



The City of Vancouver recognizes that we are on the unceded, ancestral, and traditional homelands of the x̱m̱əθḵw̱əy̱əm (Musqueam), S̱ḵw̱x̱w̱ú7mesh (Squamish) and sə̱lilw̱ətał (Tsleil-Waututh) Nations. The *Broadway Public Realm Plan* and the *Broadway Corridor Streetscape Plan* aim to recognize the living culture and history of the x̱m̱əθḵw̱əy̱əm (Musqueam), S̱ḵw̱x̱w̱ú7mesh (Squamish) and sə̱lilw̱əta (Tsleil-Waututh) Nations.

1 WELCOME!

We're creating a Public Realm Plan for the Broadway Plan area and a Streetscape Plan for the Broadway corridor!

Background

The *Broadway Plan* is a comprehensive area plan to guide growth and positive change in the neighbourhoods surrounding the Broadway Subway over the next 30 years. During the *Broadway Plan* process we heard from thousands of people about ideas, interests and opportunities for streets, parks, and public open spaces in Kitsilano, Fairview and Mount Pleasant.

What will the *Broadway Public Realm Plan* do?

The *Broadway Public Realm Plan* will identify what public open space and street enhancements would best support the current need and future growth in the Plan Area. It will consider public open spaces on City-owned streets and properties, as well as privately owned public spaces (POPS). It will be a practical guide to leverage opportunities for public realm improvements as the area grows.

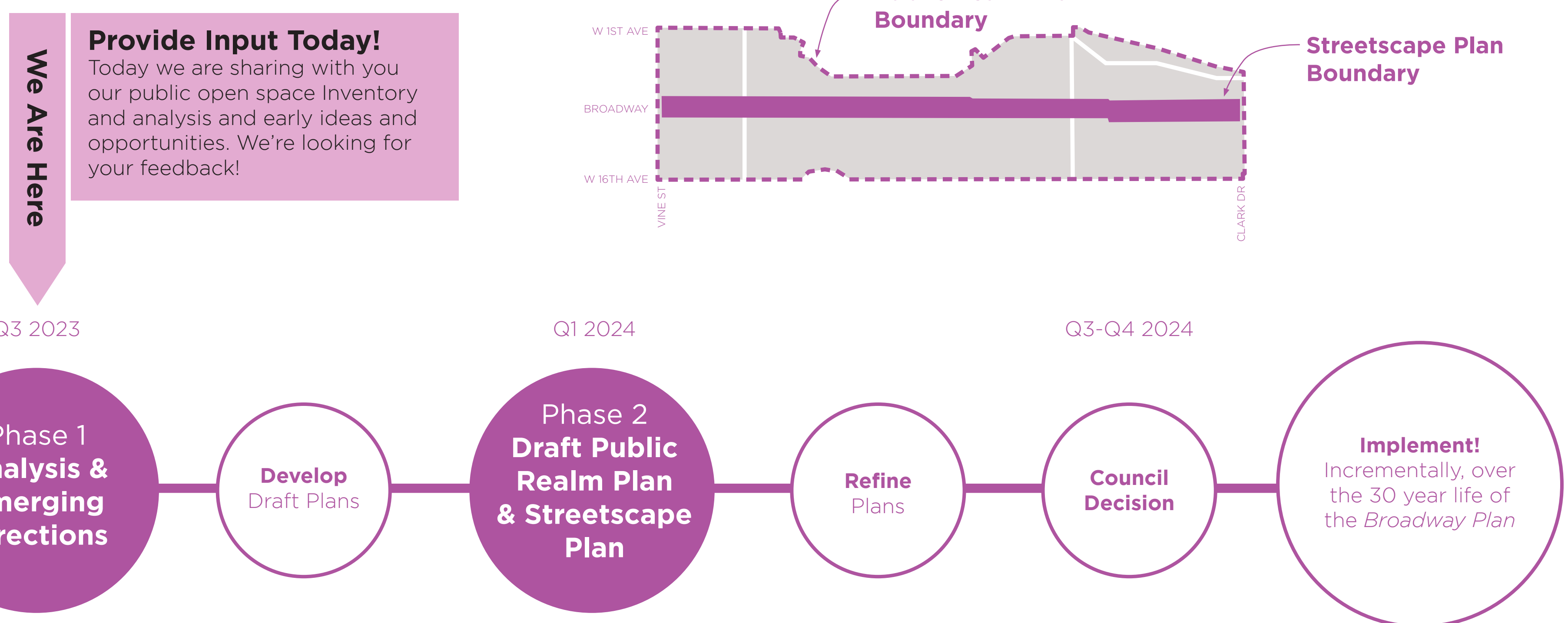
What will the *Broadway Corridor Streetscape Plan* do?

The *Broadway Corridor Streetscape Plan* will establish a design concept for the transformation of the Broadway Corridor into a "Great Street". It will be built over time through redevelopment of properties along Broadway and City-led capital projects.



What We Heard During *Broadway Plan* Engagement:

- Top three public space priorities: parks, public plazas, shopping streets with wide sidewalks
- Need for more parks and green spaces, particularly in Fairview
- Granville Street and Main Street are good locations for new public open spaces
- Add public open spaces near transit hubs
- Most important park and public open space elements: walking routes, access to nature/natural landscapes, children's play areas, arts and culture events, and community gardens.
- More green and leafy streets
- Improve walkability, particularly on commercial streets
- Lack of vibrancy and character along the Broadway corridor



Context and Background

We are building on the *Broadway Plan's* Public Realm Framework.

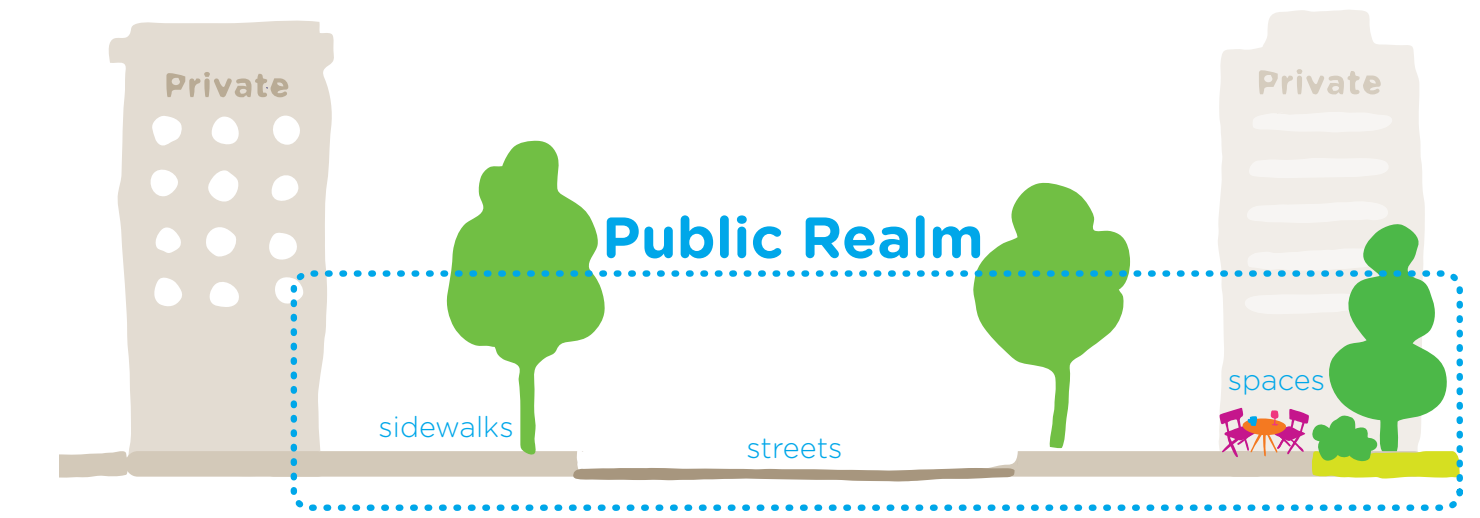
The Public Realm Framework

The Public Realm Framework in the *Broadway Plan* outlines the overall vision and guiding directions for the public realm in the Broadway Plan Area. It contains principles and policies for achieving a welcoming, inclusive and resilient public space network. This lays the foundation for the more detailed planning and design work in the upcoming *Broadway Public Realm Plan* and *Broadway Corridor Streetscape Plan*.

The *Public Realm Framework* does not provide specific details on 'what', 'where' or 'how' public space improvements will occur - this is where the *Broadway Public Realm Plan* and the *Broadway Corridor Streetscape Plan* come in.

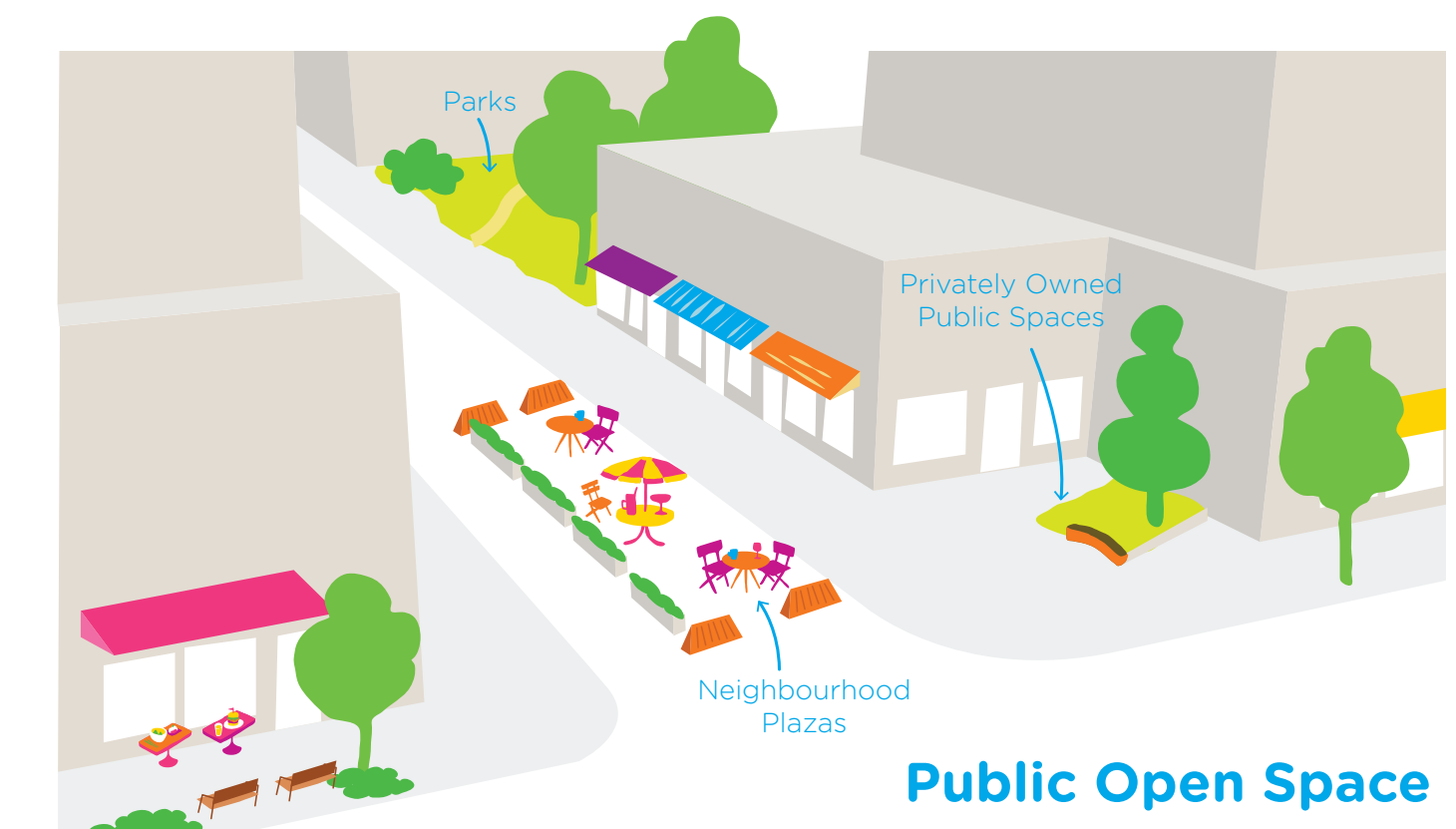
The Challenge with Creating New Public Open Spaces

Over the next 30 years, the Broadway Plan Area will experience significant growth. This means increased demand on our public space network in the future. The Broadway Plan Area consists of established neighbourhoods with very little vacant land. This makes it challenging to find space for new parks and public open spaces. The *Broadway Public Realm Plan* will be an important guiding policy document to address this and ensure the Broadway neighbourhoods are livable, accessible, sustainable and complete.



