



## POLICY REPORT

Report Date: September 25, 2019  
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Meeting Date: October 2, 2019

TO: Standing Committee on City Finance and Services  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Broadway Plan - Phase 1 Engagement and Proposed Guiding Principles

### **RECOMMENDATION**

- A. THAT Council receive for information, the *Broadway Plan: Phase 1 Engagement Summary Report*, generally as attached in Appendix A.
- B. THAT Council endorse the proposed *Broadway Plan Guiding Principles*, generally as attached in Appendix B, to provide guidance for the creation of the draft Broadway Plan through continued extensive community engagement.

### **REPORT SUMMARY**

The Broadway Plan will be a comprehensive area plan that focuses on opportunities to integrate new housing, job space, and amenities in the distinct neighbourhoods around the new Broadway Subway. The plan is an opportunity to advance a number of urgent Council priorities, including those related to housing, childcare, jobs and economy, climate change, integrated water resource management, and transportation.

This report presents a comprehensive summary of the results from Phase 1 of community engagement for the Broadway planning process. Phase 1 was a listening phase, designed to achieve value-based conversations with people who live, work or have an interest in the study area.

This report also includes a recommendation that Council endorse the proposed Broadway Plan Guiding Principles to guide the creation of the Broadway Plan, ensuring the community values are incorporated throughout the process as well as in the final plan. Staff will report back by December 2020 with a draft Broadway Plan for Council's consideration.

**COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- 2007: Metro Core Jobs and Economy Land Use Plan: Issues and Directions
- 2009/10: Regional Context Statement and Regional Growth Strategy
- 2011: Greenest City Action Plan
- 2012: Mayor's Task Force on Housing Affordability
- 2012: Transportation 2040 Plan
- 2012: Climate Change Adaptation Strategy
- 2012: Neighbourhood Energy Strategy
- 2013: Heritage Amenity Bank and Transfer of Density
- 2014: City of Reconciliation Framework
- 2014: Healthy City Strategy
- 2014: The Mayor's Engaged City Task Force
- 2017: Housing Vancouver Strategy
- 2018: Millennium Line Broadway Extension of SkyTrain – Municipal Requirements
- 2018: Broadway Planning Program and Associated Interim Policies
- 2019: Climate Emergency Response
- 2019: A City-wide Plan for Vancouver: Report back on General Planning and Engagement Process
- 2019: Vancouver Culture Plan 2020-2029
- 2019: Cultural Infrastructure Plan

**CITY MANAGER'S/GENERAL MANAGER'S COMMENTS**

The City Manager recommends approval of the foregoing.

**REPORT****Background/Context**

Vancouver is facing major global, regional and city-wide challenges, including an unprecedented housing crisis, increasing climate change pressures and significant growth pressure for a growing region. The Broadway planning process provides a timely opportunity to carefully integrate future development into existing neighbourhoods with the future Broadway Subway, while delivering on urgent Council priorities to address housing, job space and climate pressures facing the City, and supporting the City's goals of creating social and cultural amenities, environmental sustainability and liveability for the people that live, work and play in the area.

### Broadway Plan Study Area



Figure 1: Map showing the Broadway Plan study area and the adjacent area, west of Vine Street, which is not part of the current Broadway planning process.

The Broadway Plan Study Area is generally between Clark Drive to the east and Vine Street to the west, 1st Avenue to the north and 16th Avenue to the south. The area around Broadway west of Vine Street, to UBC, is expected to be part of the City-wide Plan process and/or a future area planning process that puts land use policies in place for this area. Pending this work, an interim Development Contribution Expectations Policy and Interim Rezoning Policy was put in place (April 2019) to limit rezoning and speculation during the planning process.



Figure 2: Map of the Broadway Plan study area.

The Broadway Plan study area has a diverse employment and residential mix that includes established neighbourhoods such as Fairview (excluding False Creek South), Mount Pleasant, and portions of Kitsilano and the False Creek Flats. There are more than 78,000 people living within the study area, and more than 84,400 jobs.<sup>1</sup>

<sup>1</sup> Source: Statistics Canada, 2016 Census

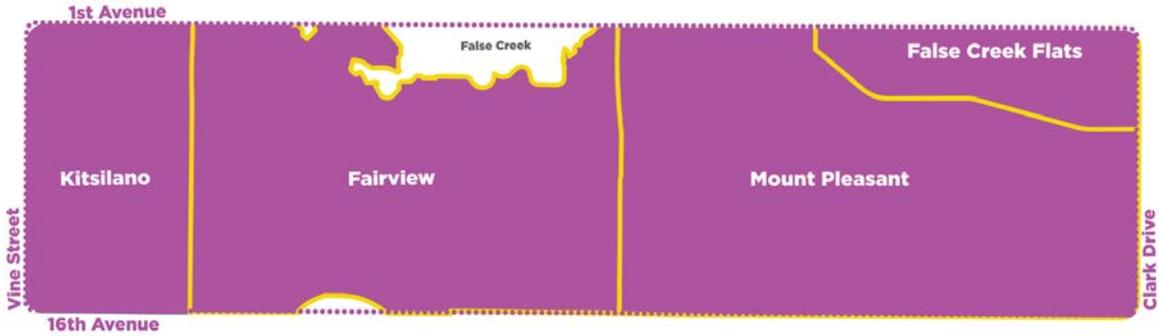


Figure 3: Neighbourhoods within the Broadway Plan study area

Much of the existing neighbourhoods and zoning within the study area were planned during a different era and context than Vancouver today. For example, the Fairview (1974), Kitsilano (1977) and Mount Pleasant (2010) community plans primarily focused on ownership and low-density housing. Much of the existing older rental housing in these areas is protected by the Rental Housing Stock Official Development Plan (RHS ODP). However, as rental rates increase across the city, the viability for a development to consider the replacement of these rental units increases, placing further pressure on the existing, often more affordable, rental housing stock. The Central Broadway C-3A zoning and guidelines were created in 1976 and also require updating to better reflect current City priorities for housing and job space.

### **Opportunity to Advance Urgent Council Priorities**

The Broadway Plan provides a timely opportunity to advance urgent City priorities and leverage opportunities for senior government partnerships through a comprehensive review of land use, transportation, amenities, services and infrastructure throughout the study area:

#### Housing: Renter Protection and Creating New Supply

The Broadway plan area is in need of additional rental housing to accommodate the growing demand for rental housing in the city's core. The vacancy rate for private, purpose-built rental apartment units in the majority of the study area has consistently been at or below 1% since 2010.<sup>2</sup> A residential vacancy rate of 3% to 5% is generally considered a balanced market. There is also significant supply of older, ageing, existing market rental housing in the area, which due to the age of the buildings and longer tenancies, often have lower rental rates than newer builds. Vancouver and the Broadway area in particular is seeing a strong growth in new office jobs, particularly in the tech industry. This growth brings higher than average incomes, putting additional pressure on the limited rental stock. Through the Broadway Plan, there is an opportunity to test and implement new and enhanced tools for Vancouver to avoid tenant displacement, protect rental affordability for tenants, and grow the supply of rental housing close to rapid transit. Effective policies that are tested and implemented through the Broadway Plan process can be integrated into the City-wide Plan.

#### Housing: Senior Government Partnerships

The Broadway Plan provides a significant opportunity to align with new senior government funding programs to increase the supply of social and supportive housing,

<sup>2</sup> CMHC, *Rental Market Report*

below-market rental housing and market rental housing to meet the need in the city. Both the Federal and Provincial governments have recently announced new funding and partnership initiatives through the *National Housing Strategy* and *Homes for BC: A 30 Point Plan for Housing Affordability in British Columbia*, respectively.

#### Childcare: Senior Government Partnerships

The Broadway Plan provides a significant opportunity to align with new provincial government funding programs under the Childcare BC plan to increase the supply of licensed child care. The Broadway Plan area is underserved with licensed childcare relative to current demand from families living and working in the area, in the context of an estimated supply gap of over 16,000 licensed spaces city-wide. Additional pressures on existing child care centres within the plan area are anticipated from upcoming development of housing and employment spaces. A recent (2019) Memorandum of Understanding between the City of Vancouver and Province of BC supports further increasing childcare supply in Vancouver.

