



# **BROADWAY PLAN**

Phase 3 - Refined Directions  
Summary Booklet

Refined Directions Virtual Open House | November 4 – 30, 2021



An aerial photograph of a modern urban street. On the left, a multi-story building with a glass facade and balconies is visible. In the center, a wide road with yellow lane markings has a few cars and pedestrians. On the right, a modern building with a glass facade and a prominent vertical glass wall is shown. In the foreground, a transit station entrance with a glass and metal structure is visible, with a sign for 'LONDON DRUGS' and 'CR' nearby. The sky is clear and blue.

## ABOUT THIS ENGAGEMENT PHASE AND SUMMARY BOOKLET

How should Kitsilano, Fairview and Mount Pleasant grow and change around the Broadway Subway over the next 30 years? This summary booklet provides an overview of how the Broadway Plan area might evolve in the future under the Refined Directions. It includes a high level summary of the land use directions and 3-D elements, showing the kinds of new buildings that neighbourhoods might see. It also covers how many new homes and jobs the area could have in 30 years, as well as details on area-wide policies, including: housing, jobs and economy, transportation, public realm framework, community well-being, arts, culture and music, heritage, and public benefits.

The “Big Moves” presented in each section summarize the key neighbourhood and area-wide directions.

The complete set of Refined Directions presentation boards and other information is available on our website:

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

# TABLE OF CONTENTS

1. First Nations .....	3	6. Growth and change .....	14
2. What are the Refined Directions? .....	4	7. Kitsilano - Big Moves .....	15
3. The Broadway opportunity .....	5	8. Fairview - Big Moves .....	16
4. Broadway Plan - Vision .....	6	9. Mount Pleasant - Big Moves .....	18
5. Planning for inclusive and complete neighbourhoods .....	7	10. At home .....	20
a. Centres - Station areas .....	8	11. At work .....	21
b. Centres - Shoulder areas .....	9	12. Getting around .....	22
c. Villages .....	10	13. Public realm framework .....	23
d. Residential areas - RM/FM zones .....	11	14. Community well-being .....	24
e. Residential areas - RS/RT zones .....	12	15. Arts, culture and music .....	25
f. Industrial/employment areas .....	13	16. Heritage .....	26
		17. Public benefits .....	27
		18. How to get involved .....	28

## 1. FIRST NATIONS

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

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

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](https://www.musqueam.bc.ca)
- » Squamish Nation: [squamish.net](https://www.squamish.net)
- » Tsleil-Waututh Nation: [twnation.ca](https://www.twnation.ca)

Please visit our website to learn more about Vancouver’s designation as a City of Reconciliation and the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliłwətał Tsleil-Waututh Nations:

- [vancouver.ca/people-programs/city-of-reconciliation.aspx](https://vancouver.ca/people-programs/city-of-reconciliation.aspx)
- [vancouver.ca/files/cov/First-Peoples-A-Guide-for-Newcomers.pdf](https://vancouver.ca/files/cov/First-Peoples-A-Guide-for-Newcomers.pdf)

# 2. WHAT ARE THE REFINED DIRECTIONS?

In February and March 2021, the Broadway Plan Emerging Directions introduced a framework for growth and change (character areas and neighbourhood sub-areas) and area-wide policy directions for the Broadway Plan area, which were shaped by the Council-approved Guiding Principles. Through extensive community engagement we received a range of feedback to help us further develop and refine these directions.

Based on what we heard and additional technical work, the Refined Directions 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 are introduced to show what the character areas and new development could look like in the future. Input received through this phase of engagement will help shape the draft plan that will be shared with the community in early 2022



## Broadway Plan and Vancouver Plan

The Broadway Plan is being advanced in parallel with the city-wide Vancouver Plan to ensure we have a plan in place before the Broadway Subway opens to guide streetscape and public realm design, station integration, and future development along Broadway. The Broadway Plan refined directions are aligned with the emerging Vancouver Plan directions identifying the Broadway area as a rapid transit corridor. The Broadway Plan will provide more detail on the nature and scale of change that will take place within this area, and on how the services, amenities and infrastructure needed to support growth will be provided.

## REFINED DIRECTIONS: What's new in this round of engagement?



- ✓ 3D land use and built form
- ✓ Deeper dive into select area-wide policy areas
- ✓ Draft public realm framework
- ✓ Growth estimates

# 3. THE BROADWAY OPPORTUNITY

Mount Pleasant, Fairview and Kitsilano are cherished neighbourhoods with a range of housing and employment areas, and diverse shops, services and amenities that attract locals and visitors alike. Through community engagement we've heard there is a strong desire from long-time residents and newcomers to live and work in the Broadway neighbourhoods. With the Broadway Subway now under construction and strong regional growth, the Broadway Plan area will continue to be a desirable and inclusive place to live and work for decades to come.

## Future Broadway

The Broadway Plan is a significant opportunity to integrate additional housing and job space, new shops and services, and amenities close to high quality rapid transit to create complete and affordable transit-oriented neighbourhoods. The Broadway Subway, improved connections and an enhanced public realm will make it more convenient and enjoyable to get around by walking, rolling, cycling, or taking transit, whether accessing daily destinations or the larger city and region.

As Vancouver's second downtown, the Broadway Plan area can contribute considerably towards the City meeting its walkable neighbourhoods and sustainable transportation targets in the Climate Emergency Action Plan. The plan can also help achieve the objectives of the Employment Lands and Economy Review, Housing Vancouver Strategy, Transportation 2040, Healthy City Strategy, Culture|Shift, VanPlay, the emerging Vancouver Plan, and other city-wide plans and strategies.



## 4. BROADWAY PLAN - VISION

The Broadway Plan area has affordable housing choices including market, below-market, and non-market rental homes for a diversity of household types, incomes and backgrounds. A variety of new job space close to rapid transit strengthens Central Broadway as Vancouver's second downtown, supporting the city's and region's growing economy. Community amenities, arts and cultural activities, and new shops and services support inclusive, equitable and liveable complete neighbourhoods. These places in Mount Pleasant, Fairview, and Kitsilano retain their unique qualities while integrating additional homes and jobs. Enhanced streets and connections, including Broadway as a Great Street, make it easy to get around by walking, rolling or cycling in a lively and diverse public realm. New and improved parks and public spaces support recreation and gathering, cultural expression, and access to nature.

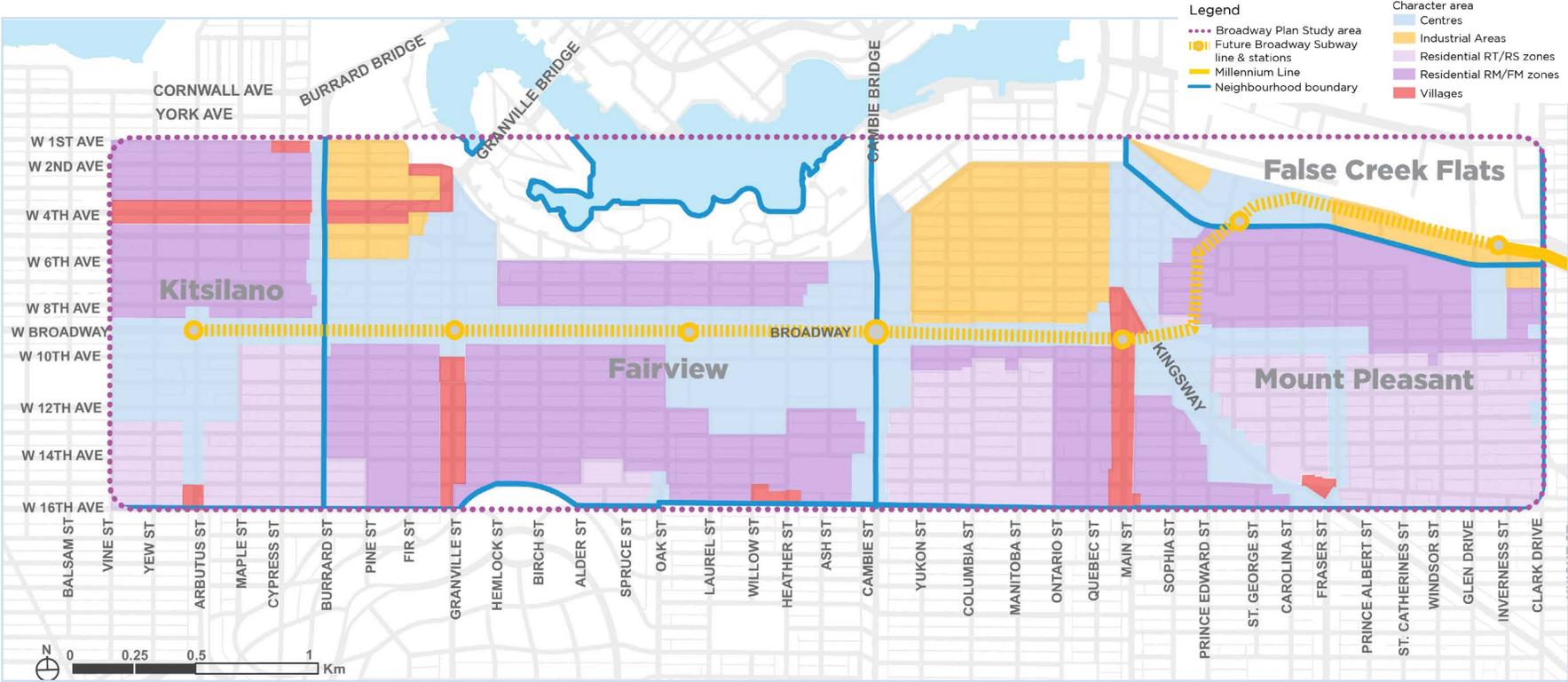
*In 2050 the Broadway Plan neighbourhoods are highly walkable, vibrant, inclusive and distinctive places to live, work, play and learn, connected to the region by the Broadway Subway.*



