

Broadway Plan:

Broadway Planning Program and Associated Interim Policies

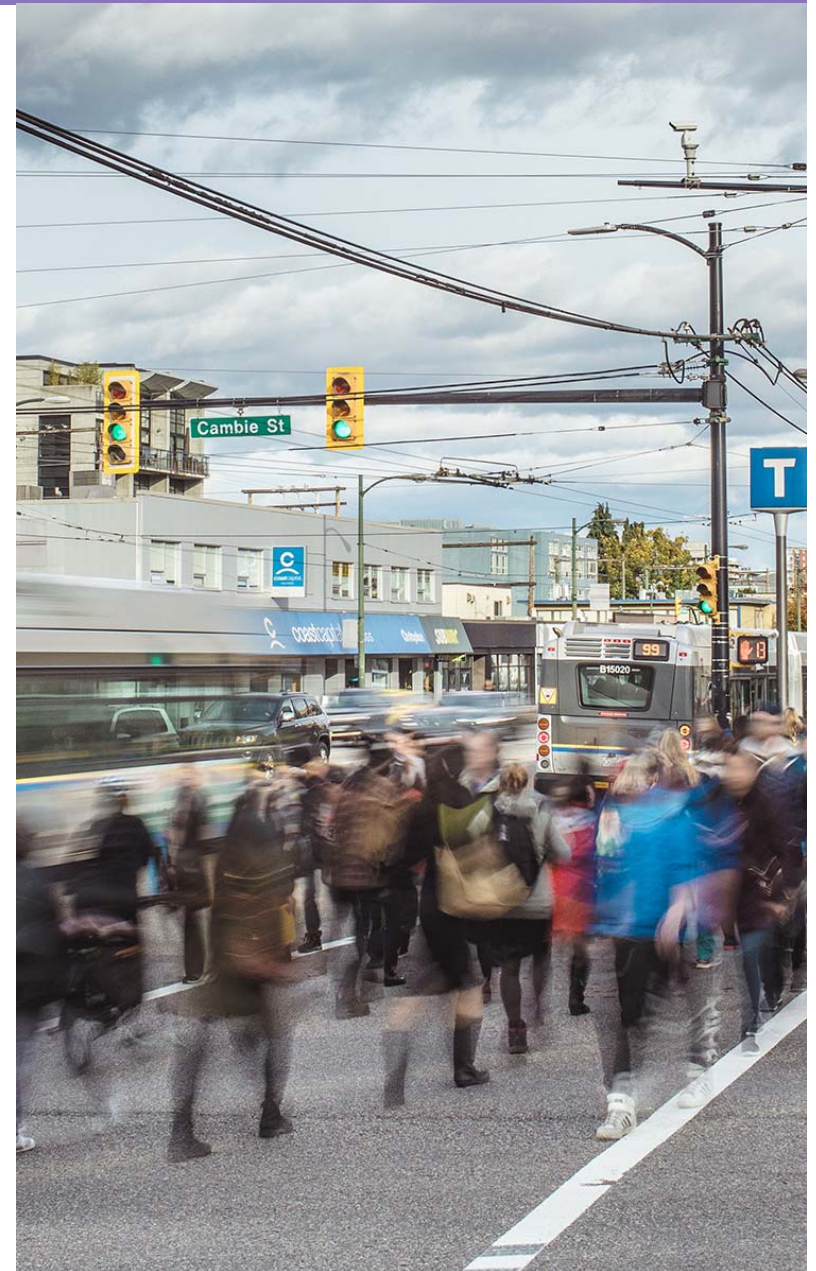
Presentation to Council
Wednesday, June 20, 2018

1

Background

Mayors' Council Vision

- The Mayors' Council Vision calls for **rapid transit along Broadway to UBC**.
- The Vision prioritizes the extension of the **Millennium Line to Arbutus Street** within the first 10 years.
- Broadway is a **regionally important area** - the second largest employment centre in British Columbia and the largest hospital in Western Canada - and borders on **unique and distinctive neighbourhoods**.
- Broadway Plan provides an opportunity to coordinate transit-supportive **land use, affordable housing policies, jobs, transportation connectivity and public realm design** with the rapid transit project.



Broadway is a place...

- **Of Regional Significance**

Second largest job centre in BC with more than 69,000 jobs.