What is the "Public Realm"?

"Public realm" is generally everything that can be seen and experienced at pedestrian eye level that impacts the overall experience and attractiveness of a public space. It has a broader meaning than "public space", as it also includes the building façades, storefronts, public art, restaurant patios and streetscape furnishings like lighting and benches that shape the experience of public spaces.



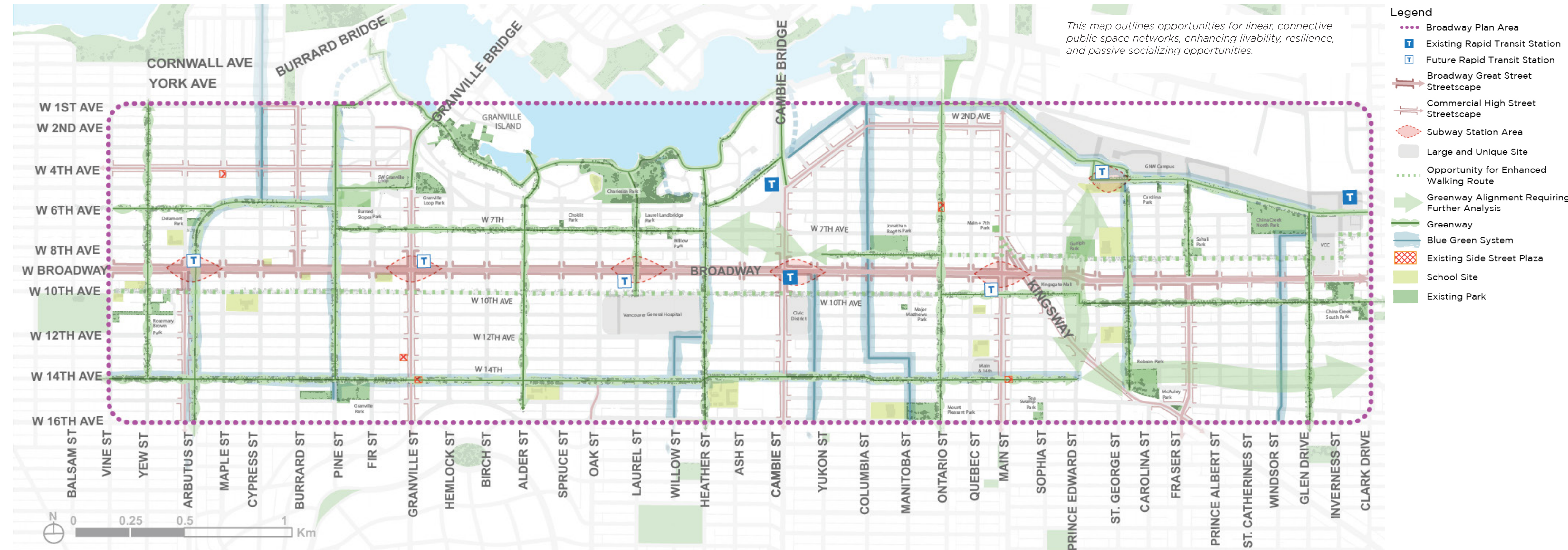
What is "Public Open Space"?

All the places publicly owned or in public use that are for spending time in, accessible and enjoyable by people. It includes parks, school grounds, plazas, privately owned public spaces (POPS) and the Arbutus Greenway.

What is "Public Life"?

Public life is the shared experience of the city created by people when they live their lives outside of their homes, workplaces and vehicles. It is the everyday life that unfolds in streets, plazas, parks, and spaces between buildings

Public Realm Framework Map (from the *Broadway Plan*)



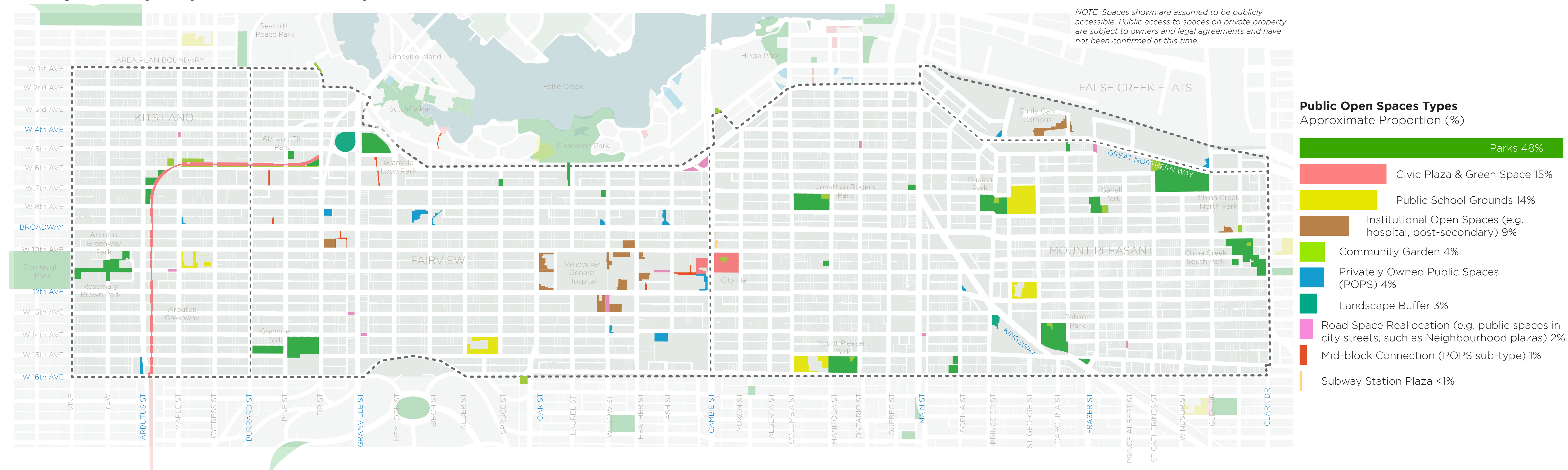
Public Open Space Inventory

After mapping existing public open spaces in the Broadway Area, here are some important early findings:

Overall distribution and variety of public open spaces is relatively good.

Over 90% of people in the Broadway Plan Area are within a 5-minute walk from at least one public open space. While parks make up the majority of these spaces, there are a number of other types providing a variety of different uses, including civic plazas and green spaces, public school grounds and public spaces on private property (POPS).

Existing Public Open Spaces in the Broadway Plan Area



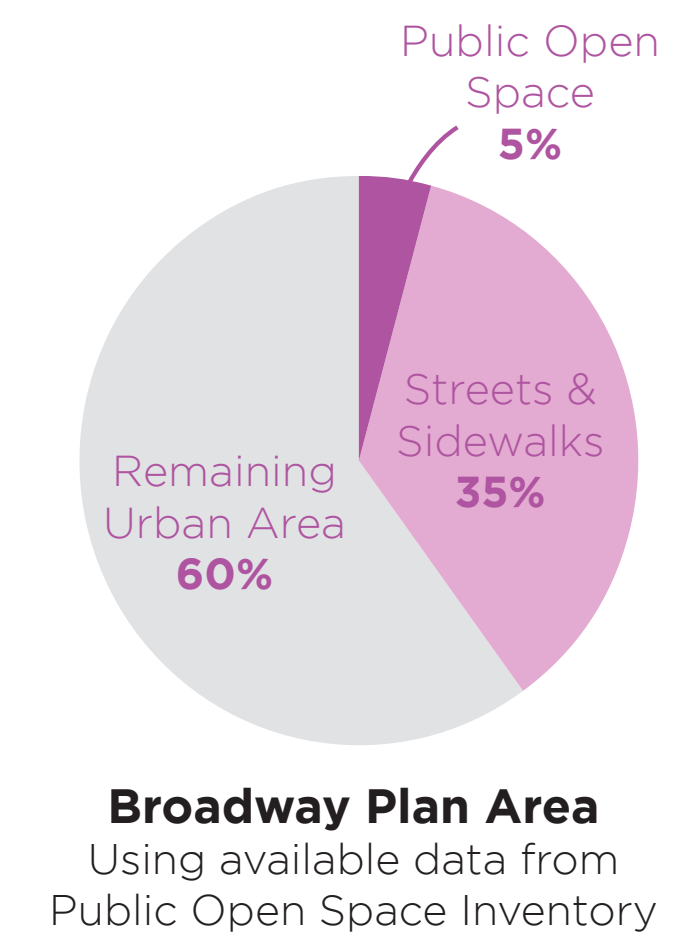
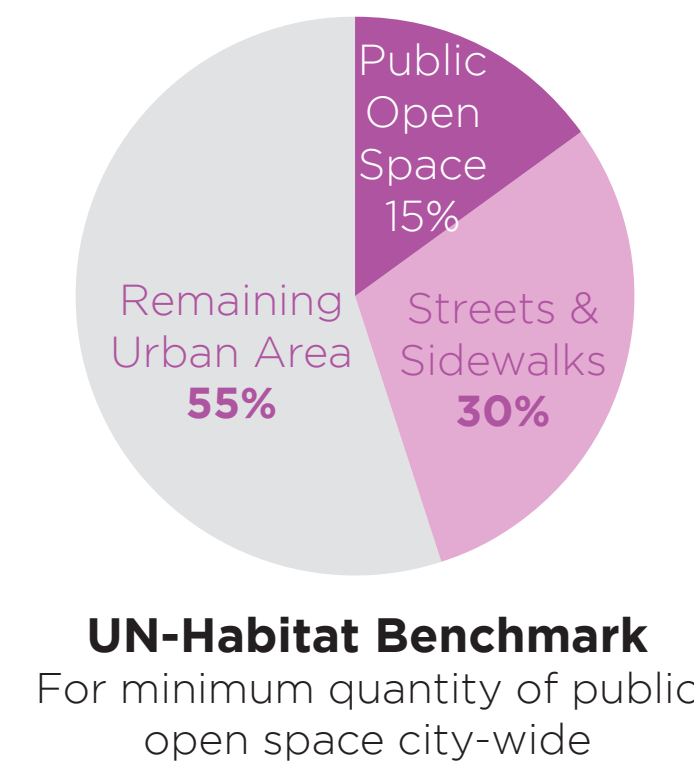
4 Public Open Space Gaps

After mapping existing public open spaces in the Broadway Area, here are some important early findings:

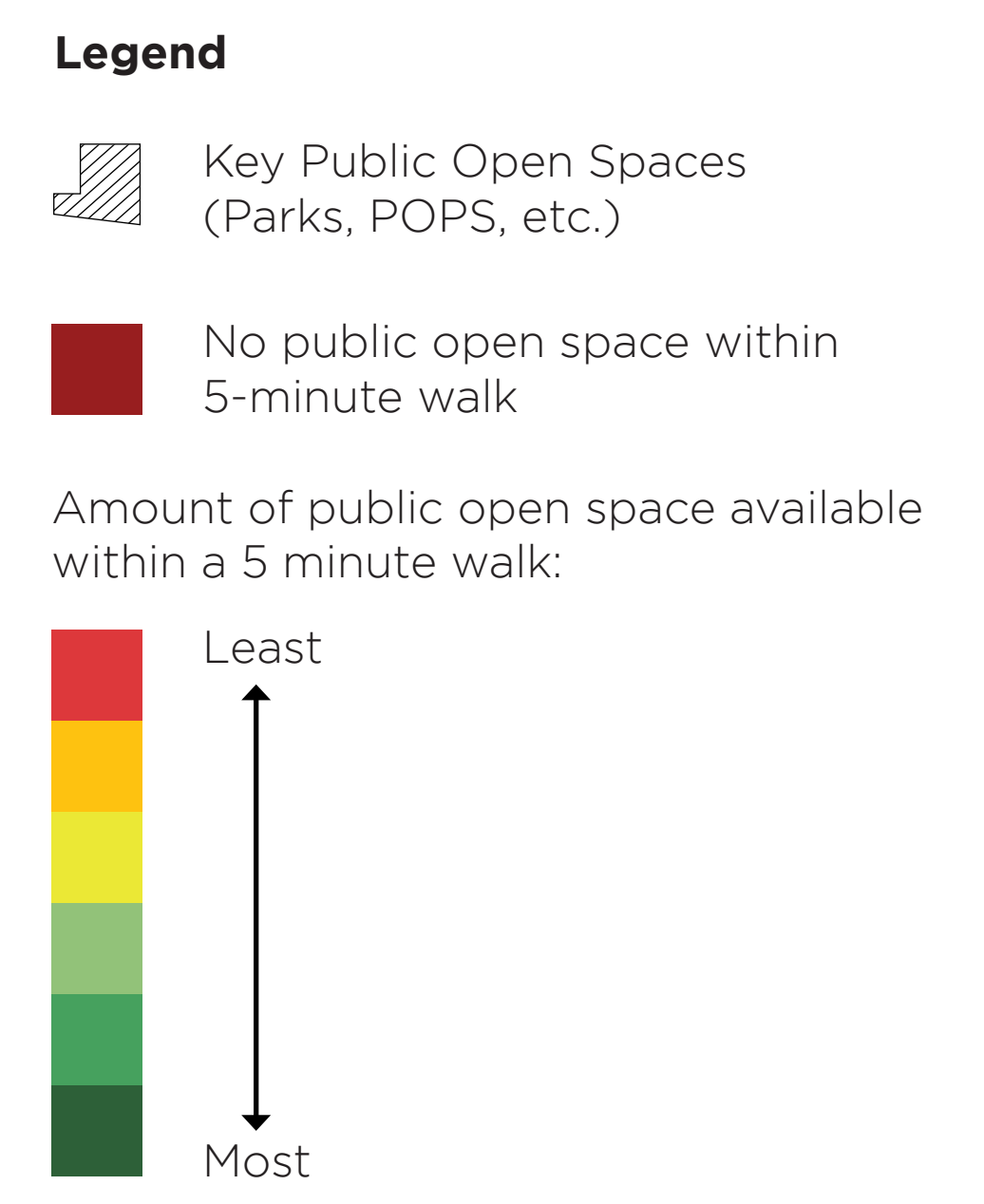
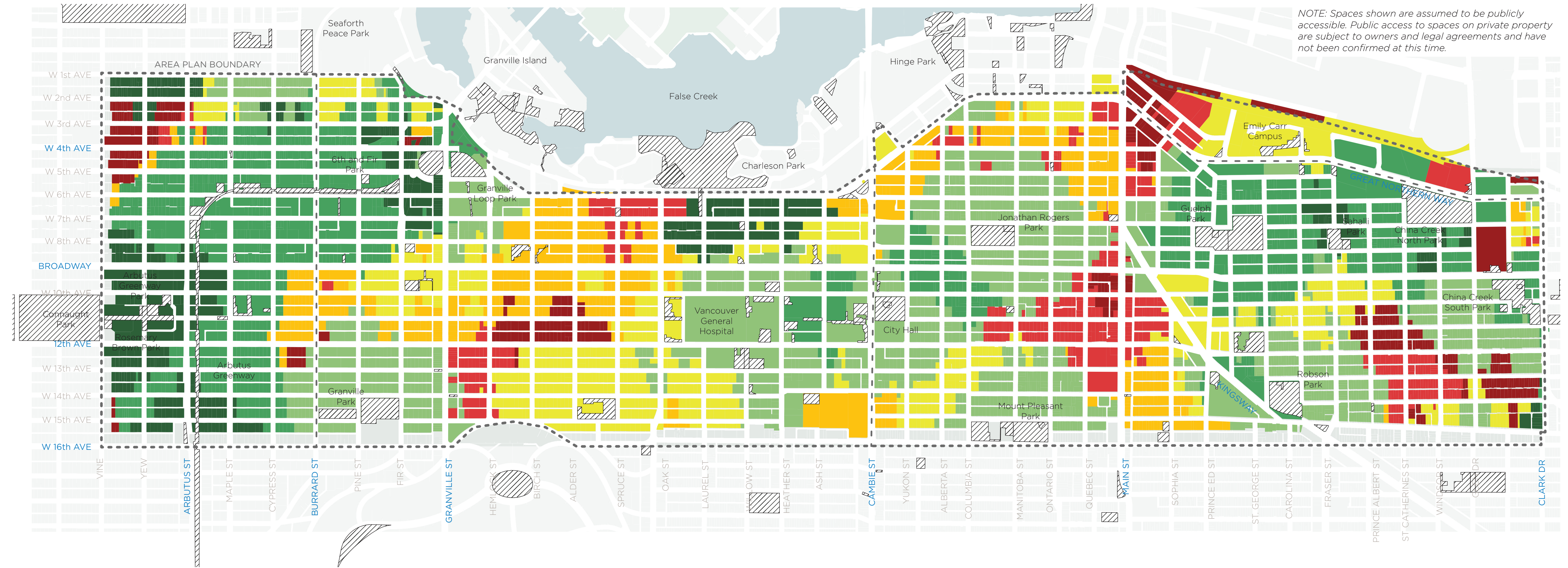
We are short on the overall supply of public open space.

Despite having relatively good distribution and variety of public open space, the overall quantity of space is low relative to the city-wide average: approximately 5% of the land area within Broadway is public open space, 10% less than the city-wide benchmark identified by the UN-Habitat work. In a built out area like Broadway, reaching this benchmark may not be possible. The map below shows how much public open space is available within a 5 minute walk or roll. Part of this planning work is developing an achievable target for parks and public open space. It will also be important to identify priority areas to strategically and equitably locate new public spaces.

UN-Habitat is a global organization that promotes transformative change in the world's cities including advocating for public space. It sets standards, shares best practices, assesses and supports norms, principles and policies related to developing livable cities.



Public Open Space Gaps



Creating New Public Open Spaces

In delivering new public open spaces in the Broadway Plan Area, we will focus on local spaces that serve multiple functions for people’s daily needs.

How We Create New Public Open Spaces

There are four approaches to delivering new public open spaces in Broadway (shown below). These spaces should provide a variety of functions. We have outlined some of the challenges with each approach and provided an example for each one. Given the complex constraints, we expect to create more Local Spaces —serving the immediate population within a 5 minute walk— and Neighbourhood Spaces — serving the social and recreational focus of the community within a 5 minute walk.

