadway Area?



Green spaces that are local will be more important than ever if density is increased. There should be easy walkable access to green spaces for all

— Survey Response

Well-being starts with livability, human scale development, resident support for major changes, new parks, new schools and new community centres

— Survey Response

Biggest thing we need is a better focus on childcare and school facilities

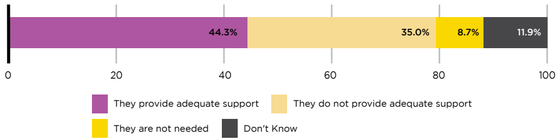
— Survey Response

Refined Directions Survey

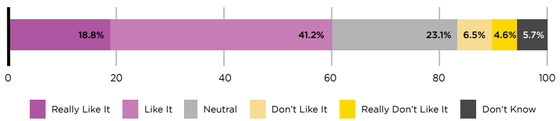
6F. AREA-WIDE POLICY FEEDBACK

Arts, Culture, & Music - Survey Questions

» To what extent do you think the proposed directions address concerns from the arts, culture and music sector?



» Generally, what do you think about the proposed directions for cultural spaces?



Increase public art in all public spaces, give a priority to indigenous artists and artisans, more concert halls, more art integration in general

— Survey Response

Arts, Culture, & Music - Key Themes

» More arts & culture wanted
» Need affordable space for artists
» Support local artists/cultures
» Like the focus on creative space
» Protect existing art & culture spaces

Parks that serve as cultural arts and programmable spaces. We need outdoor, covered venues

— Survey Response

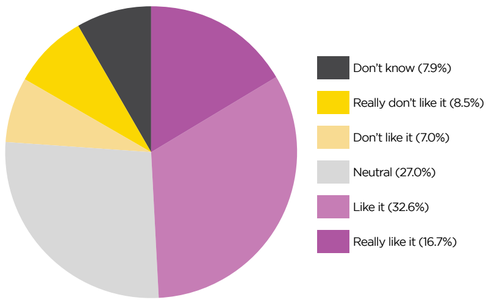
I would love to see more nightlife, music venues and performing arts centers in the area

— Survey Response

6F. AREA-WIDE POLICY FEEDBACK

Heritage - Survey Question

- The Refined Directions identify South Granville Village and the Mount Pleasant Area as priority areas for further study to determine heritage significance for consideration in the Broadway Plan. **What do you think of the priority locations that have been identified?**



> **Designating certain areas as heritage should not mean that those areas exclude new development**
>
> — Survey Response

Heritage - Key Themes

- Preserve heritage-significant heritage, very old buildings, and single family heritage homes
- Heritage is important, but less so than housing developments
- First Nations Acknowledgement
  - First Nations must be included and heard in development plans
  - Prioritise First Nations heritage sites over others
  - Positive that First Nations will be consulted on heritage assets
  - Promote knowledge of indigenous history

> **Important heritage buildings should be protected, or integrated respectfully with new development**
>
> — Survey Response

Refined Directions Survey

6F. AREA-WIDE POLICY FEEDBACK

Public Benefits Strategy

Generally, what are your priorities for these neighbourhoods (e.g. for renewal, expansion and/or new facilities) in the Broadway Plan Area? Please rank in order from most to least preferred

Kitsilano:

1. Affordable Housing
2. Parks and open spaces
3. Community facilities
4. Transportation and street improvements
5. Community centres
6. Childcare
7. Utilities and green rainwater infrastructure
8. Arts and cultural spaces
9. Food systems and urban agriculture

Fairview:

1. Affordable housing
2. Parks and open spaces
3. Transportation and street improvements
4. Community facilities
5. Childcare
6. Community centres
7. Utilities and green rainwater infrastructure
8. Arts and cultural spaces
9. Food systems and urban agriculture

> **New community hubs, public plaza spaces where events can occur, and centers where new and old residents can mingle and meet**
>
> — Survey Response

> **More emphasis on cultural and community spaces, please!**
>
> — Survey Response

6F. AREA-WIDE POLICY FEEDBACK

Mount Pleasant:

