

Granville Street Planning

The Granville Street Plan will guide the area's transformation and will be built over time through partnerships, re-investment, redevelopment and City-led capital projects.



We are here



Land Acknowledgement

The City of Vancouver acknowledges that the lands on which downtown Granville Street is situated are the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations and we will continue to work with them on the development of the Granville Street Plan and throughout its implementation.

Acknowledging the unceded homelands of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) Nations

The City of Vancouver is located on the unceded, ancestral, and traditional homelands of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) Nations.

These lands have been stewarded by xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) Peoples since time immemorial, and their unique and inherent relations, history, Title and rights in these territories remain intact. The City of Vancouver endeavors to strengthen its future as a City of Reconciliation by working collaboratively with the Nations.

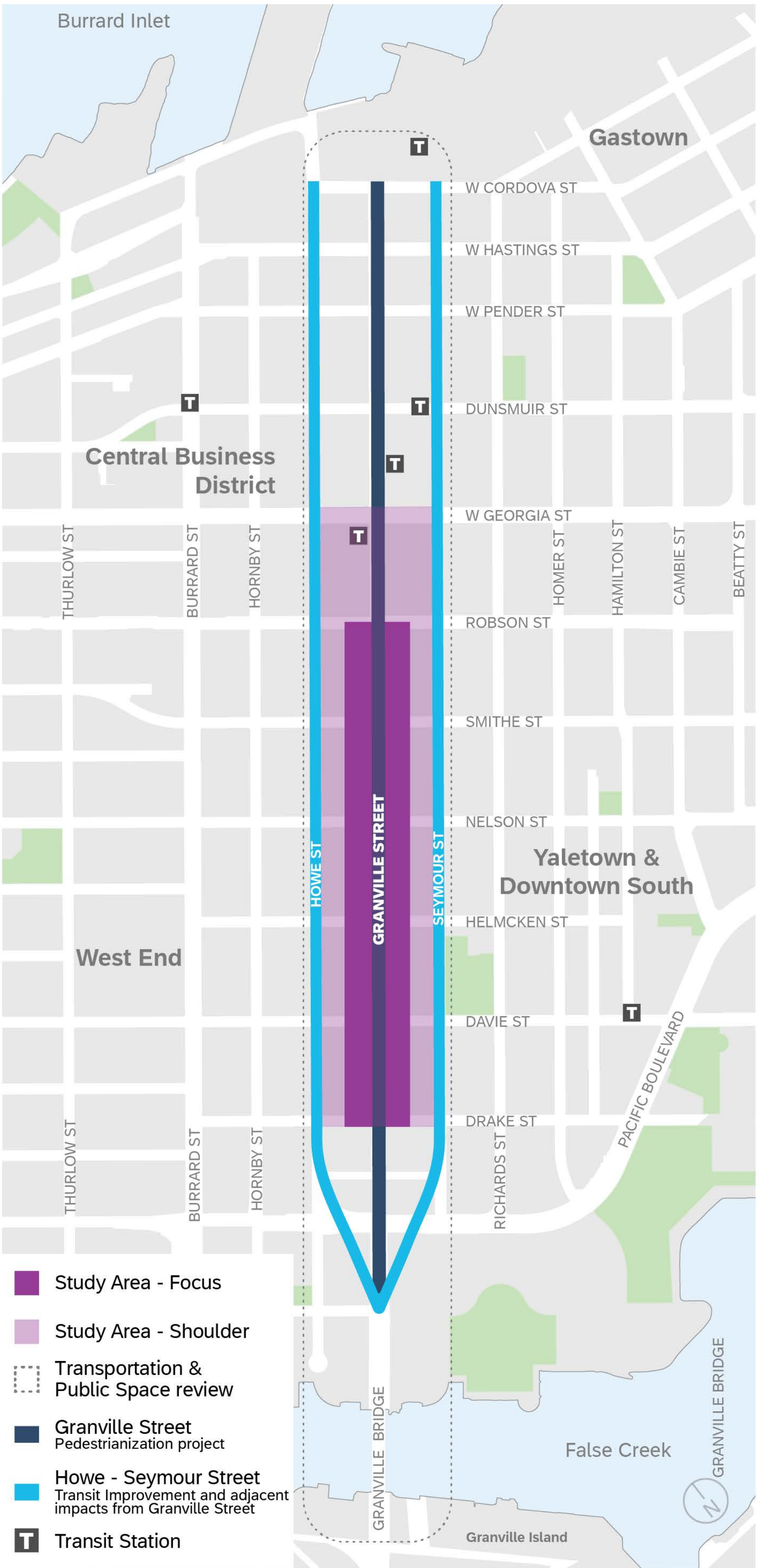
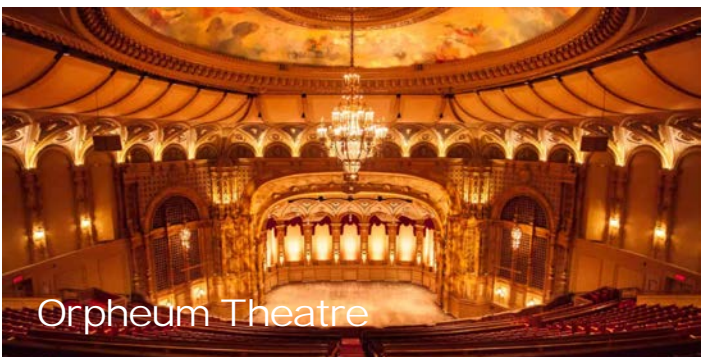
Granville Street Study Area

Granville Street runs through the heart of downtown Vancouver, connecting the Central Business District to neighbourhoods at the south of the peninsula. The study area for the Granville Street Plan, between Georgia Street and Drake Street, is home to Vancouver's primary entertainment district and reflects over a century of the city's post-contact development and cultural history.

Historic Identity

The elements that define the historic character of Granville Street, between Robson Street and Drake Street, include:

- Enduring connection with the xʷməθkʷəy̓əm (Musqueam), Skw̓xwú7mesh(Squamish), and səliwətał (Tsleil- Waututh) people
- Celebrated regional entertainment venues, including the Orpheum Theatre, Commodore Ballroom, and Vogue Theatre
- Iconic neon signs and marquees
- ‘Sawtooth’ streetscape profile, defined by thin parcels and a variety of alternating building heights and types
- Mix of hotels and accommodation
- Buildings and businesses associated with live music, cultural and artistic activities, communities, and events including restaurants and cafes, pubs, speakeasys, and after-hours clubs, music and dance venues, punk shops, and tattoo parlours
- Historic and continuing representation of transit function, serving the entire downtown peninsula



Issues and Opportunities

Granville Street Today

- Strong history as Vancouver's entertainment district and an arts and cultural hub
- Active weekend nightlife, but low daytime activity
- Important transit corridor that links key routes through downtown, facilitating daily commuter activity
- Occasional street closures for special events and festivals
- Need for small and mid-size live music venues that support the local music scene
- Empty storefronts and changing market
- Vandalism and crime
- Concerns about safety and sense of comfort for people visiting, for employees, for people enjoying nightlife, and for low-income residents or people who are unhoused

Public Engagement

What We Heard

The development of the Granville Street Plan directions has been informed by diverse engagement and collaboration with the public and stakeholders, as well as analysis of current and emerging conditions. Engagement activities were conducted throughout the planning process, and the input we received has helped us shape an exciting new vision for Granville Street.

A detailed summary of public engagement can be found in a separate document on the project website - vancouver.ca/granvillestreet.



Feedback Summary

Support for the vision and project directions has been positive, and feedback suggests we focus on the key features that will elevate the Granville Street experience, including:

- Live music and performances
- Unique entertainment options
- Dining experiences
- More patios
- Neon signage and marquees
- Outdoor performance and celebration

Key Issues that need to be addressed:

- Safety and social supports
- Cleanliness of street
- Impacts of new development on current business mix and neighbourhood character
- Access to late-night transit service
- Scale and speed of pedestrianization
- Perceived noise and activity conflicts with existing and proposed residential uses
- Single Room Occupancy (SRO) replacement strategy



Timeline & Engagement

- Phase 1
Vision and Directions
- Phase 2
Draft Directions
- Phase 3 **We are here**
Finalize Directions and Plan
- Council (Spring 2025)
- Phase 4
Implementation

Events

- ➔ Online Survey
- ➔ Open Houses
- ➔ Stakeholder Workshops
- ➔ Walking Tours
- ➔ Youth Roundtables
- ➔ Pop-ups

77% of participants agreed with the proposed vision and objectives for Granville Street

June 2023

Learning from other Entertainment Districts

While there is no perfect comparator, we can learn and take ideas from other entertainment districts and destination high streets from around the world.



Sixth Street hosts a number of street festivals that draw daytime activity.

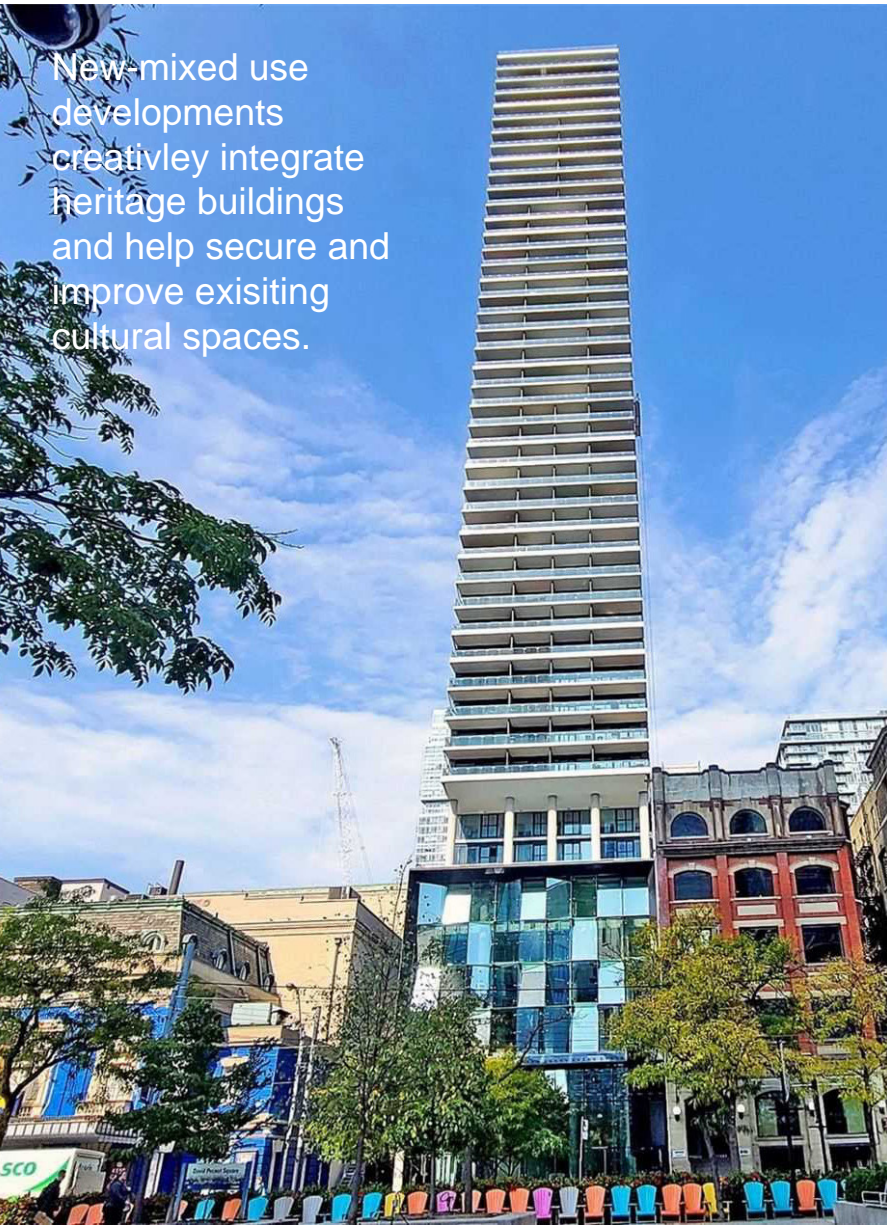
Sixth Street

Austin, Texas, USA

Sixth Street, a historic entertainment district in downtown Austin, boasts a high concentration of live music venues of various sizes. Indoor and rooftop performances often spill out onto the street, adding to its vibrant atmosphere.



Rooftop and indoor live music performances animate the street.



New-mixed use developments creatively integrate heritage buildings and help secure and improve existing cultural spaces.



King Street hosts major arts and cultural festivals, including the Toronto International Film Festival, which attract large crowds.

King Street

Toronto, Ontario, Canada

King Street is a cultural and entertainment hub that offers everything from pre-show dining to post-concert drinks. The area is lively at all hours thanks to a mix of uses and abundant patios and public spaces.

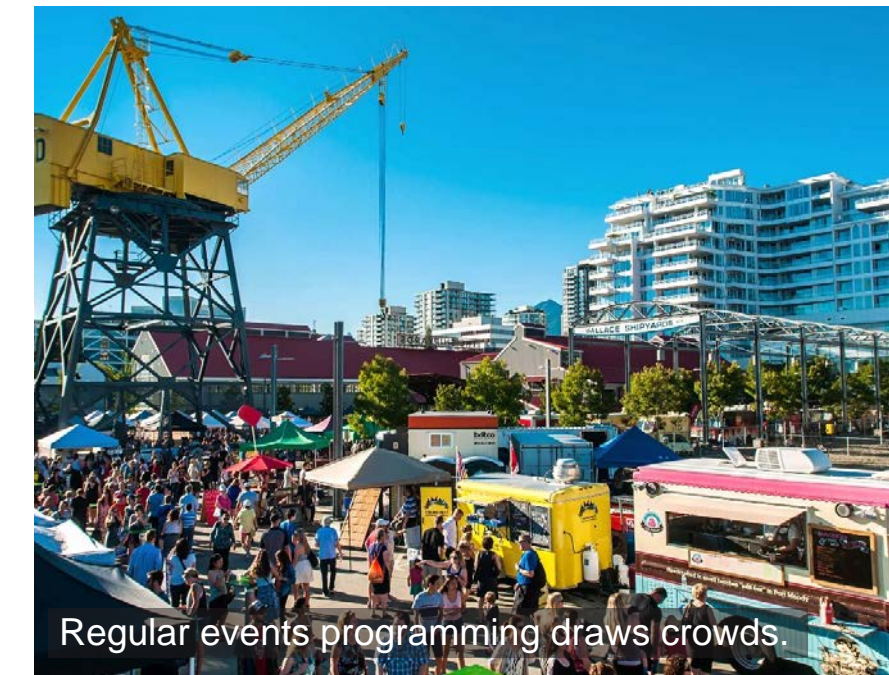


Signature public space offering year-round activities with a rich retail and dining mix.

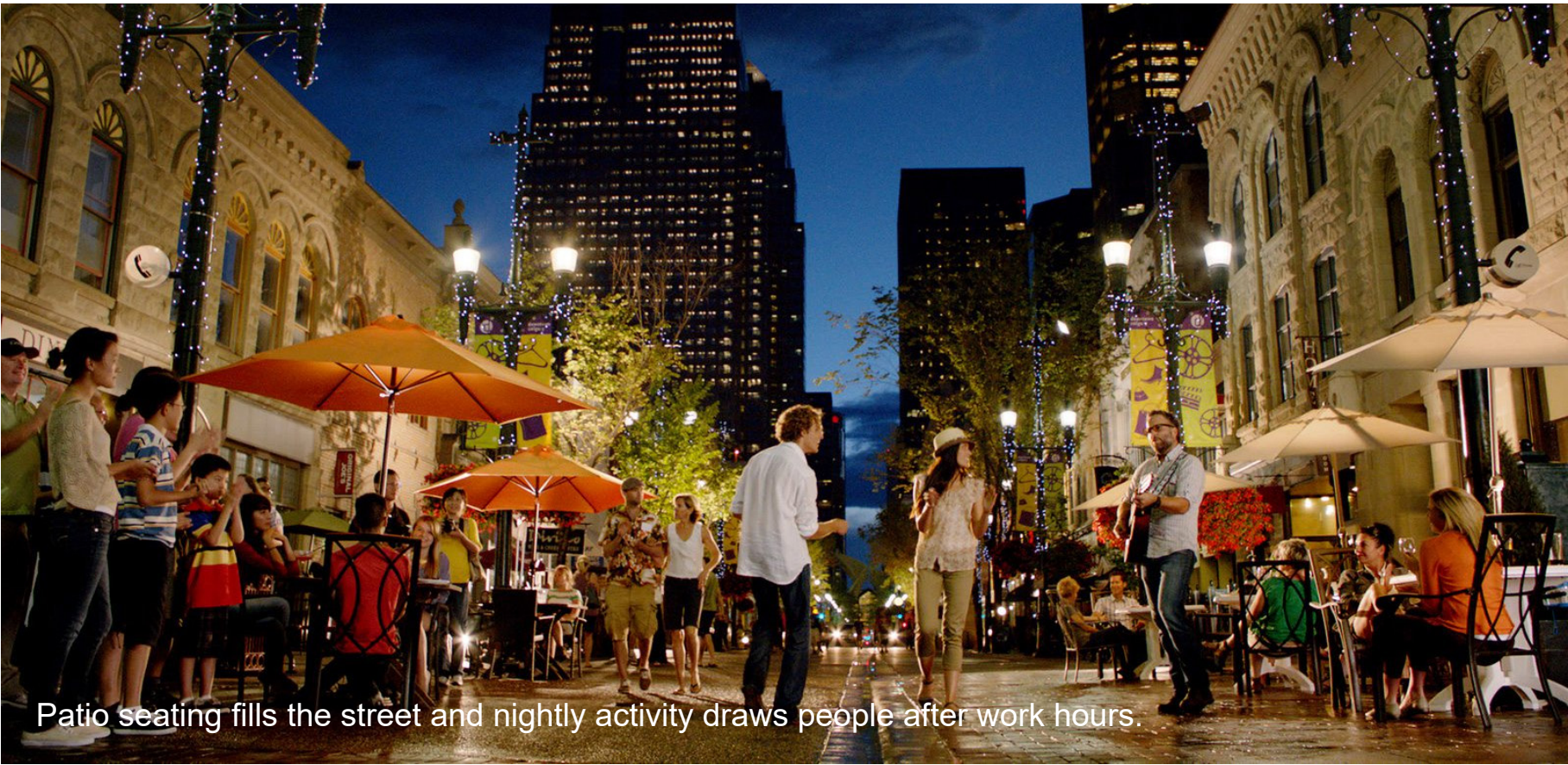
The Shipyards

North Vancouver, BC, Canada

The Shipyards is a popular destination and public space located on the scenic Burrard Inlet waterfront, surrounded by restaurants, cafes, shops, hotels and services. It is a year-round destination, including regular outdoor performances and festivals.



Regular events programming draws crowds.



Patio seating fills the street and nightly activity draws people after work hours.

Stephen Avenue

Calgary, Alberta, Canada

Stephen Avenue serves as Calgary's main cultural hub, a tourist attraction, a business district, and a vibrant place for everyday life. A new pedestrian-focused street design will encourage people to enjoy patios, public seating, events, and activities throughout the year.



New proposed pedestrian-focused street design.



Sawtooth building line and large tower setbacks integrate heritage.



Pedestrianized transit zones work well for city events.

George Street

Sydney, New South Wales, Australia

As a premier retail high street destination, George Street is open to pedestrian and light rail traffic. Paving, furnishing, and custom lighting details make it clear that pedestrians have priority. A diverse mix of buildings balances high-rises with lower human-scale buildings.



Public art installation.

Concerts.

Times Square

New York, NY, USA

The Times Square Alliance manages and promotes Times Square, making it an icon of entertainment, culture, and urban life. The Alliance hosts events and develops the area to create vibrant celebrations.



Annual New Years Eve countdown celebration.

A summary of the key qualities that support successful entertainment districts, include:

- ⌚ Variety of activities
- ⌚ Mixed-use development
- ⌚ Great public spaces
- ⌚ Access and location
- ⌚ Clean and safe
- ⌚ Collaborative district management

A New Vision for Granville Street

Located in the heart of downtown, Granville Street will be transformed into a welcoming, safe, diverse and vibrant entertainment district. It will come alive with activity day and night, all year round, evolving into a premier cultural destination for live performances, dining, civic life, and celebrations.