A key source of employment for residents throughout Metro Vancouver.

more than
69,500
Jobs

17%
of total jobs
in Vancouver

- **Comprised of Distinct Neighbourhoods and Diverse Character**

71,500 people living within area with 12,500 people expected by 2041

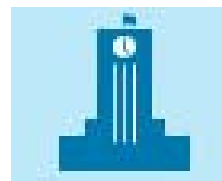


71,500
people

46%
of units are
rental housing

- **That Drives our Local Economy and is the City's Civic Centre**

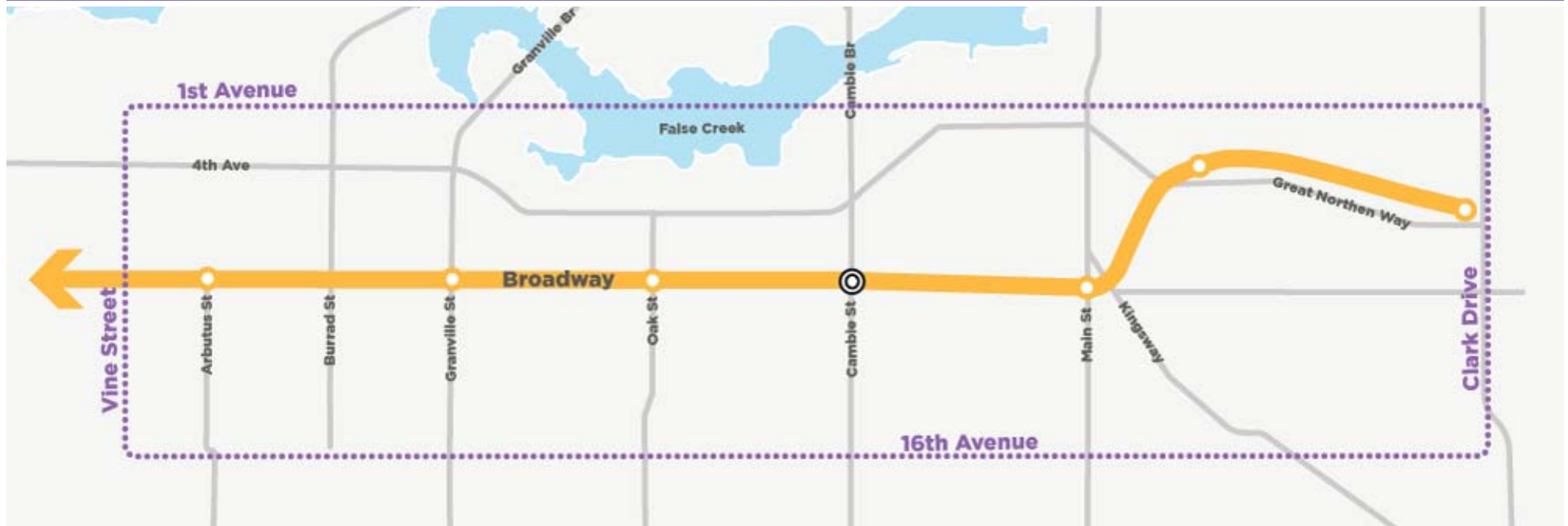
Diverse array of employment types, includes City Hall Campus and VGH health precinct