1. Affordable housing
2. Transportation and street improvements
3. Parks and open spaces
4. Community facilities
5. Childcare
6. Community centres
7. Arts and cultural spaces
8. Utilities and green rainwater infrastructure
9. Good systems and urban agriculture

> **Arts venues, specifically performance venues, that are subsidized and on long-term leases**
>
> — Survey Response



7. WHAT WE HEARD:
VIRTUAL WORKSHOPS

To improve outreach and ensure that specific local needs and concerns were heard, the Broadway Plan team took a neighbourhood and topical based approach to engagement through various virtual workshops. These included neighbourhood-specific, rental and housing, and public life workshops. This section provides a summary of what we heard during Phase 3 between November 4th and December 3rd through these workshops.

7A. NEIGHBOURHOOD WORKSHOPS



The purpose of the workshops was to focus on the Refined Directions covering land use and built form of the Broadway Plan. Three workshops took a neighbourhood based approach providing greater focus on specific neighbourhoods in the context of the Broadway Plan.

All interested members of the public were encouraged to attend. Events were not limited to residents of a particular neighbourhood. Workshops were held on the following dates:

- November 16 - Kitsilano
- November 17 - Fairview
- November 18 - Mount Pleasant

Each session started with an introductory presentation that provided background information and work plan update. The "Character Areas" and "subareas" for that particular neighbourhood were then introduced. This included a summary of what we heard, the areas' future role, and Refined Directions. Participants and staff then went into breakout room sessions, where they were able to discuss what they heard. Participants were encouraged to share their thoughts on important considerations, and ideas and opportunities for improving the Refined Directions. The following questions were provided to help guide discussion:

- What brought you to these workshops?
- What parts of the Refined Directions are you excited about?
- What parts of the Refined Directions are you concerned about?
- Is there anything that you think is missing?

After the breakout room sessions, there was a question-and-answer period. Participants had the opportunity to ask staff clarifying questions or for more information about a particular topic.

*To learn more about the **neighbourhood workshop feedback**, go to **Appendix B**.*

7A. NEIGHBOURHOOD WORKSHOPS

Kitsilano Feedback Summary

- There was a lot of discussion on whether densification was justified in the area. Those supporting increased densities and heights noting the housing crisis and new transit line; while those opposed were concerned that tall buildings would impede on their views of the mountains and affect existing neighbourhood feel.
- Many participants were supportive of general increases of densities but in a more gentle and distributed manner through "missing middle" typologies.
- Some concerns regarding the distribution of density within the City: the Broadway Plan seemed to be increasing densities in Kitsilano and Fairview disproportionately.
- Many supported rental protections proposed, but concerned that they would be sufficient to prevent displacement of residents. Some specifically noted that affordable housing policies were still pegged to market prices.
- Support and excitement for expanded sidewalks along Broadway, but still lacking bike lanes directly on the road.

I would rather see more consistent application of buildings in the 6 storey range, and fewer in the 12-18 range, outside of directly adjacent to transit.

— Survey Response

Fairview Feedback Summary

- Many participants were excited to see the Broadway and Cambie area as a "second Downtown" for Vancouver but were generally split as to how dense and high future developments should be.
- Density was the topic of greatest discussion. Some residents thought current plans were too ambitious, while others pushed for greater densities and heights, especially in the station areas. There were also many who felt that there should be no changes in density, especially in the Fairview South areas.
- Some proposed that density should increase throughout the entire area, but only to a maximum height of 4-6 stories to preserve neighbourhood feel and the views of the mountains. This came with calls for "missing middle" developments.
- The need to maintain the southwest Granville Loop as a public green space, especially with the area set to continue to densify.
- Consider developments for families with children and to ensure that rent protections are enabled to prevent displacement.
- Opportunities to bring in patios, street trees, and other meeting spaces on Broadway.