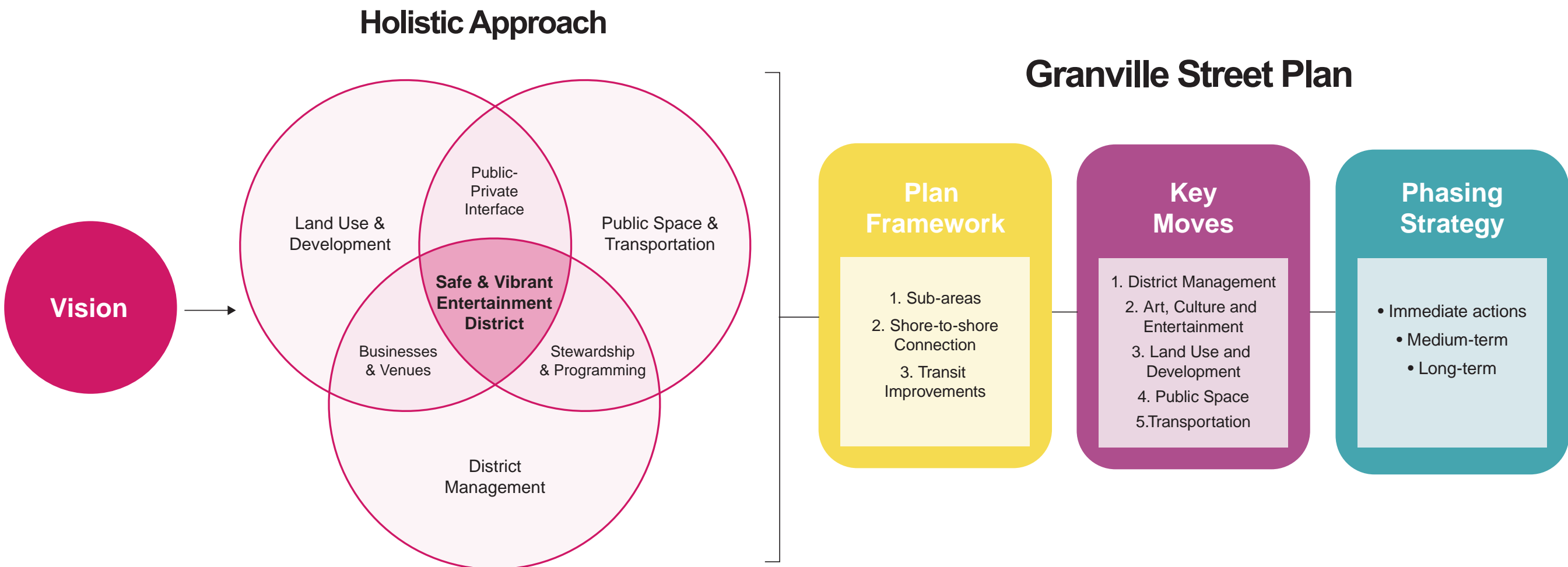


Potential future of Granville Street in 20 years
 *These sketches are for illustrative purposes and are not directly representative of any specific location. Artist renderings may differ from actual build out.

How do we deliver the vision? Holistic Approach and a Bold New Plan

The Granville Street Plan will put forward a holistic approach to fostering a safe and vibrant entertainment district. It will require sustained action to deliver this vision.

- The Granville Street Plan includes:
- A *Plan Framework* that illustrates the full build out of the district and adjacent streets
 - *Key Moves* that outline specific directions required to implement the plan
 - A *Phasing Strategy* that will guide implementation in the coming years



What will a re-imagined Granville Street look like?

Plan Framework

To realize the long-term vision for Granville Street, we need to focus our efforts and investments on areas with the highest potential to spark broader transformation.

The plan features three key moves that create the overall framework for our actions. These include three distinct **sub-areas** that are connected by a **destination public space** and a **year-round pedestrian zone** along Granville Street that spans the downtown peninsula, and necessary **transit improvements** on Howe and Seymour Streets.

The framework addresses long-standing opportunities and issues, as well as emerging trends. It also aims to reinforce the district's status as Vancouver's premier live music and cultural destination, making it a street of belonging and celebration for everyone.

The plan framework will be delivered through a 20-year phased process.

1 Sub-Areas

The plan focuses on three sub-areas, located along the Granville Entertainment District: the **City Centre**; the **Entertainment Core**; and the **Bridgehead**.

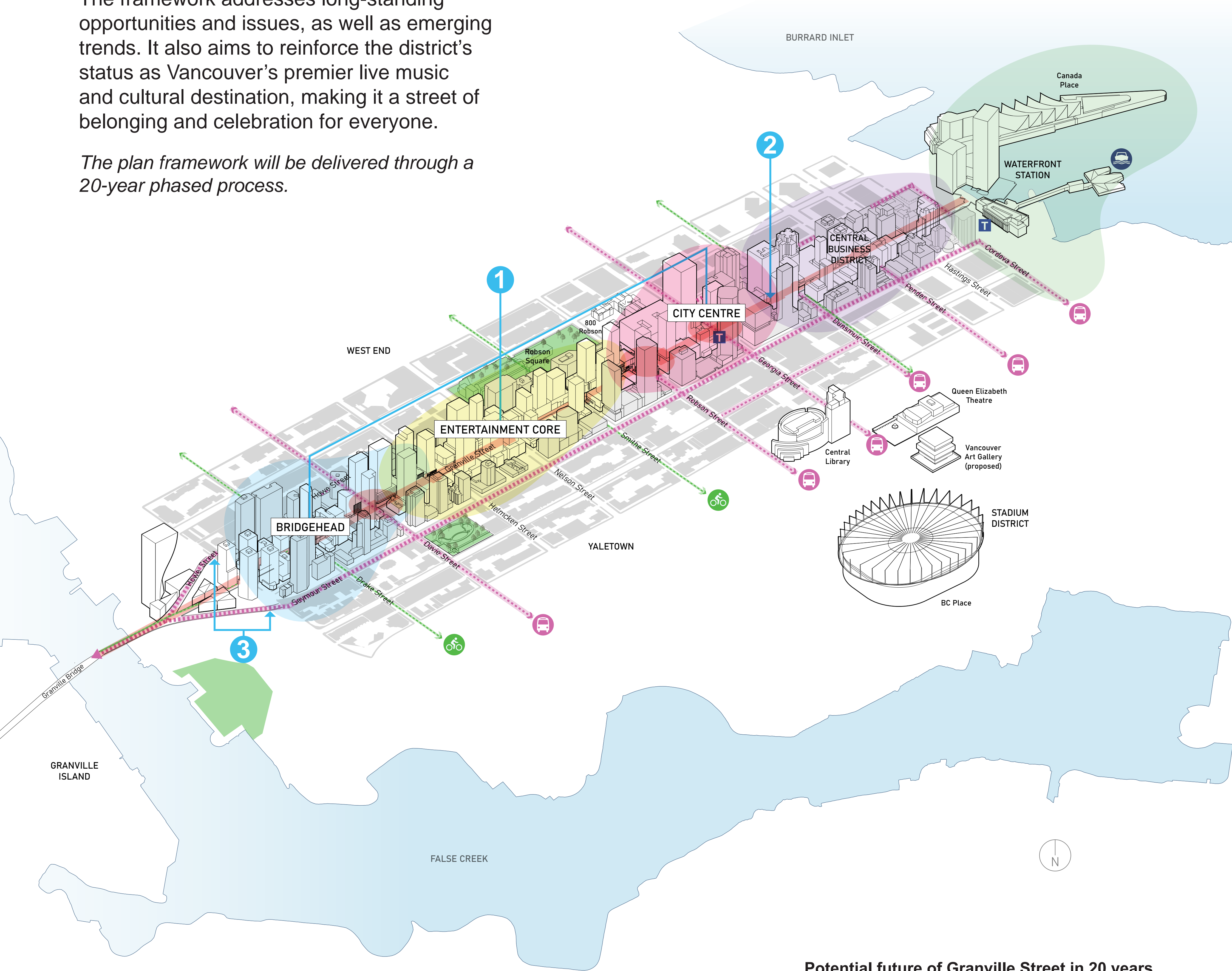
Each sub-area integrates development and land use with public realm improvements, while reflecting its unique character and responding to the context of surrounding Downtown neighborhoods.

2 Destination Public Space

At the heart of the plan is a long-term move towards a **year-round pedestrian zone** along Granville Street that spans the downtown peninsula from Granville Bridge to Waterfront Station. A **central public plaza** at Granville and Robson will provide connections to Robson Square and the Stadium District. Initial efforts will involve testing temporary seasonal pedestrian zones in the near term.

3 Transit Improvements to support pedestrian zone

Creating a fully pedestrianized zone on Granville Street will require relocating transit service to Howe and Seymour Streets to maintain or improve transit reliability. Transit priority improvements will be made to these adjacent streets allowing for a phased relocation of busses off of Granville Street.

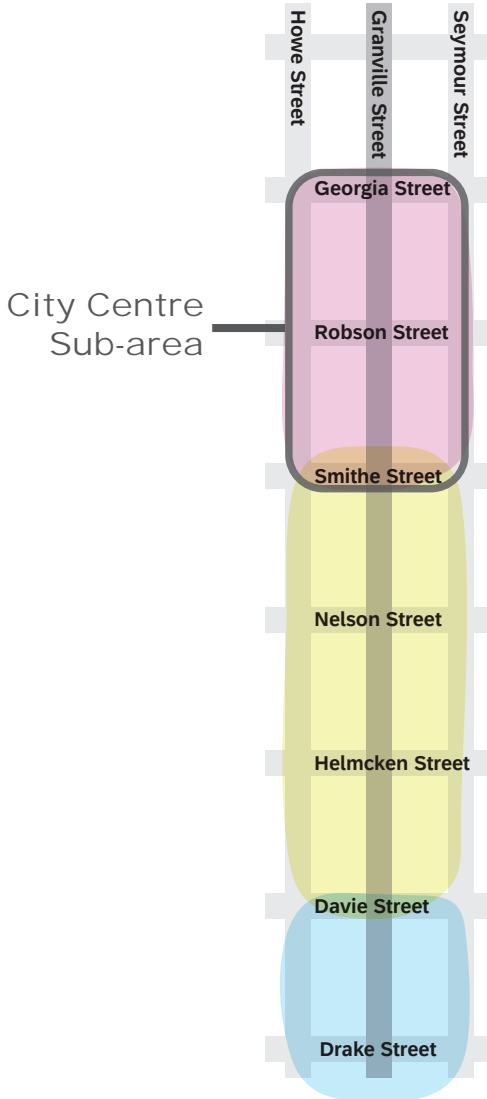


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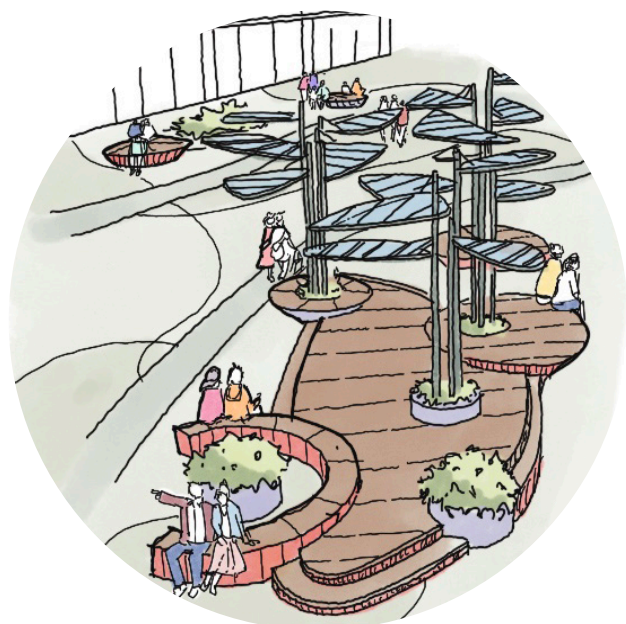
Sub-area

City Centre

The City Centre sub-area focuses on the Vancouver City Centre and Granville SkyTrain stations (at Georgia Street and Granville Street) and the intersection of Granville Street and Robson Street. This area will be transformed into a central public plaza for civic gatherings and celebrations. The City Centre will be revitalized as a vibrant civic, retail, and commercial hub. It will feature new mixed-use residential developments, including some of Vancouver’s tallest towers, redefining the city skyline and marking the area as a key gateway to downtown. Transit entries and connections will be integrated into new developments to ensure connectivity.



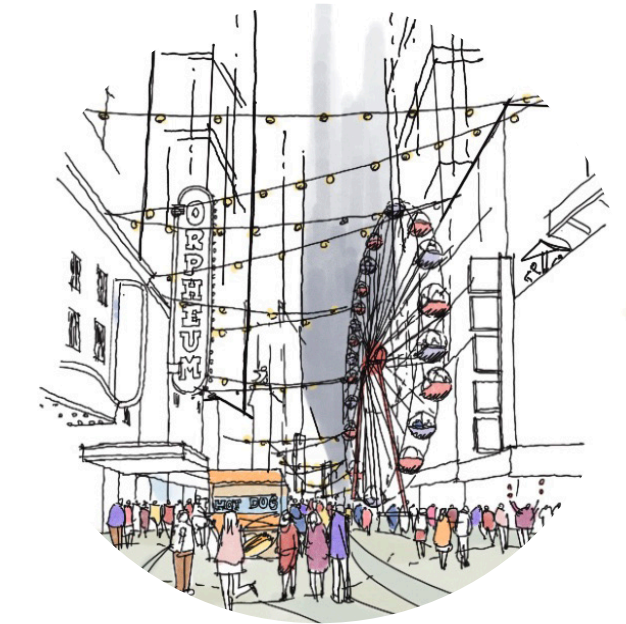
Street Activity and Public Life



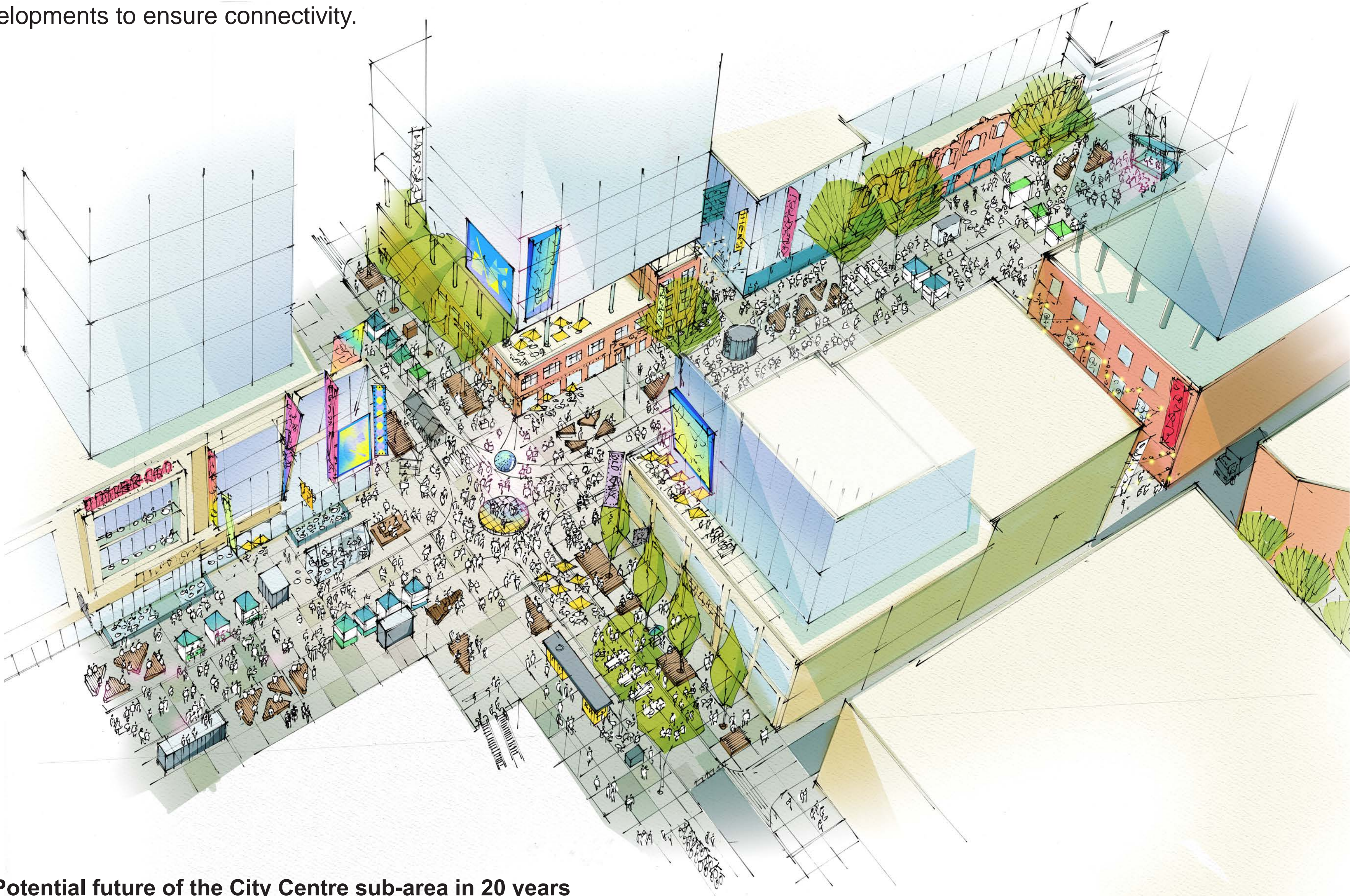
Places to socialize



Seasonal celebrations



Festivals and family-friendly entertainment



Potential future of the City Centre sub-area in 20 years

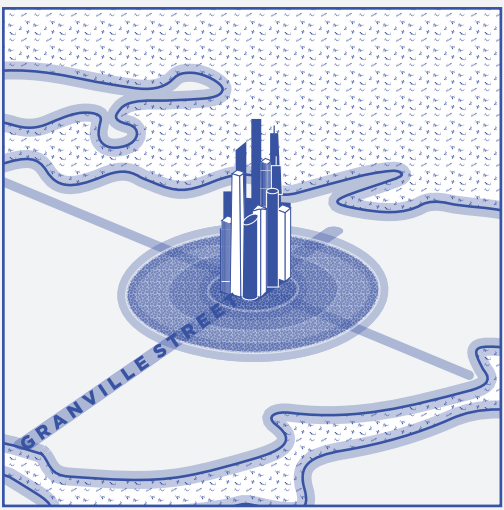
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Key Development Features



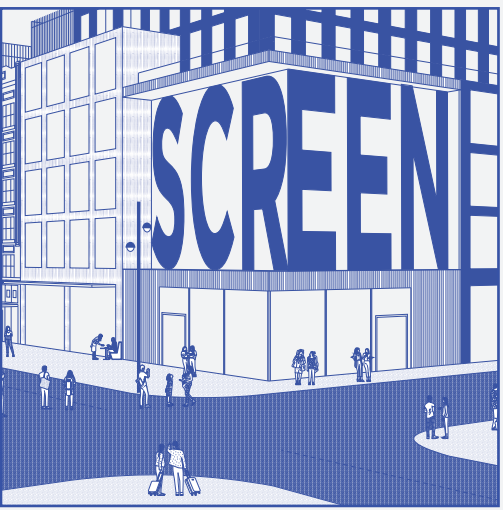
Highlight and Improve SkyTrain Access

Thousands of commuters and visitors pass through the multi-layered system of transit lines, buses, and active modes every day. Development guidelines for this area will require integration of transit into the design of new development where there is direct access, enhancing its role and connectivity.



Higher Buildings that Mark the City Centre

We will consider an increase in height on larger sites in this sub-area that will define the centre of the city skyline, while also helping to achieve other City objectives for Granville Street and the downtown area through the redevelopment of these sites.