*\*This sketch is for illustrative purposes and may differ from actual build out.*

# 5. PLANNING FOR INCLUSIVE AND COMPLETE NEIGHBOURHOODS

Four character areas - **Centres**, **Villages**, **Residential Areas**, and **Industrial/Employment Areas** - provide a general framework for how the Broadway Plan area neighbourhoods can grow and change to meet community needs over the next 30 years. These places will contribute to the community in different ways and have their own unique qualities in each neighbourhood.

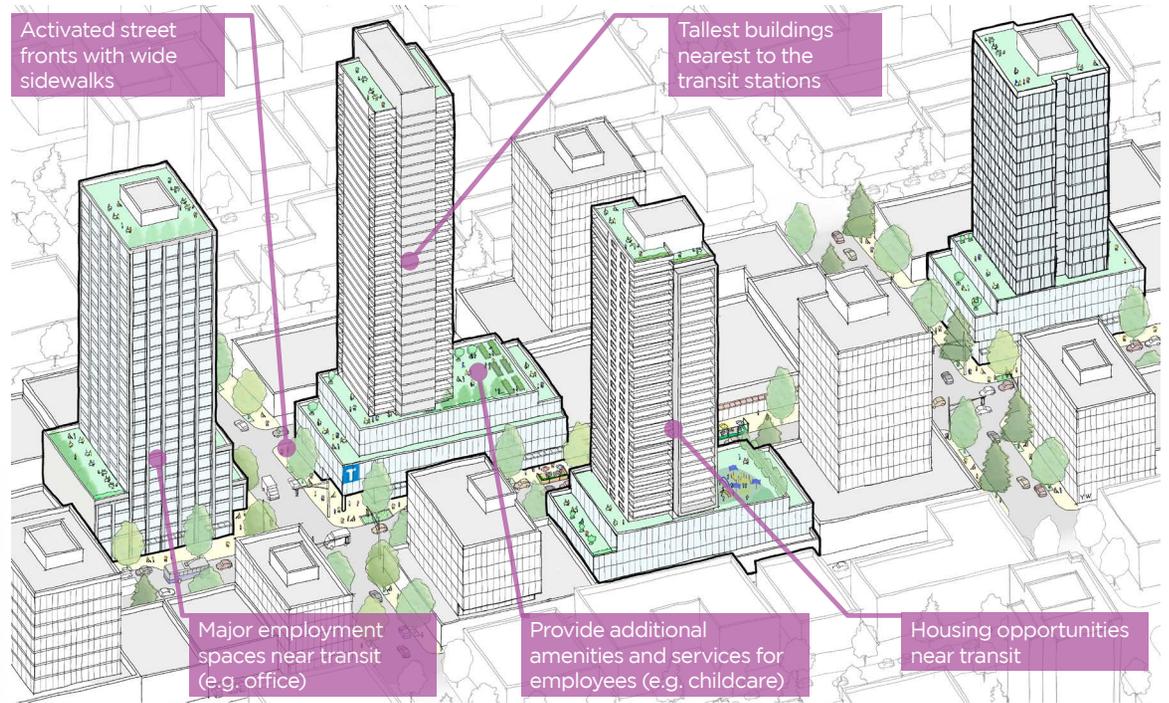


Based on what we heard through engagement and further technical work we have made some refinements to the overall directions for the character areas.

The refined directions consider strategic land use changes and intensification to enable new affordable housing, job space, and amenities, and to foster more walkable and complete neighbourhoods. “3D” built form elements are introduced to show what these places could look like in the future.

## 5A. CENTRES - STATION AREAS

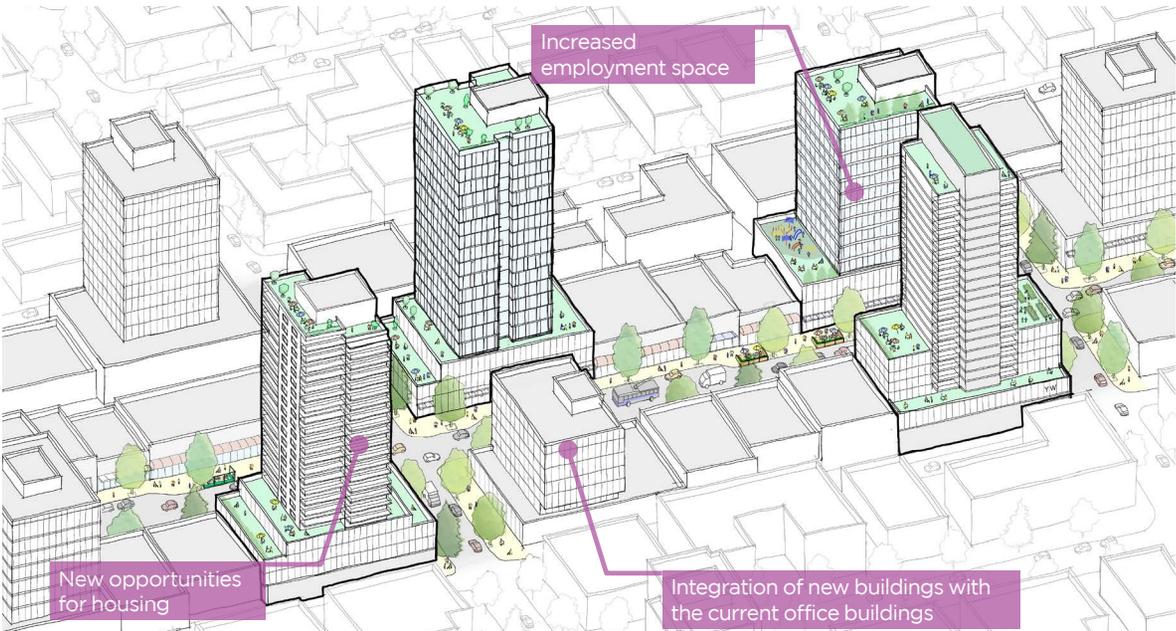
The station areas will typically have a mix of high density housing (outside of Uptown) and job space, as well as shops, services and amenities, with building heights generally of 30 to 40 storeys. Streetscape improvements, active ground floor commercial uses and gathering places will foster a lively public realm and integrate with the new Subway stations, creating hubs of round-the-clock vitality.



\*These sketches are for illustrative purposes and are not directly representative of any specific location. Artist renderings may differ from actual build out.