I particularly like the proposed long-term expansion of the VGH Campus and BC Cancer Centre and more affordable housing options with close proximity to shops and services

— Survey Response

Virtual Workshops

7A. NEIGHBOURHOOD WORKSHOPS

Mount Pleasant Feedback Summary

- Participants generally agreed that the neighbourhood often felt very empty at night and needed to be rejuvenated with new commercial activations and community amenities.
- New developments with commercial and retail opportunities would help bolster the village feel in the area, especially along Main Street.
- General support for increased densities throughout the plan area and especially immediately next to future SkyTrain stations.
- Some discussion among participants weighing the importance of preserving view cones considering the need for increased housing to alleviate the housing crisis.
- Overall concensus to have broad improvements to pedestrian streetscape through wider sidewalks, new public gathering spaces with tables and benches, public art, and expanded cafe seating.
- While generally supportive of expanded rental protections, many still concerned that new densities would only come through displacement of existing residents.

I would like to see increased density in the Mount Pleasant area. It's a treasure in the city and we need more people to live there.

— Survey Response

7B. PUBLIC LIFE WORKSHOP

The public life workshop was an opportunity for the public to share in the visioning for what the public realm could look like in the Broadway Plan area.

After a short presentation about the Refined Directions, participants joined different breakout room sessions to discuss various aspects of the draft public realm framework and to explore what various public spaces should include. This event was hosted online on November 24th with members of the public. The four key public spaces examined in this workshop included: high street hubs, park expansion, smaller parks and greenways, and larger blue-green systems. A question and answer period followed these breakout room sessions to allow for the public to ask staff questions and to seek clarification regarding the Refined Directions.

Elements Discussed in Breakout Rooms:

- Opportunities to eat and relax alone
- Patios and tables to gather with others and socialize
- Kids play areas (playgrounds)
- Public washrooms
- Off-leash dog areas
- Flexible programmable spaces
- Permeable Paving
- Public Art

Other General Notes:

- Many wanted flexible programmable spaces that could be adapted for uses throughout the day by different people
- Important to have weather protection including shade and rain coverage to allow for multi-seasonal uses
- Many wanted to see addition of small seating areas and tables that could allow for various uses like socializing, eating, working, and studying
- Bike paths through parks need to be clearly delineated or even offset from pedestrian uses to prevent accidents
- Need to provide spaces for all ages and uses at various parks throughout the plan area
- Want to see more native planting, bird habitats, and other opportunities for biodiversity

*To learn more about the **Public Life Workshop**, go to **Appendix C** to view the full event summaries.*

7C. RENTAL HOUSING WORKSHOPS

With over 25% of the existing city-wide purpose-built rental stock is located in the Broadway Plan area, three rental-specific workshops were hosted to hear specific feedback on the proposed rental housing policies as part of the Refined Directions.

The purpose of these rental housing workshops was to be able to hear directly from various members of the Vancouver community about their experiences and comments regarding renting in the Broadway Plan area. In each workshop, policies surrounding the creation of new rental housing, protecting existing secure rental housing, renter protections, and mitigating displacement impacts were discussed. The three workshops included:

- November 25 - Renters Roundtable
- November 30 - Non-Profit Housing Workshop
- December 9 - Renters Technical Roundtable

Each session started with an introductory summary presentation of the Refined Directions along with the proposed policies for the various “Character Areas” and “subareas” throughout the plan area. Participants and staff then went into breakout room sessions to discuss and share about what was heard. A question-and-answer period followed the breakout rooms. A summary of what was heard at each event follows:

Renters Roundtable

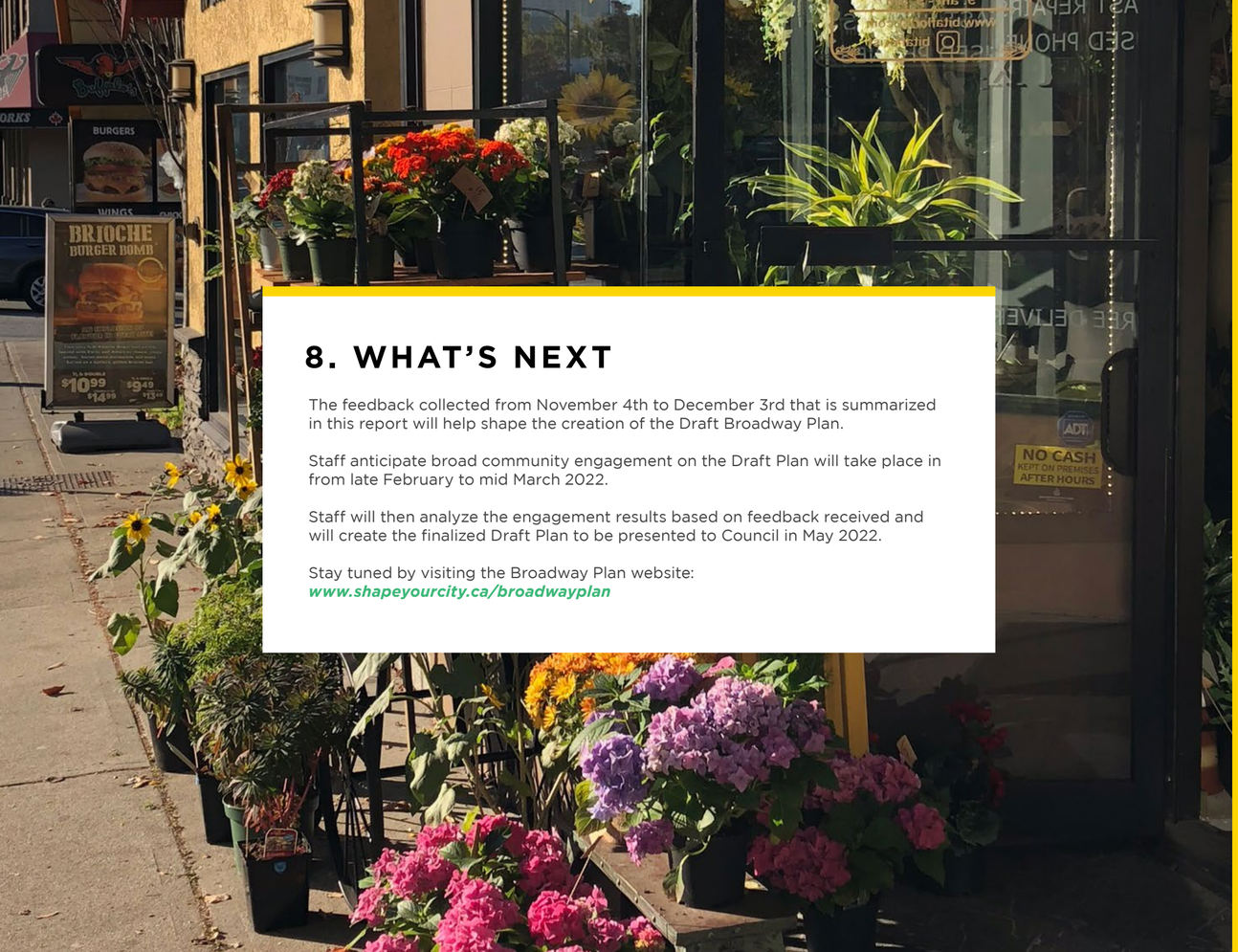
- Overall strong support for direction of policies, but many feel that they are not ambitious or bold enough to address housing crisis or prevent displacement of existing residents
- Many support increasing heights and densities to ensure that a wide range of housing units and price points (below-market options) are available to people
- Concerns about the enforcement of tenant protection policies
- Want to see expanded communal spaces for residents to gather and more green spaces, either through new parks or more dense tree-lined streets

Non-Profit Housing Workshop

- Welcomed the proposed increase in density and building heights, especially for affordable housing and to make non-market projects more viable
- Noted the need for greater funding and alignment through various levels of government to ensure proper implementation of non-profit housing
- Mixed-use projects could help to subsidize non-market portions of buildings and enable more affordable housing

Renters Technical Roundtable

- Several participants supported the idea of swing sites and temporary housing for tenants displaced by redevelopment
- Pre-zoning should be implemented to facilitate the development process or to limit increases in land value
- Considerations for population projection can help determine supply requirements



8. WHAT'S NEXT

The feedback collected from November 4th to December 3rd that is summarized in this report will help shape the creation of the Draft Broadway Plan.