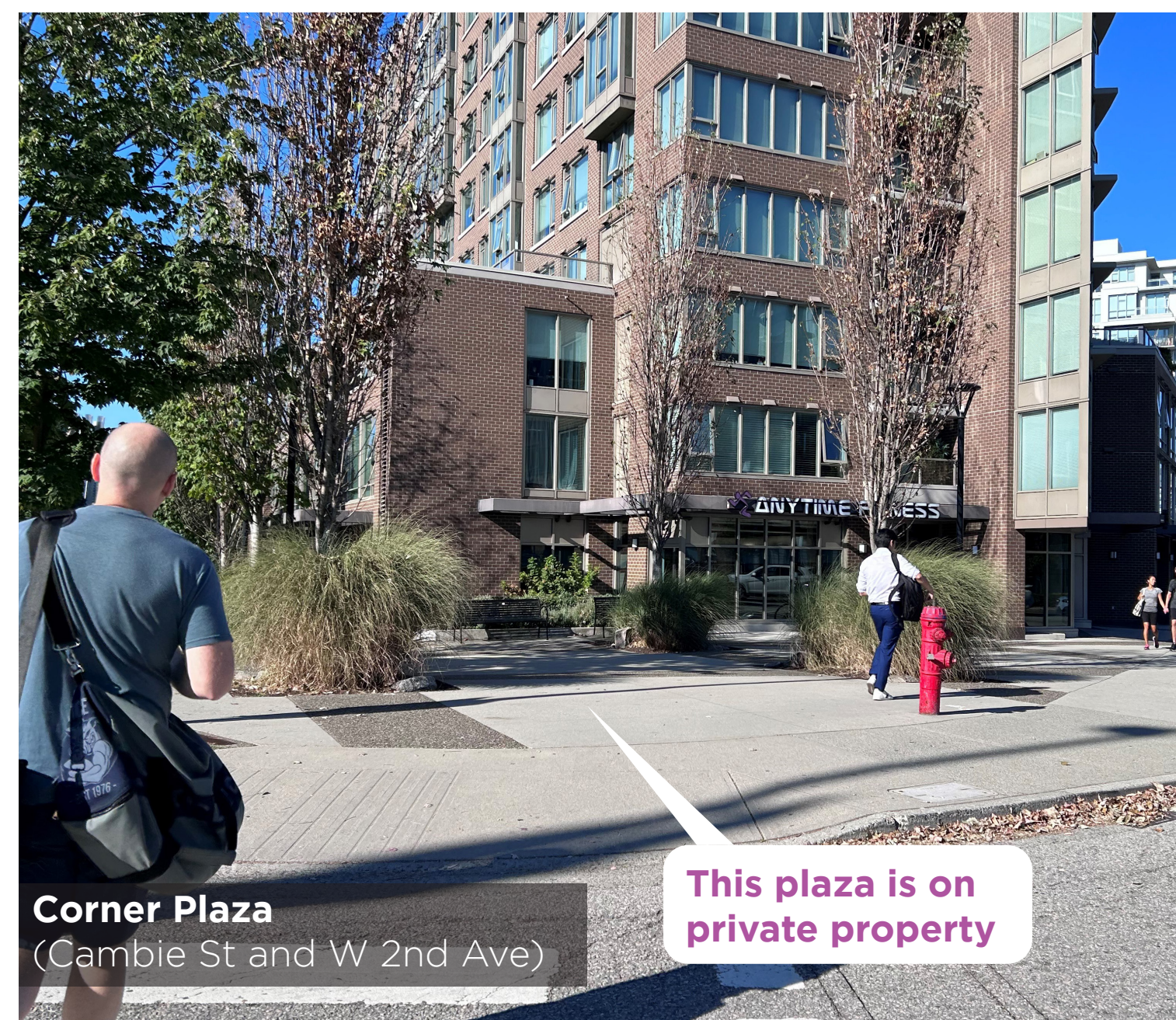
Scale comparison of spaces

- New spaces of this size **likely**
- New spaces of this size **unlikely**



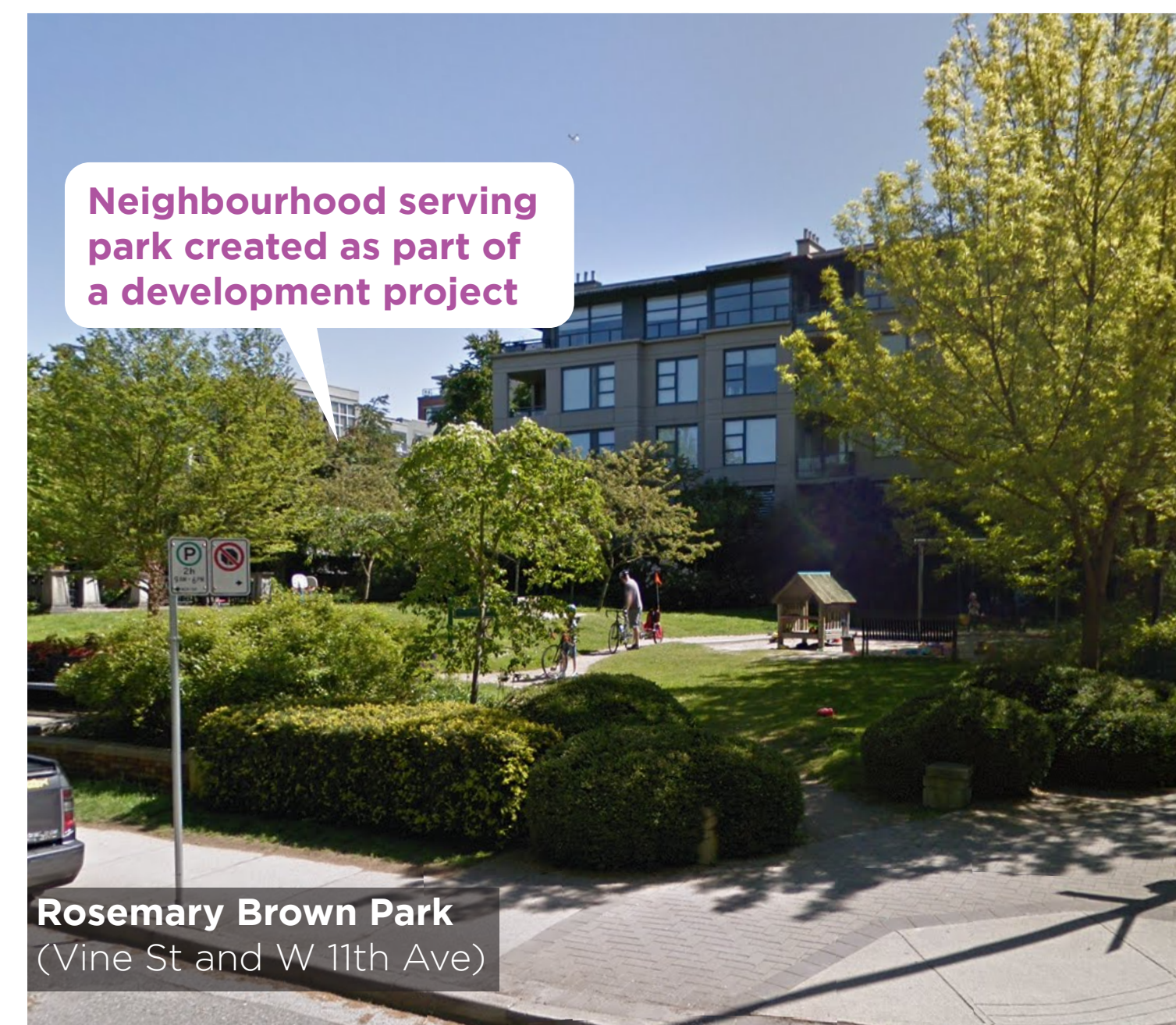
1. Road Space Reallocation

This involves re-purposing parts of streets for a diverse range of people-centred activities, including walking, rolling and cycling. It will be a primary way of delivering new public open space and will help achieve City Council’s motion to reallocate a minimum of 11% of road space to non-car uses. Sizes of these spaces are more limited and potential locations are dependent on maintaining necessary access and circulation by vehicles.



2. Privately Owned Public Space (POPS)

This involves building public open spaces on private property through redevelopment. Sizes of these spaces will be smaller and highly dependent on the scale of the redevelopment site and type of development. Locations will be dependent on where redevelopment occurs, generally near commercial uses and at street level.



3. Parks On Large Sites

This involves building and securing dedicated park space on private property through redevelopment. Sizes of these spaces will be highly dependent on parcel size. Locations will be dependent on where redevelopment occurs.



4. Land Acquisition

This involves purchasing property to meet community public open space needs. The high cost of land will limit the amount of space that can be purchased by the City, given the City’s finite financial resources and the range of other public amenity priorities that need to be addressed.

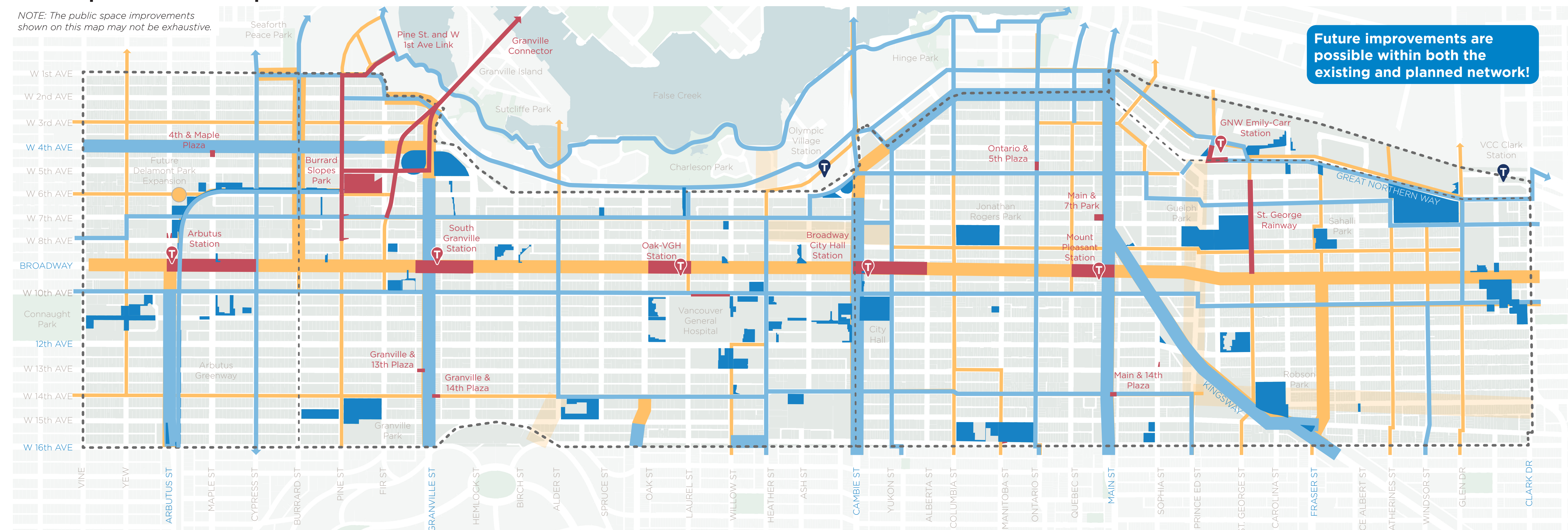
The Public Space Network

Public open spaces should be well-connected through pedestrian networks that are enjoyable to use and easy to navigate. Here is our existing network as well as recent and already planned improvements.

The Public Space Network Map shows existing public open spaces and key connections, such as greenways and commercial high streets, along with some recent or upcoming public space improvements and other potential long term improvements. This is important to help us understand how the public space network it is currently functioning, and how we want it to improve.

Public Space Network Map

NOTE: The public space improvements shown on this map may not be exhaustive.



Existing Public Space Network

- Key Public Open Spaces (Parks, POPS, etc.)
- Commercial High Street
- Greenways & Bikeways
- Existing Rapid Transit Stations

Recent or Near-Term Improvements

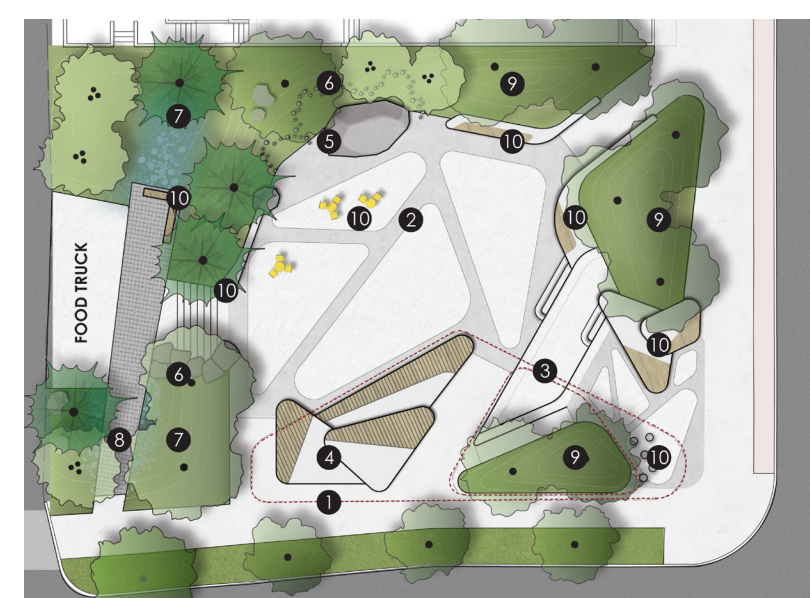
- Capital Projects
- Broadway Subway Project

Long-Term Potential Improvements (Broadway Public Realm Framework)

- Planned Greenway - Alignment TBD
- Planned Commercial High Street
- Planned Greenway, Bikeway & Blue Green System