# 5B. CENTRES - SHOULDER AREAS

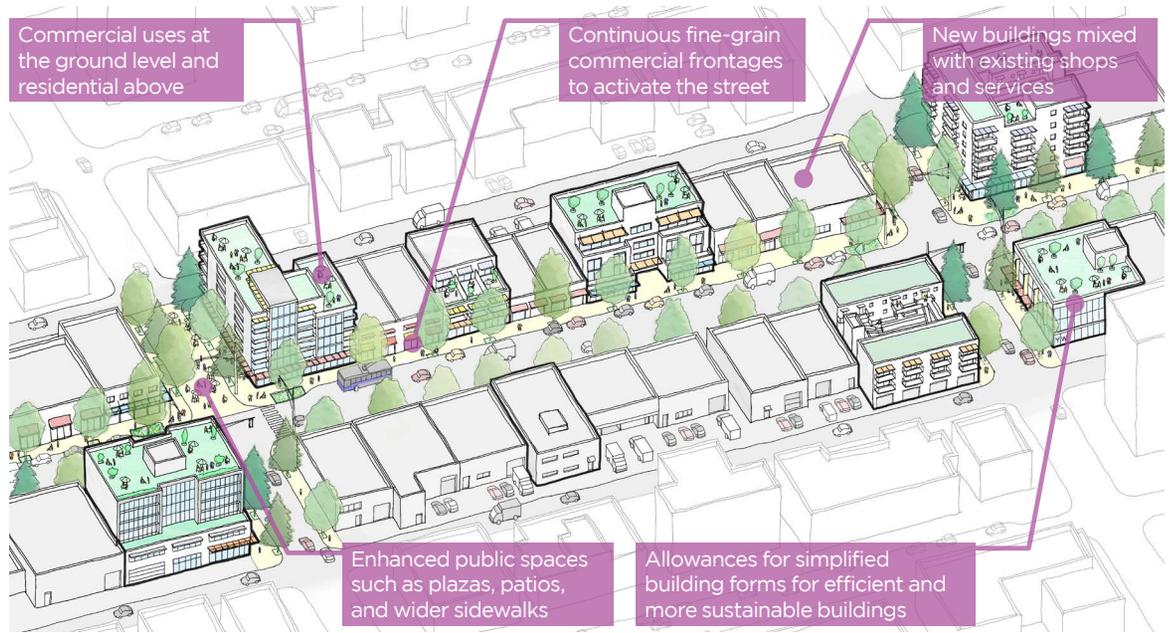
Between the station areas, and for areas away from Broadway, the shoulder areas will have a mix of housing, job space, shops, services and amenities, with some places having a primarily residential character. Building heights will generally be 20 to 30 storeys. Streetscape improvements, active ground floor commercial uses and gathering places will foster a lively public realm.



\*These sketches are for illustrative purposes and are not directly representative of any specific location. Artist renderings may differ from actual build out.

## 5C. VILLAGES

The Villages will have incremental change with building heights of generally 4 to 6 storeys to minimize redevelopment pressures on existing businesses. Active ground floor commercial uses and public realm improvements such as wider sidewalks and places for seating and gathering will enhance pedestrian interest and create a lively streetscape.



*\*These sketches are for illustrative purposes and are not directly representative of any specific location. Artist renderings may differ from actual build out.*

# 5D. RESIDENTIAL AREAS - RM/FM ZONES

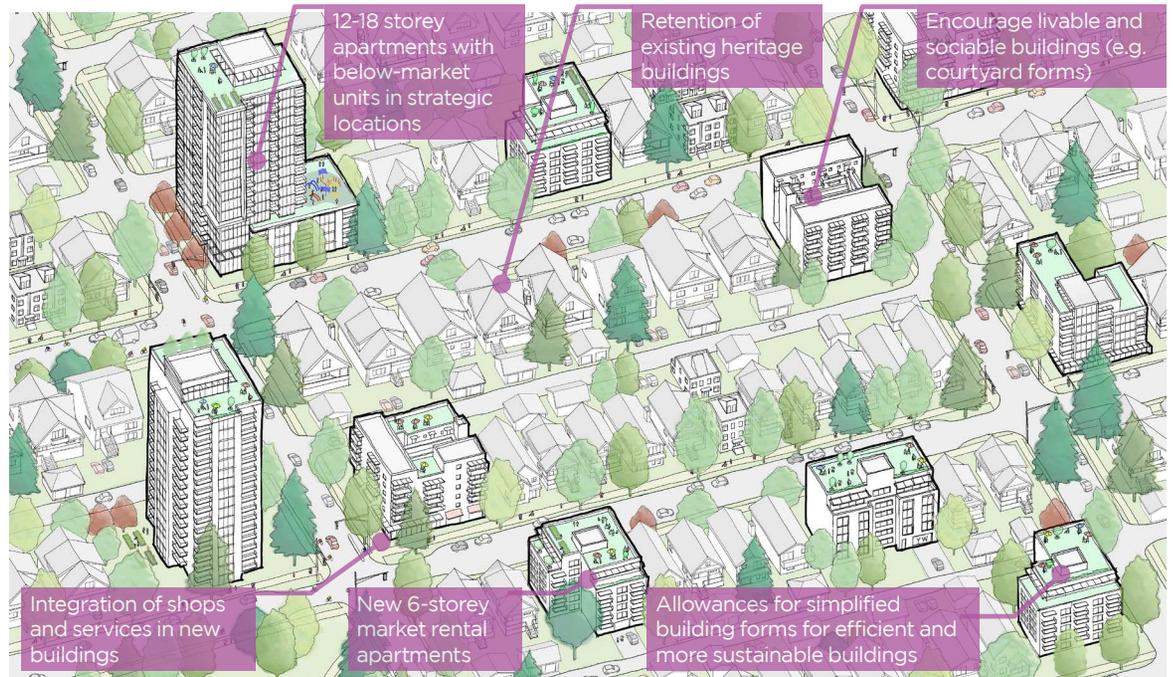
The existing apartment areas (RM/FM zones) have a range of affordable options including a significant stock of purpose-built rental housing. These places will maintain existing housing affordability and provide choice for existing renters to remain in their neighbourhoods by enabling careful renewal of the aging rental stock over the long term with requirements for below-market rents and strengthened tenant protections.



\*These sketches are for illustrative purposes and are not directly representative of any specific location. Artist renderings may differ from actual build out.

## 5E. RESIDENTIAL AREAS - RS/RT ZONES

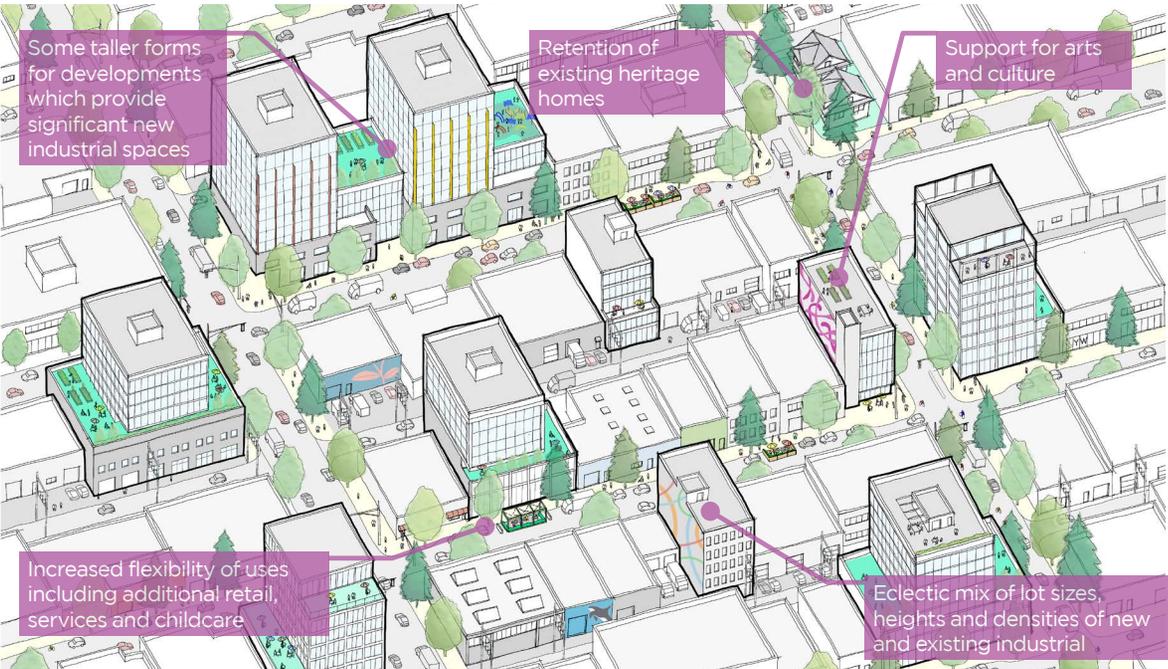
The existing low density areas (RS/RT zones) have a mix of single-family houses, duplexes, multiple conversion dwellings and small-scale strata developments. These places will accommodate new rental apartment options over time with strengthened tenant protections for existing renters to enable new affordable housing choices supporting transit-oriented neighbourhoods.