Staff anticipate broad community engagement on the Draft Plan will take place in from late February to mid March 2022.

Staff will then analyze the engagement results based on feedback received and will create the finalized Draft Plan to be presented to Council in May 2022.

Stay tuned by visiting the Broadway Plan website:
www.shapeyourcity.ca/broadwayplan

9. WHAT WE HEARD:

APPENDICES

This section provides an in-depth summary of engagement event feedback.

Appendix A

ENGAGEMENT EVENTS AND ACTIVITIES

Engagement Event	Date	Number of Participants
In-Person Open House #1	November 9	84
In-Person Open House #2	November 10	104
HUB Meeting	November 15	40
Kitsilano Neighbourhood Workshop	November 16	55
Fairview Neighbourhood Workshop	November 17	51
Mount Pleasant Library Branch Pop Up	November 17	6
Mount Pleasant Neighbourhood Workshop	November 18	37
Firehall Library Branch Pop Up	November 19	30
In-Person Open House #3	November 20	135
Joint Council Advisory Committee	November 22	13
Public Realm Workshop	November 24	14
Renters Roundtable	November 25	16
Non-Profit Housing Workshop	November 30	15
Broadway Office Hours	November	13
Refined Directions Summary Booklets - Library Distribution	Nov - Dec	450
Refined Directions Presentation Video	Nov - Dec	1422
Broadway Plan Refined Directions Survey	Nov - Dec	2042
Total Engagement Touchpoints	***Nov - Dec***	***4527***

Appendix B

REFINED DIRECTIONS WORKSHOPS

The following is a summary of the comments and key ideas that emerged from the Broadway Plan's Refined Directions Workshops.

The purpose of the workshops was to focus on the Refined Directions covering land use and built form of the Broadway Plan. Three workshops took a neighbourhood based approach providing greater focus on specific neighbourhoods in the context of the Broadway Plan.

All interested members of the public were encouraged to attend. Events were not limited to residents of a particular neighbourhood. Workshops were held on the following dates:

- November 16 - Kitsilano
- November 17 - Fairview
- November 18 - Mount Pleasant

Each session started with an introductory presentation that provided background information and work plan update. The "Character Areas" and "subareas" for that particular neighbourhood were then introduced. This included a summary of what we heard, the areas' future role, and Refined Directions. Participants and staff then went into breakout room sessions, where they were able to discuss what they heard. Participants were encouraged to share their thoughts on important considerations, and ideas and opportunities for improving the Refined Directions. The following questions were provided to help guide discussion:

- What brought you to these workshops?
- What parts of the Refined Directions are you excited about?
- What parts of the Refined Directions are you concerned about?
- Is there anything that you think is missing?

After the breakout room sessions, there was a question-and-answer period. Participants had the opportunity to ask staff clarifying questions or for more information about a particular topic.

KITSILANO WORKSHOP

Density

Views

- A few participants were concerned that taller buildings (up to 30 storeys) would affect the existing experience of and views from the Arbutus Greenway
- A few comments noted that there were missing protections for the view cones in Kitsilano and that the height of the buildings would ruin the views of the mountains.
- There were many comments from participants that indicated the existing view cones offered no protections for views of participants currently living in the Broadway Plan area and that the new towers would limit their views of the mountains.
- Many participants were worried that the new towers would cast shade upon many homes, schools, and parks.

Scale

- Some concerns about the pacing of the proposed densities and housing capacity of the Broadway Plan and that this would be a sudden transition from a generally lower density area into an area of skyscrapers and towers.
- Questions of whether there would be an expansion of community amenities like parks, community centres, and schools.
- Many participants noted that the new transit line provided the rationale for increased housing and job densities in the area. Some residents even noted that the Broadway Plan should maximize the number of affordable units within a transit corridor.
- A few participants were concerned with whether the towers that would be enabled through the Broadway Plan would lead to the creation of a "wind wall" and restrict air circulation in areas behind the towers.
- Some participants questioned whether the newly proposed densities would also support young families, especially those with young children: would there be family sized units and green spaces for families to use and enjoy?
- Some participants noted that instead of using taller towers, "missing middle" typologies should be applied to the area to allow for incremental increases in density without needing to drastically change the view and character of Kitsilano.