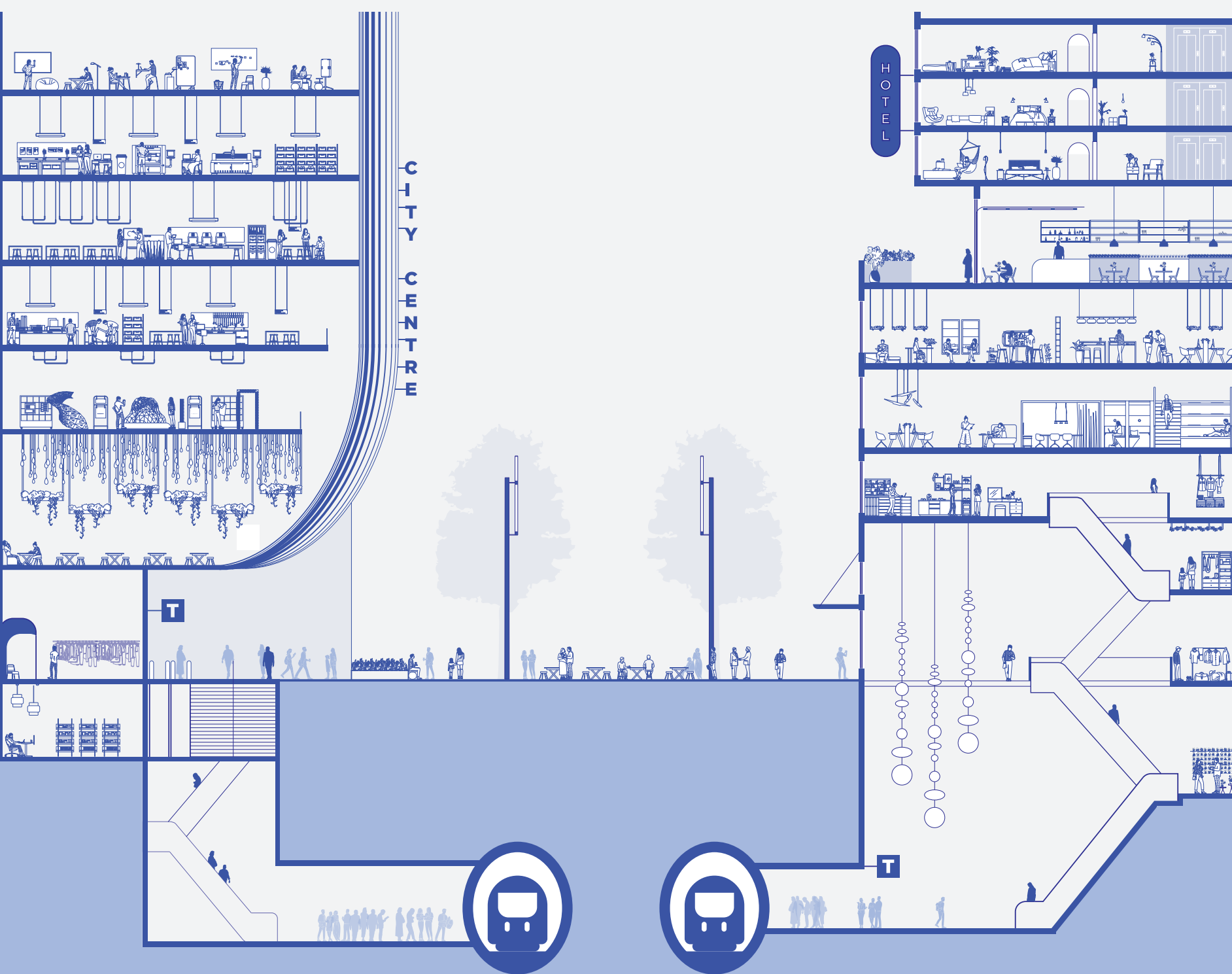


Video Screens and Public Art

Buildings at the intersection of Robson and Granville can integrate large video screens that enhance the urban experience and draw crowds, including:

- Displaying digital art or light shows
- Broadcasting live events, such as sports or concerts
- Interactive content that encourages public participation

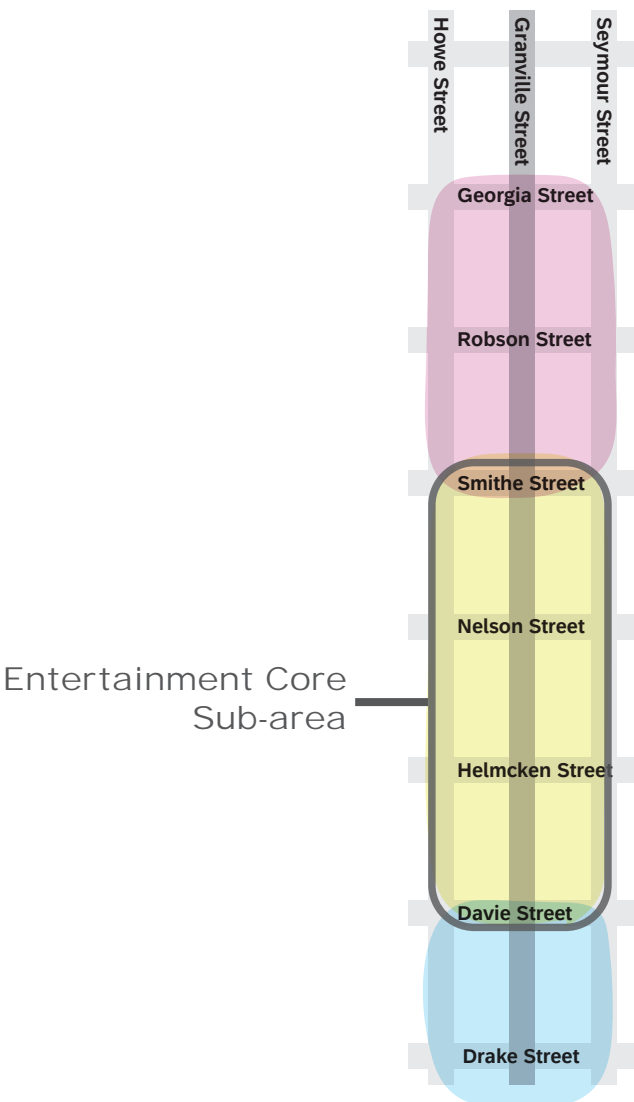
Cross section of typical block and activities



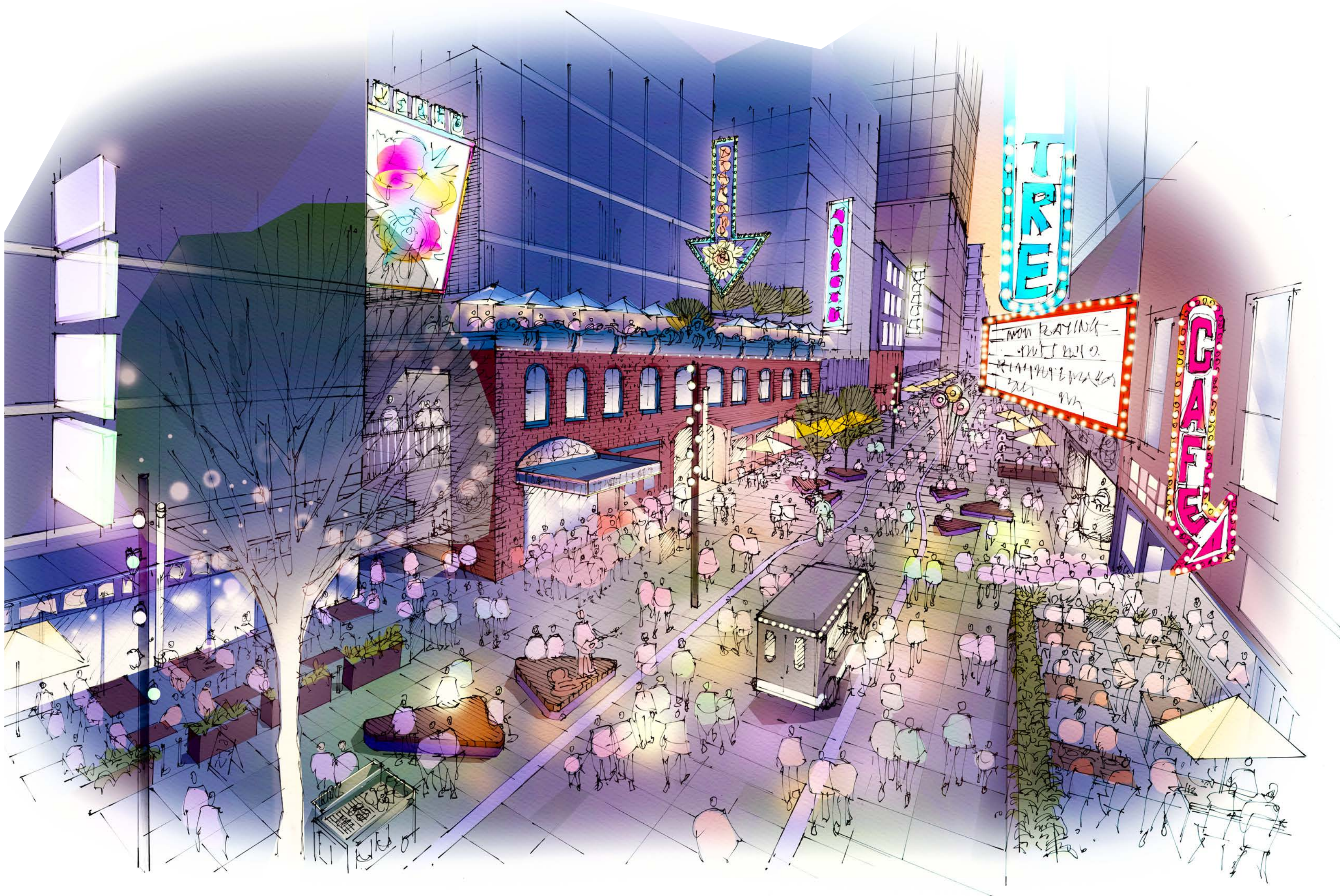
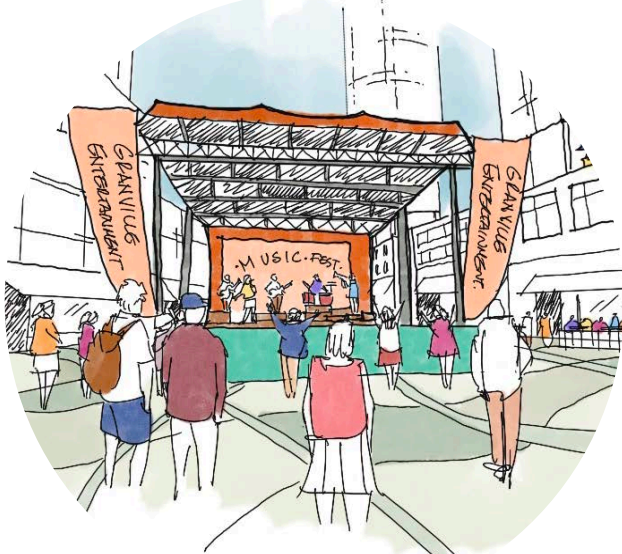
Sub-area

Entertainment Core

The Entertainment Core will be filled with a variety of attractions, live music venues, theatres, restaurants, bars, and nightclubs. This dynamic hub is designed for socializing, cultural experiences, and celebrations, making it a go-to destination for locals and visitors. New development will support arts and entertainment activity, and blend indoor and outdoor activities with a pedestrian zone that supports cultural events and performance.



Street Activity and Public Life



Potential future of the Entertainment Core sub-area in 20 years

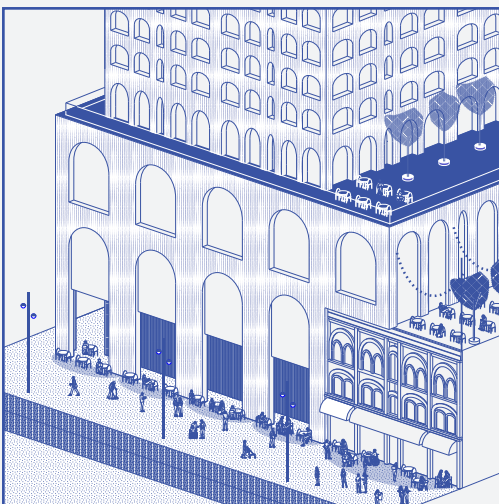
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Key Development Features



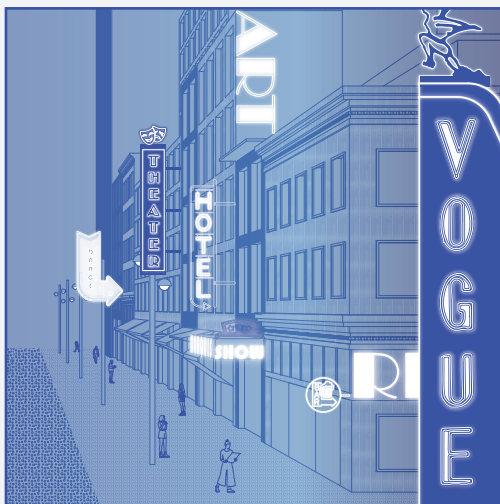
Indoor-Outdoor Performance and Entertainment

Development guidelines will encourage larger ground level entrances and openings that allow music performances to spill out from venues onto the streets. Outdoor stages and open-air seating areas will allow people to enjoy live music.



More Space for Patios

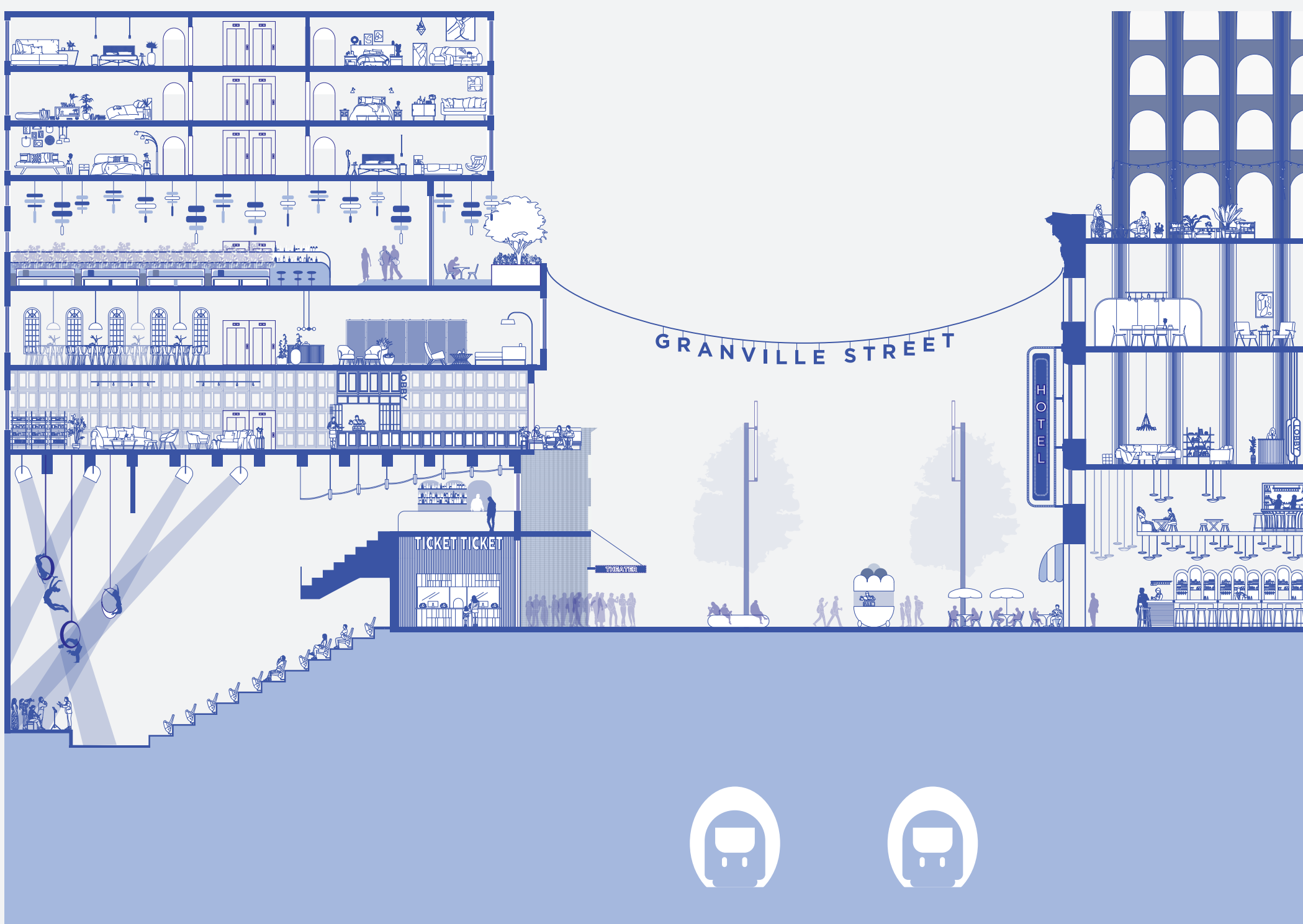
Land use and form of development will encourage restaurants, bars and cafes, with rooftop patios and outdoor seating along the street that offers a lively atmosphere where people can enjoy dining and socializing in an open-air setting.



Neon Signage and Marquees

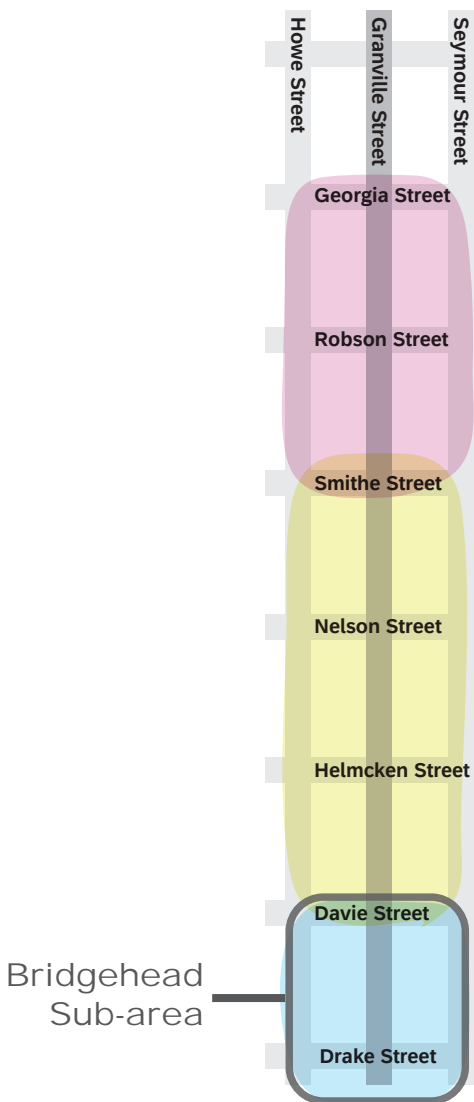
Granville Street is defined by its rich collection of neon and marquee signs that add dynamic visual appeal, especially at night. Updated guidelines will encourage new and creative use of this signage to help mark businesses and new developments.

Cross section of typical block and activities

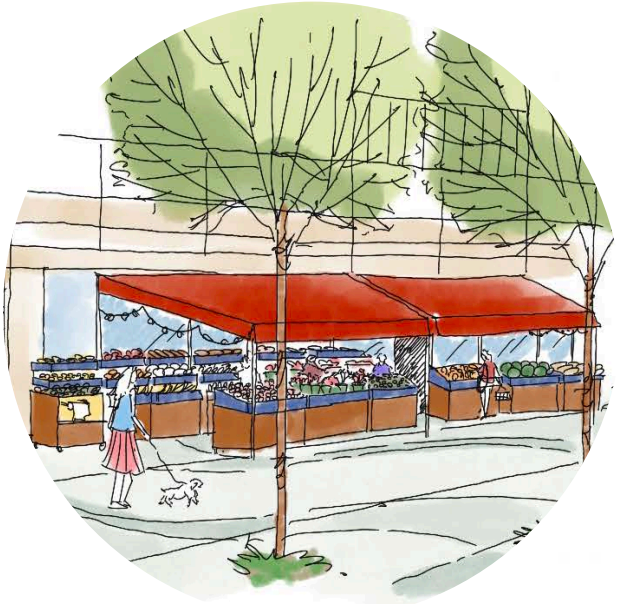


Sub-area Bridgehead

The Bridgehead features a blend of residential, commercial, cultural spaces, local shops, and a quieter street experience. This sub-area connects the lower part of Granville Street with nearby downtown residential neighbourhoods like Yaletown and the Granville Loops, as well as the Granville Bridge.