Granville Bridge Connector
Recommended long-term design



Main and 7th Park
Proposed Concept Rendering

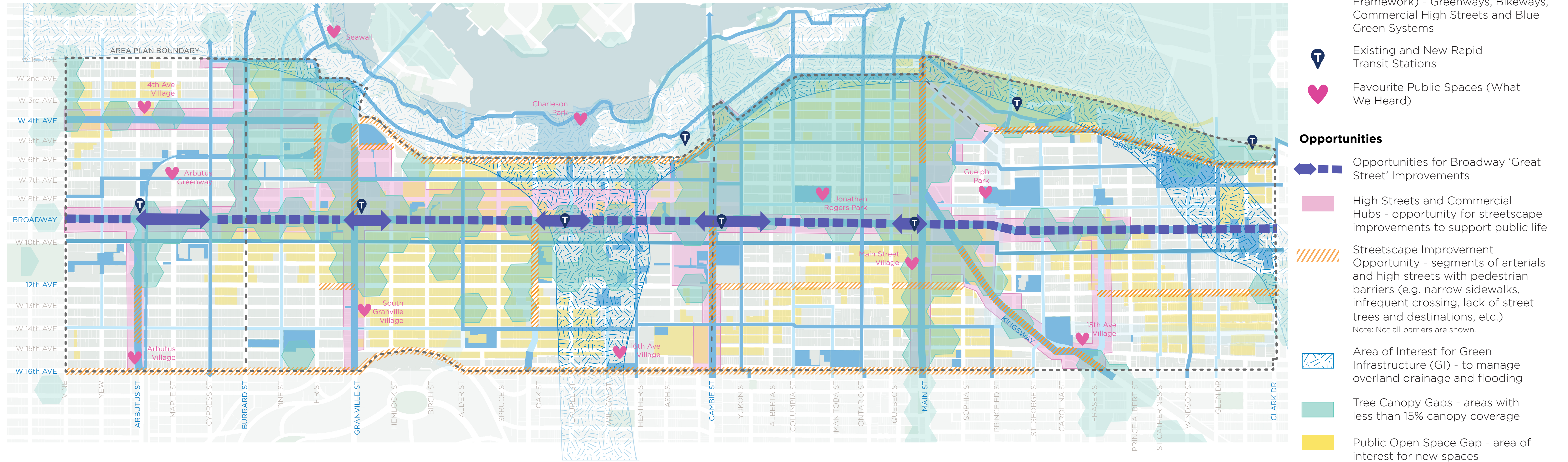
- 1 Shade canopy & public art
- 2 Central plaza
- 3 Fenced seating
- 4 Platform seating & performance space
- 5 Sun rock
- 6 Nature play
- 7 Rain garden
- 8 Elevated walkway
- 9 Planted mounds & tree cover
- 10 Seating



St. George Rainway
Proposed Concept Rendering

7 Early Opportunities

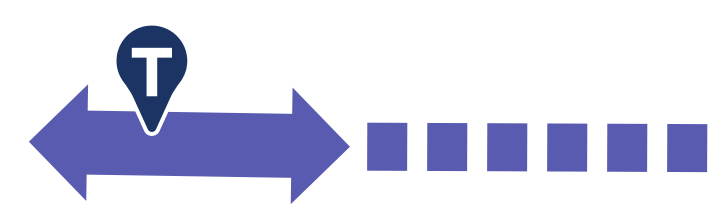
Here are some early opportunities for how we could address current and future needs in the public space network.



Draft Key Moves

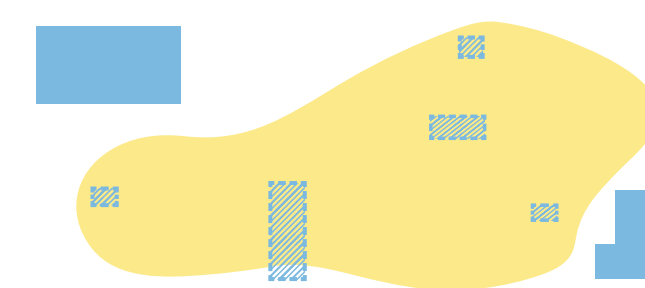
The four Draft Key Moves identify high level spatial transformations that will guide how the public space network can be improved. An important next step will be identifying strategies and actions for each Key Move.

In order to advance reconciliation, we are continuing conversations with the local Nations to better reflect their visibility and voice within each key move.



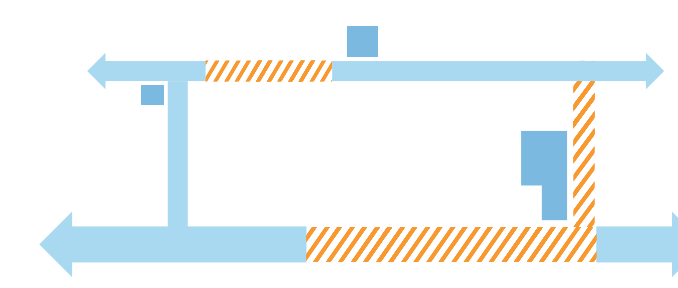
1. Transform Broadway into a Great Street

Create a Streetscape Plan that will guide the transformation of the Broadway Corridor into a 'Great Street' - a street of special significance, with a series of unique and vibrant places to live, work, visit and play. The Broadway Subway is a major catalyst for growth and change in the area, especially at the stations. Establish the station areas as bustling anchors within each neighbourhood.



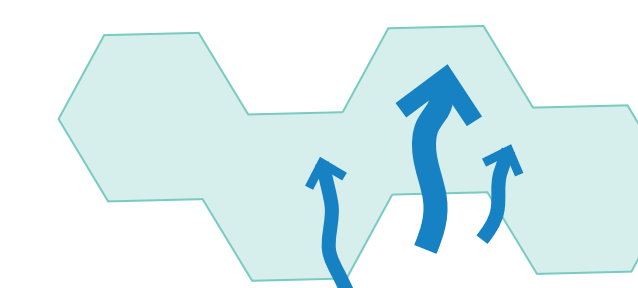
2. Add More Local and Neighbourhood Spaces

People should be within a 5 minute walk of local and neighbourhood serving public open spaces. Provide more equitable access and ensure that all residents and workers are able to enjoy key functions of public open space (play, social, respite + nature, cultural). These spaces should reflect the unique character of the community. Additionally, renew/expand existing spaces to better meet neighbourhood needs.



3. Complete Neighbourhood Routes

At the neighbourhood scale, ensure public open spaces and destinations are well-connected by streets that encourage an active public life. This includes greenways and blue green systems as well as commercial high streets and village streets - which are important community hubs. Create a continuous and comfortable pedestrian experience by filling in the gaps in the street network.



4. Nurture Nature

Longer, dryer summers with frequent heat waves are negatively impacting urban tree canopy and naturalized areas in the Broadway Plan Area. Blue green systems and green rainwater infrastructure will provide an urban ecology of plants and trees for birds and pollinators and help contribute to climate resilience and livability of the Broadway Plan Area. Improve urban tree canopy and create more opportunities for people to have access to and a connection with nature in their neighbourhoods.

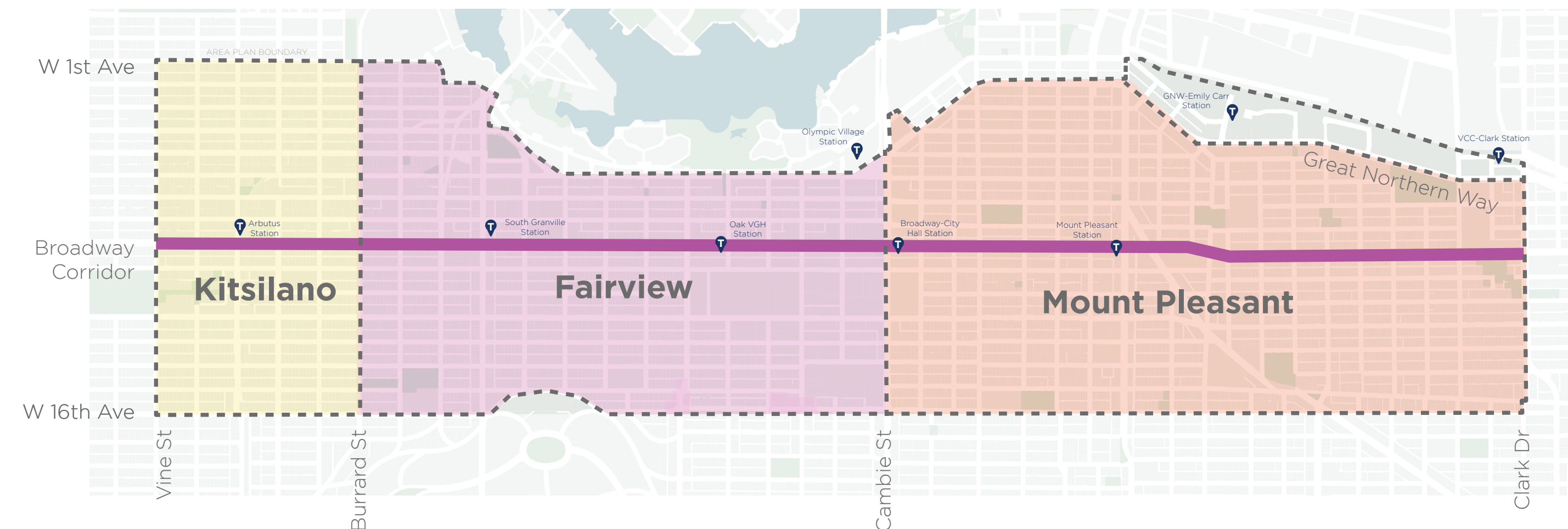
Tell us your thoughts on the Draft Key Moves!

Community Values and Character

You told us what the core values are for your community, which will help us inform the character in your neighbourhood.

We've listened to the thoughts and ideas you shared about what's most important to your community. These core values and themes are guiding our work as we create new public spaces and more detailed plans for our streets. Your input is helping us shape the unique elements that will make the public realm even better.

To advance reconciliation, we are continuing conversations with Musqueam, Squamish and Tsleil-Waututh to understand their interest in visibly incorporating their values, history and art into the public realm of the Broadway Plan Area, including on Broadway Great Street.



Kitsilano



Layers of History

Kitsilano today contains a diversity of heritage buildings and landscapes, and character homes mixed throughout the neighbourhood, adding to a particular sense of time. This area is part of Musqueam, Squamish and Tsleil-Waututh peoples' living history.



Green and Leafy

Kitsilano's residential streets are lined with grand street trees that provide a green canopy during the summer and open up to the sky during the winter. Bordering these streets are a wide variety of gardens and green spaces that create a park-like character throughout.



Outdoor Amenity and Recreation

Kitsilano offers a wide variety of parks, plazas and open spaces that are utilized year-round and are places of celebration and replenishment. These places include Arbutus Greenway, Kits Pool, the beach, Vanier Park, and the Yacht Club. The neighbourhood hosts a variety of events and festivals, such as Kits Fest, Khatsahlano Street Party, Westside Community Food Market, and Kitsilano Farmers Market.



Walkability

The neighbourhood provides many options for getting around between homes, businesses, the beach, parks and open space, and other neighbourhood amenities. Kitsilano values its walkability with many comfortable tree-lined residential streets to stroll, and vibrant retail streets to explore.



Local Businesses

West 4th Avenue is a cherished local shopping street that offers a diversity of businesses, including restaurants, pubs, coffee shops and retailers offering a mix of goods and local services.

Fairview



Connection to Nature

Fairview today has streams, sloped topography with views to the North Shore mountains, and connections to False Creek, which lend themselves to a strong connection with nature. This area is part of Musqueam, Squamish and Tsleil-Waututh peoples' living history.



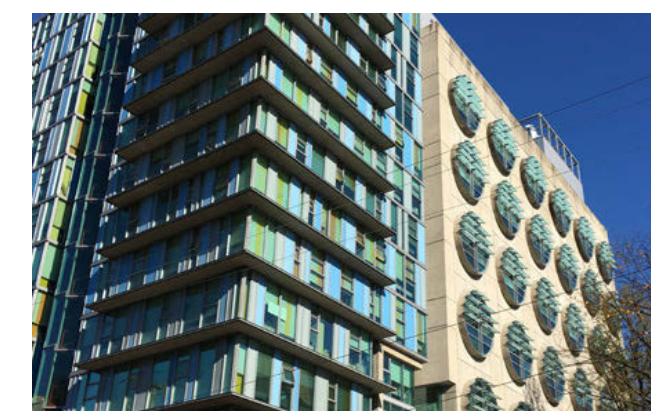
Connected and Walkable

Fairview is centrally located, with a variety of housing, jobs, shops, parks, transit and amenities all within walking distance. South Granville Street provides opportunities for strolling past a diverse mix of retail, restaurants, cafes, galleries and other options to stop and enjoy.