Distribution

- Some participants questioned whether distribution was being evenly or equitably distributed throughout the City of Vancouver. They noted that the Broadway Plan seemed to centralize new density along a single corridor with Kitsilano and Fairview taking on more density than any other neighbourhood in the city
- These participants also noted that the proposed densities would be incompatible with the existing nature and character of Kitsilano and affect the existing fabric of the village.
- Many participants were also concerned about the proposal to develop the green space at the southwest Granville Loop

Affordability

- Many participants were concerned that the proposed densification of the area could only happen through the displacement of existing residents, both renters and owners alike.
- Even with the proposed housing policies, there are doubts that they will be strong enough to protect existing residents.
- Many participants were also concerned that the proposed affordable housing policies for the Refined Directions would not actually translate to actual affordable housing units being made available
- Some noted that the existing affordable housing policies were based on market prices and not based on real-life metrics of affordability and that affordable housing policies should be focused on social housing and publicly owned housing resource schemes
- Some participants noted that there should be more aggressive policies that would ensure that the new housing developed as a result of the Broadway Plan would go to a diversity of income levels and peoples and not be dominated by the rich.

Transportation

- A few participants noted that cars should be removed from key public spaces to improve walkability and pedestrian experience.
- While some participants indicated excitement about the expansion of the sidewalks along Broadway, they were upset to hear that there would be no provisions for bike lanes directly on the street.

Other

- Some participants wanted to ensure that there would be a diversity of ground floor retail in any new buildings to help enliven the street.
- A few participants highlighted their support for the ambition of the plan, especially in relation to the need to arrest continued sprawl in the City.

Appendix B

KITSILANO WORKSHOP

FAIRVIEW WORKSHOP

Second Downtown

- Many participants expressed their excitement for the Refined Directions of the Broadway Plan and were looking forward to establishing the Broadway corridor as a second downtown and enlivening this heavily used arterial corridor.
- Some participants, however, expressed concerns that the proposed plans did not meet the ambitions of creating a second downtown and that densification needed to expand beyond the areas immediately adjacent to Broadway.
- Other participants also noted that there was too much focus on housing for this second downtown and not enough capacity increase for jobs and workplaces and other commercial and social establishments like theatres, restaurants, etc.
- Some participants also questioned whether it was even necessary to establish a second downtown with some indicating that they had moved out from downtown and high density areas to be able to live in a quieter and calmer neighbourhood.

Density

Distribution

- Many participants highlighted the need for greater densities throughout the Broadway Plan area, but especially within walking distance of the new Skytrain stations. Some participants suggested tower heights of at least 50 storeys immediately adjacent to train stations, citing examples of Burnaby and Surrey.
- Many participants, however, were opposed to any increases in density, noting that there was already too much densities in their own areas, namely in the Fairview South area and along W 7th Avenue and W 8th Avenue. They noted that further increasing densities would make the neighbourhood unlivable.
- Some participants proposed stacking densities into the commercial Burrard Slopes area and maintaining the existing neighbourhood character of Fairview.
- Many participants also indicated the need for more office spaces in the Armoury District.

Scale

- Other participants were also excited to see greater densities, but indicated that they believed the urban design guidelines for the area would need to be strengthened to ensure that this would be “livable density”
- Some participants noted that the need for greater densities to support population growth for future generations, but wanted to see more modest densities (6-14 storeys) throughout the entire Broadway Plan area instead of singular concentrations of 20-40 storeys.
- Many participants were also concerned that the proposed increase in density was not matched with a similar proposal for increased greenspaces and parks.
- There was a fair bit of disagreement on what the ideal typology for a tower would be. Some participants were strongly supported the development of many skinnier towers to help reduce shadows on the streets while others argued that the proposed FSRs would not be conducive to having sufficiently efficient towers.