Street Activity and Public Life



Storefront Displays



Cafe seating



Potential future of the Bridgehead sub-area in 20 years

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Key Development Features



Varied and Distinct Commercial Frontages

Promote diverse and captivating storefronts that enliven streetscapes, featuring eye-catching displays and inviting outdoor seating areas.



Eclectic Mix of Buildings

Encourage high quality design of buildings that contributes to the eclectic architectural character.



Social Buildings

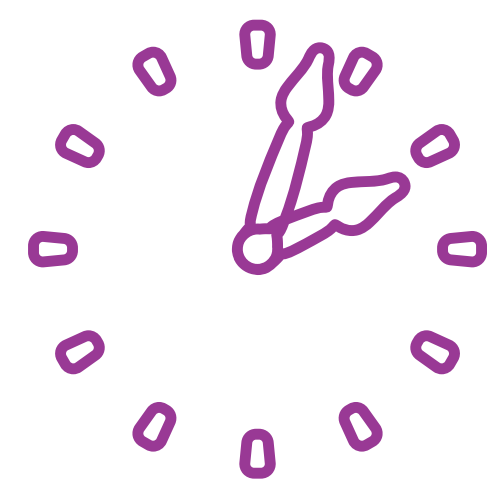
New mixed-use developments will combine residential spaces with complementary uses like workspaces, shops, cultural venues, and leisure activities. The design fosters social interaction, creating a flexible and engaging urban experience.

Cross section of typical block and activities



Key Move 1

Entertainment District Management



A safe and vibrant entertainment district requires coordinated management to deliver sustained success.

There are many different organizational models for managing the unique needs of destination entertainment districts and pedestrian streets. All require public-private coordination and partnerships between community organizations, businesses, equity-deserving groups, service agencies, other levels of government and City departments, as well as dedicated resources and funding streams.

Some of this work is already underway today, by the City and external partners. Work will continue through Phase 1 of Plan implementation to shape specific directions, explore potential revenue generation tools and develop an enhanced and expanded management model for Granville Street.

Near-term Priority: **Addressing public realm safety and experience**

In addition to ongoing work with the Vancouver Police Department, the City is working on actions to support safety for all, including:

- Identify options to address social service needs in the area and in collaboration with senior governments and other partners; this includes increasing capacity and funding for drop-in space and community-based street outreach teams working in gender-based violence prevention and response
- Prioritize design and activation strategies to support safety needs in public realm design work through phase 1 of plan implementation, with a focus on gender-based safety, washroom access, and safe waiting areas for transit and taxi/ride-hailing services.



What is already happening?

Public Space Stewardship

Stewardship refers to the management, maintenance, and programming of public spaces that is needed to support their ongoing care, use and enjoyment by the public.

The Downtown Van Business Improvement Association plays a key role in activating and caring for Granville Street today. The City has an established partnership-based approach to managing plazas that could be expanded to support seasonal and year-round pedestrian streets.

Neighbourhood Liaison Tables (NLTs)

NLTs are a new city-wide initiative to address the public realm impacts and challenges caused by complex social issues through enhanced partnership with community and public sector organizations. A key focus is to promote safety and well-being for health and social service users, neighbours, residents, and businesses and foster positive relationships within the community.

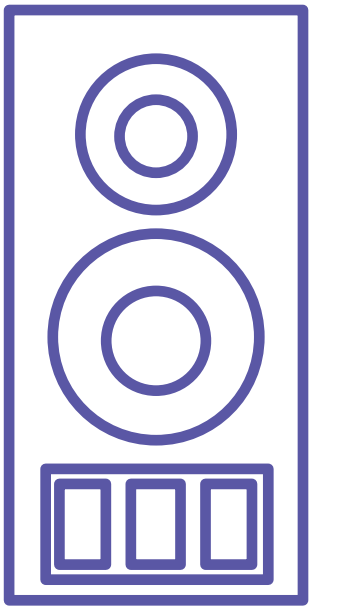
Downtown South (including Granville Street) is a priority NLT area, launched in January, with work continuing through 2025.



Key Move 2

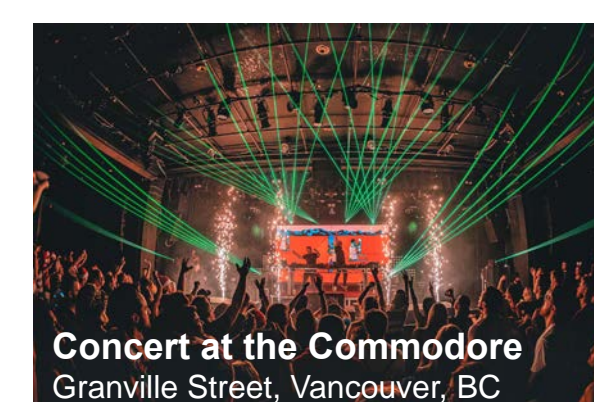
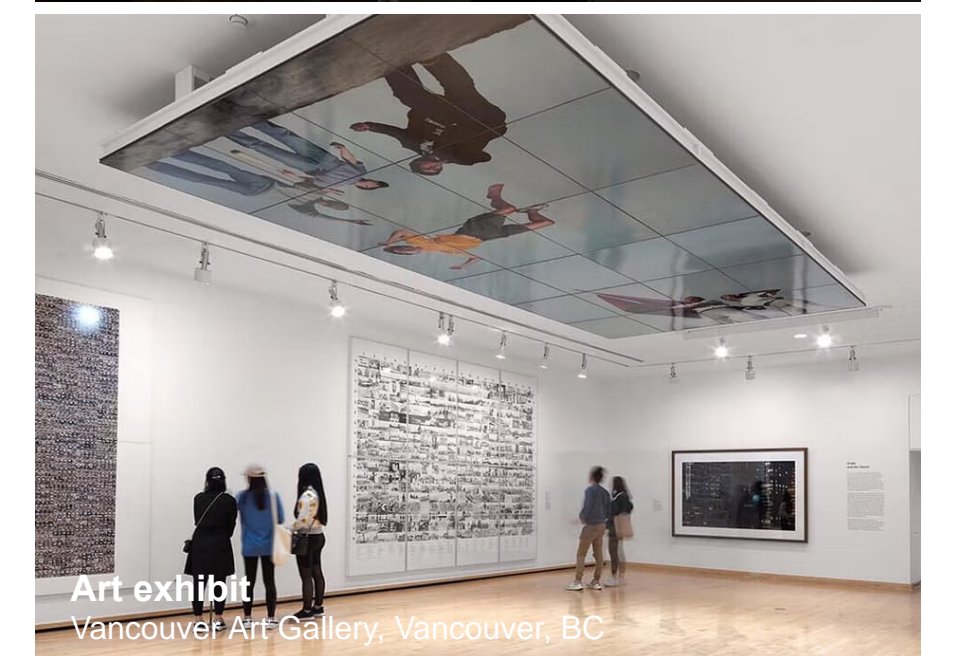
Arts, Culture & Entertainment

Focus on arts, culture, live music and entertainment.



Directions

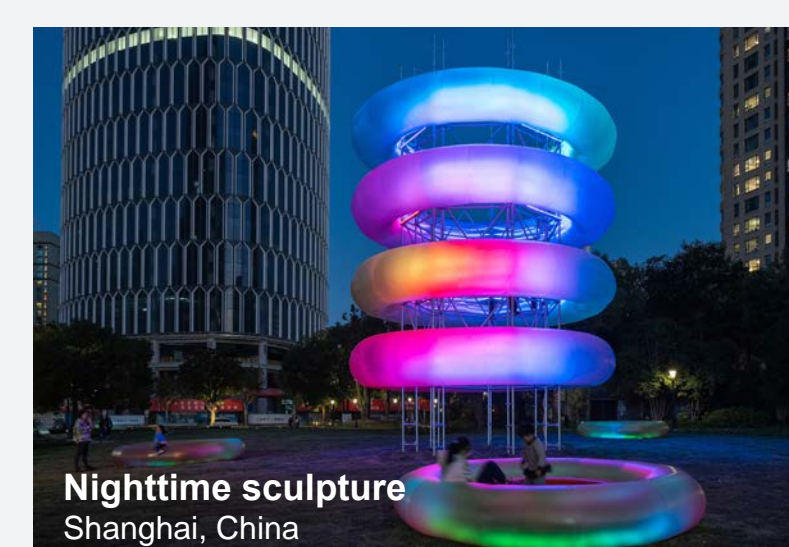
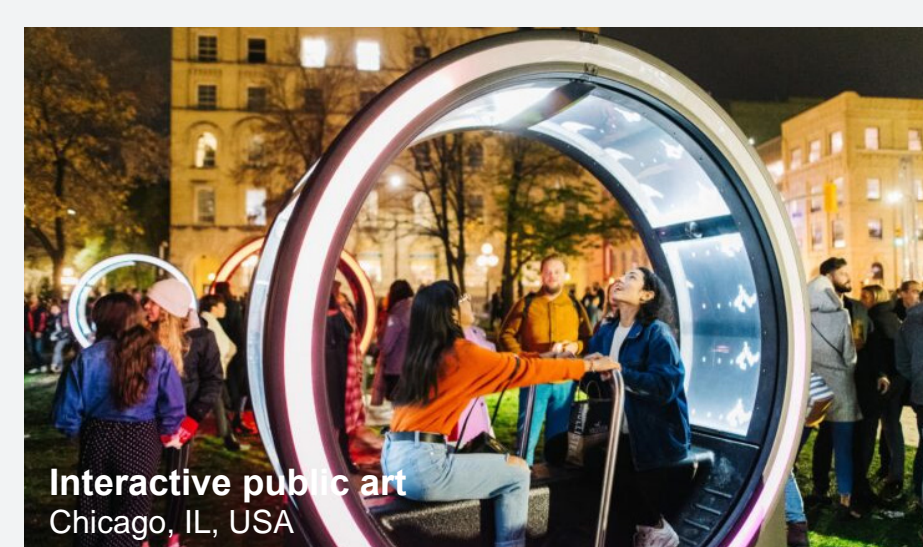
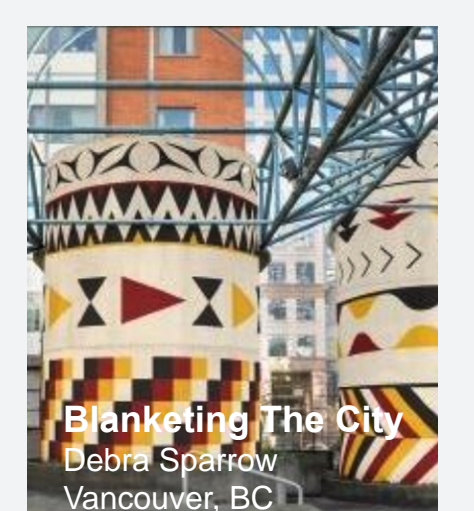
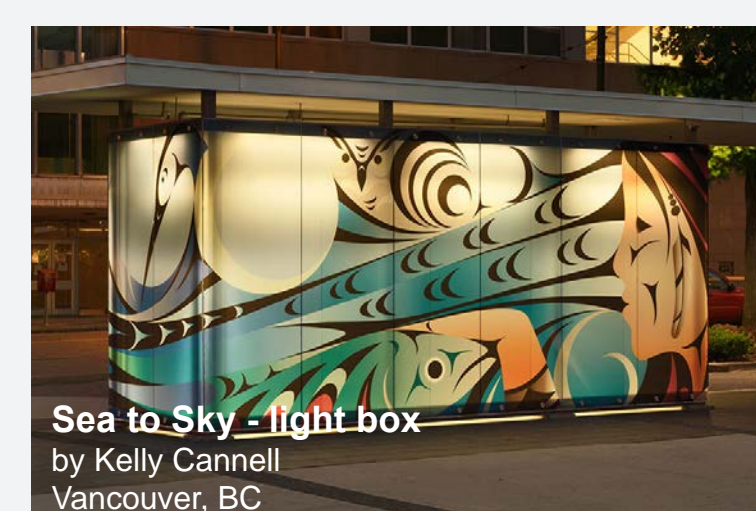
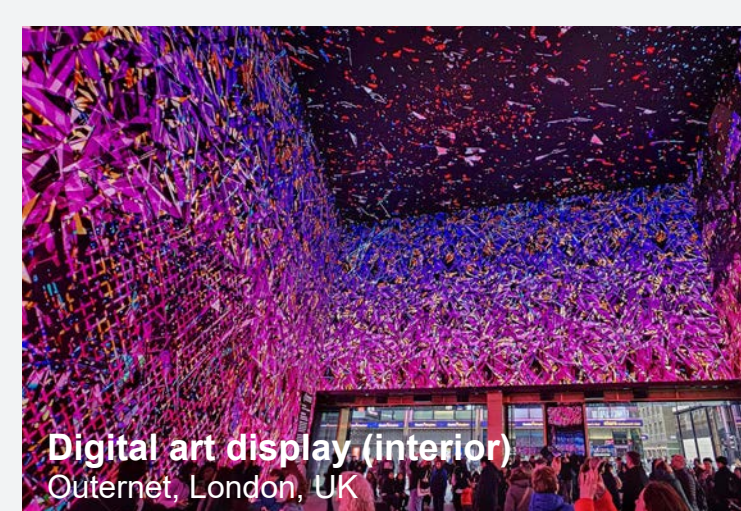
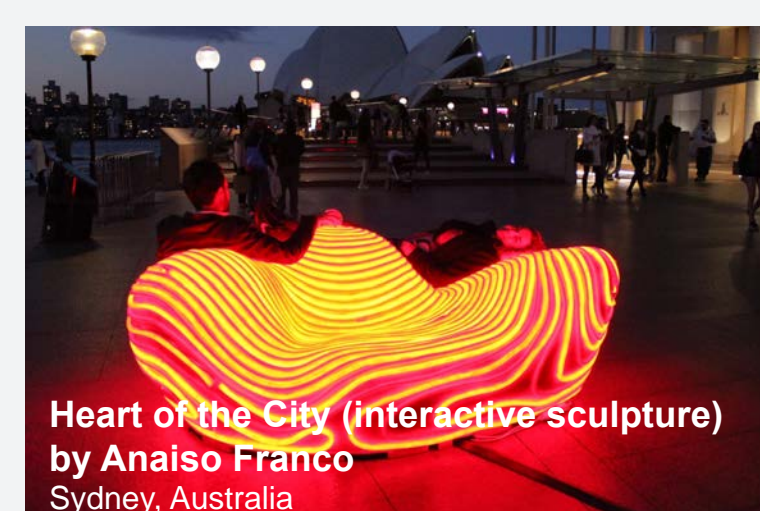
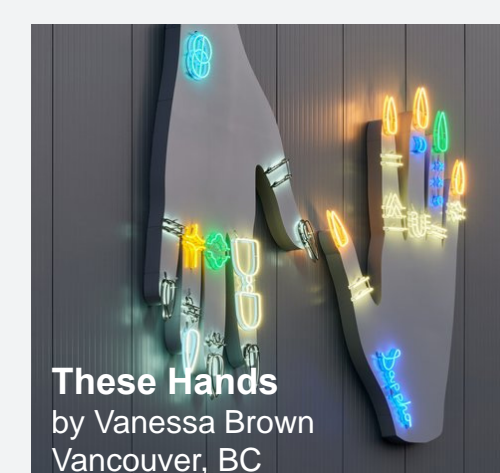
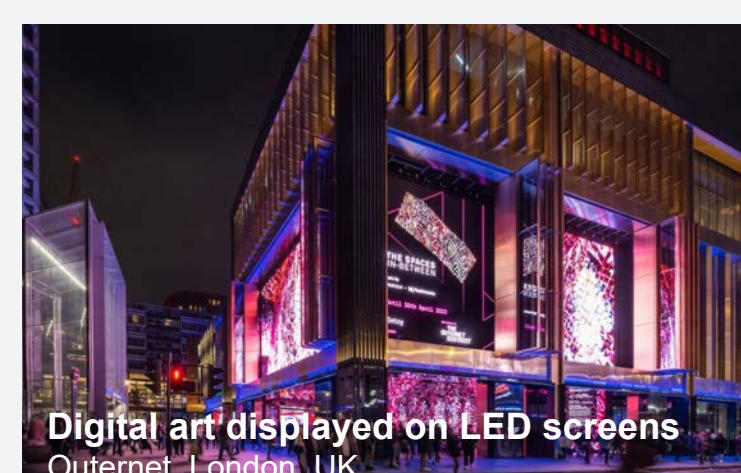
1. Prioritize reconciliation, redress, equity and accessibility
 - Support priorities and cultural visibility of xwməθkwəy̓əm, Skwxwú7mesh, and səliwətaʔ Nations, with self-determined public art and cultural spaces
 - Prioritize inclusive, safe and equitable access to cultural spaces and public realm
2. Protect, enhance and expand existing cultural spaces and create new cultural spaces
 - Support retention and improvements to existing cultural spaces such as the Commodore, Vogue, Orpheum, and Dance Centre, with no net loss of cultural space
 - Implement development incentive tools (including increased height, density bonusing, commercial linkage fees, etc.) to support new cultural spaces such as:
 - xwməθkwəy̓əm, Skwxwú7mesh, and səliwətaʔ self-determined spaces; live music and live performance, presentation spaces, and all ages spaces, etc.
 - Require new residential buildings to meet higher standards of acoustic performance (Agent of Change Principle)
3. Support arts and cultural programming within the public realm
 - Pilot opportunities to enable lower-cost street activations, including live music performances, events and festivals
 - Support live outdoor events through infrastructure upgrades and public space stewardship
4. Reduce regulatory barriers
 - Review how entertainment-related activities and events may be supported with consideration for sound and noise impacts to existing and new residential use in neighbouring sub-areas

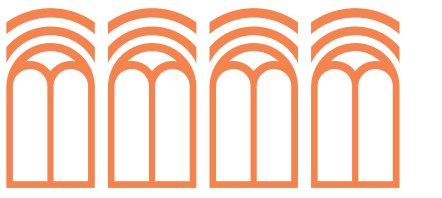


Public Art Strategy

Develop a coordinated, resourced approach for delivering major public art projects to enhance the experience of outdoor public spaces:

- Work towards the creation of an Outdoor Museum with a unique day and night experience
- Centre Musqueam, Squamish and Tsleil-Waututh artists and Coast Salish design
- Commission immersive and interactive sculptures and installations, and digital art for video screens along with neon signage





Key Move 3

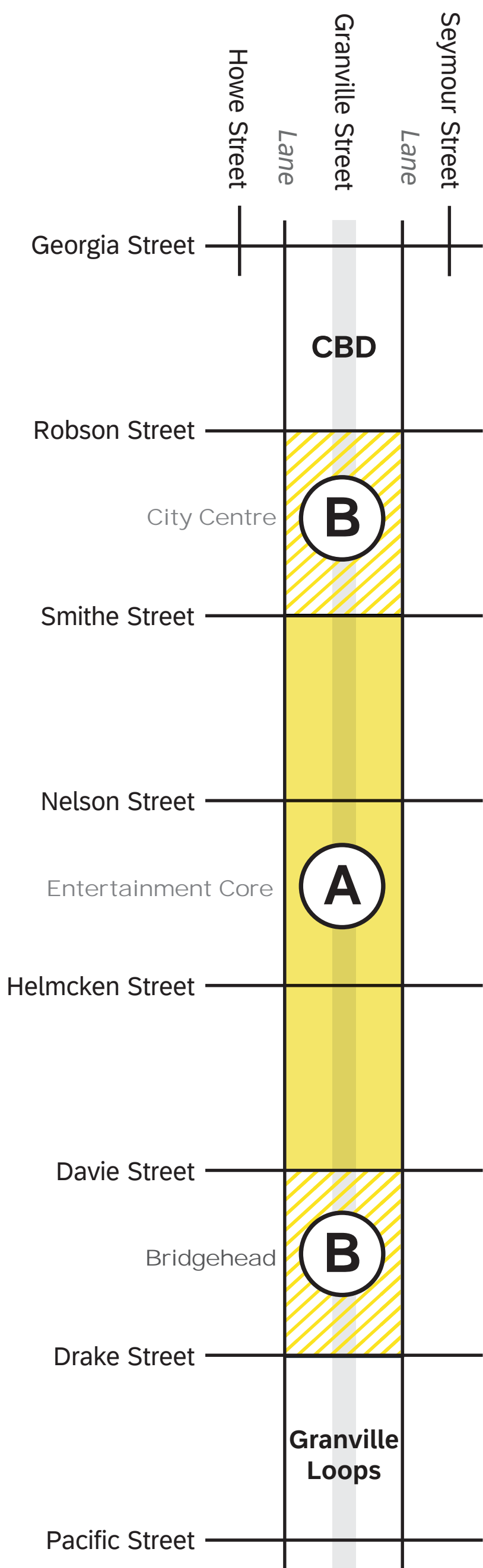
Land Use & Development

Increase development opportunity and land use diversity to encourage new investment and boost activity.