#### Jobs and Economy: Economic Significance and Need for Job Space

Broadway is a regionally important area that connects the largest university (UBC) and the largest hospital (Vancouver General Hospital) in Western Canada. Central Broadway is the second largest jobs centre in the Province and is a key source of employment for residents throughout Metro Vancouver. The area around Broadway between Commercial Drive to UBC accounts for 9% of direct regional GDP, totalling \$9.2 billion annually, reflecting the high value-add generated by key industry sectors such as professional, technical and research services, among others.<sup>3</sup>

Due to its economic significance, the area is facing unprecedented office lease pressures. The office vacancy rate is the lowest in Metro Vancouver, at less than 2%<sup>4</sup>, with a vacancy rate of 7% considered a balanced market. The Broadway Plan provides a significant opportunity to increase the amount of job space within Central Broadway to meet long term city, regional and provincial economic development objectives.

The Employment Lands and Economy Review will provide an input into the Broadway Plan by identifying the amount and types of job space to be accommodated in the study area.

#### Jobs and Economy: Concurrent Master Planning

Two major master planning initiatives are currently being undertaken for the City Hall and Vancouver General Hospital campuses, to plan for their future in the near term. The larger context of these two major employment campuses and their role as important anchors in the area is being considered through the Broadway planning process. Guiding principles for the City Hall planning are to: (i) improve access to the public and the delivery of the City's public services on the Campus; (ii) improve safety of the public and staff; and (iii) optimize City-owned assets.

#### Arts and Culture

In September 2019, Council approved the Culture|Shift and the incorporated Cultural Infrastructure Plan that sets out 6 strategic goals to address existing gaps and create

<sup>3</sup> Source: KPMG, *Broadway to UBC: Strengthening Metro Vancouver's Regional Economy*, 2019

<sup>4</sup> Source: Cushman & Wakefield, MarketBeat Vancouver, BC, Office Q3 2018

new opportunities to enhance and expand arts and cultural initiatives and spaces. The Broadway Plan provides a significant opportunity to advance these goals and actions; including expanding tools to prevent displacement and secure spaces, and expanding community partnerships.

#### Climate Emergency Response

In April 2019, Council approved a Climate Emergency Response that sets out six “Big Moves” and 53 accelerated actions to guide the City’s work in response to the climate emergency. These build on past progress to reduce carbon pollution, improve energy efficiency, and transition to renewable energy. The Broadway Plan process provides a significant opportunity to advance these Big Moves and accelerate the emergency actions to reduce the impact of Climate Change.

#### Reconciliation

The Broadway Plan creates a unique opportunity to engage with Musqueam, Squamish and Tsleil-Waututh Nations and Urban Indigenous communities and to incorporate First Nations and Urban Indigenous perspectives into the process. Engagement and conversations are underway with the three local Nations to resource and ensure their own self-determined perspectives on this area and its significance within their traditional territories are incorporated into the Plan; including, sites of significance, intangible and tangible cultural heritage, and social/cultural impacts.

#### Intersectional Lens

The City’s Women’s Equity Strategy adopted in 2018 includes the goal to have all City decisions, programs, and plans be informed by an intersectional lens to ensure that all citizens have equitable access, inclusion, and participation in community life. In May 2019, Council further directed staff to develop a comprehensive gendered intersectional strategy with measurable goals for all departments and strategies. An intersectional lens, including gender, racial and ethno-cultural, age, income, and ability, is being applied to the planning process and the development of the Broadway Plan. This work will align with larger efforts to develop a citywide Equity Framework to ensure an inclusive city that is safe and welcoming for all people.

#### Integrated Water Resource Management

The Broadway Plan area faces significant utilities challenges: aging infrastructure and capacity constraints for sewer, drainage, and drinking water infrastructure, up to 50 per cent of the service connections are combined (i.e.: stormwater and wastewater are conveyed in the same pipe), and combined sewer overflows discharge excess wastewater directly to water bodies during periods of heavy rainfall. To accommodate future population growth, extensive upgrades to sewer and water mains will be necessary.

The Broadway Plan provides an opportunity to respond to these challenges by developing an integrated water resource management plan for the area that will help the City address pipe capacity, reduce combined sewer overflows, improve resilience to climate change while also supporting population growth, livability, ecosystem health, and other city-wide and regional goals. A water lens will be integrated throughout the planning process and will explore opportunities for a more balanced approach to investments in traditional piped infrastructure and green rainwater infrastructure as well

as water harvest and re-use strategies while protecting our valuable groundwater resources.

### Transportation Planning

Three of the six “Big Moves” in the City’s Climate Emergency Response pertain to transportation. They speak to having walkable complete communities, safe and convenient active transportation and transit, and zero-emission vehicles. Furthermore, one of the accelerated actions is to expand policies and actions that lead to very low motor vehicle reliance (15–20% of daily trips) within the Broadway plan area. The development of the Broadway Plan will involve identifying these policies and actions to meet these objectives.

In addition, the reconstruction of the streets around the Broadway Subway stations by the provincial government creates an opportunity for a long-term vision of Broadway (the street) to be built earlier for the area immediately around the stations. To help the City take advantage of this opportunity, a key component of the Broadway Plan is to develop a long-term vision for Broadway (the street).

### **Opportunity to Advance Priorities of the Vancouver Board of Parks and Recreation (Park Board)**

The Broadway Plan provides a significant opportunity to advance Vancouver’s Parks and Recreation Service Master Plan (VanPlay) *Ten Goals to Shape the Next 25 Years*, approved by the Park Board in 2018. Seven of these ten goals strongly relate to actionable aspects of the Broadway Plan, including growing park space, protecting existing parks, equitably delivering resources, creating a green network, restoring wild space and biodiversity, seeking truth as a foundation for reconciliation, and securing adequate and ongoing funding.

The final two components of VanPlay: *Strategic Bold Moves* and *Playbook* are anticipated to be before the Park Board in late 2019. The Broadway Plan can be a step towards advancing the Park Board’s vision for the equitable delivery of excellent parks and recreation opportunities in a connected, efficient manner which celebrates history of the land, place and culture.

### **Broadway Subway**

The Broadway Subway project is a key part of the rapid transit program in Metro Vancouver’s Mayors’ Council 10-Year Vision and will provide fast, frequent and convenient SkyTrain service to Metro Vancouver’s second largest jobs centre, world-class health care services, an emerging innovation and research hub, and growing residential communities.

The request for qualifications (RFQ) was posted through BC Bid and closed on April 17, 2019. The request for proposals (RFP) stage began June 25, and the Province expects to select a preferred proponent by mid-2020. Construction is anticipated to start in 2020, with the new extension opening in 2025. On September 18, 2019 the Province announced the detailed locations of the six new underground stations, station entrances, and nearby properties that will be used as construction storage and staging areas.

The plan leverages the opportunity of the Broadway Subway by coordinating comprehensive planning for the Broadway area with the delivery of the rapid transit project.

### Supportive Policies Agreement

The Supportive Policies Agreement (SPA) is one part of the partnership agreement that is required between TransLink and affected municipalities for all major transit investments. These agreements became a requirement as part of the Mayors' Council Ten Year Vision approved in 2014. In June 2018, TransLink and the City of Vancouver signed a SPA for the Broadway Subway Project. The SPA requires the City to complete a Broadway Plan, including sections on land use, housing and transportation, by the end of 2021.

The SPA includes an interagency Monitoring Committee with members from TransLink, the City of Vancouver, Metro Vancouver and the Ministry of Municipal Affairs and Housing. This committee receives a dashboard of metrics every year as well as performance reports every five years to track the progress of the SPA agreements. The first performance report outlining baseline data will be communicated to Vancouver City Council, the TransLink Board and the Mayors' Council in December 2019. The first annual dashboard will be presented to the same groups and is scheduled for June 2020.

### **Broadway Planning Process**

The Broadway Plan will be a comprehensive area plan that incorporates land use and built form policies to expand housing options and job space, and will identify new or improved transportation, parks and public spaces, and other public amenities. A long-term funding strategy will also be developed encompassing property taxes and user fees, development contributions and partner contributions to deliver the Public Benefits Strategy.