Views

- Some participants were concerned that the existing view cones only protected views from certain parts of the city and failed to protect the views for existing participants in the Broadway Plan area and that new developments would shroud their view of the mountains.
- Many participants indicated that they wanted to maintain the SW Granville Loop as a public green space to be a neighbourhood meeting area, park, bike hub, dog park, and place for art to be displayed.
- Some participants suggested that there should be considerations as to how tower setbacks should be implemented to reduce the amount of shade falls onto public spaces.

Housing

- Many participants were worried that the new developments would not have units suitable for families and voiced the need for there to be explicit considerations to ensure these new developments could support new families.
- Some participants noted that rental protections should be matched with certain income thresholds to ensure that those who are most in need of rent controls and other protections get them.
- Many existing participants were concerned that evictions and displacement would be necessary to enable the densities and intensification being proposed.

Transportation

- Some business owners from the Burrard Slopes Industrial Area noted that there was not enough commercial parking for trucks to service businesses in the area. These concerns were also paired with many mentions of increased traffic along Pine Street and the broader Burrard Slopes Industrial Area, especially due to car dealerships that are regularly ferrying cars in the area.
- Some participants noted the need for massive parking garages by each station as a way to attract further ridership in the area and to solve capacity issues for on-street parking.
- Many participants voiced their excitement to see improvements to the pedestrian experience along Broadway, however, some were upset to see that no bike infrastructure was being proposed for the road. They noted that in order for Broadway Corridor to support more active transportation, there would be need for more bike facilities and lanes.
- Those who voiced their excitement for improved pedestrian experience on Broadway also highlighted the opportunity to bring in patios, street trees, and other plaza spaces through the widened sidewalks being proposed as part of this plan.

Appendix B

FAIRVIEW WORKSHOP

Appendix B

MOUNT PLEASANT WORKSHOP

Density

Distribution

- Many participants expressed their excitement for the refine directions of the Broadway Plan and were looking forward to establishing the Broadway corridor as a second downtown
- Many agreed with the proposed direction to focus intensification around station areas; some thought that densities at SkyTrain stations should be taller with FSR targets of 10-12
- Some proposed residential areas in the Broadway Corridor should be built up to 10 storeys to alleviate current housing shortage.
- Intensification of light industrial area north of Broadway between Cambie and Main to serve as creative incubator area.

Scale

- Participants generally welcomed the proposed increases in densities throughout the Broadway Plan area.
- Others were concerned that new tall residential towers in existing single family home neighbourhoods would be incompatible with existing neighbourhood village, cast "permanent" shade onto their homes and villages (like Main Street) and affect their views of the mountains.
- In response to concerns about view cones, some participants argued that "more housing is more important than views" and that view cones should not play a significant role in shaping housing policy.
- Some suggestions for "missing middle housing" as an option to increase the density more gently in the neighbourhood without the use of tall towers.

Revitalization

- Some participants said that the neighbourhood was experiencing decay and neglect and needed to be rejuvenated.
- Others also noted that the area is very empty at night and were excited to see the proposed extra commercial activation to create a more village feel.
- Excitement for more mixed-use buildings to make streets more dynamic throughout the day.
- Ground floor uses should be expanded to allow for stores, community amenities (childcare facilities, libraries), art studios, etc.

Transportation

- Many participants wanting to see broader improvements to pedestrian streetscape with wider sidewalks and scramble crossings to prioritize walking.
- Main arterial streets should have patio spaces and other public spaces for residents with benches, tables, and public art – expand for cafes and restaurants to create a dynamic street life.
- Many comments around the need for improved sidewalks on neighbourhood streets to support walking in the entire plan area.
- General support for reduction of parking minimums in the Broadway Plan area

Appendix B

MOUNT PLEASANT WORKSHOP

Housing

- Many supportive of expanded rental protections and housing options, but still concerned that new densities could come at high levels of displacement of existing residents.
- Suggestions to consider more micro-home ownership to help people get into the market. Current proposals do not have enough considerations for home owners.