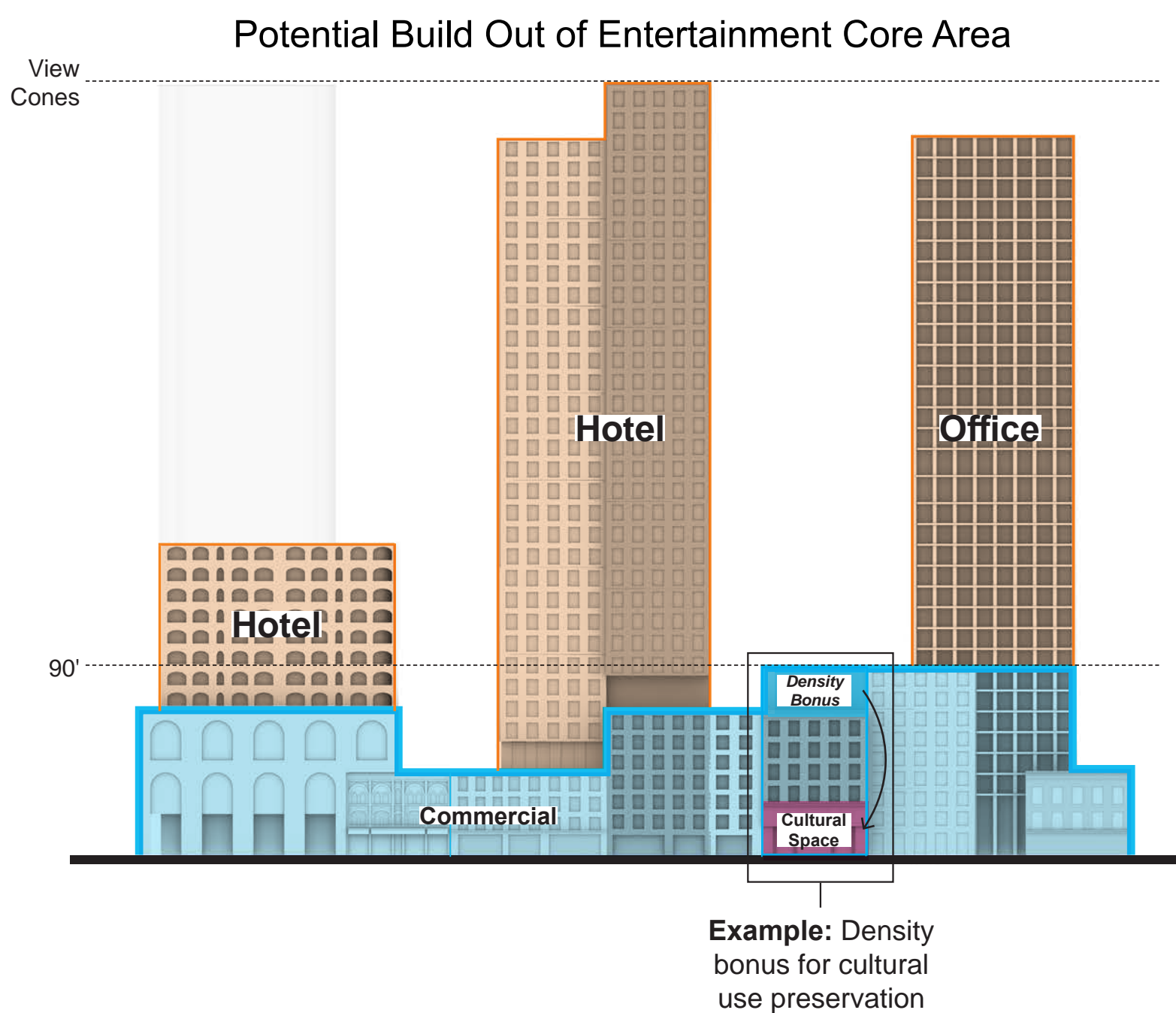
Directions

- **Secure and enhance entertainment and cultural space**, while maintaining historic character
- **Focus entertainment activity and exclude residential uses in the Entertainment Core**, between Smithe and Davie Streets
- **New Hotel and Job Space:** Consider additional height and density to support new hotel and job space
- **Transition Areas:** Permit limited residential uses in Transition Areas at the 800 and 1200 blocks of Granville Street to help foster near-term revitalization. This approach will also help secure new cultural space, restore heritage, and replace Single Room Occupancy (SRO) units with affordable housing where required.

Land Use Policy Areas



A Entertainment Core

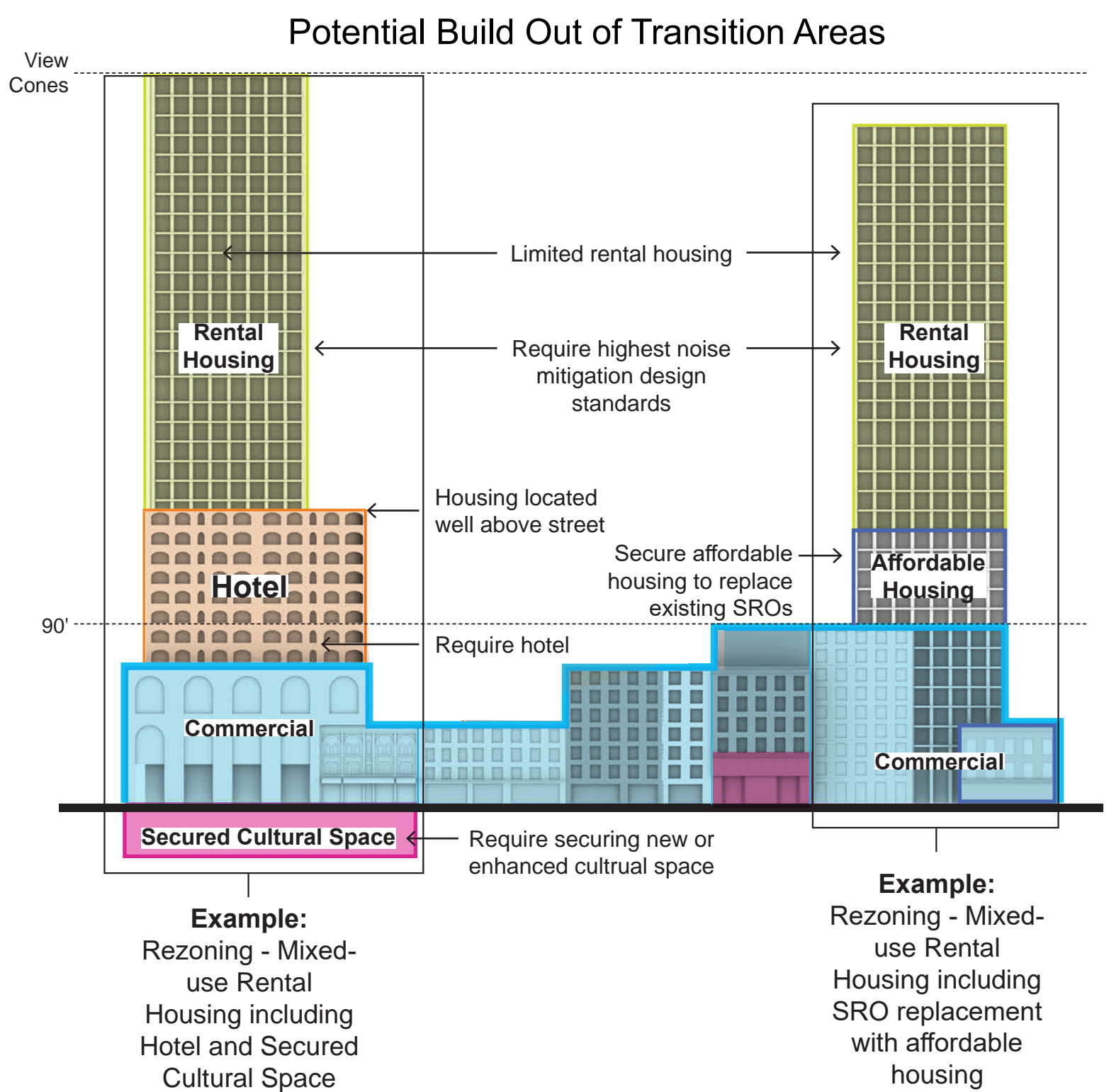


Key Objectives

- ➔ **Support a diversity of new arts and culture space** (e.g. live music and performance venues, galleries, comedy, etc.) through rezoning and density bonusing.
- ➔ **Increase Hotel Supply** by increasing allowable hotel floor space, including tourist amenities and services.
- ➔ **No new housing in Entertainment Core** area (existing residential properties may remain).
- ➔ **Elevate Dining** by encouraging new restaurants, and rooftop and streetside patios.

	Zoning	Rezoning
Building Height	Up to 90 feet	Up to view cone (~up to 400 ft.)
Uses	Hotel, office, retail/ service, culture	Hotel, office, retail/ service, culture
Requirements and Other	Density bonus for heritage and cultural use preservation Allow for existing residential uses/ properties to remain	Commercial linkage fee (to support secured cultural space and other amenity)

B Transition Areas



Key Objectives

- ➔ **Promote Catalyst Projects** by permitting mixed-use residential developments at key locations, enhancing the potential for immediate revitalization.
- ➔ **Secure new and enhanced cultural space** through rezoning.
- ➔ **Support creation of new affordable housing to replace existing SROs** and enable on-site replacement as part of larger mixed-use developments, where required.
- ➔ **Expand Hotel and Job Space** by requiring minimum floor space, as part of rezonings.

	Zoning	Rezoning
Building Height	Up to 90 feet	Up to view cone (~up to 400 ft.)
Uses	Hotel, office, retail/ service, culture	Secured market rental housing, hotel, office, retail/service, culture
Requirements and Other	Density bonus for heritage and cultural use preservation	New or improved secured cultural spaces Replacement of SRO housing units (where required) Minimum amount of hotel space/rooms. Restore existing heritage

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

Development & Design Features

The updated development and design guidelines for Granville Street will build on the area's unique character, introducing new forms and features that complement and enhance its existing charm and heritage.

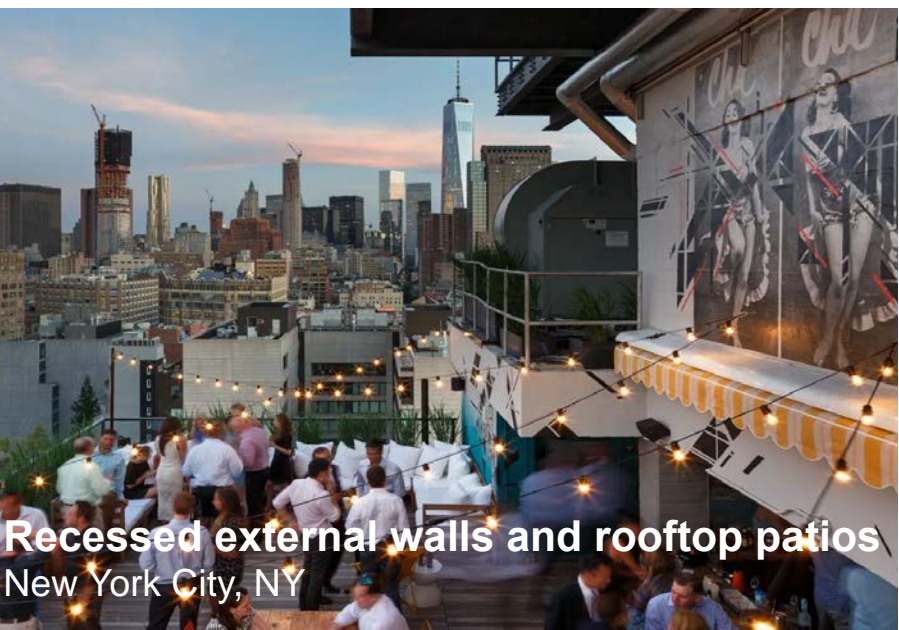
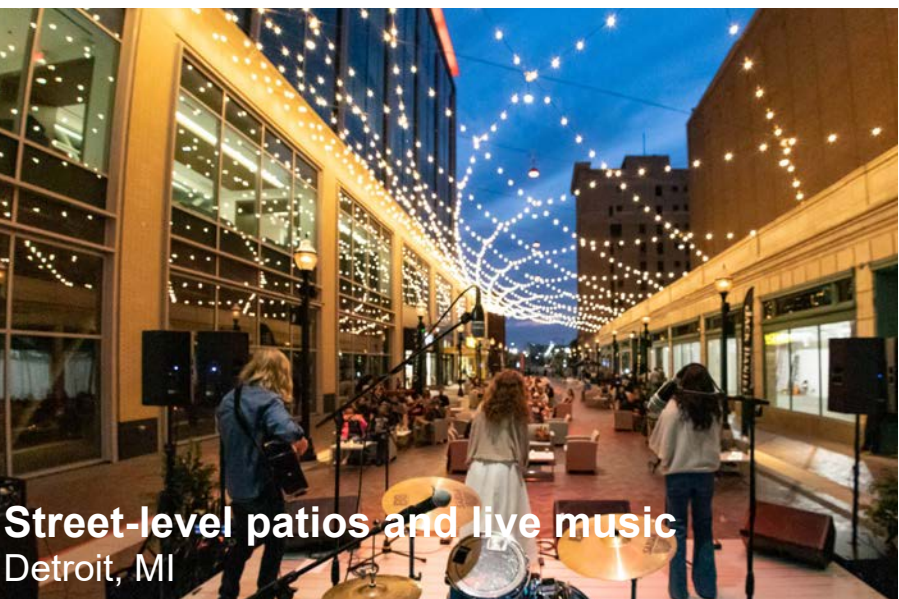
Neon and Marquee Signs

Neon signs and marquees add a vibrant and visually appealing element to the streetscape and define Granville Street.



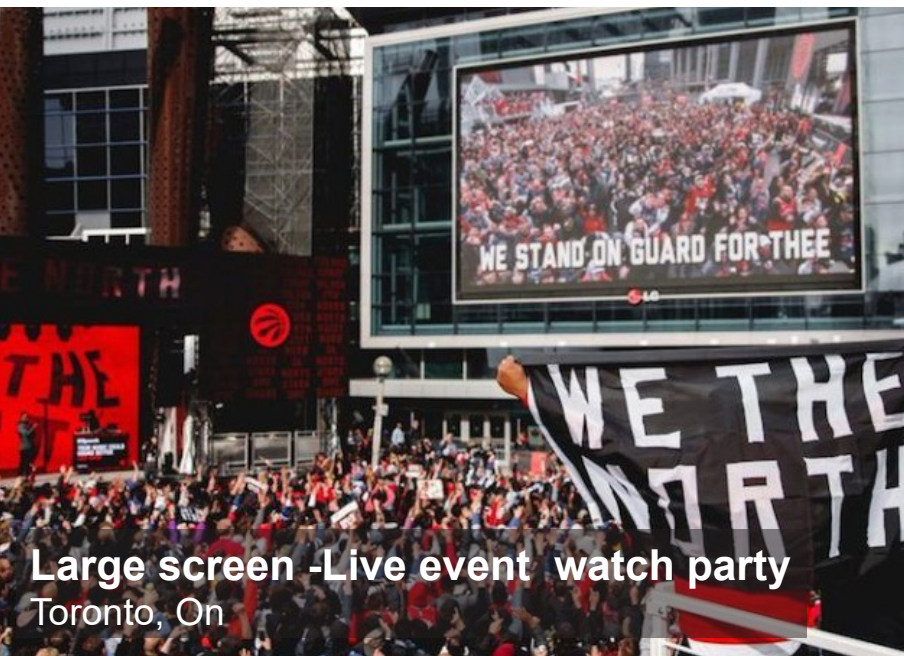
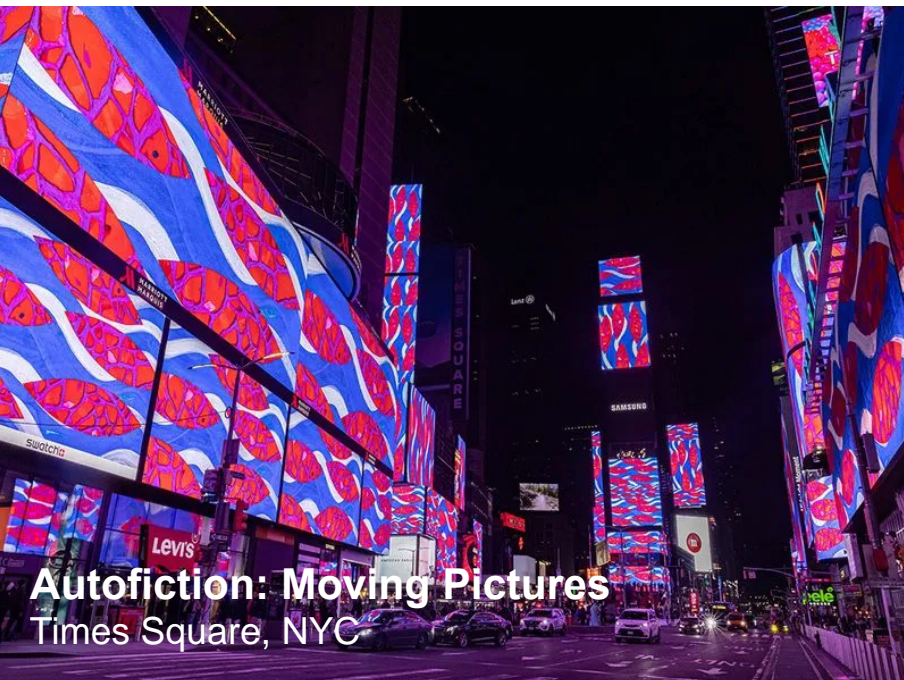
Rooftop Patios

Make space for patios including new rooftop and street level patios.



Video Screen Zone

There's a unique opportunity to transform the intersection of Robson and Granville into a landmark destination. By concentrating large video screens (i.e. electronic billboards) at this location, similar to Times Square in NYC and other cities, we can create a vibrant hub for coordinated visual art displays, live-event screenings, large gatherings and more.