### Planning Phases

The Broadway planning program is a two-year process led by the Planning, Urban Design and Sustainability Department to create a comprehensive Broadway area plan. The planning process has four phases, with the goal of having a draft Broadway Plan for Council's consideration by December 2020:

- *Phase 1: Guiding Principles (Q1 2019 – Q3 2019)*
- *Phase 2: Emerging Directions (Q4 2019 – Q2 2020)*
- *Phase 3: Refining Directions (Q2 2020 – Q3 2020)*
- *Phase 4: Finalizing the Plan (Q3 2020 – Q4 2020)*
- *Implementation (2021+)*

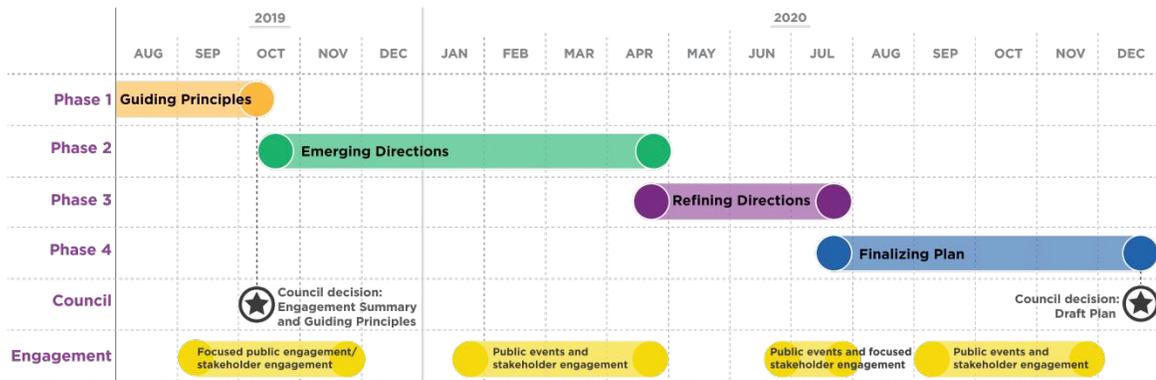


Figure 4: Timeline showing the planning process and phases for the Broadway Plan

The engagement process is intended to be broad and inclusive of a range of interested parties including local businesses, residents, property owners, tenants, workers, business improvement associations, transit and mobility stakeholders (including TransLink and Metro Vancouver interests), non-profit organizations, real estate development interests, academics, and other stakeholder groups. It will also provide for an array of engagement opportunities, from active involvement to providing information.

Interim Policies

The following policies are in place to limit new rezonings and mitigate land speculation while the planning process is underway:

- *Interim Rezoning Policy* - The City’s established practice is to limit the types of new rezoning applications which will be considered during a significant planning process so as not to pre-empt or divert the planning program with rezonings that seek to set new directions or preclude options in a neighbourhood. Since the Broadway Plan Interim Rezoning Policy was approved, one rezoning application within the study area has been brought forward to Council to proceed with an application during the Broadway planning process (Consideration of Rezoning Proposal at 1980 Foley Street - April, 2019).
- *Development Contribution Expectations Policy* - The Development Contribution Expectations (DCE) Policy is intended to limit land value speculation by ensuring that owners, realtors and developers are made aware of the City’s intention to preserve and grow affordable rental housing, job space and public benefits in the Broadway Plan study area. By articulating the City’s priorities and expectations at the outset of the planning process, sellers and buyers of land in the Broadway study area will be able to make better decisions with respect to land transactions. Since the DCE Policy and the Interim Rezoning Policy were approved in June 2018, a total of 13 commercial land transactions have taken place within the study area.<sup>5</sup> In the previous 12 months, 29 land transactions took place. Although it is still early days to determine its overall effectiveness, the DCE Policy has created an understanding of the minimum development contributions that will be required of new developments that proceed under future Broadway Plan policies.

<sup>5</sup> Market transactions the City of Vancouver has information for.

**City-wide Planning Program**

In July 2019, Council directed staff to work on a city-wide planning process. The Broadway Plan will inform and align with directions from the City-wide Plan, while advancing the delivery of urgent Council priorities to address housing, job space and climate pressures facing the City. Other concurrent city-wide planning programs, such as the Employment Lands and Economy Review, will be inputs into the Broadway Plan. As public engagement for Broadway planning and City-wide planning overlap, staff will look for opportunities to coordinate.

**Strategic Analysis**

Community engagement for the Broadway planning process launched with a series of public events in March 2019. The first phase of engagement was a listening phase, designed to achieve values-based conversations with people who live, work or have an interest in the Broadway Plan study area. The conversations focused on the unique qualities of the neighbourhoods, what is loved, what is working well, and what needs attention as part of the planning process.



Figure 5: Phase 1 Engagement Process

**A Comprehensive Phase 1 Engagement Process**

Between March and September 2019 staff engaged community members through an extensive engagement process that included more than 10,360 engagement contacts through 24 public events, 4 surveys (3 online/in-person and 1 in-person asset mapping survey) and 12 focused engagement events. Key engagement statistics for Phase 1 of the Broadway planning process are outlined in Figure 6 below. A full list of engagement opportunities, notification methods and feedback received during this phase is summarized in the Broadway Plan: Phase 1 Engagement Summary (attached as Appendix A).

Phase 1 Engagement  
(March 7 to September 7, 2019)  
Broad range of Phase 1 activities and events:

**10,300+** engagement contacts  
during Phase 1 of the  
Broadway planning process

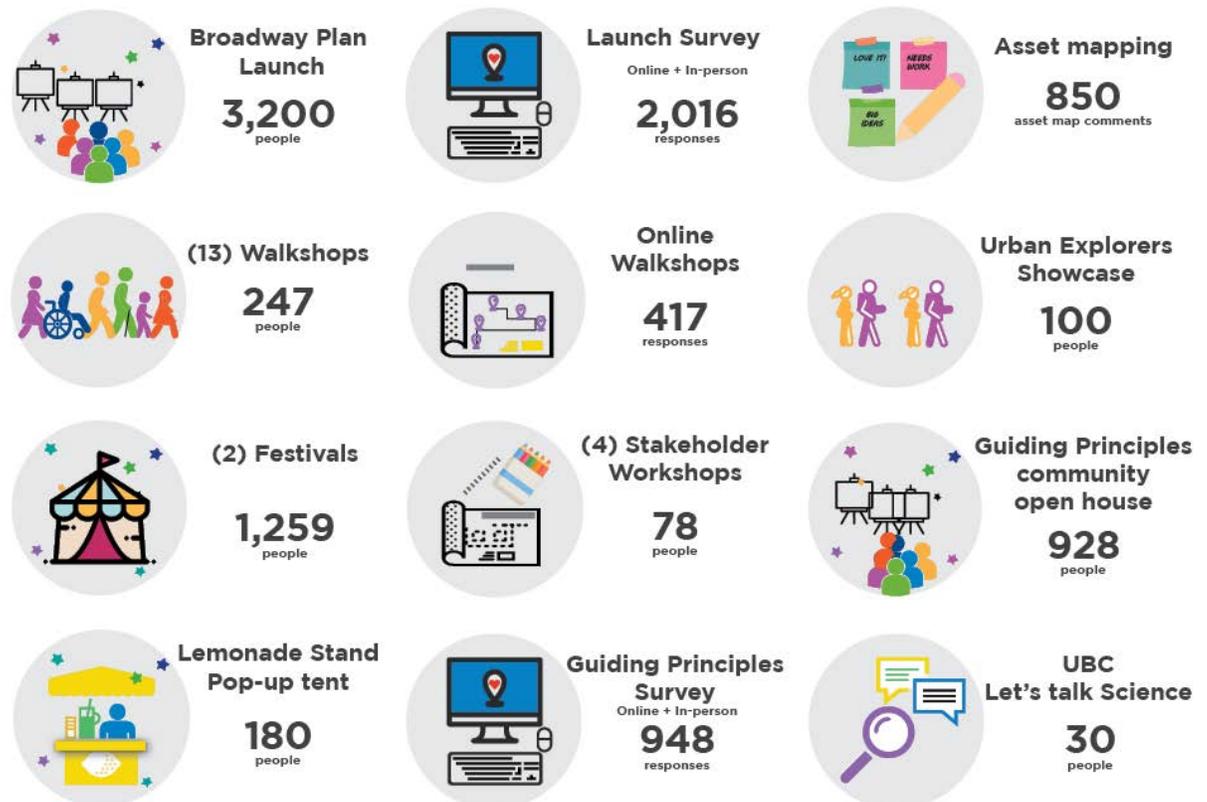


Figure 6: Summary of Phase 1 engagement events, from March to September 2019

Through Phase 1 engagement, many community members shared what they value about their neighbourhoods, and contributed ideas, interests and opportunities for the Broadway Plan. Based on this input a number of recurring themes emerged for the study area and its distinct neighbourhoods. The key themes for the overall study area are summarized below and are included in the Broadway Plan: Phase 1 Engagement Summary Report (Appendix A):