Green and Leafy

Many of Fairview's neighbourhood streets include gardens and large mature trees that form a canopy above, offering comfortable places to walk and enjoy.



Regional Importance of Uptown

Vancouver General Hospital and Vancouver City Hall are a focus of public-serving activity, forming the economic centre of Uptown, which is the second largest employment cluster in the Province. This area also includes a mix of businesses, hotels and restaurants and is highly connected with walking, cycling and transit options.



Diversity of Design

Fairview is home to a diversity of design and building styles. Ranging from pre-war character homes, streetcar apartments, post-war apartments, towers in the park, and three storey walk-ups, the neighbourhood is sprinkled with a wide variety of buildings. The Fairview Slopes area also offers a distinct building typology that accentuates the natural sloped topography and offers views and sunlight to terraced buildings. Lastly, the Uptown area includes a mix of modernist and contemporary buildings. All of these layers contribute to a diversity of design and architectural expression.

Mount Pleasant



Layers of History

Mount Pleasant today embraces its living and built heritage, mature street trees, and tradition of independent businesses. This area is part of Musqueam, Squamish and Tsleil-Waututh peoples' living history.



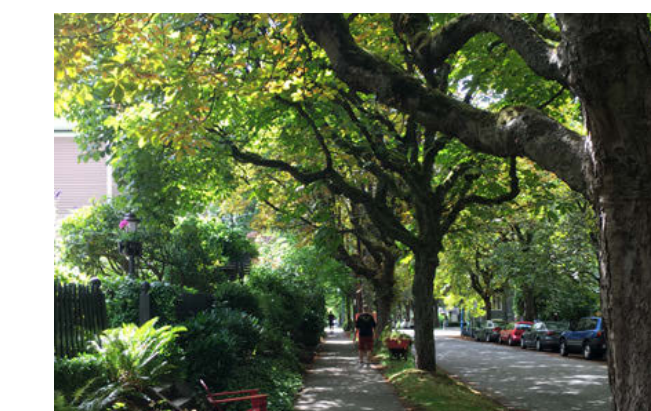
Diversity and Culture

Mount Pleasant prides itself on its diversity, distinct cultures and Indigenous peoples presence. The community is welcoming to all, with a variety of housing options, and celebrates the cultural diversity through many forms.



Independent Businesses

Main Street is regarded by many as the heart of the community, providing places during the day and night to socialize over coffee, drinks or a meal, stroll, recreate, dance, and get your local services. Many small independent stores provide retail variety. Off of Main Street, many design-focused and creative economy spaces are sprinkled throughout the neighbourhood.



Walkability

The neighbourhood provides many options for getting around between homes, businesses, parks and open space, and other neighbourhood amenities. Mount Pleasant values its walkability with many comfortable tree-lined residential streets to stroll, and vibrant retail and industrial streets to explore.



Human Scale

Mount Pleasant values its sense of human scale, recognizing the layers of history and variety of architectural expressions that exist today, including small local storefronts, a mix of character homes and apartment buildings, and small cultural institutions that benefit the community and region.

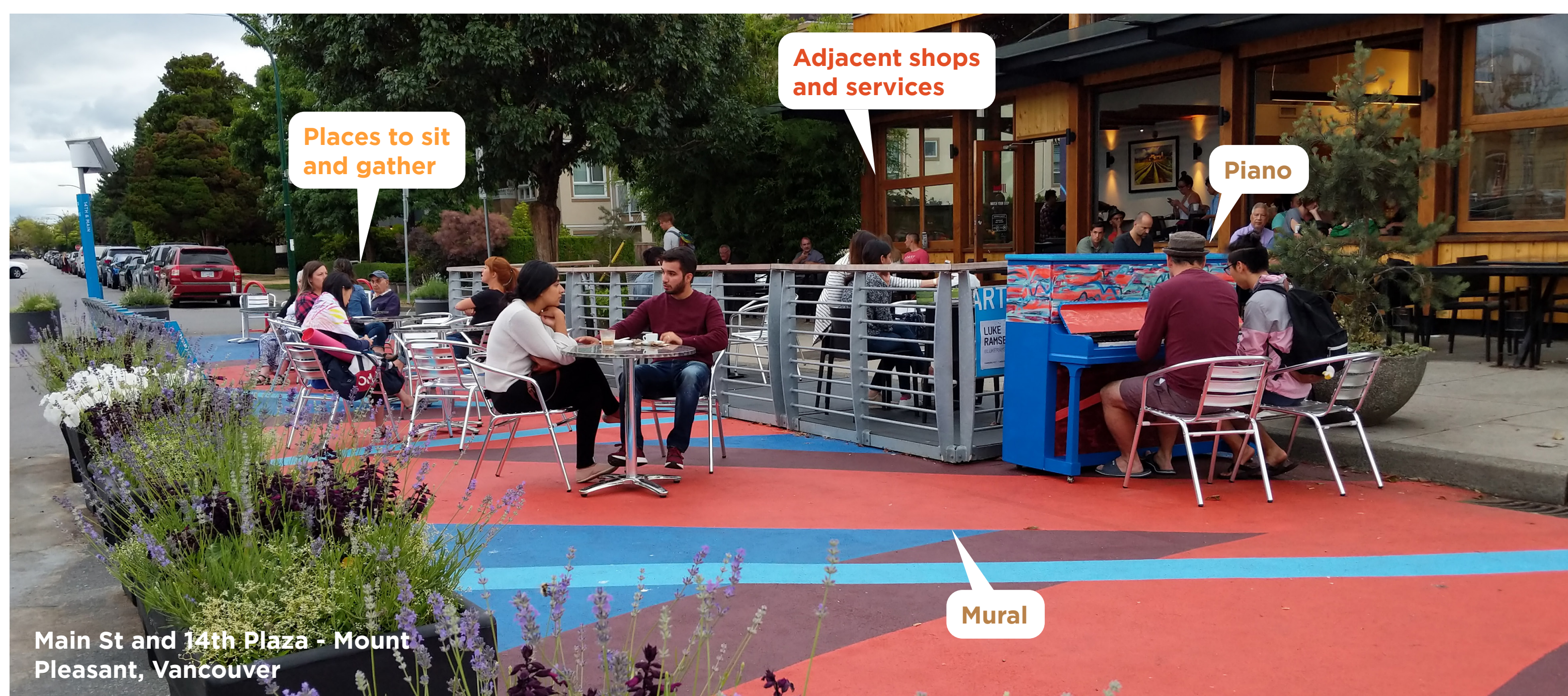


Creative Economy

A portion of the False Creek Flats within the Broadway Plan study area is a hub of educational and creative economy uses that are putting strong roots down in the community and transforming the area into a centre for Vancouver's creative economy.

9 Key Functions Of Public Open Space

While different communities will have different needs, there are several basic functions of public open space, most of which should be within a 5-minute walk or roll from where people live and work. Public open spaces can have multiple key functions.



Social

Social spaces offer opportunities for people to meet and gather. They have areas for seating and staying, such as plazas with movable furniture or places with benches that encourage social interaction.

Commercial

These spaces provide a variety of commercial activities within the space or along its edges. This is often heavily dependent on adjacent buildings and their ground level businesses.

Cultural

These spaces offer opportunities to share in cultural experiences and creative expressions. There is infrastructure and opportunities for events, cultural practices, artworks, celebrations or performances.



Respite + Nature

These spaces offer a place for people to feel more connected with “nature” and provide respite from the busy urban environment. This is a space that facilitates rest and may provide reprieve from urban heat island. It also supports urban wildlife, biodiversity and climate change resiliency.

Play

Play spaces offer a place to play for children, teens and adults. The space facilitates activities which can be informal or formal, such as playgrounds or nature-based play.

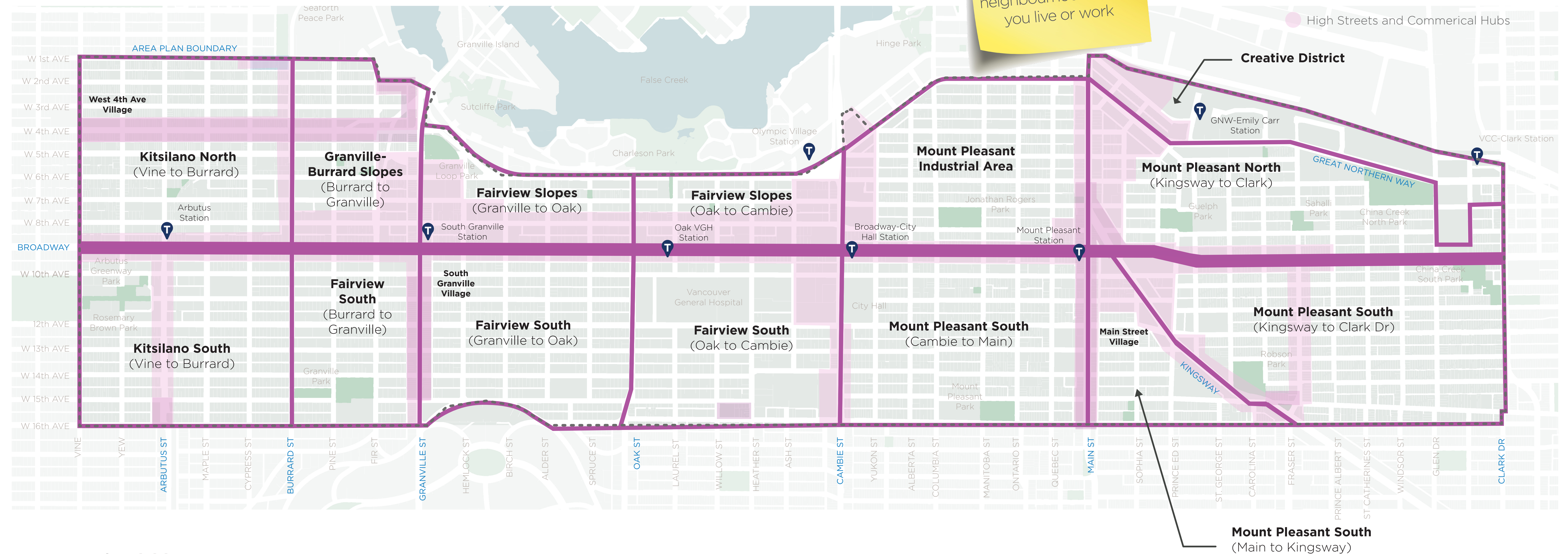
Civic Expression, Celebration & Events

These spaces support large scale artworks, celebrations and events.

Activities in Your Neighbourhood

Help us understand what public open space key functions are missing in your neighbourhood so we know what to provide more of in the future.

Use a sticky to tell us what activities you would like to see more of in the neighbourhood where you live or work



Examples of activities:

Social

- Picnicking, eating and drinking (e.g. lawn, tables and chairs)
- Cooking (e.g. BBQ)
- Gathering with friends, coworkers, etc. (Lawn, seating areas for small or large groups, etc.)
- People watching (e.g. spaces near shops and restaurants)
- Meeting new people and pets

Commercial

- Sitting at a retail patio like a restaurant, coffee shop, etc.
- Access to food trucks or carts
- Outdoor markets
- Busking
- Informal vending (lemonade stands, garage sales, etc)

Cultural

- Attending local events (e.g. outdoor festival, live performances, outdoor movies, farmer's market, etc.)
- Experiencing public art (e.g. sculpture, performance, mural, etc.)
- Engaging in cultural practices, expressions, and celebration (e.g. playing music, Tai Chi, dance, etc.)
- Learning about cultures and histories
- Meditation and yoga
- Making art with community (e.g. participate in an art workshop)

Respite + Nature

- Gardening
- Experiencing nature and wildlife (e.g. ponds, meadows, large trees, naturalized plantings, etc.)
- Reading a book or using personal electronics
- Places to sit, lay and rest (e.g. tree shaded lawn or seating areas, gardens, etc.)
- Taking a work break
- Going on a walk or roll

Play

- Using playground equipment (slides, swings, climbing apparatus, etc)
- Going to a splash pad
- Playing with your pet
- Nature-based play (logs, sand, grasses, rocks, water, etc)
- Using outdoor exercise equipment
- Playing table games (table tennis, chess, cards, board games etc.