*\*These sketches are for illustrative purposes and are not directly representative of any specific location. Artist renderings may differ from actual build out.*

# 5F. INDUSTRIAL/EMPLOYMENT AREAS

The Industrial/Employment Areas will grow and evolve with an eclectic mix of lot sizes, heights and forms for existing and new industrial and mixed-use industrial-commercial buildings, retained heritage buildings, and arts and cultural spaces. Small-scale retail and food and beverage options will provide services and amenities for area employees as well as foster pedestrian interest and activity.



\*These sketches are for illustrative purposes and are not directly representative of any specific location. Artist renderings may differ from actual build out.

# 6. GROWTH AND CHANGE

By 2050, Metro Vancouver is expected to have one million additional residents living in the region. To accommodate the growing population will require an additional 500,000 homes and nearly 500,000 jobs across the region.

Of regional growth, the Burrard Peninsula (consisting of Vancouver, Burnaby, New Westminster, and UBC/UEL) is anticipated to see an addition of:

- » 322,000+ residents
- » 160,000+ homes
- » 148,000+ jobs

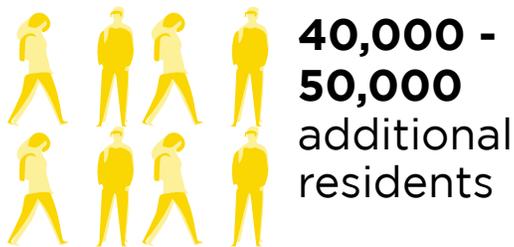
The City of Vancouver is the largest municipality in the region by population and many newcomers wish to live and work in Vancouver. To accommodate Vancouver’s growing population, new housing opportunities and job space will be needed.

## Preliminary Growth Estimates for the Broadway Plan Area

With the opportunities for new housing and job space proposed in the Broadway Plan Refined Directions, coupled with strong demand and locational preference for housing and job space in Central Broadway, we anticipate significant population, housing, and job growth in the Broadway Plan area over the next 30 years.

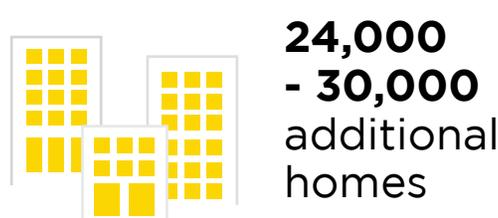
### Population

78,000+ residents today



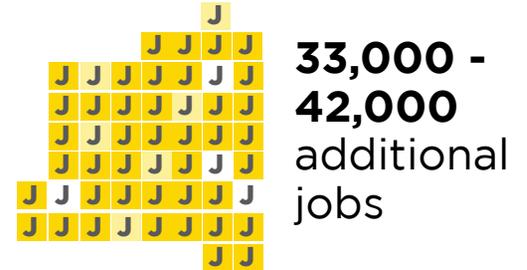
### Homes

60,000+ households today



### Jobs

84,400+ jobs today



*\*The preliminary growth estimates illustrate net change, accounting for housing and job space that is replaced through redevelopment.*

# 7. KITSILANO - BIG MOVES

## Kitsilano North

- » Walkable, primarily residential apartment area with diverse housing options.
- » Building heights of 15-25 storeys for renewal and expansion of older rental, social and co-op housing, as well as projects including 20% social housing.
- » New shops and services in select locations (e.g. key walking streets, greenways).

## West 4th Village

- » Eclectic shopping street with a diversity of local businesses.
- » Low-scale village character with building heights up to 4-6 storeys.
- » Continuous active ground floor commercial (e.g. shops, cafés/restaurants) and public realm improvements.

## Kitsilano South

- » Primarily residential areas with more diverse housing options, including rental apartments in off-arterial locations.
- » Building heights of 6 storeys for market rental housing and 12-18 storeys in strategic locations (e.g. adjacent Arbutus) for market and below-market rental housing.
- » New shops and services in select locations (e.g. key walking streets, greenways).

## Broadway/Arbutus South

- » Vibrant, walkable mixed-use area close to rapid transit.
- » Along Broadway: building heights of 20-30 storeys for rental and strata ownership housing, job space (e.g. office) and amenities; tallest buildings near Arbutus Station.
- » Away from Broadway: building heights stepping down to 12-20 storeys for affordable housing on limited sites.
- » Arbutus south of 12th: building heights of 12-18 storeys for mixed-use market and below-market rental housing.

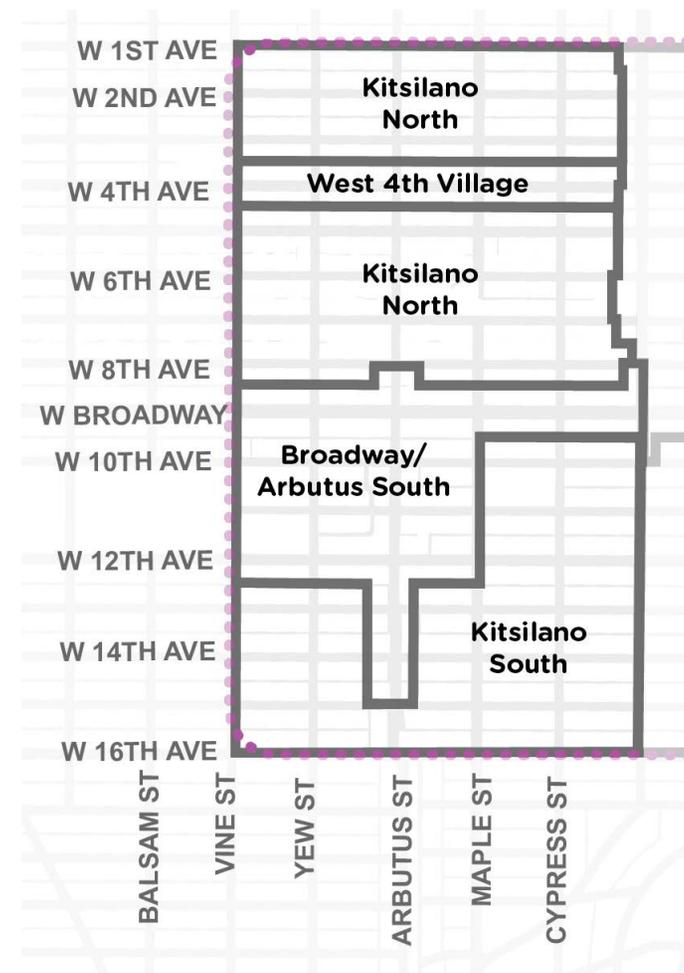


Figure 1: Kitsilano neighbourhood sub-areas



# 8. FAIRVIEW - BIG MOVES

## Granville/Burrard Slopes

- » Vibrant, eclectic and walkable mixed-use area close to rapid transit.
- » Along Broadway: building heights of 20-40 storeys for rental and strata ownership housing, job space (e.g. office) and amenities; tallest buildings near South Granville Station.
- » North of Broadway: building heights stepping down to 12 to 25 storeys for projects with at least 20% social housing and/or community amenities.
- » Burrard Slopes Mixed Employment Area: modest increase in height and density to support innovation and creative economy uses, while maintaining the light industrial function.
- » West 4th Village extended east of Burrard, wrapping into Armoury District.

## Southwest Granville Loop

- » Explore uses for mixed-use development that include public green space

## Fairview South

- » Walkable, primarily residential apartment area with diverse housing options.
- » Existing apartment areas: building heights of 15-25 storeys for renewal and expansion of older rental, social and co-op housing, as well as projects including 20% social housing.
- » Existing low-density residential areas: building heights of 6 storeys for market rental housing and 12-18 storeys in strategic locations for new market and below-market rental housing.
- » New shops and services in select locations (e.g. key walking streets, greenways).
- » Oak from 15th to 16th: building heights of 12-18 storeys for affordable housing.