- Preserve and enhance the distinctive character of each neighbourhood
- Retain independent and small local serving businesses
- Key shopping streets are cherished (e.g. Main Street, West 4th, and South Granville)
- Improve transportation options and street design with a focus on people
- Walkability needs to be enhanced, especially on arterials/commercial streets
- Concerns and fear over displacement of existing renters due to redevelopment pressures and a desire to retain existing affordable rental housing
- Concerns around housing affordability and need for supply of new affordable housing options, including social and supportive housing and purpose-built below-market and market rental
- Consider increased density for more housing close to rapid transit

- Concerns and uncertainty about displacement of arts and cultural spaces including affordable studio and rehearsal space and artist housing
- Lack of accessibility for seniors and inclusion (e.g. housing for homeless persons)
- Provide a diversity of additional job space close to rapid transit (e.g. office, light industrial, tech, institutional, and hotels)
- Provide more parks, green spaces and amenities (e.g. outdoor presentation space, public art, etc.)
- Need for sustainable infrastructure (e.g. electric car charging stations)
- As a street Broadway lacks character and should be improved with wider sidewalks, public spaces, and interesting shops and restaurants
- Need for amenities and services to support growth and livability, e.g., community centres, childcare, libraries, neighbourhood houses, and social services

**When you think about the Broadway Plan area, what do you want it to have in the future? What do you want it to look like? Out of these elements, which are most important to you? (select up to 5).**

- 1. Walkable**
- 2. Excellent transportation options**
- 3. Affordable places to live**

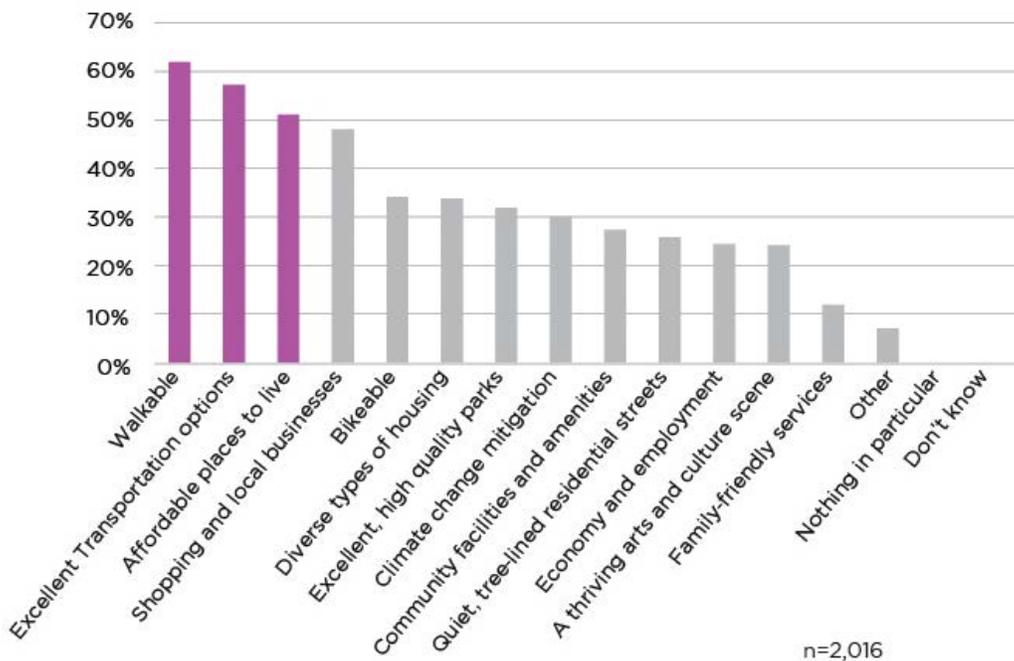


Figure 7: Results from the launch survey showing respondents' top 3 priorities for the area

**What types of new housing do you think are most important for the Broadway Plan Area? (Please select one response for each item.)**

- 1. Purpose-built rental housing**
- 2. Co-operative housing**
- 3. Social housing**

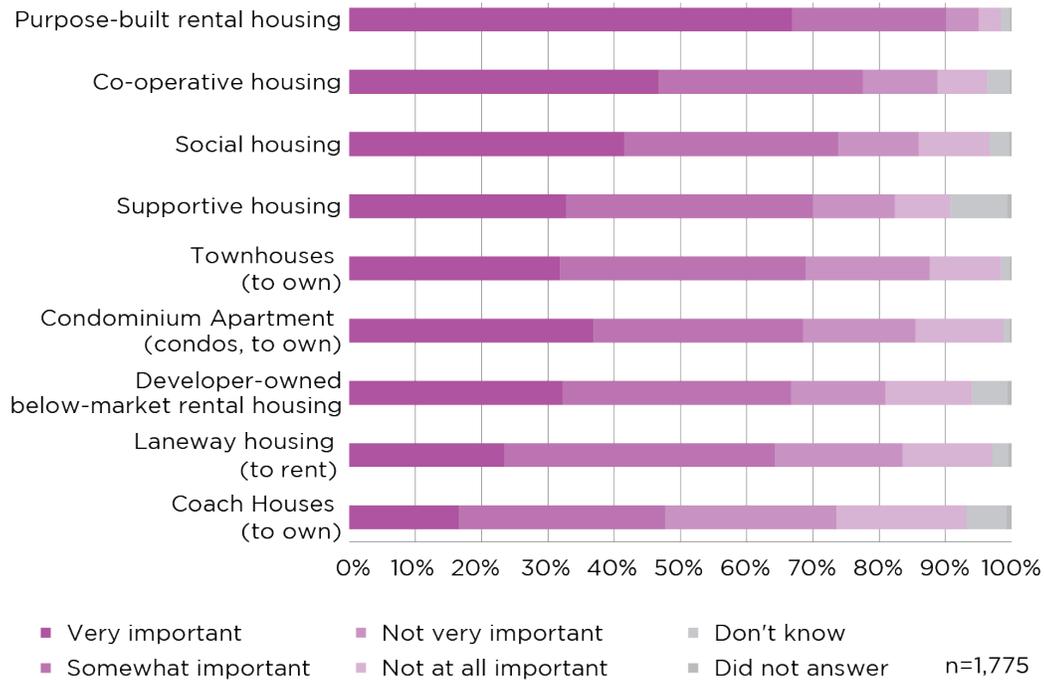


Figure 8: Results from the launch survey showing respondents' level of importance for new housing for the area and the top three responses.

There was also a desire to recognize the four distinct neighbourhoods within the study area: Kitsilano, Fairview, Mt Pleasant and the False Creek Flats, and have the plan respond accordingly to reflect the unique values and needs of each area.

The following Core Community Values were drafted from the input received through a variety of community engagement activities. Each set of values are specific for Fairview, Kitsilano and Mount Pleasant/False Creek Flats. These values may be refined further, depending on additional input received through the planning process:

Core Community Values: Mount Pleasant Neighbourhood/False Creek Flats

- *Layers of History:* Mount Pleasant today embraces its living and built heritage, mature street trees, and tradition of independent businesses, arts and cultural institutions and sites. 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 access local services. Many small independent stores provide retail variety. Off of Main Street, 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.

#### Core Community Values: Fairview Neighbourhood

- *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.
- *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.
- *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.