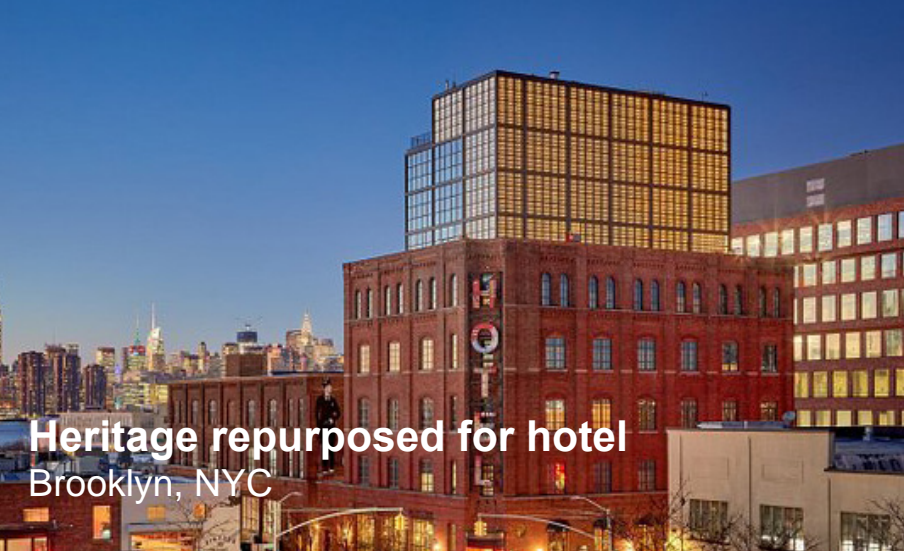
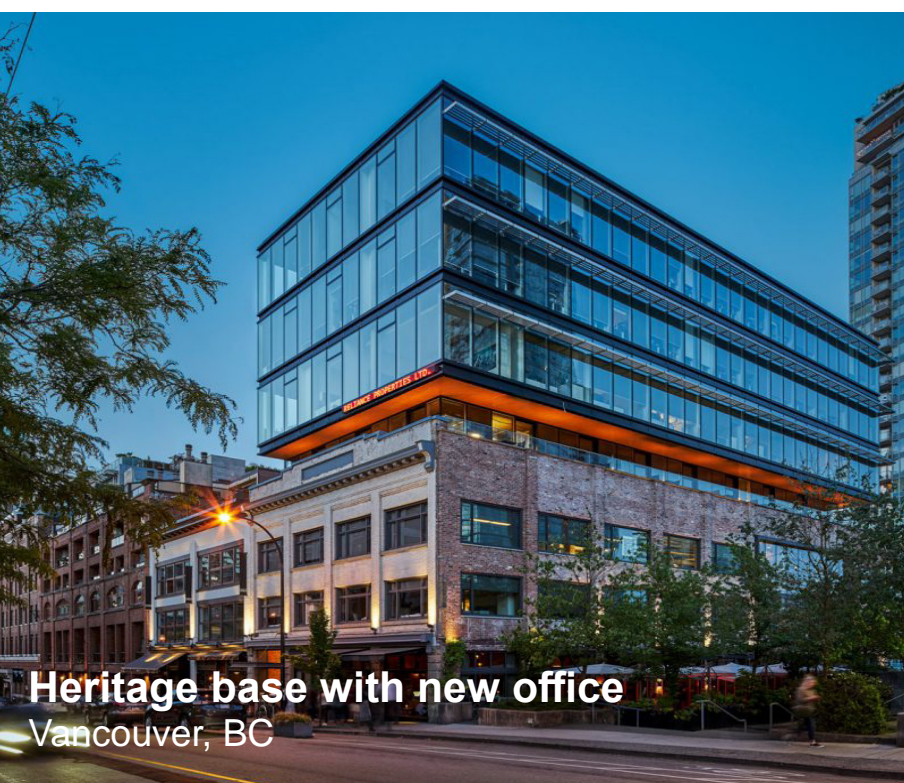


Video screens will be allowed only at the intersection of Granville and Robson, where some are currently located. A portion of the revenue from ads on these screens will help fund cultural programs and manage Granville Street.



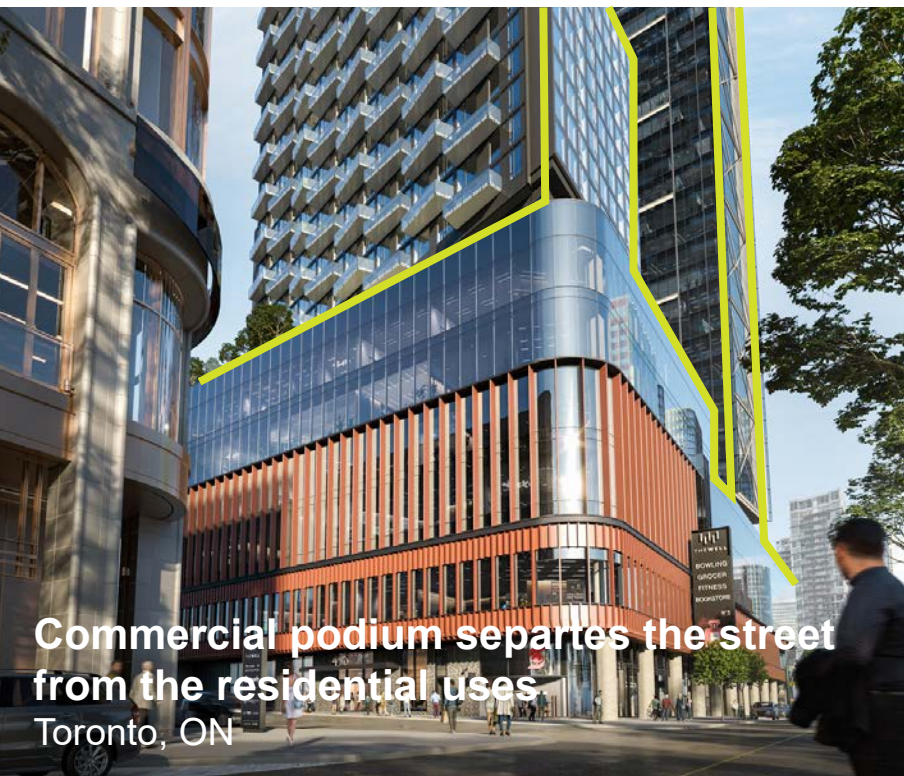
Integrate Heritage

Protect Granville Street's unique historic character through incentives that recognize and protect heritage resources and retain and support tangible and intangible heritage.



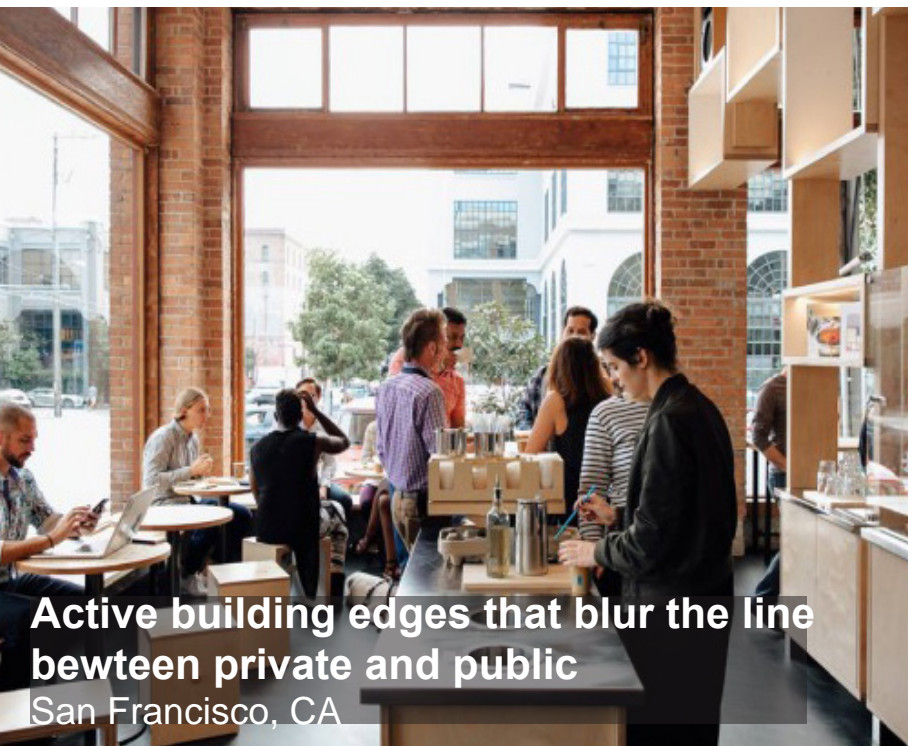
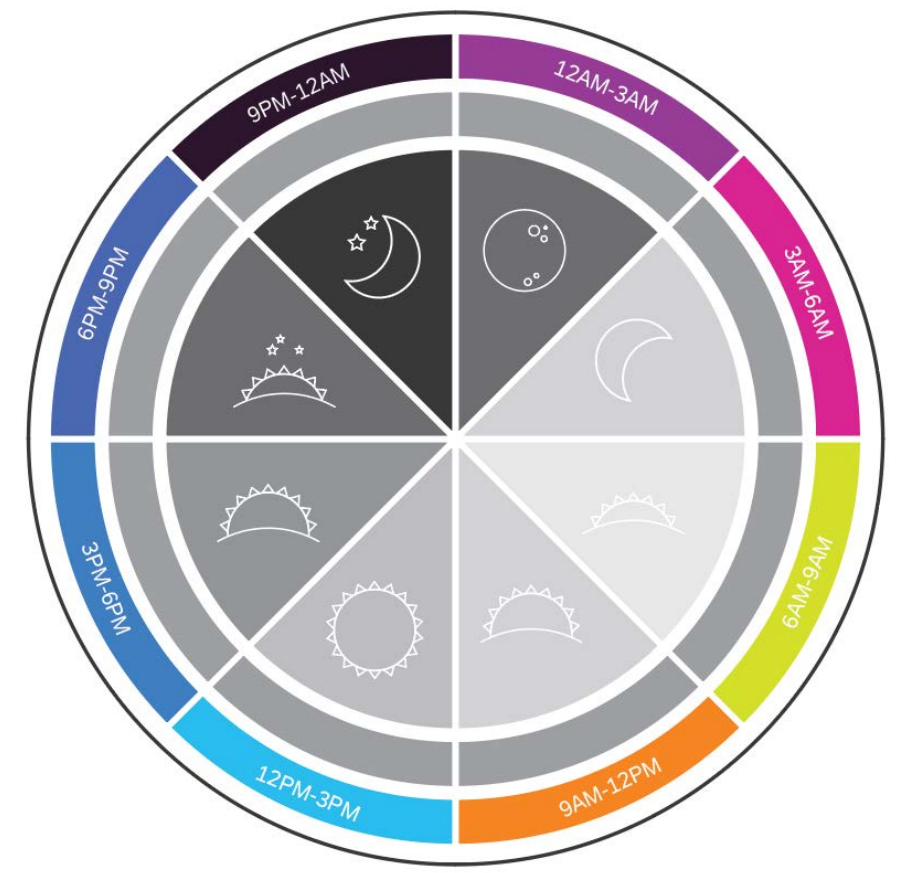
Sawtooth Pattern and Articulation

Enhance the sawtooth building pattern on Granville Street and encourage building designs that breaks up a building's mass into smaller, distinct sections and creates a sense of human scale.



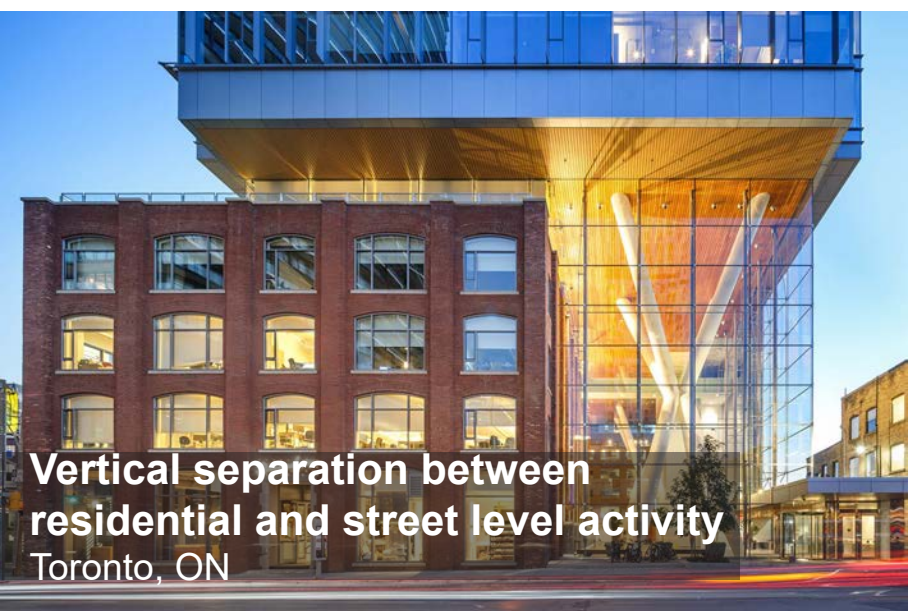
Day to Night Transition

Encourage flexible design that encourages daytime and nighttime businesses that can operate effectively in the same space.



Noise Mitigation

Require noise reduction measures and height buffers between residential and street level activity to reduce noise disruptions.



Building Heights

Building heights along Granville Street will be increased to match the surrounding Downtown area, typically ranging from ~200 to 400 ft. The tallest buildings will be near the City Centre Station (Canada Line), which will be explored as a Higher Building zone as part of the plan's implementation.

View Cone 12.2 - Granville Bridge

To create more hotel and job space and encourage redevelopment that aligns with the vision, changes to the Public View Guidelines are being considered. These changes would affect view 12.2 from the Granville Bridge's east pedestrian path, shifting the viewpoint to the west side where pedestrian improvements are in progress. This new viewpoint would narrow the view to the mountains, but protect a street-end view, which will also be enjoyed from the future pedestrianized Granville Street.



Current View from east side of Granville Bridge facing north.



Proposed View from west side of Granville Bridge, where pedestrian improvements are under construction, preserves street end view to the North Shore Mountains.

Key Move 4

Public Space

Create a destination public space and work toward a year-round pedestrian zone with a focus on gathering and celebration.

Directions

- **Enhance daily and nightly public life experience** with patios, public seating, art, busking, food trucks, and more.
- **Provide flexible space** and infrastructure to help make special events and outdoor live music performances easier and less costly to organize
- **Align outdoor amenities and activities with adjacent land uses and indoor activities** (e.g. venues, restaurants, retail, residential) in each sub-area
- **Build up programming** over time in alignment with public space stewardship and district management efforts
- **Take a phased approach toward a year-round pedestrian zone**, beginning with seasonal closures
- **Prioritize design and activation strategies** to support safety needs in public realm design work through phase 1 of plan implementation, with a focus on gender-based safety, washroom access, and safe waiting areas for transit and taxi/ride-hailing services.



Buskers performing during Beaches Jazz Festival in Toronto.



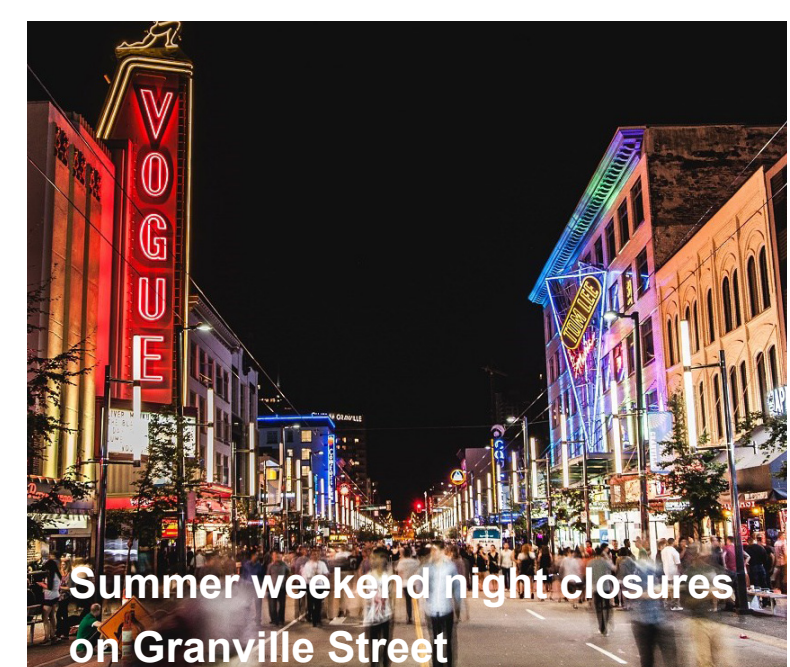
Playful mural and seating in Salou, Spain.



Outdoor concert in Nashville, Tennessee.



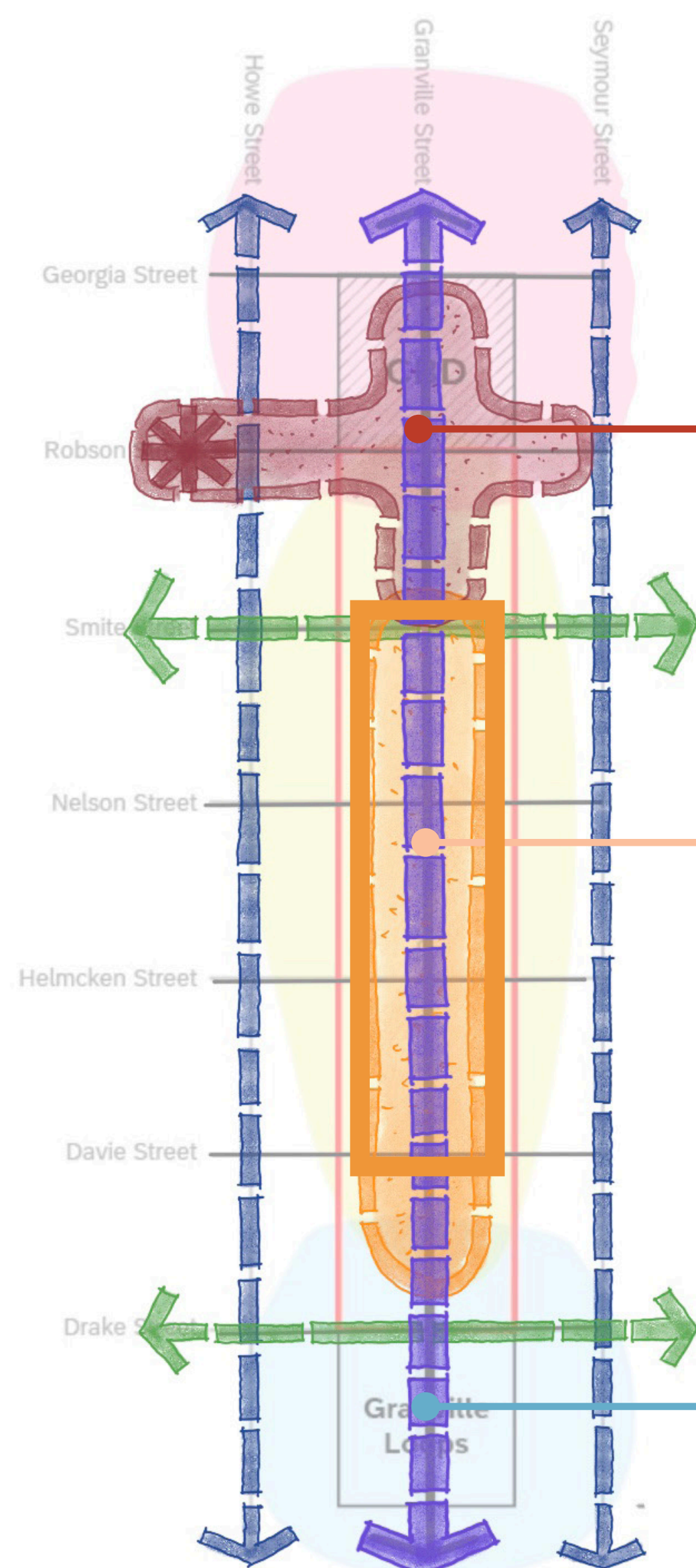
Dancers at the Granville Street Promenade



Summer weekend night closures on Granville Street

Sub-area Features

Design work for public space in each sub-area will take place in Phase 1 of Plan implementation, and will include opportunities for public engagement.



City Centre

Downtown centre with new mixed-use development, including residential.

Focus: Daytime activations and civic gathering

- Signature central public plaza at Granville and Robson with space for special events and large celebrations, to be balanced with the needs of potential new mixed-use residential
- Pedestrian connection to Robson Square, transit stations, Stadium District, and Entertainment Core

Entertainment Core

Social and cultural hub with new commercial uses and development.

Focus: Heart of evening and nightlife activity with outdoor performance space

- More space for patios, lingering outside venues, and spill-over from indoor activities
- Large- and small-scale outdoor amplified live music performance, including in evening hours
- Special events and celebrations can extend along the street

Bridgehead

Blend of residential, commercial, and cultural spaces.

Focus: Quieter street experience

- Space to linger and socialize with public seating and patios

Key Move 4

Public Space

Create a destination public space and work toward a year-round pedestrian zone with a focus on gathering and celebration.