Community Amenities

- Concerns about lack of new schools and community amenities as part of the Broadway Plan.

Other

- Some questions regarding the modelling and market analysis that necessitated the taller heights of buildings.
- Suggestions for form-based zoning instead of land-use based zoning
- Some participants concerned that pace for redevelopment is too slow to meet Vancouver housing crisis.
- Concerns about rents for small independent businesses.
- Some concerns about incongruencies between proposed plan and the actual finalized zoning by-law: West End zoning by-law amendments allowed for taller buildings than originally proposed and approved in the West End Master Plan

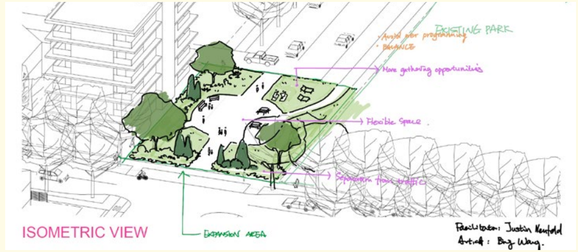
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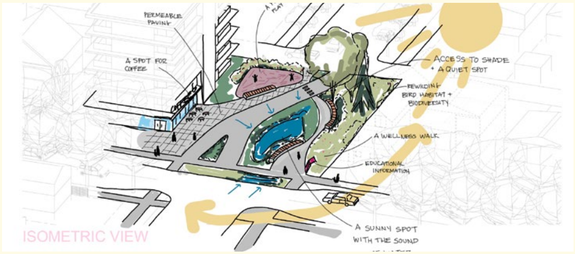
PUBLIC LIFE WORKSHOP

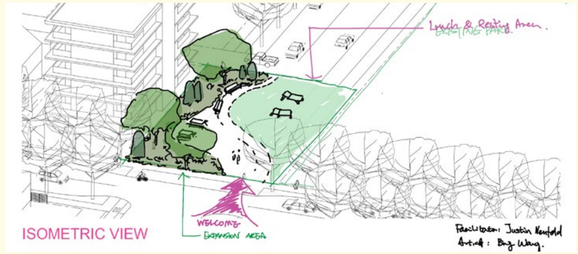
The public life workshop was an opportunity for the public to share in the visioning for what the public realm could look like in the Broadway Plan area.

After a short presentation about the Refined Directions, participants joined different breakout room sessions to discuss various aspects of the draft public realm framework and to explore what various public spaces should include. This event was hosted online on November 24th with members of the public. The four key public spaces examined in this workshop included: high street hubs, park expansion, smaller parks and greenways, and larger blue-green systems. A question and answer period followed these breakout room sessions to allow for the public to ask staff questions and to seek clarification regarding the Refined Directions.

Some sketches produced during the workshops are shown below:

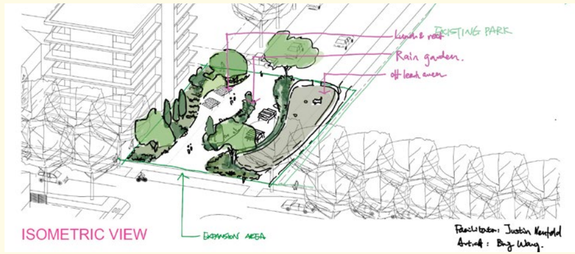


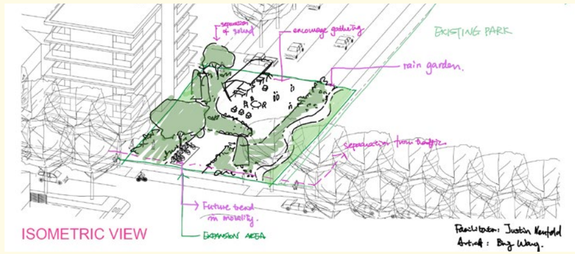




Appendix C

PUBLIC LIFE WORKSHOP









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