#### Core Community Values: Kitsilano Neighbourhood

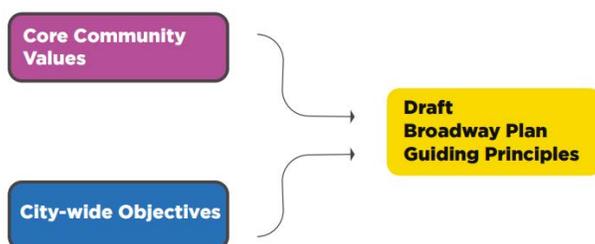
- *Layers of History:* Kitsilano today contains a diversity of heritage buildings and landscapes, and character homes mixed throughout the neighbourhood, adding to a particular sense of time. This area is part of Musqueam, Squamish and Tsleil-Waututh peoples living history.

- *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.

### Broadway Plan Guiding Principles

Based on the core community values, a set of nine Broadway Plan Guiding Principles was drafted, layering in city-wide objectives (e.g. City of Reconciliation Framework and commitments, Transportation 2040, Housing Vancouver Strategy, Healthy City Strategy, Climate Emergency Response, etc.).

The intent of these principles is to guide the creation of the Broadway Plan, ensuring the community values are incorporated throughout the process as well as in the final plan.



*Figure 9: The Draft Broadway Plan Guiding Principles are based on core community values that emerged during the planning process and layer in City-wide objectives.*

In July 2019, the draft guiding principles were presented to the public at three community open house events and posted on the Broadway Plan webpage for input. The survey (on-line and in-person) was open from July 13 to 28 and 948 responses were received in total.

Eighty-one per cent of survey respondents agreed that the principles presented were the right set of principles to guide the planning of the Broadway Plan area (see figure 10). A detailed engagement summary of the feedback received is included in the *Broadway Plan: Phase 1 Engagement Summary Report* (Appendix A).

Thinking about the principles as a whole.... Do you agree or disagree with this statement? These are the right set of principles to guide the planning of the Broadway Plan area.

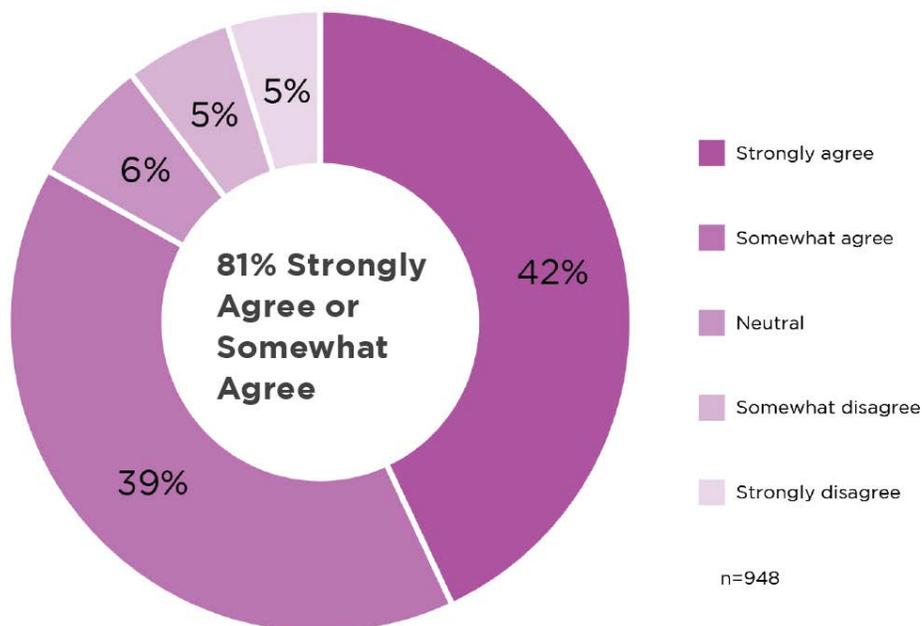


Figure 10: Results from the July 2019 Survey seeking the level of agreement on the draft Broadway Plan Guiding Principles

In response to the feedback received on the draft guiding principles, the following refinements were made (not all principles were amended, see appendix B for a complete set of the proposed Broadway Plan Guiding Principles). Deletions are indicated with ~~strikeouts~~ and additions in ***bold italics***.

- Foster a Robust and Diverse Economy

The amount and diversity of job space should be increased to strengthen Central Broadway as the Province's second largest jobs centre, particularly in the Uptown area. Industrial and mixed employment lands should be retained and foster an evolving creative economy. Key shopping villages and opportunities for ***small and*** local businesses should be enhanced, including new neighbourhood-serving shops and services.
- Support Affordable, Diverse, ***Equitable*** and Inclusive Complete Neighbourhoods

Leveraging the investment in the Broadway Subway, ***new*** housing opportunities (***particularly purpose built market and below-market rental and social and supportive housing***) close to transit should be expanded for a diversity of household types and backgrounds, while retaining and reinvesting in existing older rental housing, where possible, and minimizing displacement of existing residents. Neighbourhoods should ***be liveable and*** meet the needs of all ages and abilities, and include amenities, jobs, shops, ~~and~~ services, ***and community facilities and services (e.g. childcare and neighbourhood houses)***, as well as opportunities for arts and cultural activities. Residents should live within an easy walk or roll of their daily needs.

- **Encourage Contextual Design**  
New development should include architecture and building typologies **forms** that respond to the **evolving** local context, including topography and **elements of** neighbourhood character (i.e. terracing, access to views and light, green and leafy streetscapes, variety of building materials, gardens, etc.), **as well as the new Broadway Subway**.
- **Recognize and Enhance the Area's Distinctive Neighbourhoods and Places**  
The distinctive character and unique qualities of neighbourhoods, including **such as** green and leafy residential areas **streets**, shopping villages, and heritage and cultural resources, should be retained and enhanced, **while integrating new housing and job space**. New development should respond to local context, and opportunities for public art should be identified.
- **Enhance Broadway as a Great Street**  
Broadway should be enhanced as a street of special significance—a Great Street—with a series of unique and vibrant places to live, work, **visit** and play. Street design, new development, public spaces, and businesses should contribute to a delightful experience for everyone and lively gathering places, and help create distinct character areas along Broadway that also serve the local neighbourhoods.
- **Create and Enhance Parks and Public Spaces**  
Diverse places for public life should be integrated along key shopping streets and throughout neighbourhoods to foster walkability and human health, and create opportunities for social connection, cultural expression (**e.g. public art**), recreation and play, and access to nature. Parks and public spaces should respond to local context, such as unique views or adjacent businesses.

### Next Steps

If Council chooses to endorse the proposed Guiding Principles for the Broadway Plan, staff will initiate Phase 2 and begin work on developing growth options and patterns for change to bring to the public in early 2020. These options will be shaped by the Guiding Principles. Once a preferred set of directions has been selected and tested with the public, a draft plan will be created and brought to Council for consideration by the end of 2020.

## **Implications/Related Issues/Risk**

### **Financial**

As with every community plan, a public benefits strategy is prepared using guiding principles to identify and prioritize amenities and infrastructure needs as well as the projected funding sources. The public benefits strategy will be completed and presented within the finalized Broadway Plan next year.

**CONCLUSION**

The Broadway Plan will leverage the opportunity of the Broadway Subway by coordinating comprehensive planning for the Broadway area with the delivery of the rapid transit project. The plan will help meet the City's goals of creating housing affordability, job space, social and cultural amenities, environmental sustainability, and liveability. Phase 1 engagement for Broadway planning was a listening phase for community members to share what they value about their neighbourhoods and to contribute ideas, interests and opportunities for the plan. Based on this input and city-wide objectives, the proposed Broadway Plan Guiding Principles will guide the creation of the plan, ensuring it incorporates community values.

\* \* \* \* \*



Appendix A

# **BROADWAY PLAN**

Phase 1 Engagement Summary Report

Community Values | September 2019



Phase 1  
Engagement  
Highlights  
(March - September 2019)

10,360  
engagement  
contacts

40  
events/workshops/  
meetings



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A gathering of canoes in a Vancouver park

# 1. FIRST PEOPLES

We recognize that we are on the unceded traditional homelands of the Musqueam, Squamish and Tsleil-Waututh Nations.