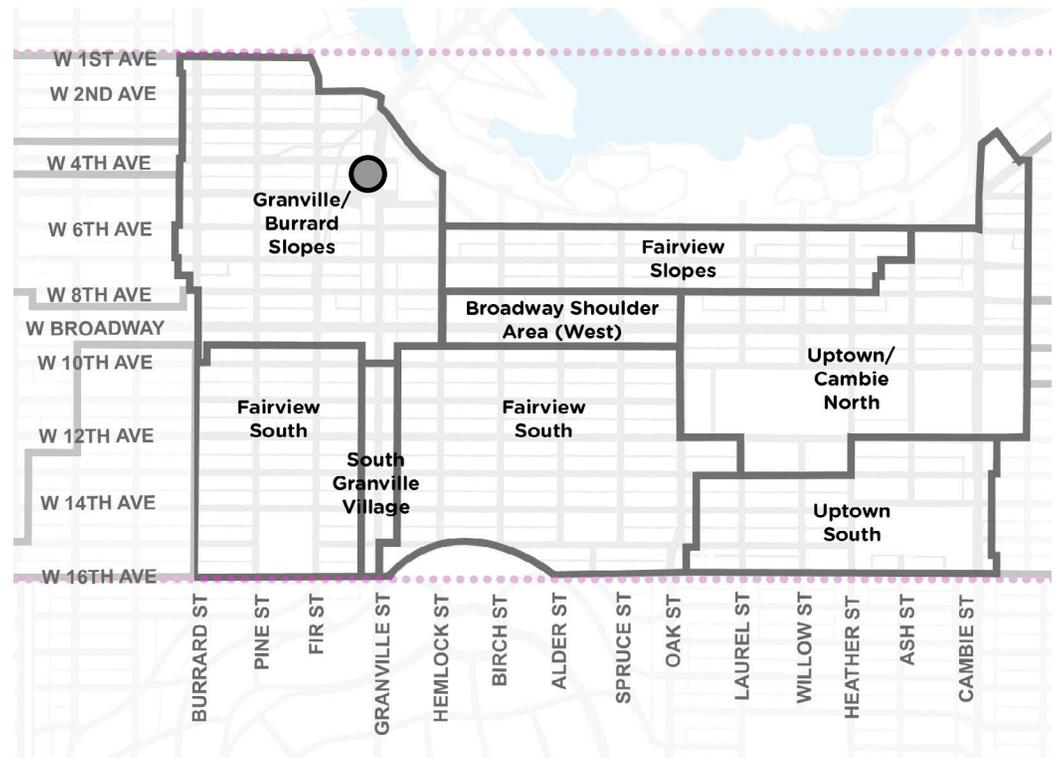


Figure 2: Fairview neighbourhood sub-areas

## Broadway Shoulder Area (West)

- » Vibrant places to live, work and play with affordable housing, job space and amenities.
- » Building heights of 20-30 storeys for rental housing or commercial development (e.g. office).
- » Continuous active ground floor commercial (e.g. shops, cafés/restaurants) along Broadway.

### Fairview Slopes

- » More diverse primarily residential area with new affordable housing.
- » Building heights of 6-15 storeys for renewal and expansion of older rental, social and co-op housing, as well as projects including 20% social housing.
- » North side of 8th: building heights of 15-20 storeys for projects with at least 20% social housing in mixed-use development including commercial space.

### Uptown/Cambie North

- » Key office location and health district in the heart of Vancouver's "second downtown".
- » Uptown Office District: building heights of 6 to 20+ storeys for commercial development (e.g. office).
- » Support master planning for Civic District.
- » Long-term expansion of VGH Campus and BC Cancer Centre.
- » North of 8th: building heights of 6 to 15+ storeys for commercial development (e.g. office) or rental housing.

### South Granville Village

- » More walkable shopping street with a vibrant public life.
- » Low-scale village character with building heights up to 6 storeys.
- » Continuous active ground floor commercial (e.g. shops, cafés/ restaurants) and public realm improvements.
- » Culture, entertainment and nightlife venues.

### Uptown South

- » Primarily residential area close to jobs and rapid transit with new affordable housing.
- » Existing apartment areas: building heights of 12-25 storeys for renewal and expansion of older rental, social and co-op housing, as well as projects including 20% social housing.
- » New shops and services in select locations (e.g. key walking streets, greenways).
- » Along Cambie: building heights of 12-25 storeys for affordable housing.



# 9. MOUNT PLEASANT - BIG MOVES

## Mount Pleasant Centre

- » Diverse and vibrant mixed-use area close to rapid transit.
- » Around Broadway and Kingsway: building heights of 20-30 storeys for rental, social, and strata ownership housing, job space (e.g. office) and amenities; tallest buildings near Mount Pleasant Station.
- » Away from Broadway and Kingsway: building heights stepping down to 12-25 storeys for affordable housing (view cone restricts heights on east side of Main).

## Mount Pleasant Industrial Area

- » Vibrant creative and cultural production area supporting the innovation economy and with an enhanced light industrial function.
- » Modest increase in height and density to support innovation and creative economy uses, with additional height and density for development with at least 50% of floor space as industrial uses.

## Broadway Shoulder Area (East)

- » Vibrant places to live, work and play with affordable housing, job space and amenities.
- » East Shoulder: building heights of 15-20+ storeys for rental housing or commercial development (e.g. office)
- » North side: potential new mixed-use development across C-3A and I-1 zones including an industrial component.
- » Continuous active ground floor commercial (e.g. shops, cafés/ restaurants) along Broadway.

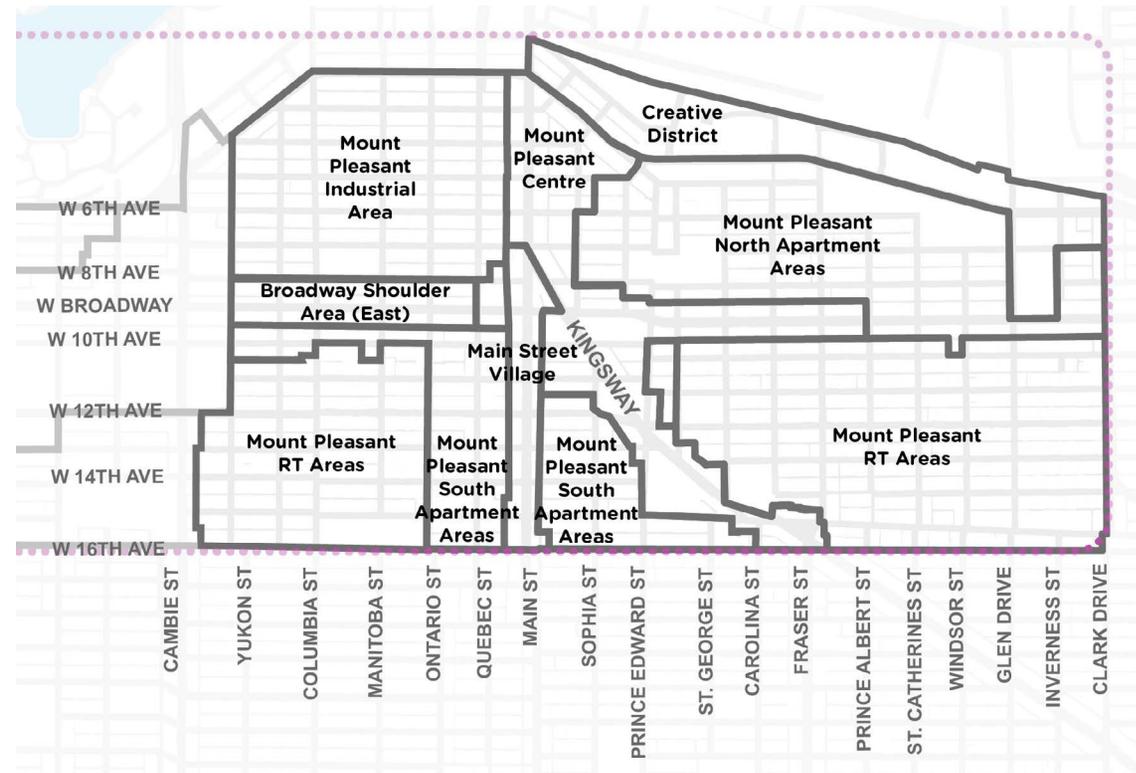


Figure 3: Mount Pleasant neighbourhood sub-areas

## Mount Pleasant RT Areas

- » Primarily residential areas with more diverse housing options, including rental apartments in off-arterial locations.
- » Building heights of 6 storeys for market rental housing and 12-18 storeys in strategic locations (e.g. along Fraser) for below-market rental housing.
- » New shops and services in select locations (e.g. key walking streets, greenways).

### Main Street Village

- » More walkable shopping and dining street with a variety of small/local businesses.
- » Low-scale village character with building heights up to 4-6 storeys.
- » Continuous active ground floor commercial (e.g. shops, cafés/restaurants) and public realm improvements.
- » Culture, entertainment and nightlife venues.