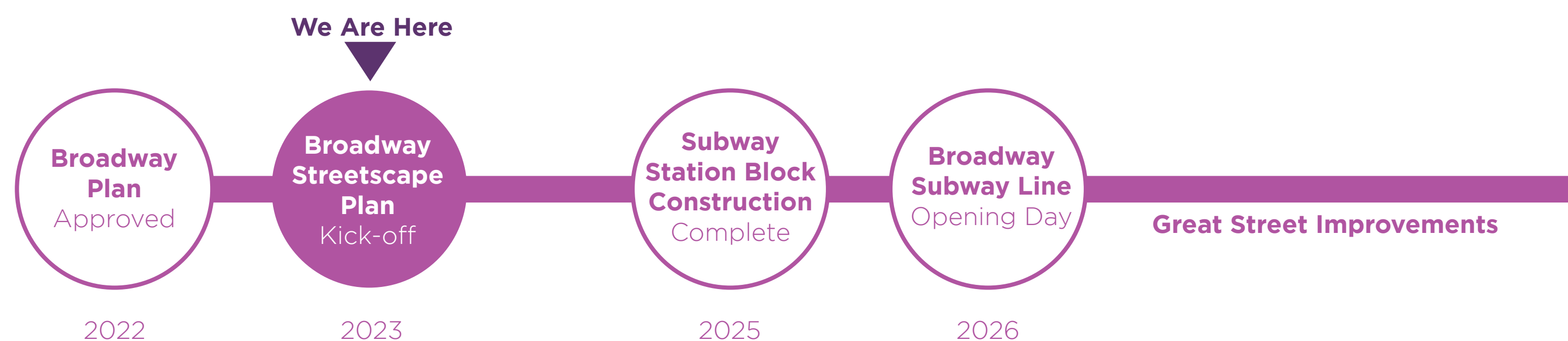
11 Broadway Great Street

Transforming Broadway into a Great Street through the Streetscape Plan

Early Design Principles for Broadway Great Street

As part of the Broadway Plan, we have committed to enhancing “Broadway as a Great Street: a street of special significance, with a series of unique and vibrant places to live, work, visit and play”.

The street design, new developments, businesses, and public spaces should all contribute to a delightful experience for everyone, create lively gathering places, and help create distinct character areas along Broadway that also serve the local neighbourhoods. The following design features will be incorporated to help ensure we achieve our vision through specific streetscape design moves.

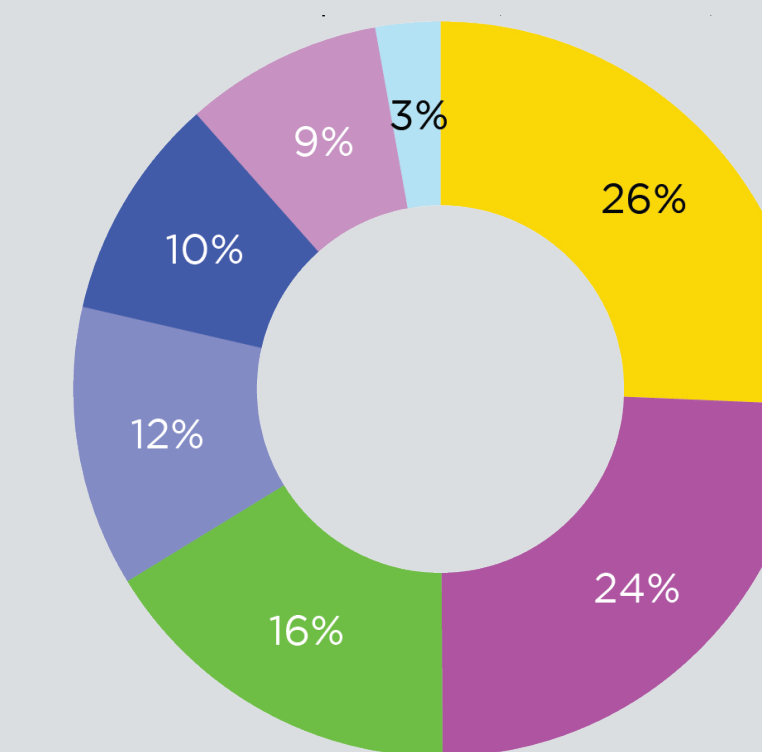


Council Decision: Broadway Active Lanes

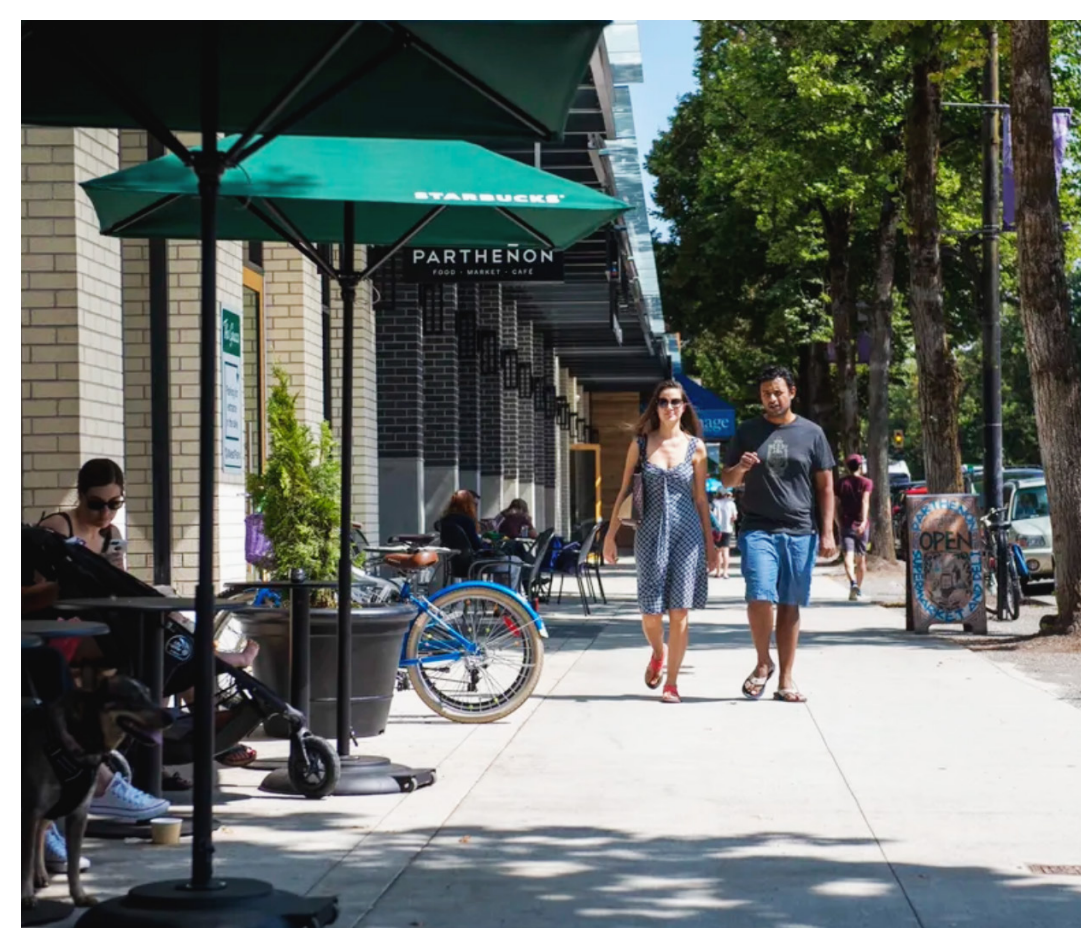
In March 2023, Council approved moving forward with a Great Street design that includes reallocating curb lanes to wider sidewalks/public space & protect for future active transportation lanes.

What We Heard

The community provided its top priorities for the future of Broadway earlier in the planning process