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

The City of Vancouver is on the traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples. The Nations have a spiritual, cultural, and economic connection to the land since time immemorial. Vancouver and 95 percent of British Columbia are located on the unceded territory of First Nations. The term unceded acknowledges the dispossession of the land and the inherent rights that the Nations hold to the territory. The term serves as a reminder that Musqueam, Squamish and Tsleil-Waututh have never left their territories and will always retain their jurisdiction and relationships with the territory.

## City of Vancouver

Vancouver City Council has endorsed the United Nations Declaration on the Rights of Indigenous Peoples, in 2013, and has designated the City as a City of Reconciliation. In 2014, we committed to achieve the following goals:

- » Strengthen local First Nations and Urban Indigenous Relations,
- » Promote Indigenous peoples arts, culture, awareness and understanding, and
- » Incorporate First Nations and Urban Indigenous perspectives for effective City services.

There are a number of resources available to learn more about the historical and current relationship the Nations have with the land which is now known as the City of Vancouver.

Their websites contain plentiful information about their histories, cultures, governance, and ways of affirming their continuity on these lands:

Musqueam Indian Band:

[musqueam.bc.ca](http://musqueam.bc.ca)

Squamish Nation:

[squamish.net](http://squamish.net)

Tsleil-Waututh Nation:

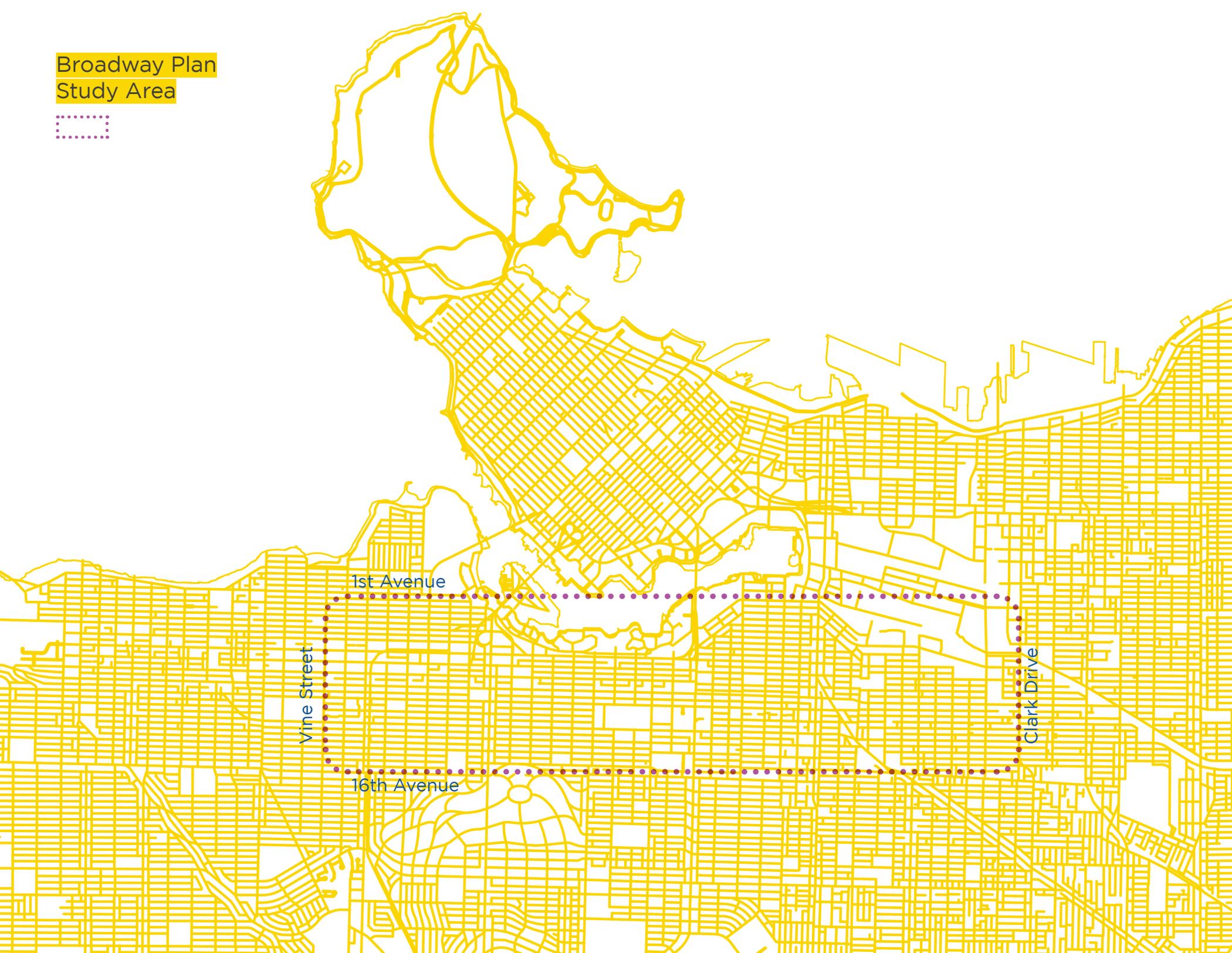
[twnation.ca](http://twnation.ca)

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

[vancouver.ca/people-programs/city-of-reconciliation.aspx](http://vancouver.ca/people-programs/city-of-reconciliation.aspx)

[vancouver.ca/files/cov/First-Peoples-A-Guide-for-Newcomers.pdf](http://vancouver.ca/files/cov/First-Peoples-A-Guide-for-Newcomers.pdf)

Broadway Plan  
Study Area



1st Avenue

Vine Street

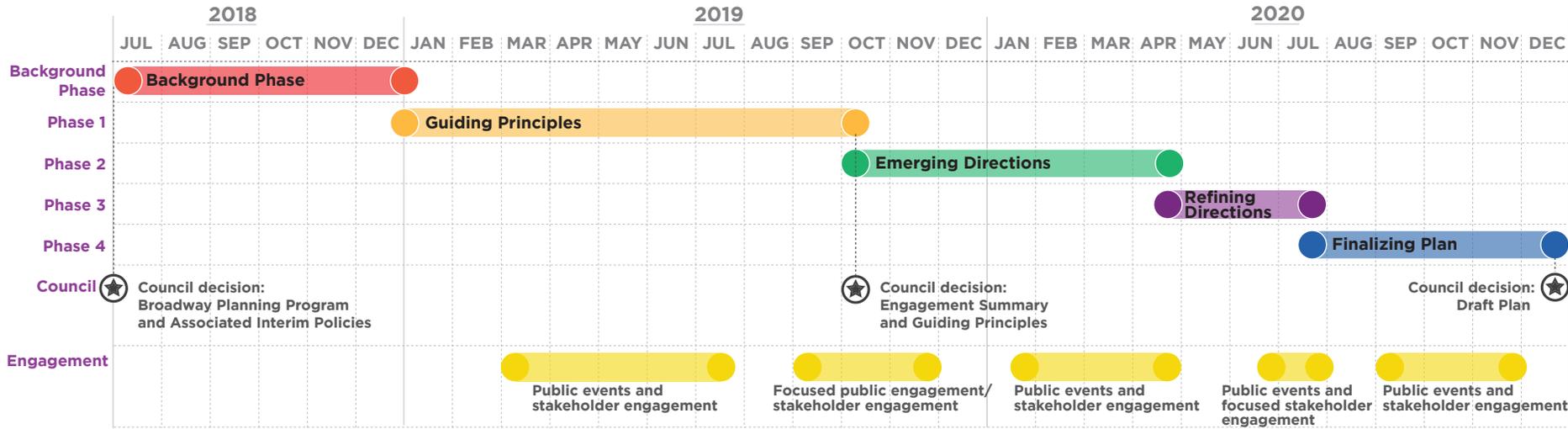
16th Avenue

Clark Drive

# 2. BROADWAY PLANNING PROCESS

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

The Broadway Plan is expected to be drafted and ready for Council's consideration by the end of 2020, following a robust community engagement process.



**Legend**

- Broadway Plan Study Area
- Neighbourhood Boundaries



## 3. ABOUT THIS REPORT

The *Phase 1 Engagement Summary Report: Community Values* summarizes what we heard from March 7 to September 7, 2019 as part of Phase 1 of the Broadway planning process. Phase 1 engagement was a listening phase to gather ideas, interests and opportunities for the future of the Broadway Plan study area and its distinctive neighbourhoods: False Creek Flats, Mount Pleasant, Fairview and Kitsilano.