2

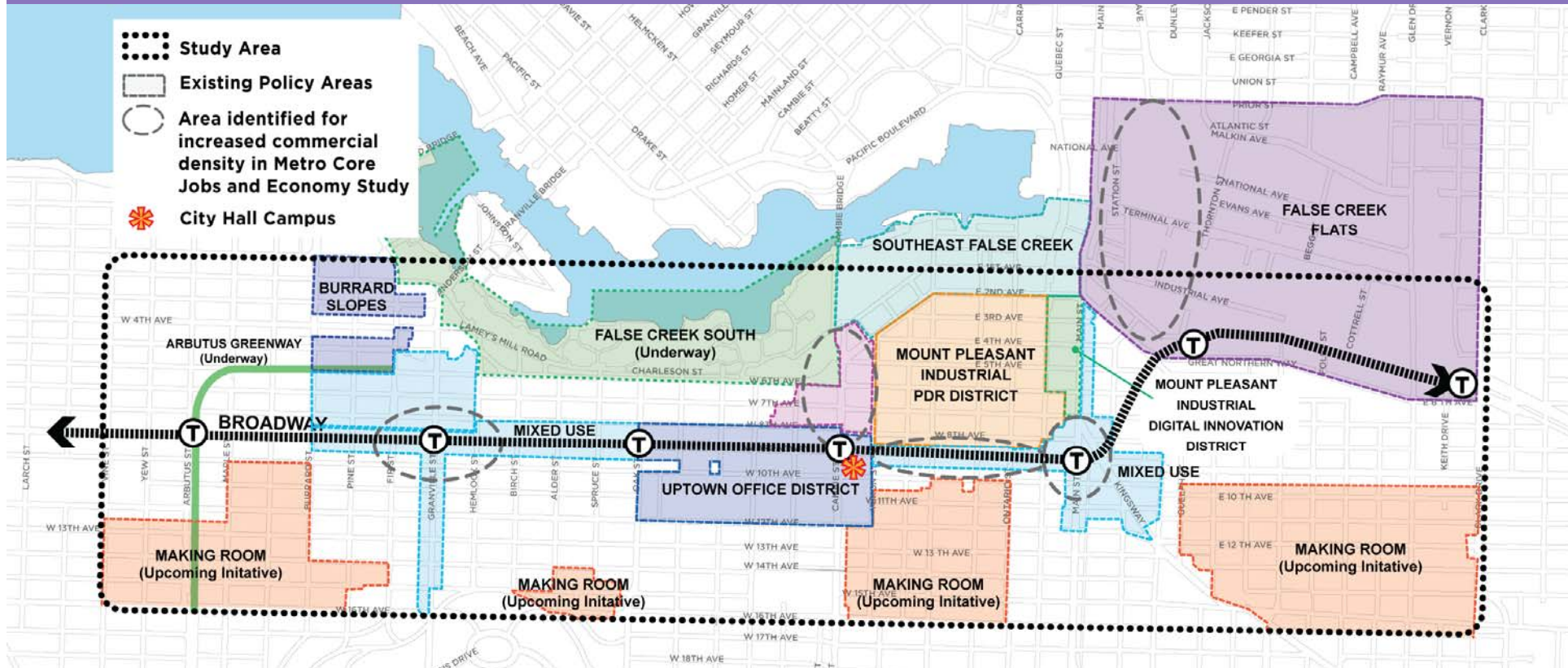
Broadway Plan: A Significant Opportunity

Broadway Plan Study Area



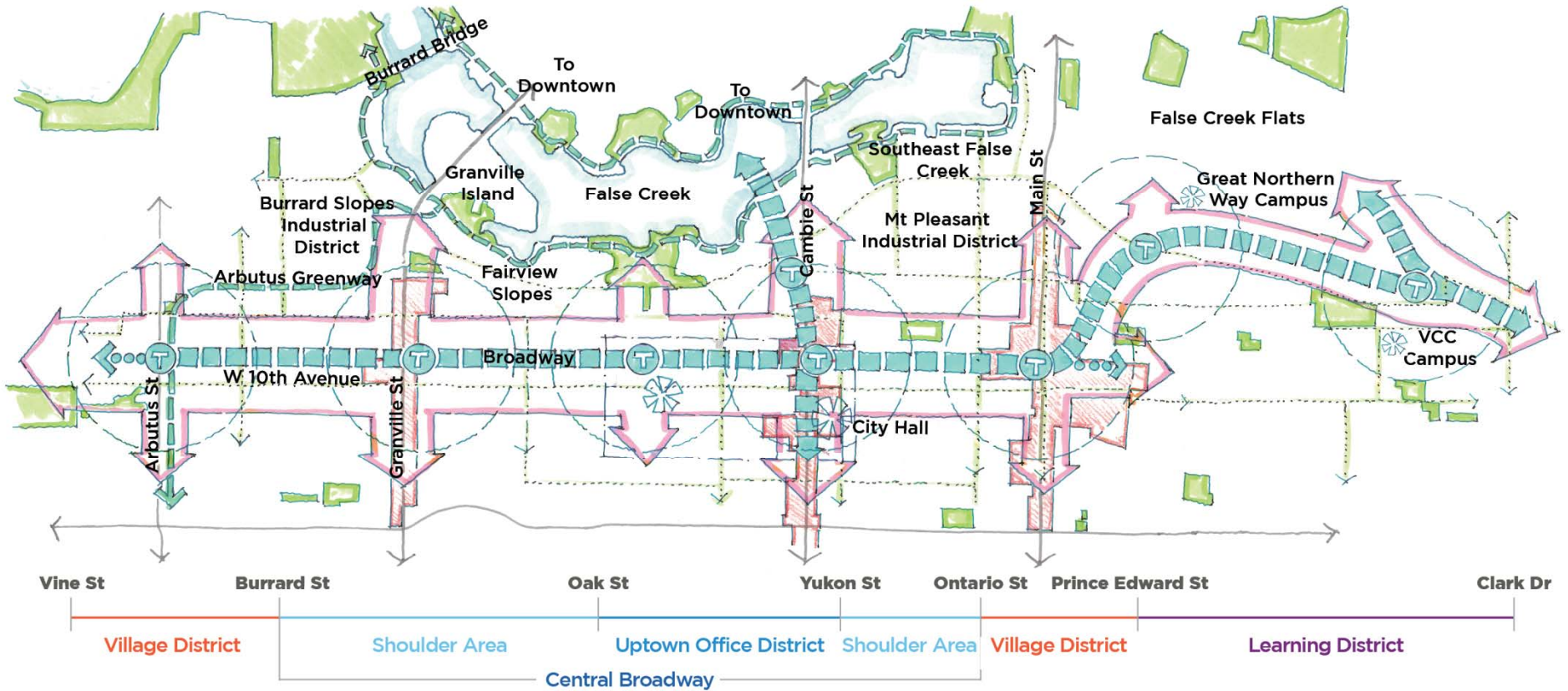
- All funding for the Millennium Line Broadway Extension to Arbutus will be in place with the pending approval of TransLink's Phase 2 investment plan
- Broadway Plan provides an opportunity to coordinate transit-supportive **land use, affordable housing policies, jobs, transportation connectivity and public space design** with the rapid transit project.
- Study area is generally from Clark Drive to Vine Street, and 1st avenue to 16th Avenue