### Creative District

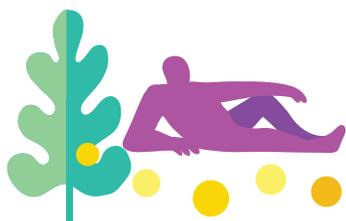
- » Vibrant and walkable mixed-use area close to rapid transit with diverse job space, post-secondary institutions, new affordable housing, local-serving shops and services and arts and culture uses.
- » Long-term expansion of Great Northern Way Campus.
- » Building heights of 25-35 storeys for commercial development (e.g. office) or rental housing in station areas on General Urban lands.
- » Explore opportunities for mixed-use development potentially including affordable rental housing with significant industrial/job space intensification, on Mixed Employment lands close to rapid transit stations, if consistent with emerging City and Regional policy.
- » Long-term expansion of Vancouver Community College.

### Mount Pleasant South Apartment Areas

- » Primarily residential apartment areas with diverse housing options.
- » Building heights of 15-25 storeys for renewal and expansion of older rental, social and co-op housing, as well as projects including 20% social housing.
- » New shops and services in select locations (e.g. key walking streets, greenways).

### Mount Pleasant North Apartment Area

- » Primarily residential apartment area with new affordable housing opportunities.
- » Building heights of 15-25 storeys for renewal and expansion of older rental, social and co-op housing, as well as projects including 20% social housing.
- » New shops and services in select locations (e.g. key walking streets, greenways).



# 10. AT HOME

The Broadway Plan neighbourhoods play an important role in Vancouver, providing 25% of the city's purpose-built rental housing and 8% of the city's social, supportive and co-operative housing in unique and vibrant neighbourhoods.

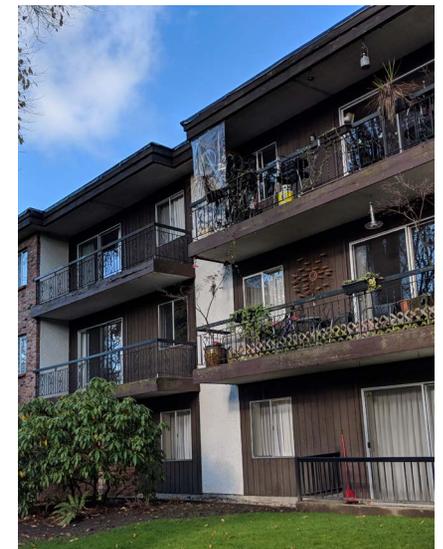
These refined directions seek to preserve existing diversity and affordability while enabling new homes close to the Broadway Subway and ensuring strong protections for existing renters to stay in their community at affordable rents.

## The Big Moves

- » Create significantly more housing through an equitable development approach to growth that mitigates displacement impacts, enables existing renters to stay in their neighbourhood and provides new housing choices.
- » Shift new development to a greater proportion of rental housing, including non-market options, alongside existing ownership opportunities
- » Allow more significant change in the near-term in areas with a relatively low number of existing renters, including densification of station areas, employment centres and existing duplex areas.
- » Allow moderate change over time in existing rental apartment areas to renew the existing rental stock, while ensuring replacement of existing affordability and tenant protections in new developments.
- » Enable economically viable affordable housing options developed by both private and non-profit sectors, recognizing the relationship between height/density, affordability and tenant protections.
- » Provide land use for non-market housing sites that is supportive of reinvestment to improve livability and expand affordability.
- » Enable rental housing off of arterials to support local businesses, opportunity for mass timber in mid and high rise buildings and integration of small-scale neighbourhood retail.

## Proposed new protections for Broadway renters:

- » Right for tenants impacted by redevelopment to return to new building at rates comparable or lower than their previous rent, with additional supports for low-income tenants
- » Temporary rent top-up for tenants impacted by redevelopment during the period when they are in an alternate accommodation while the new building is constructed to bridge the gap between their existing rent and any rent increases



# 11. AT WORK

Regionally, the Broadway Plan study area is a key employment centre, serving as a vital crossroads for business, education, healthcare, government, industrial activities, non-profits, community-serving spaces and arts and culture. Today, there are more than 84,000 jobs in the Broadway Plan area and there is already a strong demand for more employment space. With the construction of the new Broadway Subway, Broadway will become an even more attractive place for employers, entrepreneurs and workers.

Currently, Broadway has a diversity of employment spaces, providing opportunities for a wide range of types of businesses and non-profits to coexist. As new job spaces are built, retaining and expanding this variety of economic opportunities will be critical.

## The Big Moves

- » Focus new growth away from the Villages to help minimize redevelopment pressures on local businesses.
- » Enable new local-serving commercial spaces for businesses like cafes, local grocery stores, pharmacies and bakeries widely throughout the Residential Areas.
- » Recognize and foster Mount Pleasant, Burrard Slopes, and the Creative District of the False Creek Flats as higher density, more intensive industrial and employment areas within Vancouver’s economy.
- » Intensify the Uptown Office District for commercial uses only (office, hotel, service and retail) in recognition of the area’s critical economic role as the heart of the city’s second downtown.

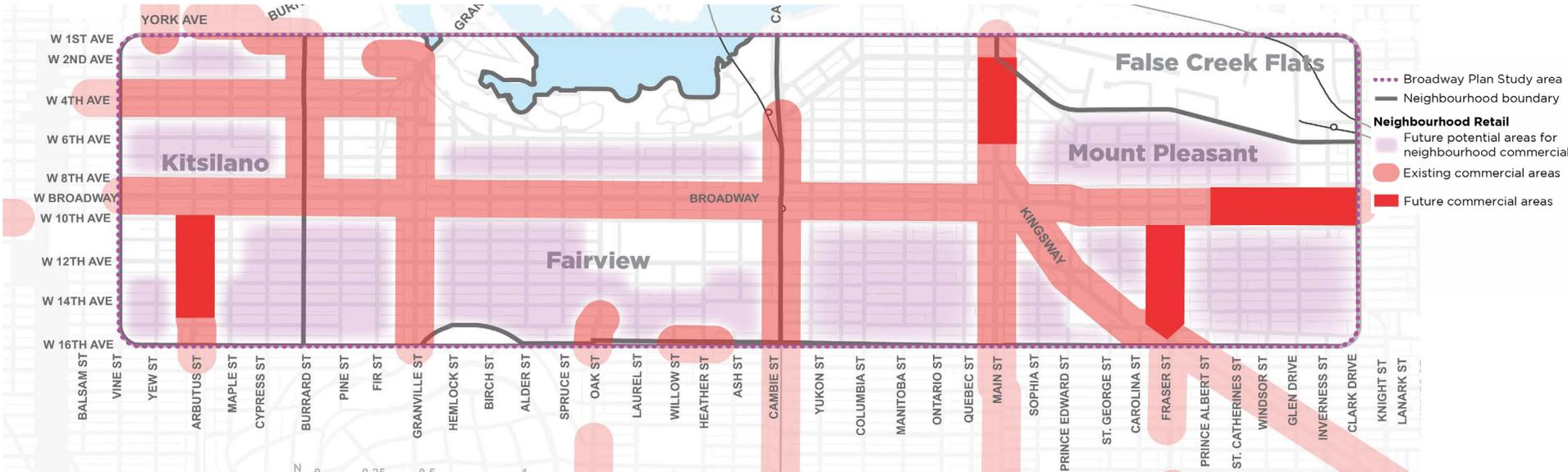


Figure 4: Locations of existing and potential future neighbourhood scale retail

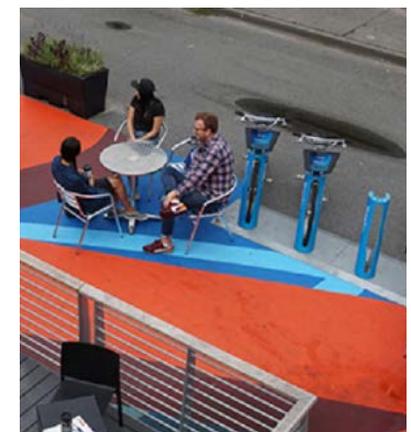
# 12. GETTING AROUND

The draft transportation vision for Broadway and the surrounding area is:

- » People of all ages and abilities easily and comfortably meet their daily needs by walking and rolling.
- » More trips are by sustainable travel, (80% sustainable mode share by 2030).
- » There are enjoyable places for people to gather and connect with one another.
- » The road network functions well to accommodate goods movement, emergency and medical services, trips not easily served by transit, trips by or for people with mobility challenges.