A fully pedestrian Granville Street is achievable over time. Learnings from other cities and our own experiences in Vancouver point to the need for a phased approach, allowing for adaptation, testing, and partnership-building. **A pedestrian zone will be supported by:**

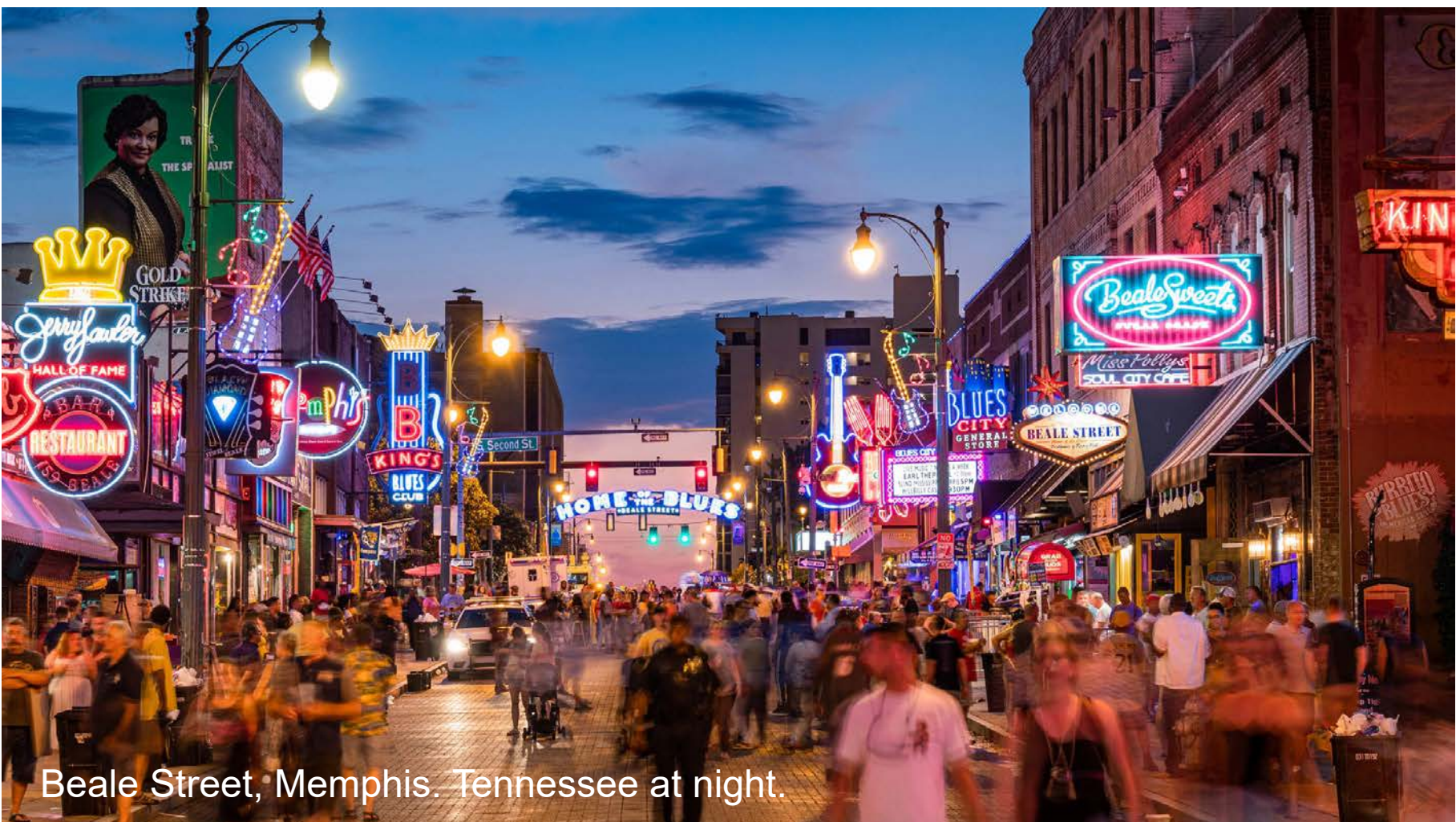
- **More day- and night-time destinations** that draw people to the street throughout the day, week, and year (*Key Move 3*)
- A robust public space **stewardship / district management** approach (*Key Move 1*)
- Streamlined processes for **special events** and **business uses** on the street, with consideration for **access and loading needs**
- Investments in **transit priority** on Howe and Seymour Streets (*Key Move 5*)

Starting with a Seasonal Pedestrian Zone

Phase 1 (1-5 years) and Phase 2 (6-10 years) of Plan implementation is when we will test temporary pedestrian zones starting in the summer months. We will monitor successes and challenges and adapt over time.

During these times, Granville Street can be used for walking, cycling, socializing, patios, and events, and bus service will temporarily move to Howe and Seymour streets. We will work with businesses and residents to optimize access and loading.

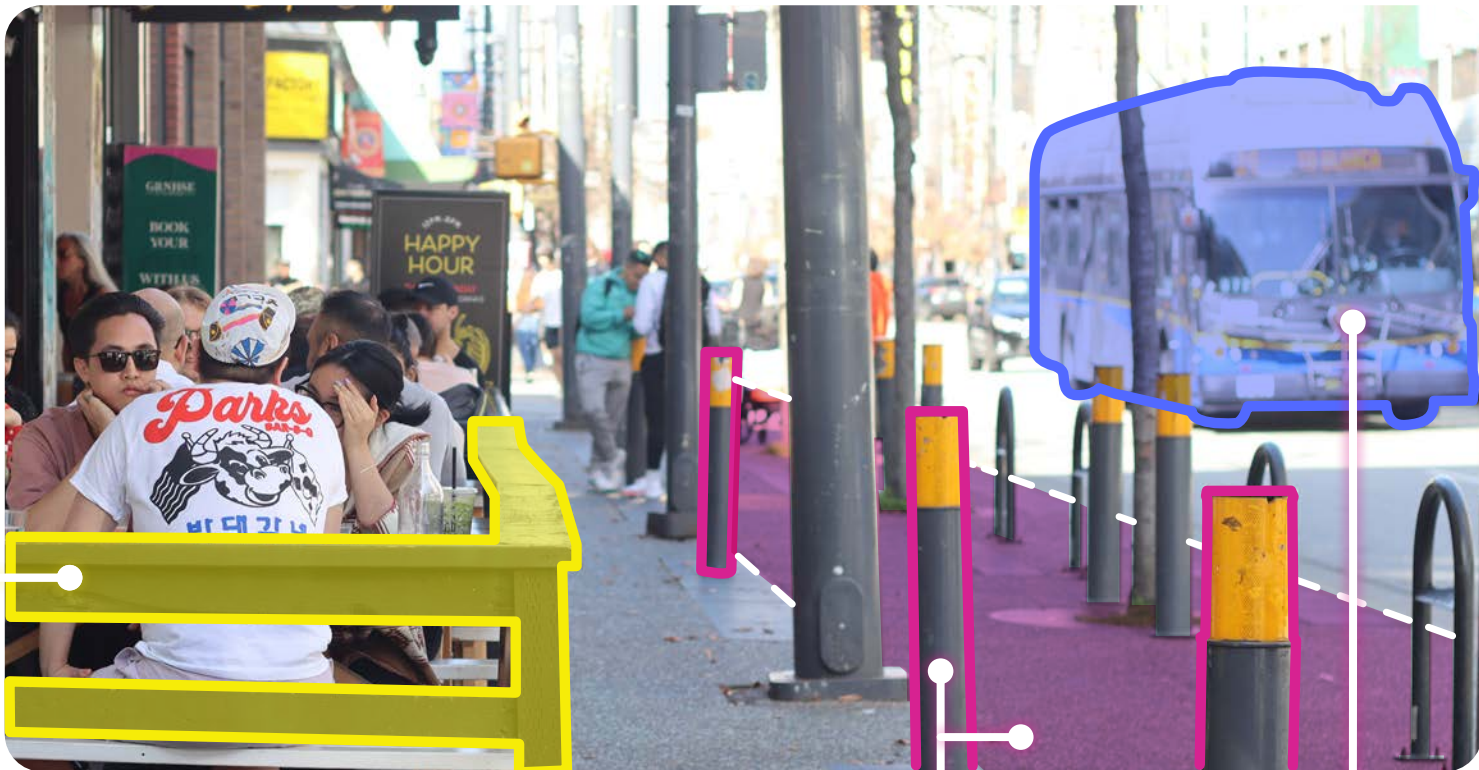
For the rest of the year, Granville Street can continue to function as a pedestrian-friendly transit corridor.



Near-term Actions: Business supportive public realm improvements are planned for summer 2025.



Enable expanded patio spaces and streamline permit process.



Declutter sidewalks by removing bollards and moving loading spaces to the curb lane.

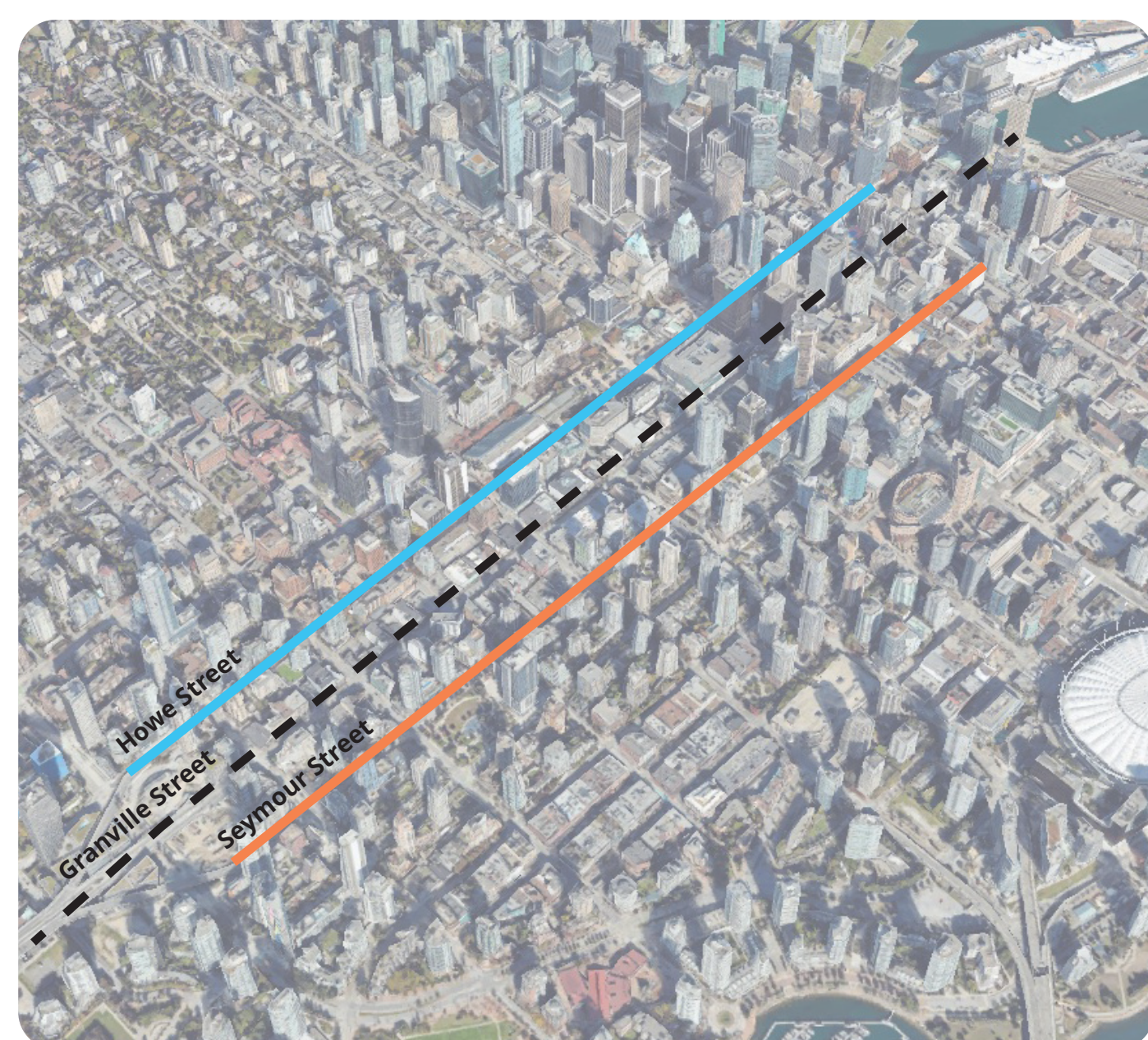
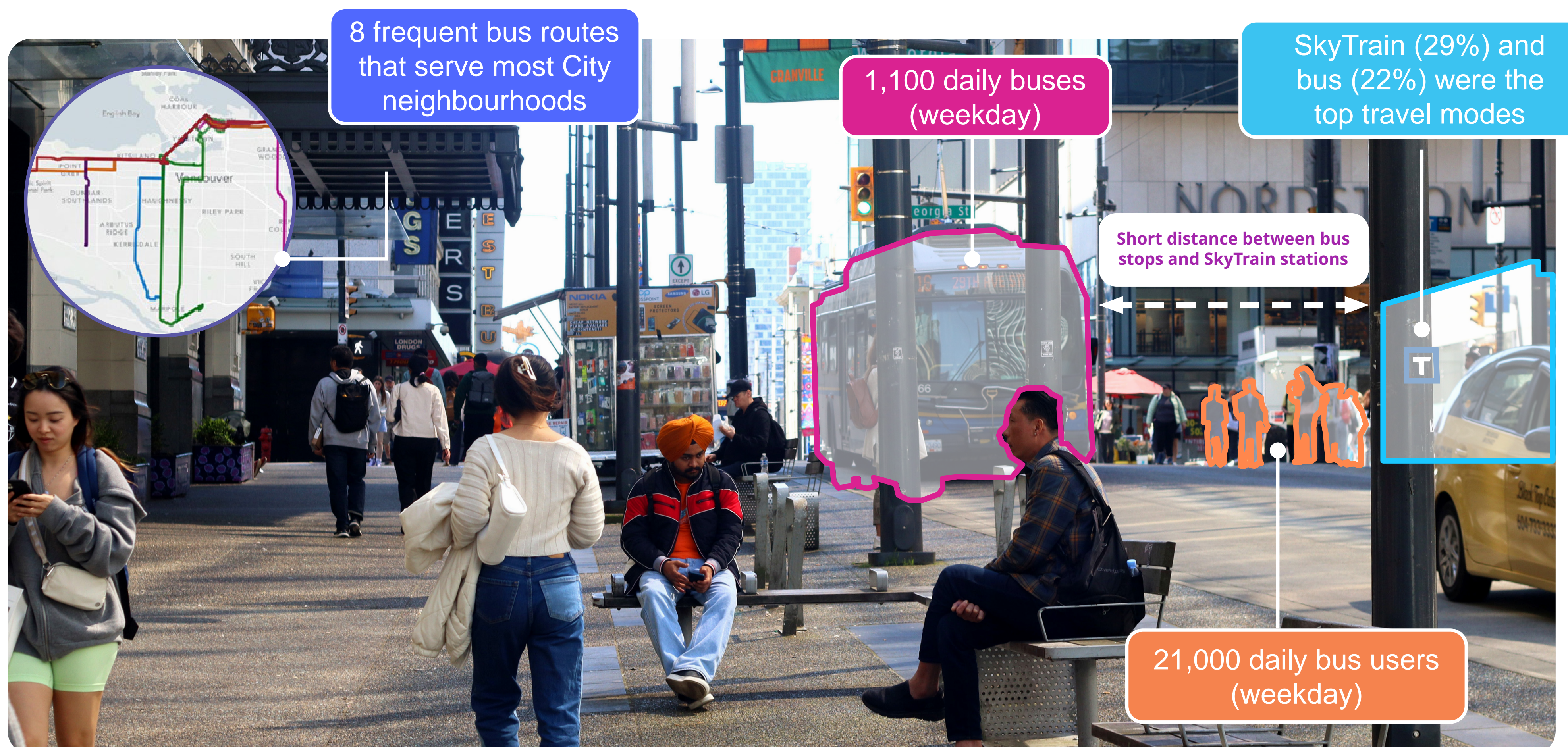
Key Move 5 Transportation



Maintain or improve transit reliability and access by developing supportive transit priority infrastructure on Howe and Seymour streets, and enhance the walking experience in the area.

Granville Street is an important transit corridor today. To support a pedestrian zone, buses will move to Howe and Seymour streets.

What does transit look like on Granville Street today?

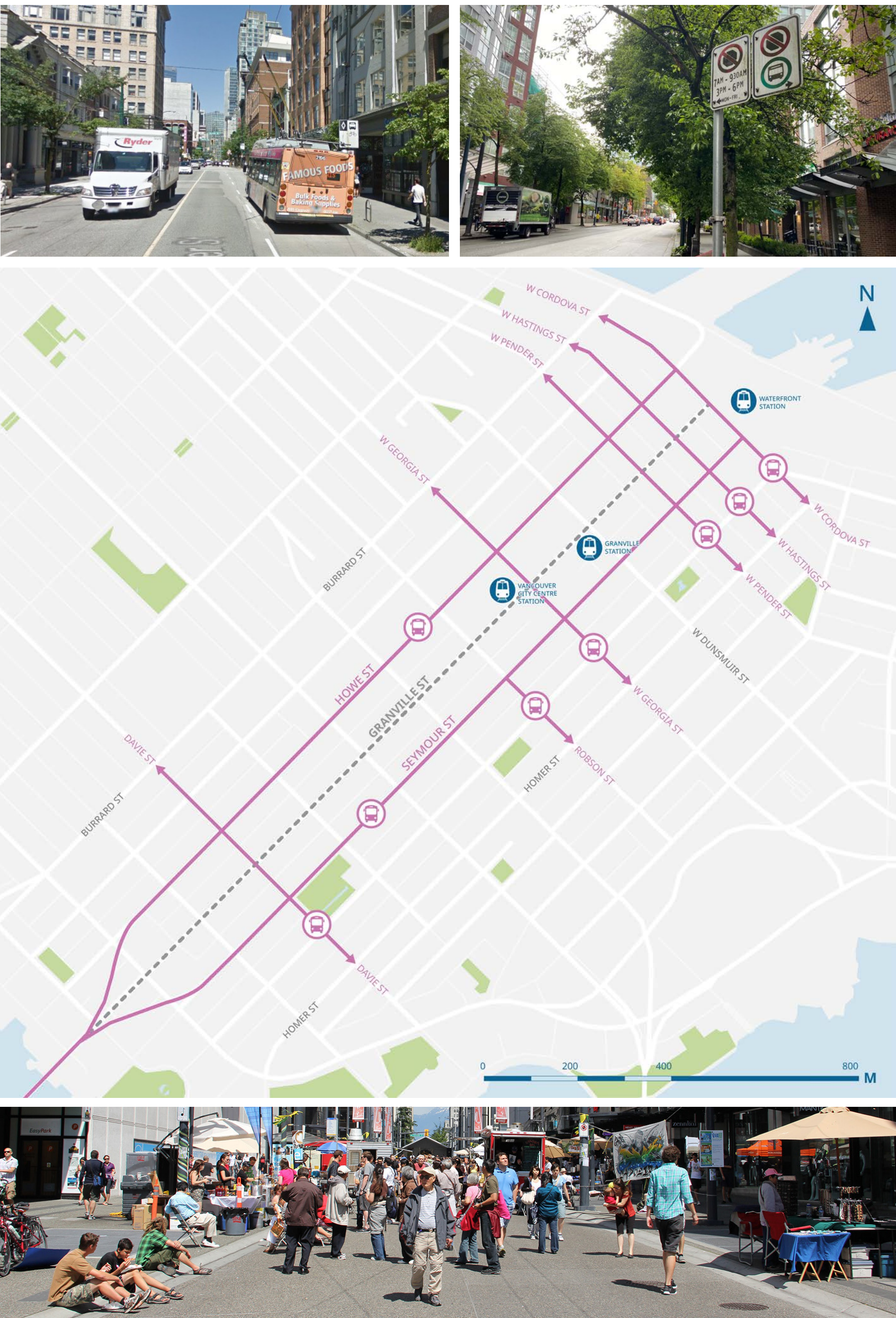


How does a Pedestrian Zone on Granville Street impact transit?

- ➔ Buses will be re-routed along the entire length of Granville Street (bridge to Hastings/Cordova streets).
- ➔ Howe and Seymour streets will require transit priority and public realm improvements to mitigate the impacts for transit users.
- ➔ Improved wayfinding is needed to highlight connections between SkyTrain stations and to bus stops on Howe and Seymour streets.