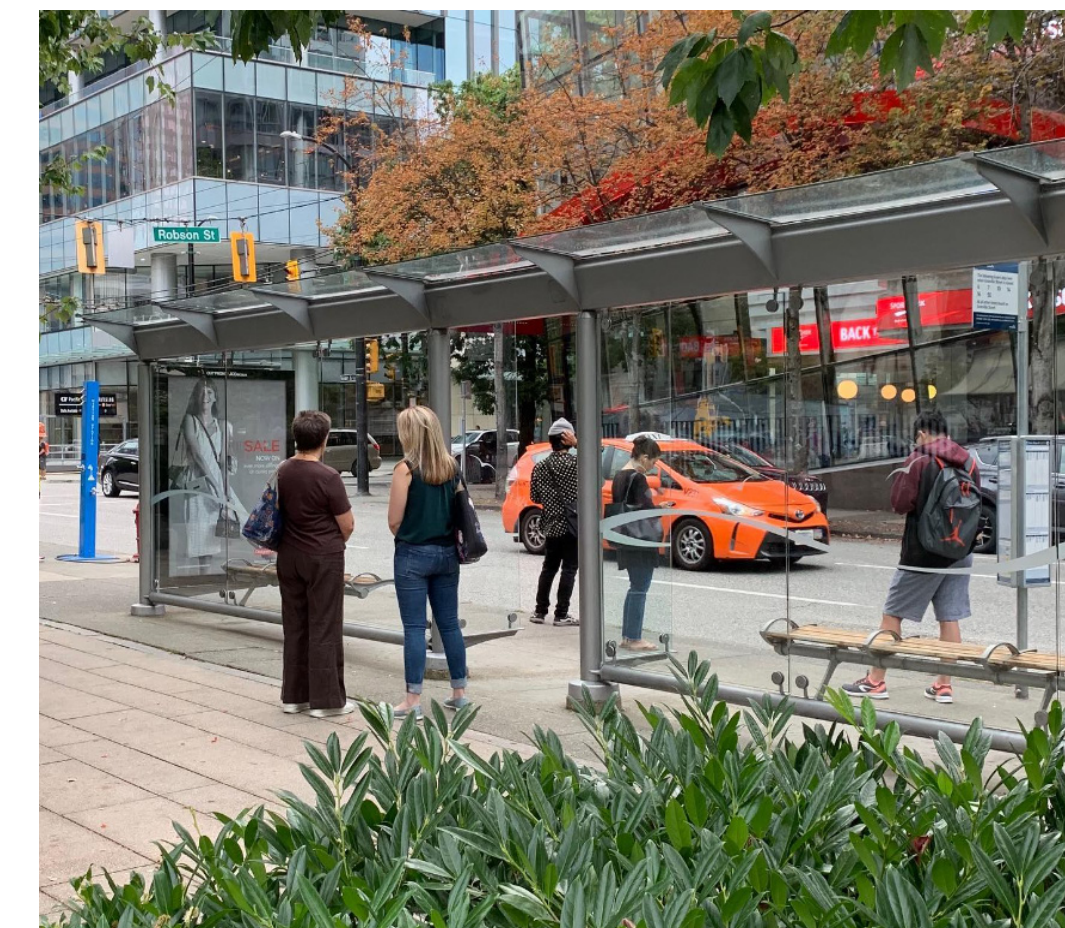
Elements of a Great Street



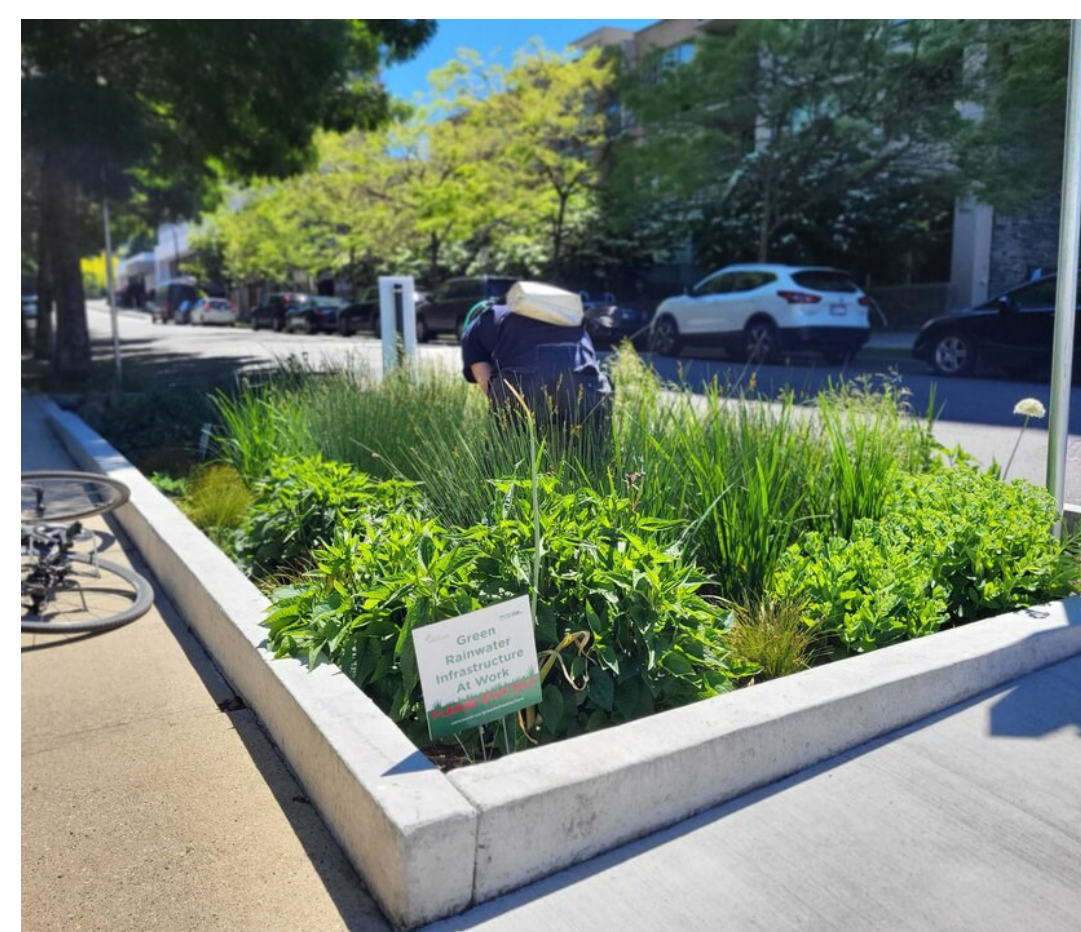
Wide sidewalks with continuous weather protection



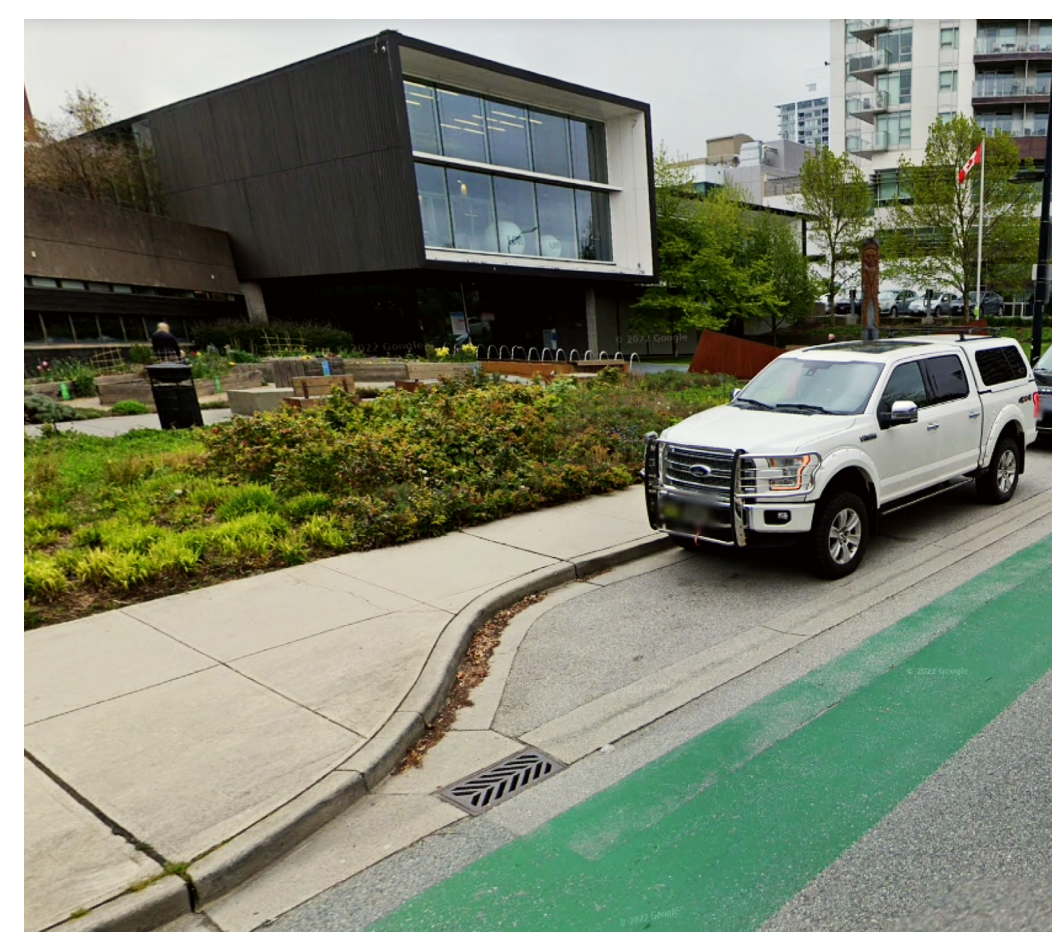
Public seating areas and private patios, where possible.



More generous and comfortable bus waiting areas, with seating and trees for shade



Planted boulevards with diverse planting, large street trees and green rainwater management strategies



Opportunities for parking, pick-up, drop-off and loading



Streetscape components such as bike racks, waste and recycling receptacles, seating and site furnishings, such as benches and planters.

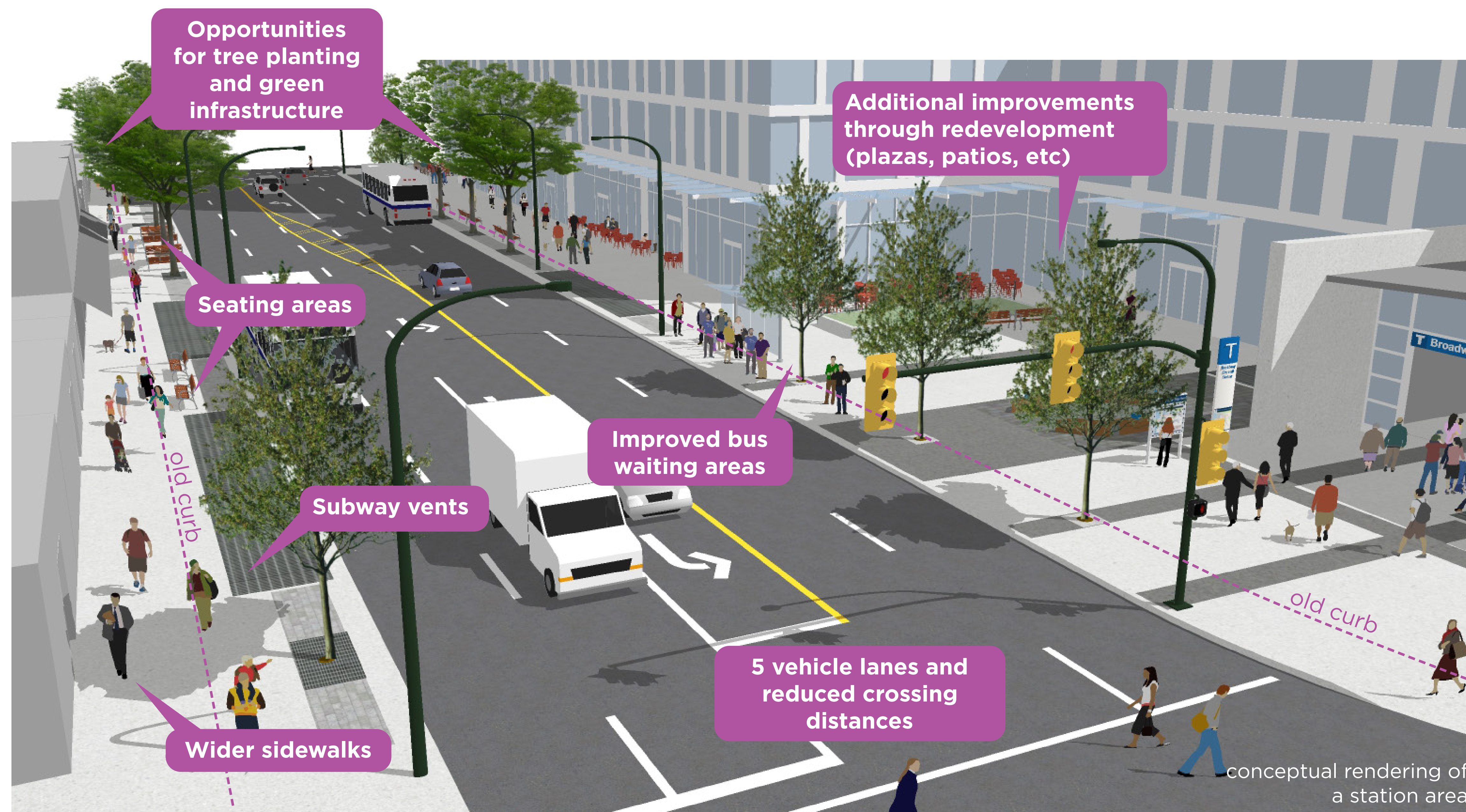
12 Building a Great Street

Repurposing road space to sidewalk space provides opportunities for pedestrian and public space improvements – how can we use that space?

The transformation of Broadway will be gradual and incremental through redevelopment and capital investment over years. The initial phase of implementation is provided through the subway construction at the station areas. Completion of streetscape improvements outside the station areas will be coordinated through an Implementation Strategy. The overall street design will also consider how active lanes can be accommodated in the future.

Broadway Subway Project

The Broadway Subway Project provides an opportunity to improve the streetscape around the station areas by re-purposing road space for sidewalk improvements. The image to the right shows a conceptual rendering for a typical station block and how that space will be used.



Talk to us about repurposing road space on Broadway!