Broadway Plan Study Area



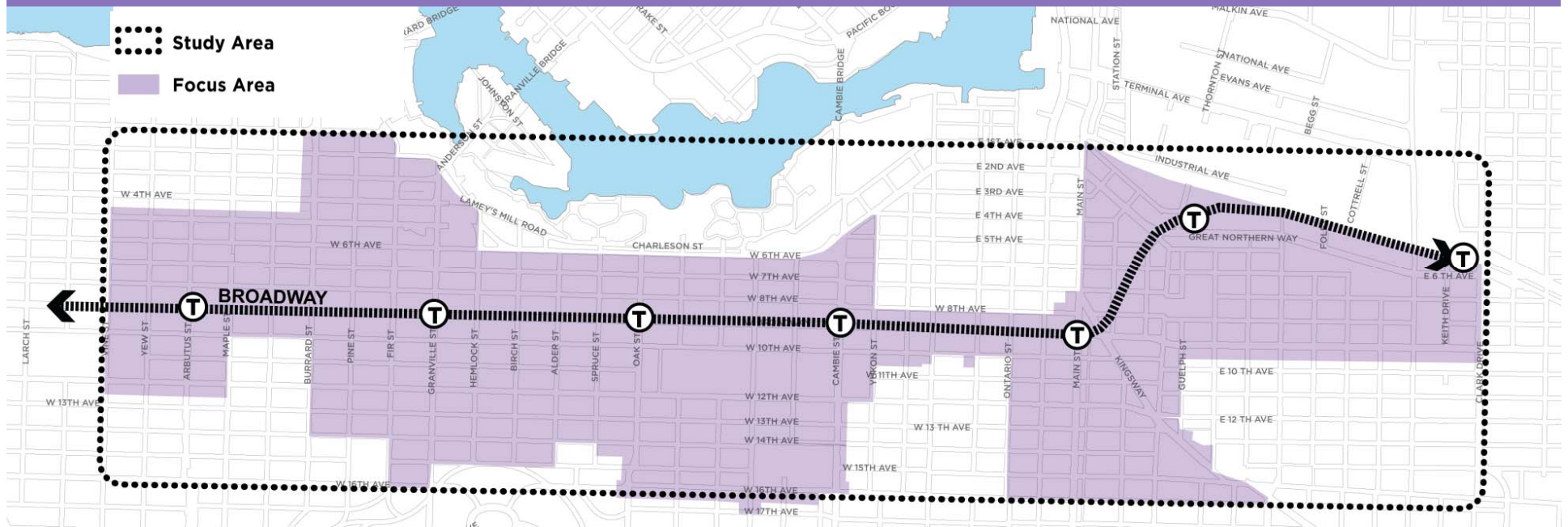
- Existing policies in Broadway Plan area (recently completed or underway)

Broadway Plan Sub-areas



- Proposed sub areas within study area

Study Area



Overarching objectives

- **Create additional affordable housing and rental housing opportunities close to transit** while preserving and mitigating displacement of existing renters in areas covered by the Rental Housing Stock ODP
- **Increase the amount of job space** within Central Broadway to meet long term city, regional and provincial economic development objectives
- **Enhance commercial shopping streets** and local business opportunities
- **Improve connections, connectivity, and public space opportunities**
- **Secure additional public benefits and amenity** to support new growth and improve livability while respecting the unique and essential qualities of established neighbourhoods.