## The Big Moves

- » **Greenway priorities:** improve existing and introduce new greenways, which prioritize walking, rolling, and cycling and provide opportunities for more public space and blue green system co-benefits where they are most needed.
- » **Street-to-Public Spaces:** Identify opportunities to close small street segments to vehicle traffic and provide public spaces for walking, rolling, cycling, gathering, green space, and plantings to capture and filter rainwater.
- » **Focus subareas and corridors:** Provide connections to Señákw, and develop long-term transportation plans for the Granville/Fir/Hemlock and Cambie/Ash/Yukon sub areas and the Kingsway and Fraser corridors.
- » **Multi-modal access to current and future SkyTrain stations:** support all kinds of travel near existing and future SkyTrain stations.
- » **School areas:** enable children to walk, roll, cycle, and use transit to get school safely by promoting active transportation and transit education programs, providing supportive infrastructure, and reducing traffic and speed around schools.
- » **Parking:** Remove minimum vehicle parking requirements (except for accessible and visitor parking) and introduce maximum vehicle parking limits for new developments within the Broadway Plan area. Prioritize curb space for quick stops like delivery, pick-up and drop-off, and other public uses so the space can serve as many people as possible.



# 13. PUBLIC REALM FRAMEWORK

The Public Realm Framework for the Broadway Plan will highlight the interconnected network of public realm opportunities within the Broadway Plan area. Within this network, public spaces should be accessible and open to all, provide moments of reprieve, and create places to socialize and gather. A diversity of approaches will be taken to respond to the unique contexts. Together, these different measures will help contribute toward more sociable, sustainable, and resilient neighbourhoods.

The Public Realm Framework will be realized over the course of the 30-year plan. It will help provide structure, vision and principles for public spaces in Broadway. This framework will be used to guide future implementation of the Broadway Plan, such as location, design, and delivery of public spaces. In addition to the framework, other opportunities for public space in Broadway will be pursued, such as new parks, open spaces, and plazas that are not currently identified on the map.



Figure 5: Map of Public Realm Framework

- Broadway 'Great Street' Streetscape
- Commercial High Street
- Future & Existing SkyTrain Stations
- Future SkyTrain Station Area
- Blue Green System Network
- Greenway Network
- Greenway Alignment Area Requires Further Work
- Priority Pedestrian Experience Corridor
- School Site
- Existing Park
- Large & Unique Site
- Current City of Vancouver Side-Street Plaza

# 14. COMMUNITY WELL-BEING

Community and social facilities help individuals, families, groups, and communities meet their social needs, maximize their potential for development, and enhance community well-being and resilience. These are spaces where programs and services are offered, or where communities gather.

These facilities serve population groups like children, youth, families, seniors, Indigenous peoples, new immigrants and refugees, 2SLGBTQ+, low income and others. Examples of facilities include neighbourhood houses, seniors' centres, community centres, family places, community gardens and more.

Additionally, community need is also met through community-serving spaces (CSS). These spaces are affordable and accessible for community to hosts or deliver social, cultural, and recreational programs, occurring primarily within places of worship and non-profit owned sites, such as community halls, legions, and cultural centres.

For the Broadway area, the need to support existing and new facilities is critical to ensure diverse residents, families and communities may go to their local neighbourhoods and access the services they need.



## The Big Moves

- » **Childcare:** Focus support and opportunities for affordable, accessible and quality licensed group childcare facilities for aged 0-4 children most in need of care.
- » **Social Facilities:** Support ways to deliver new and retain key diverse local-serving and specialized social programs and facilities that address population growth and shifting demands for complete communities.
- » **Food Systems:** Improve access to food retail, spaces for food and medicine growing, free and/or low cost food, urban farms, and food manufacturing space.



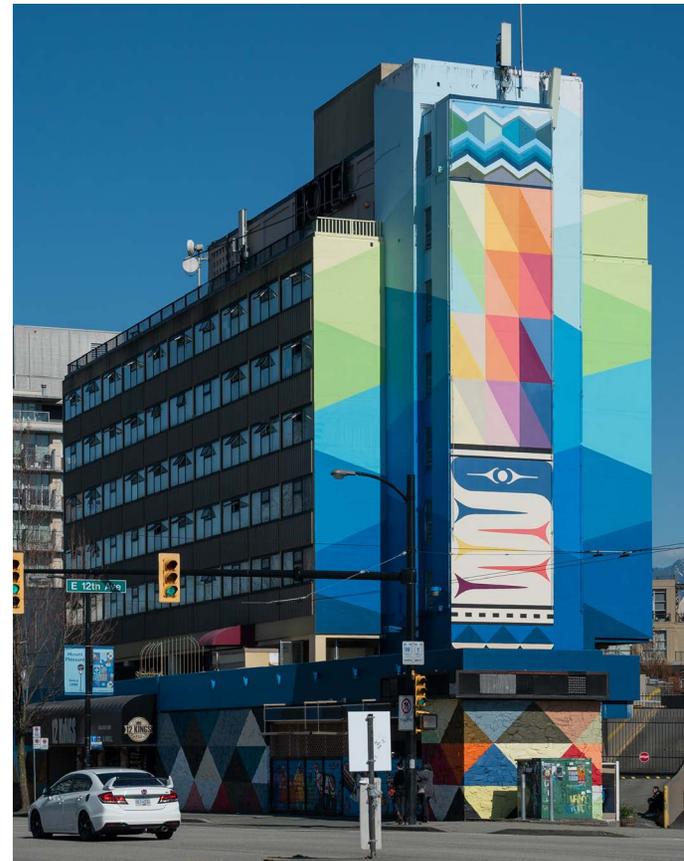
# 15. ARTS, CULTURE AND MUSIC

Vancouver's future as a cultural city depends on the continued existence of arts and culture in the Broadway Plan area, including production and presentation spaces, music spaces, and public art. Spaces range from large industrial spaces to smaller art studios, music and rehearsal spaces, presentation spaces (including bars and restaurants), and independent retail focused arts and culture (such as record stores, art galleries).

With accelerated development and rapidly rising industrial and commercial land values, Vancouver is facing imminent loss of affordable places for artists to live, work, and share their work. Vancouver's 10-year culture plan supports a sustainable, resilient, and vibrant arts and culture sector for generations to come with a focus on Reconciliation, equity and access, and ensuring that arts and culture is at the centre of city building.

## The Big Moves

- » **Artist Social Housing:** Support artists and the creation of arts, culture, and music hubs.
- » **Arts and Cultural Districts:** Enhance existing arts, culture, and music clusters, and retain access to industrial areas for cultural presentation and production.
- » **Support Reconciliation, Equity, and Access:** Align cultural and heritage policies, mechanisms, and funding tools to support a wider range of historic places, cultural assets and spaces.
- » **Public Art:** Encourage developer contributions to be provided as cash to the City to center artists in public realm.



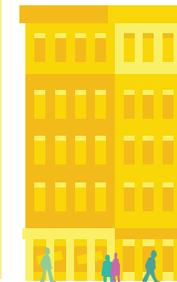
Left - Debra Sparrow and Gabriel Hall Blanketing the City - Part II - The Biltmore Image courtesy of the artists and Vancouver Mural Festival

# 16. HERITAGE

The Broadway Plan area is recognized as being on the traditional, unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sk̓wx̓wú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) Nations, embraces heritage of the Indigenous Nations and Vancouver’s diverse communities, and enables stewardship of heritage resources while supporting sustainable development.

## The Big Moves

- » Work with the Musqueam, Squamish, and Tsleil-Waututh Nations, Urban Indigenous people, and equity-denied communities to identify and potentially add new heritage resources to the Vancouver Heritage Register.
- » Identify tangible mechanisms and incentives to recognize and protect heritage resources within the Broadway Plan area.
- » Conduct a heritage evaluation and prepare Statements of Significance (SOSs) for identified heritage sites and areas of particular community significance, such as Mt. Pleasant and South Granville (both having potential for historic area status).