The following is a summary of the engagement opportunities and key findings from Phase 1 that were gathered through multiple engagement activities including: public events, asset mapping, stakeholder workshops, presentations, online engagement tools ('walkshops' and surveys), social media and a series of community 'walkshops'.

The findings are presented for the Broadway Plan study area overall and for each of the neighbourhoods. Detailed summaries of the input received from the surveys, asset mapping, 'walkshops', stakeholder workshops, and community festivals are included as appendices to this report.

## 4. ENGAGEMENT OBJECTIVES

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

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

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

In addition to these objectives, eight Planning Process Principles are used to guide the engagement activities:

### Be Inclusive

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

### Be Strategic

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

### Take Time Needed

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

### Be Visual

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

### Be Clear and Transparent

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

### Have a Small Group Focus

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

### Be Flexible, Adaptive, and Responsive

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

### Action While Planning

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

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

Phase 1 Engagement  
 (March 7 to September 7, 2019)  
 Broad range of Phase 1 activities and events:

**10,300+** engagement contacts  
 during Phase 1 of the  
 Broadway planning process



**Broadway Plan  
 Launch**

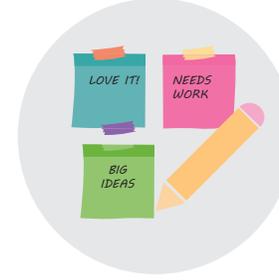
**3,200**  
 people



**Launch Survey**

Online + In-person

**2,016**  
 responses



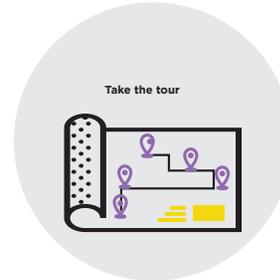
**Asset mapping**

**850**  
 asset map comments



**(13) Walkshops**

**247**  
 people



**Online  
 Walkshops**

**417**  
 responses



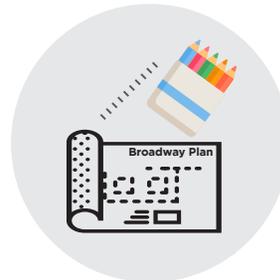
**Urban Explorers  
 Showcase**

**100**  
 people



**(2) Festivals**

**1,259**  
 people



**(4) Stakeholder  
 Workshops**

**78**  
 people



**Guiding Principles  
 community  
 open house**

**928**  
 people



**Lemonade Stand  
 Pop-up tent**

**180**  
 people



**Guiding Principles  
 Survey**

Online + In-person

**948**  
 responses



**UBC  
 Let's talk Science**

**30**  
 people

# 5. ENGAGEMENT PROCESS

Between March and September 2019 there were 40 opportunities to engage in the Broadway planning process, resulting in 10,360 engagement contacts with community members.



Mount Pleasant  
open house  
at Kingsgate Mall



Fairview open house  
at CityLab



Kitsilano open house  
at Kitsilano  
Neighbourhood  
House



## 6. ENGAGEMENT OPPORTUNITIES

### Launch Events: Community Open Houses (March 2019)

To kick off the Broadway planning process, five community open houses were held, including in each neighbourhood. These public events showcased information about the planning process, overall objectives, and how to get involved. There were opportunities to provide input on a variety of topics through a survey (also online), asset mapping and Lego.

Approximately 3,200 people attended the five launch events. 2,016 people provided input through the survey (in-person and online) and 850 asset map comments were received.

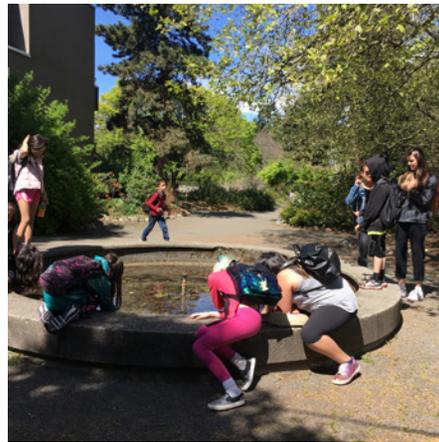
Notification for the launch events included advertisements in the 99 B-Line buses, newspaper advertisements, social media advertisements, postcards mailed to tenants and owners at 85,969 addresses (residents and businesses) within and two blocks beyond the study area, and email updates to the list-serv.

*See Appendices B and C for the summary of responses from the launch survey and asset mapping respectively.*



## Urban Explorers (March-June 2019)

Urban Explorers is a participatory planning program for children and youth run by the Society for Children and Youth of BC. It provides opportunities for children and youth to participate in urban planning and is delivered in close collaboration with various departments at the City of Vancouver. During spring 2019 school term over 60 Vancouver School Board students from grades 4-9 explored the Broadway Plan study area with City staff to look at various environmental and social challenges in their community. 100 people attended the final showcase event, where four groups of students presented their ideas on how the various issues and concerns could be addressed through the Broadway Plan. Projects included Broadway street design, affordable housing, and public amenities such as parks.



## Walkshops (May-September 2019)

Throughout May, June and September 2019 we held a series of 13 'walkshops' in the diverse neighbourhoods throughout the Broadway Plan study area. These sessions combined a walking tour with an indoor workshop, where community members helped identify the unique qualities of the neighbourhood, what is working well, and what needs attention as part of the planning process. 247 people took part, and a further 417 people provided input through the online version.

*See Appendix D for the summary of input received from each walkshop.*





Mount Pleasant walkshops



Fairview walkshops



Kitsilano walkshops

## Stakeholder Workshops (May-July 2019)

Between May and July 2019, four invitation-only topic specific stakeholder workshops were held to gather ideas, interests, and opportunities. 78 people participated in the four workshops.

### Workshop Topics:

#### **Learning District**

May 2, 2019

#### **Arts and Culture**

June 24, 2019

#### **Non-Market Housing**

June 27, 2019

#### **Transportation**

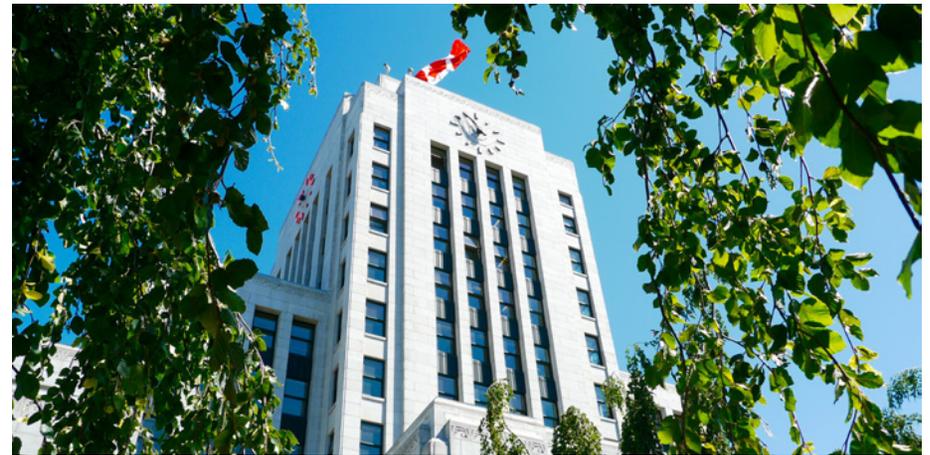
July 4, 2019

*See Appendix E for the summary report for each workshop.*



## Advisory Committees

City staff attended meetings of the Vancouver City Planning Commission and the Vancouver Heritage Commission to present an overview of the Broadway planning program, including the scope, study area, overall objectives, schedule, and approach to community engagement.



# Community Festivals (June-July 2019)

City staff attended two community festivals, Main Street Car Free Day (June 16, 2019) and Khatsahlano Street Party (July 6, 2019), to raise awareness about the Broadway planning process, provide information about, how to get involved, and receive input from community members through an ideas board. 1,260 people visited the Broadway Plan engagement tent during these festivals.

See Appendix F for the summary of input received from each festival.