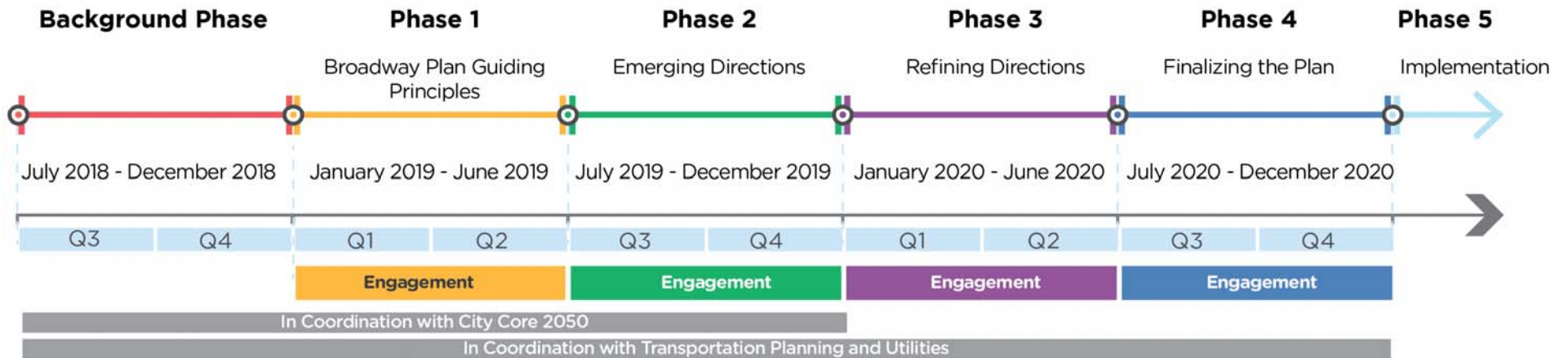
Rapid transit could strengthen the attractiveness of Broadway as a mixed-employment and residential area, however challenges include:

- **Existing height and density restrictions could limit employment and housing capacity over the long term.**
 - Employers and residents may choose to locate elsewhere in the city or region, including in places which are dispersed and difficult to serve by transit.
- **Rising housing costs and extremely low rental vacancy putting pressure on existing rental housing.**
 - Existing renters – including families, young people, seniors, and vulnerable residents – face the difficult choice of paying higher rents or leaving the community to find more affordable options.
- **The existing rental housing stock provides an important source of housing to low and moderate incomes housing in the city.**
 - Vast majority within the study area is now over 40 years old and in need of reinvestment.

3

Broadway Plan: Terms of Reference (Recommendation A)

Phases and Products



Two year **broad and inclusive** planning process resulting in a **comprehensive area plan for Broadway**

Land Use | Housing | Jobs | Parks and Public Spaces |
Connections | Public Benefits

4

**Broadway Plan:
Interim Rezoning Policy
(Recommendation B)**

- Staff will recommend that an **Interim Rezoning Policy** apply until plan is adopted by Council (Target Completion date: December 2020)
- The policy (under staff review) is based on the principle of not to pre-empting or diverting the Broadway Plan process with rezonings which set new directions or preclude options that could emerge during the process.
- Generally rezonings will not be considered in the Broadway Plan Study area while the planning process is underway, with the following exceptions:
 1. Where there is an **active rezoning application** or where an inquiry has been received and the applicant has received a **written response stating that a rezoning application would be considered** (within the past three years), the application will be considered.
 2. Rezoning applications will be considered for projects involving **100% social and supportive housing, or community care facilities or group residences**.
 3. Exceptional circumstances once reported to Council for direction.

5

Measures to Curb Speculation (Recommendation C)

- **Key Policy Priorities for Broadway:**
 - **Job Space**
 - Key Priority along Broadway (e.g. Uptown Office C-3A Area)
 - **Affordable Rental Housing**
 - Key Priority in RM Zoning Districts (Rental Housing Stock ODP) & C-zones
- **The Potential for Additional Density for Strata Residential is Limited**
 - Where additional density for strata residential is considered, development contribution expectations for amenities will reflect the value of the additional strata residential density.
 - Independent consultant identified the value of strata residential above existing zoning based on scenario modelling.

Proposed DCE:

Value of Additional Strata Residential (per sq. ft. above existing zoning)

C-2	C-3A East of Main St.	C-3A West of Main St.
\$330	\$330	\$425

Note: Values may be adjusted throughout the community planning process to reflect market changes and implementation approach (i.e. rezone vs. pre-zone)

6

Recommendation

THAT Council approve:

(Appendix A) Terms of Reference

(Appendix B) Interim Rezoning Policy

(Appendix C) Measures to Curb Land Speculation