- Broadway Plan Study Area
- SkyTrain
- Areas with heritage potential for further study
- Vancouver Heritage Register Evaluation Groups**
- ▲ A - Primary Evaluation
- B - Significant Evaluation
- C - Contextual or character Evaluation

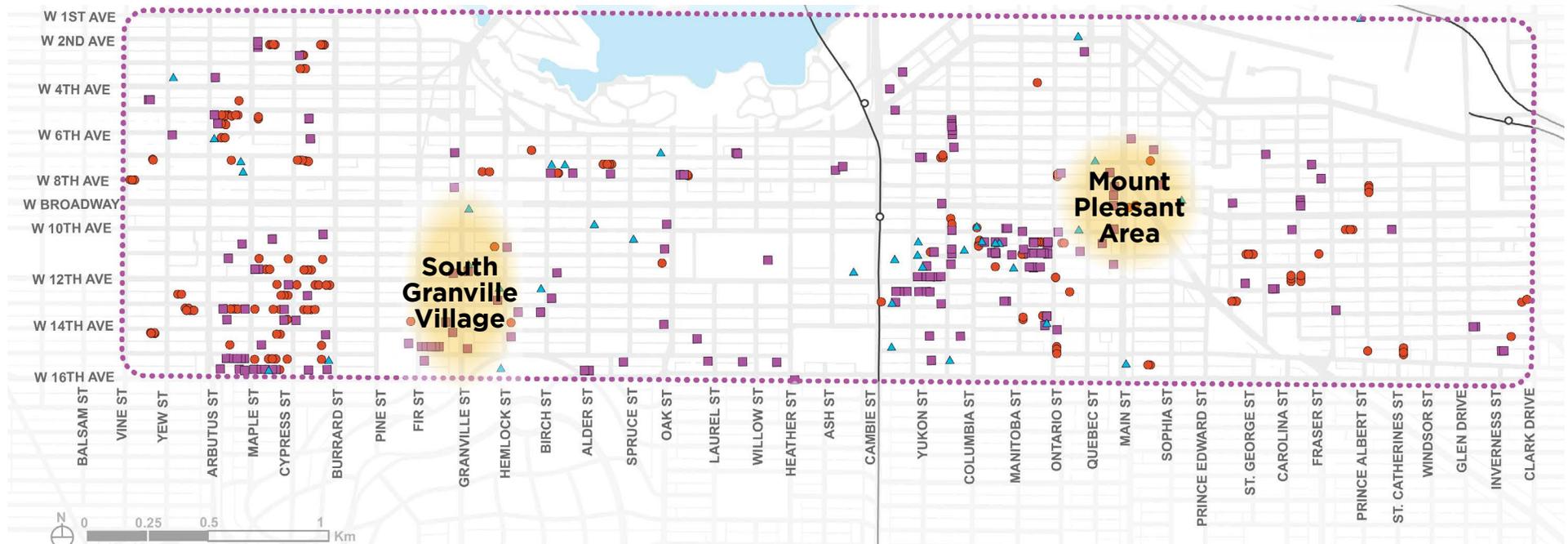


Figure 6: Map of current Vancouver heritage register evaluation groups and areas with heritage potential for further study

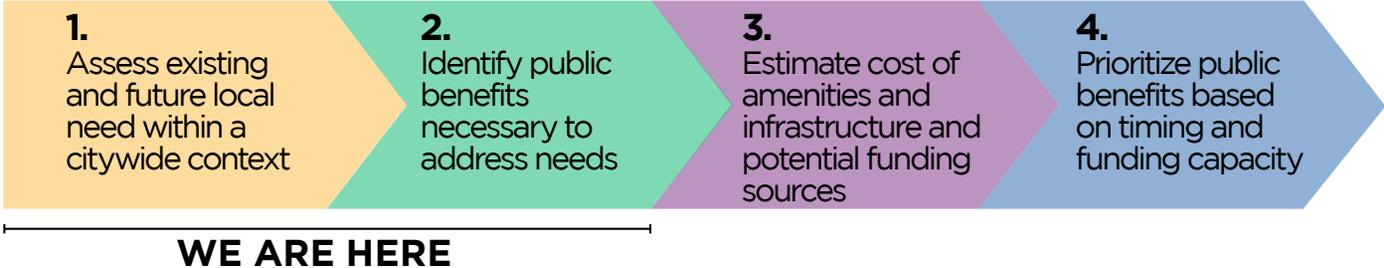
# 17. PUBLIC BENEFITS

As a community or area of the city develops and grows, there is a need for the renewal and replacement, as well as expansion of public amenities and infrastructure to help meet daily needs and support a livable, healthy, and sustainable community. Examples of public amenities include affordable housing, childcare, parks and open spaces, transportation infrastructure, libraries, and fire halls as well as recreational, cultural and social facilities.

## What is a Public Benefits Strategy?

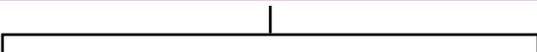
» A Public Benefits Strategy (PBS) is a long-term plan for the delivery of public amenities and infrastructure to address renewal and growth needs for a geographic area. It includes a 10-year capital strategy that aligns current and future service needs with funding sources.

## Steps in a public benefits strategy



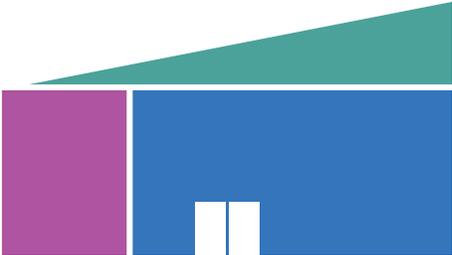
## How public benefits get funded

**Growth**  
An increasing population needs new or expanded facilities/infrastructure.



**Developer contributions**  
Development cost levies, community amenity contributions and density bonusing

Public amenity



**Renewal**  
Assets serving existing residents require replacement.



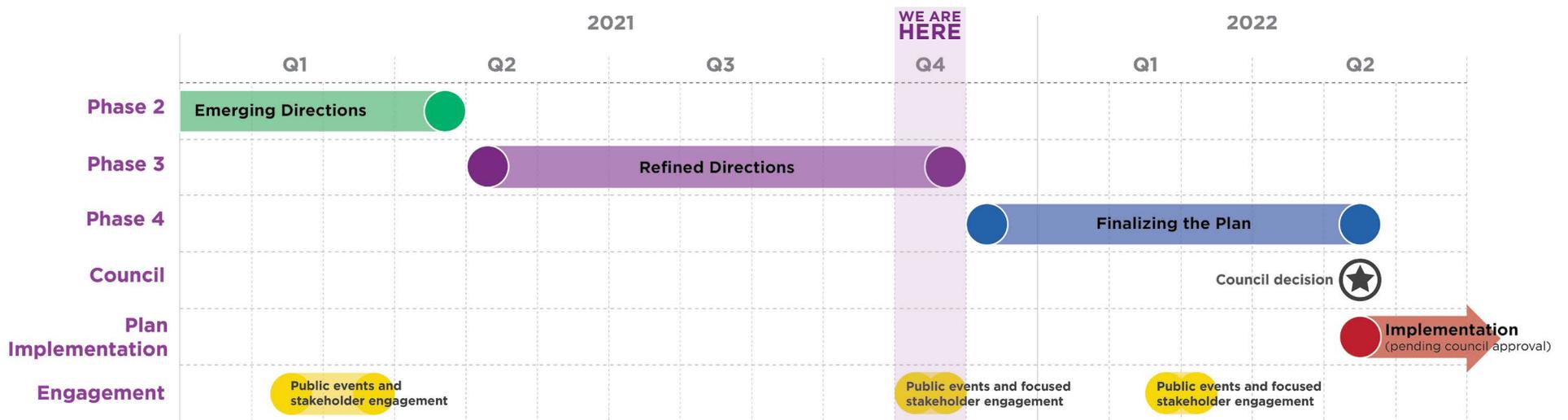
**Partner contributions**  
Senior government and non-profits

**City contributions**  
Property tax, utility fees and user fees

# 18. HOW TO GET INVOLVED

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

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

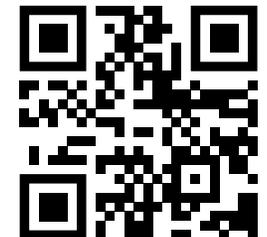


## HOW TO PARTICIPATE IN THE VIRTUAL OPEN HOUSE (NOVEMBER 4 - NOVEMBER 30):

	<b>VISIT OUR WEB PAGE</b>		<b>COMPLETE THE SURVEY</b>
	<b>REVIEW THE MATERIALS</b>		<b>ASK A QUESTION</b>

## FOR MORE INFORMATION OR TO ASK US A QUESTION:

-  [shapeyourcity.ca/  
broadway-plan](https://shapeyourcity.ca/broadway-plan)
-  [broadwayplan@vancouver.ca](mailto:broadwayplan@vancouver.ca)
-  **3-1-1**
-  **#BroadwayPlan**





BURGERS  
WINGS  
ROCHE  
ER BOMB

NO CASH  
KEPT ON PREMISES  
AFTER HOURS

ADT

38