Key Move 5

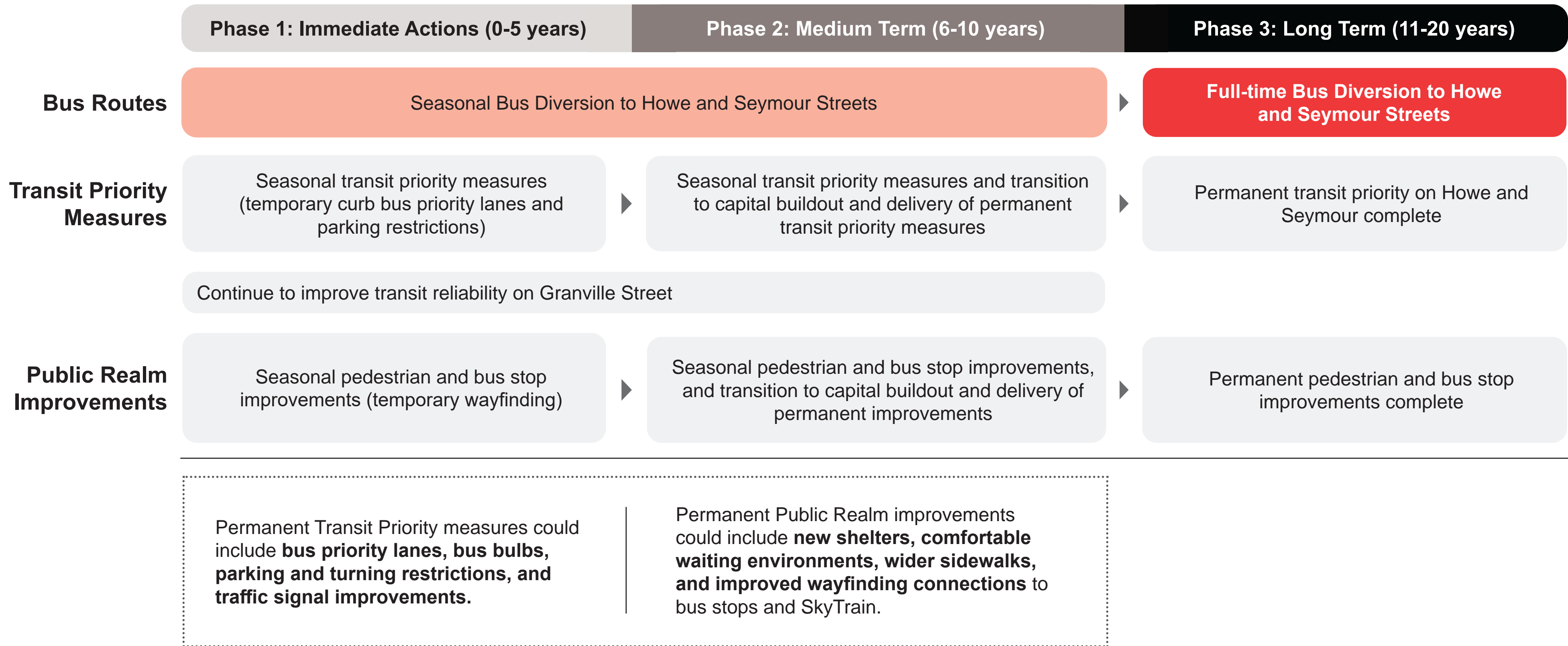
Transportation



Bus Route Shift Impacts

- ➔ The **number of general purpose travel lanes and on-street parking/loading** on Howe and Seymour streets will be reduced.
- ➔ **Bus stops for each direction** of the same bus route **will be on separate one-way streets** that are 200m apart: northbound on Seymour Street and southbound on Howe Street.
- ➔ **Some people may have to walk further** from their jobs and residences to **reach bus stops on Howe and Seymour streets**.
- ➔ **Howe and Seymour Street bus stops will be further** from **SkyTrain stations and bus stops** for east-west bus routes.
- ➔ **Capital investments** are required to deliver **high-quality transit service** and priority improvements.

How Will We Improve Transit on Howe and Seymour?



*Project will review and monitor the multimodal impacts of laning configurations for Howe and Seymour Streets as part of the phased seasonal closures and further studies.

Key Move 5

Transportation

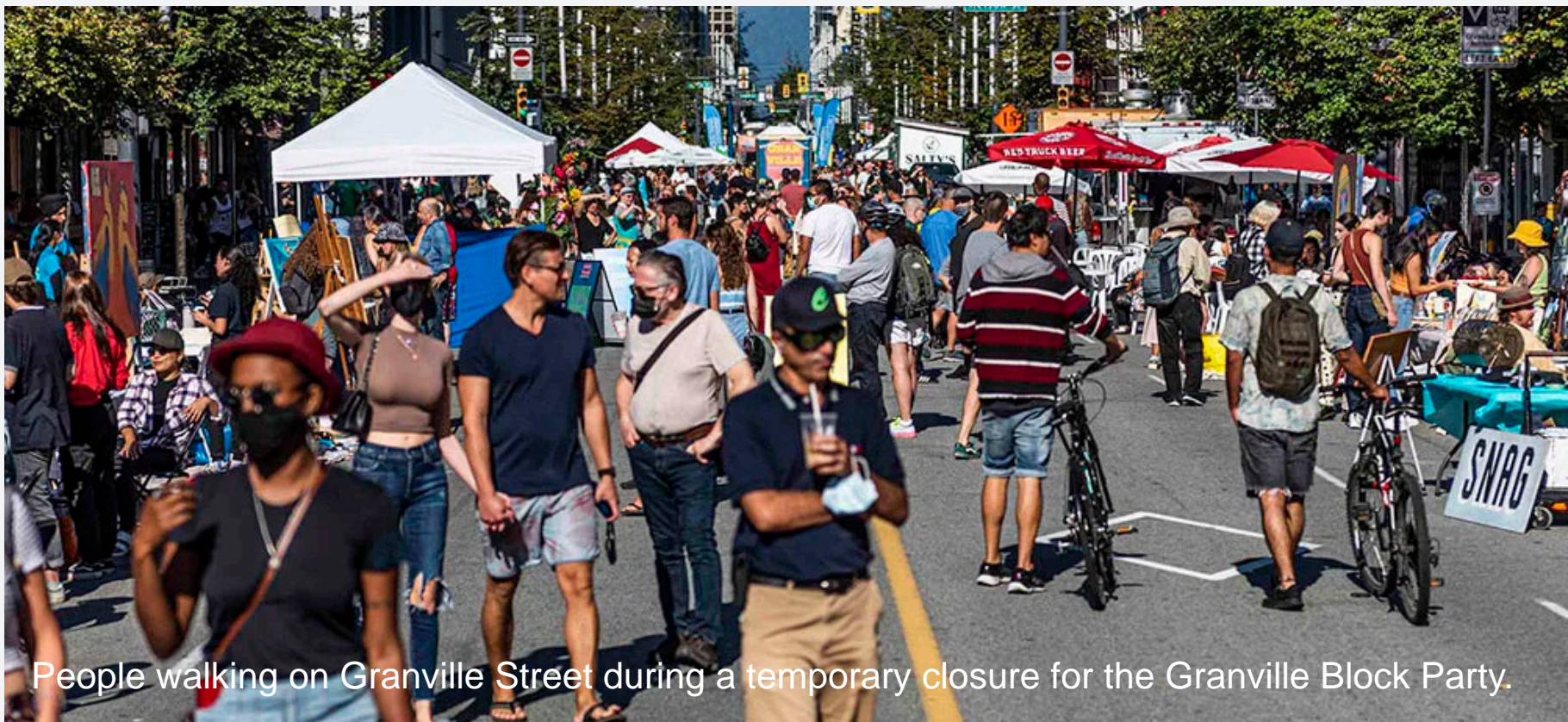


Improve the Walking Experience

Granville Street is an important pedestrian connection with **challenging existing walking conditions** due to busy sidewalks, bollards, sidewalk vehicle parking, and street furniture locations.

The Granville Street Plan would improve the walking experience in the area by:

- ➔ Providing pedestrian-only walking areas on Granville Street connecting to SkyTrain stations.
- ➔ Enhancing the public realm on Howe and Seymour including bus stop improvements and clear wayfinding.
- ➔ Improving the sidewalks on east-west streets connecting Granville Street to Howe and Seymour Streets.



People walking on Granville Street during a temporary closure for the Granville Block Party.

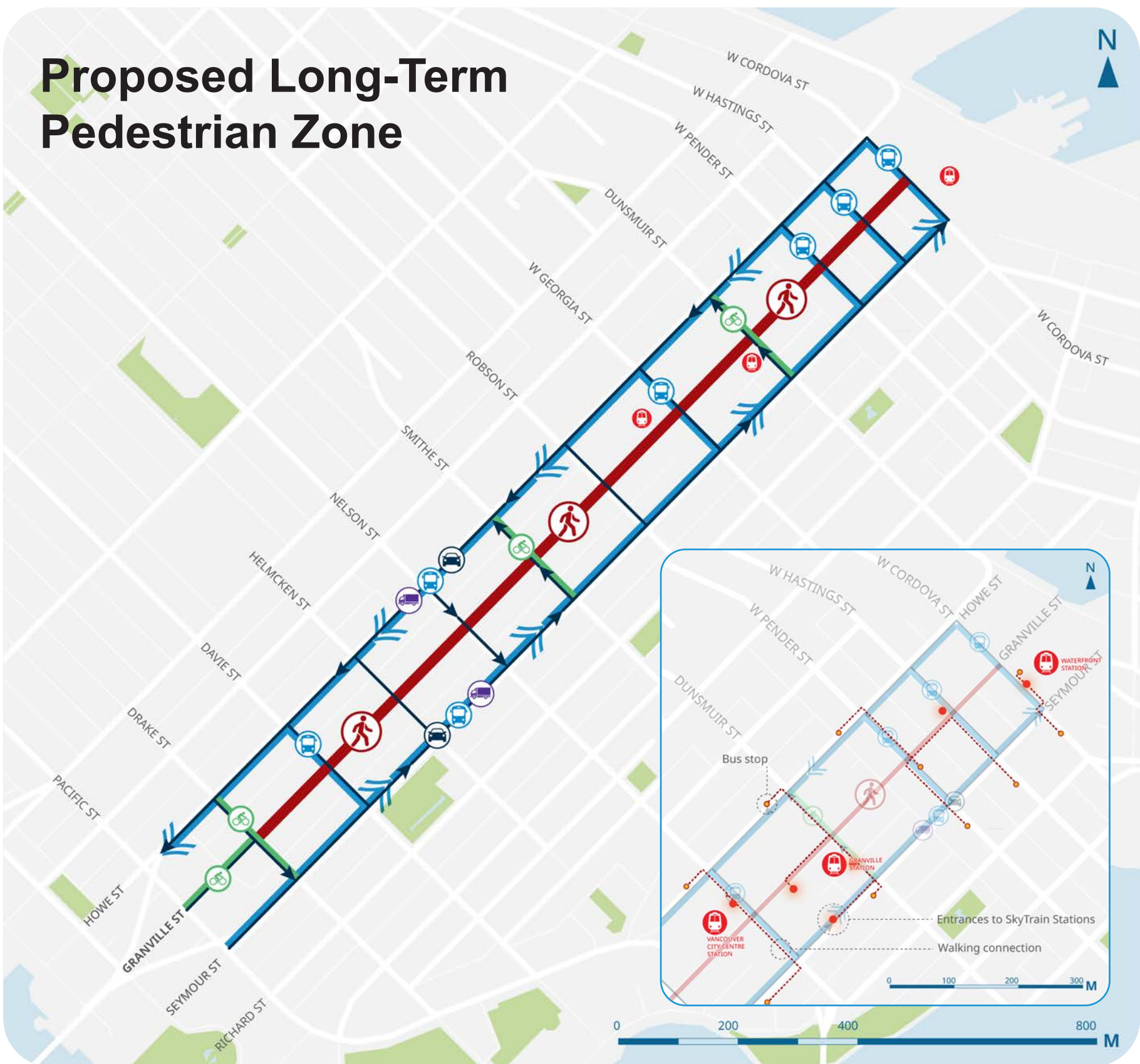


Bollards and sidewalk vehicle parking clutter and obstruct the sidewalk.

Transportation Network Changes To Accommodate A Pedestrian Zone



- ➔ Granville Street accommodates many modes of travel along different sections of the corridor including buses, local vehicle access, taxis and service vehicles, walking, and cycling.
- ➔ Howe and Seymour Street are part of the regional Major Road Network that support commuter vehicles and goods movement in the area.



- ➔ Walking and cycling enhanced on Granville Street.
- ➔ Howe and Seymour Streets would accommodate commuter vehicles, goods movement, buses, and increased pedestrian activity.
- ➔ Road space allocation on Howe and Seymour Streets will need to change through removal of parking or travel lanes to accommodate the high volume of buses and improved public realm.
- ➔ Local vehicle access and service vehicles would move to adjacent east-west streets, laneways, and Howe and Seymour Streets.

Phasing Strategy

The Granville Street Plan will guide the area through a time of change. It will need to be flexible and adapt to new conditions as transformation and development in different parts of the district take shape. The phasing strategy offers a strategic approach to facilitate revitalization and initiate the long-term transformation of the area.

Timeline & Next Steps

- Phase 1

Vision and Directions
- Phase 2

Draft Directions
- Phase 3

Finalize Directions and Plan
- Council (Spring 2025)
- Phase 4

Implementation

We are here

Following Phase 3 engagement, City staff will work on refining a final draft of the Granville Street Plan, with input from engagement feedback. The Plan will be presented to City Council for consideration later this spring.

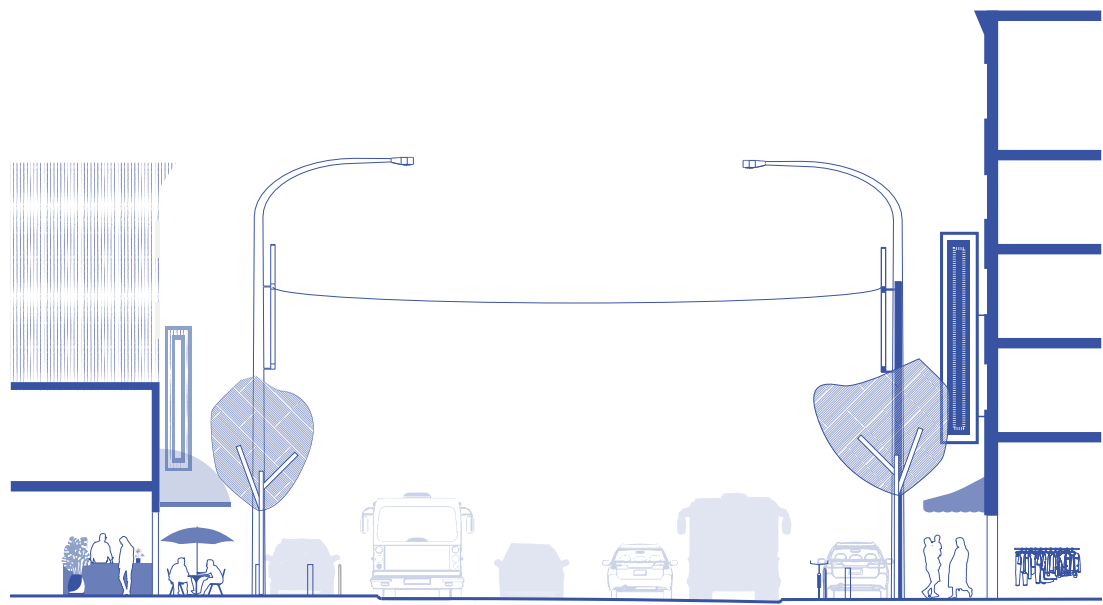
Implementation work will also include amending the Downtown District Schedule to reflect the Granville Street Plan directions and regulations from the Downtown Official Development Plan to align with provincial legislation. Other ongoing City initiatives include:

- Development Permit improvements
- Liquor Licensing updates
- Business Licencing improvements

The Granville Street Plan will be implemented through three (3) phases:

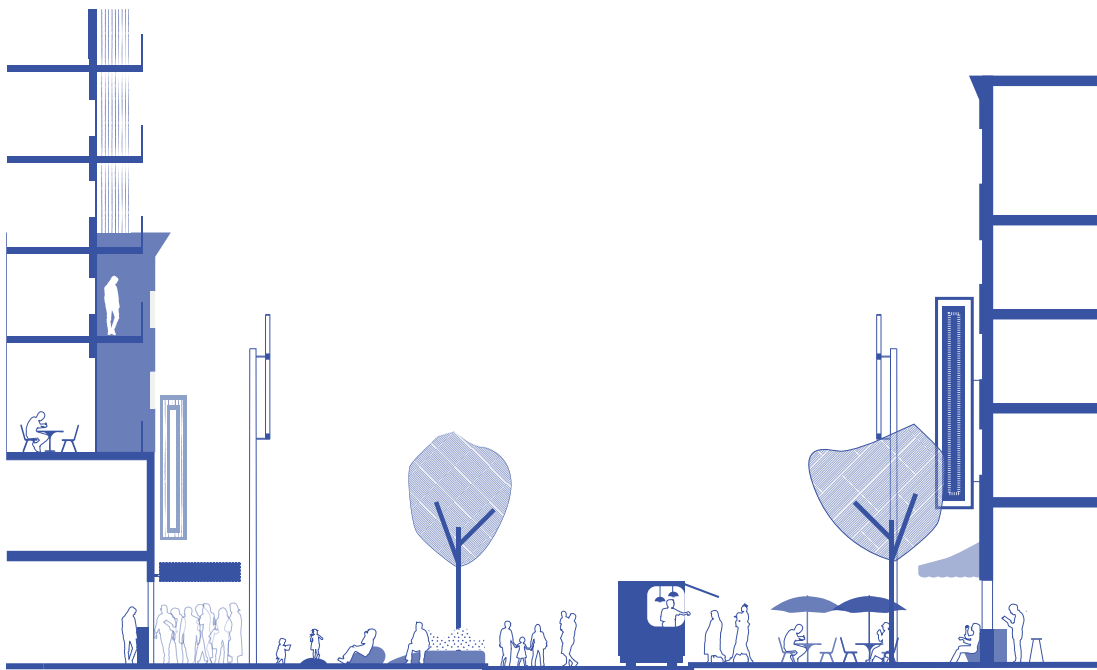
Phase 1 Immediate actions 0-5 years

Delivery of the Granville Street Plan is already underway with early catalyst development projects in progress, public realm improvements in 2025 and pedestrian zone pilots in upcoming years, including summer celebrations, and the beginning of public realm design work and engagement.



Phase 2 Medium term 6-10 years

New developments are completed and investments are made in cultural spaces and businesses; seasonal pedestrian zone continuously tested and improved; public realm design work completed, priority area(s) identified; and larger capital investments in the public realm begin.



Phase 3 Long term 11-20 years

The district is at near full build-out and the street becomes a year-round pedestrian zone with additional capital investments in the public realm.



2025 Key Moves	2025		
	Short Term 1-5 Years	Medium Term 6-10 Years	Long Term 11-20 Years
1. District Management	Develop coordinated approach to Entertainment District Management including Public Space Stewardship	Implement and refine Entertainment District Management and Public Space Stewardship model	
2. Arts, Culture & Entertainment	Support arts and cutlural programming and securing new and exisiting spaces	Expand arts and cutlural programming and secure new cultural space through new development	Support a thriving arts, cutlural and entertainment destination through regular programming, events and performance space
3. Land Use & Development	Early Catalyst Redevelopments and New Businesses	Additional Redevelopment and Improved Occupancy	Full Build and High Occupancy
4. Public Space	Test seasonal pedestrian zones and finalize public realm designs for each sub-area	Begin larger public realm capital investments	Establish year-round pedestrian zone and complete public realm capital investments
5. Transportation	Begin Transit Priority Upgrades on Howe and Seymour and Seasonal Bus Diversion from Granville to Howe and Seymour	Complete Transit Priority Upgrades on Howe and Seymour and Seasonal Bus Diversion from Granville to Howe and Seymour	Full-time Bus Diversion to Howe and Seymour