## Project Webpage

A dedicated project webpage was launched at [vancouver.ca/broadwayplan](http://vancouver.ca/broadwayplan) at the start of Phase 1 engagement. The webpage introduced the planning process, and provided background information (including a comprehensive Area Profile), an opportunity for people to share their feedback through an online survey, and an opportunity to sign up to the project list-serv to receive email updates. As of September 5, 2019, 1,467 people were on the Broadway Plan list-serv.

Over the course of Phase 1, the webpage was regularly updated with additional engagement opportunities (e.g. online ‘walkshops’) and project updates.

The screenshot shows the City of Vancouver website's 'Home, property, and development' section. The main heading is 'Broadway Plan'. Below the heading, there is a map of the study area and a text box stating: 'Our goal is to support growth while maximizing the opportunities associated with the new rapid transit connection to the region.' A list of goals for the plan is provided:

- Increased job space
- Deepening housing affordability
- Minimizing displacement of existing tenants
- New or improved connections
- Improved parks and public spaces
- New and renewed public amenities

## Social Media

Social media was used to help expand our outreach, providing another platform for the public to create, share or exchange ideas and issues related to the Broadway Plan study area. Through the hashtag #BroadwayPlan, we have been able to review Twitter and Instagram responses to help inform the ideas and opportunities for consideration as part of Phase 1 engagement.

### #BroadwayPlan Tweets

Learning about public engagement through another lens. Well done, @CityofVancouver. Looking forward to more engagement opportunities for #BroadwayPlan.

@hchiu4quality

Broadway plan should prioritize new rental housing while preserving neighbourhood character.

#BroadwayPlan  
#BroadwayNeighbourhoods

@robconfiant

ALL redevelopment large or small, public or private, needs to take an aggressive approach to climate impact mitigation

#broadwayplan

@Mobot\_RPP

Hey #Vancouver, There's only day left to impact the future guiding principals of the #BroadwayPlan. As the Uptown Walk revealed, this is about far more than just a new #SkyTrain line, it's about shaping the future of our region's health care & economy.

@City\_Duo

## 7. WHAT WE HEARD

This section provides a summary of what we heard through Phase 1 engagement (March to September 2019) for the overall Broadway Plan study area and its distinctive neighbourhoods.

### Direct quotes:

"Lack of vibrancy along Broadway"

"emphasis on walking, biking, and public transit"

"Set limits on the height of buildings in the area i.e. 16 storeys"

"High rise towers around stations with affordable rentals"



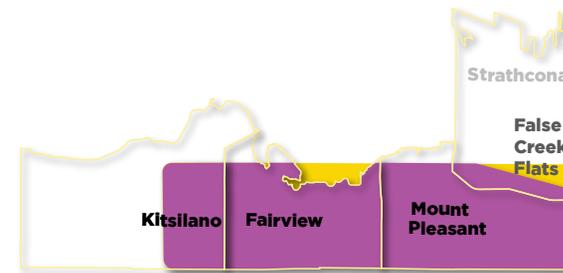
Source: Talk Vancouver survey

## Broadway Plan Study Area

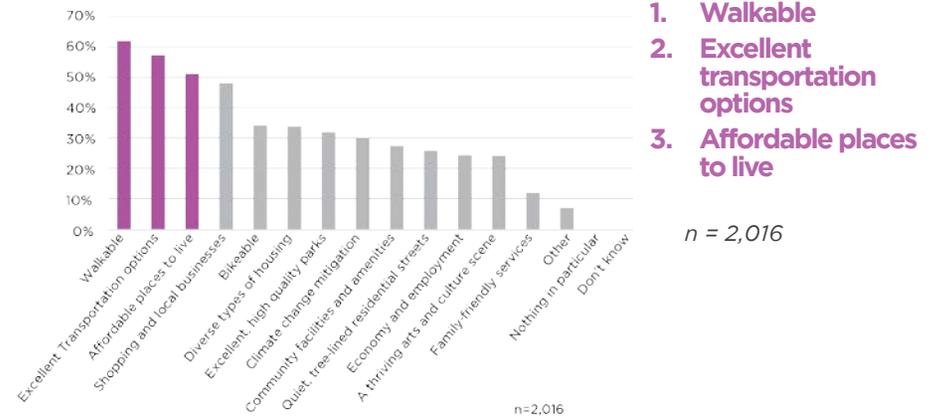
The following is a summary of what we heard through Phase 1 engagement for the overall Broadway Plan study area.

### Key Themes:

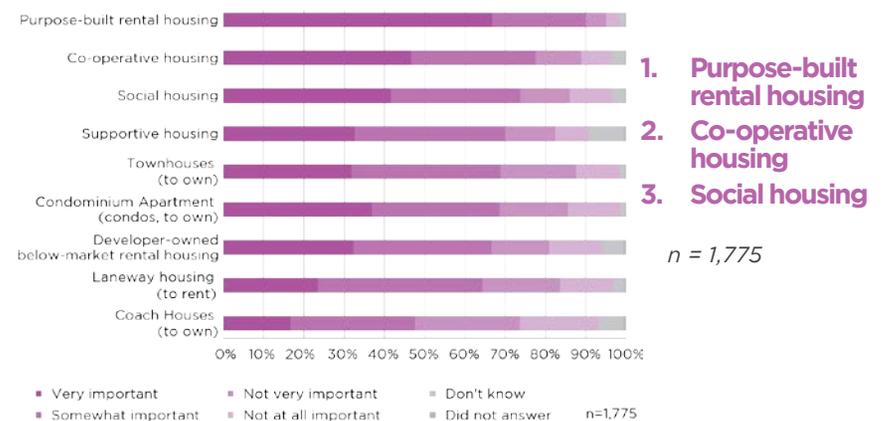
- » Preserve and enhance the distinctive character of each neighbourhood
- » Retain independent and small local-serving businesses
- » Key shopping streets are cherished (e.g. Main Street, West 4th, and South Granville)
- » Improve transportation options and street design with a focus on people
- » Walkability needs to be enhanced, especially on arterials/commercial streets
- » Concerns and fear over displacement of existing renters due to redevelopment pressures and a desire to retain existing affordable rental housing
- » Concerns around housing affordability and need for supply of new affordable housing options, including social and supportive housing and purpose-built below-market and market rental
- » Consider increased density for more housing close to rapid transit
- » Concerns and uncertainty about displacement of arts and cultural spaces including affordable studio and rehearsal space and artist housing
- » Lack of accessibility for seniors and inclusion (e.g. housing for homeless persons)
- » Provide a diversity of additional job space close to rapid transit (e.g. office, light industrial, tech, institutional, and hotels)
- » Provide more parks, green spaces and amenities (e.g. outdoor presentation space, public art, etc.)
- » Need for sustainable infrastructure (e.g. electric car charging stations)
- » As a street Broadway lacks character and should be improved with wider sidewalks, public spaces, and interesting shops and restaurants
- » Need for amenities and services to support growth and livability, e.g., community centres, childcare, libraries, neighbourhood houses, and social services



### Top 3 priorities for the area



### Most important types of new housing for the area





## Mount Pleasant

The following is a summary of what we heard through Phase 1 engagement that is distinct to the Mount Pleasant neighbourhood (includes the portion of the False Creek Flats within the study area).

### Key Themes:

- » Generally accessible, with a diversity of existing relatively affordable rental housing
- » Availability of transportation options
- » Strong presence of arts and culture
- » Green and leafy character
- » Good access to diverse businesses such as bars, restaurants, local shops and other amenities
- » Family-friendly and community feel
- » Welcome and open to a diversity of people
- » Cherished heritage buildings and unique character of the Main and Broadway area
- » Vibrant Main Street has a distinct identity and diverse shops, restaurants and nightlife options
- » Preserve and enhance the industrial areas
- » Concerns around housing affordability, security of tenure, and supply
- » Concerns regarding tax policy for small businesses
- » Concerns regarding traffic and pedestrian safety
- » Need for more housing without displacing renters through reno- or demo-victions
- » Need for dog parks
- » Need to strengthen the portion of the False Creek Flats in the study area as a centre of education and the creative economy
- » Need to explore opportunities to commemorate historic streams, e.g. St. George Rainway

## Direct quotes: Mount Pleasant

"Beautiful historic area with great shopping access, lovely old tree lined streets"

"A beautiful part of our city which has grown to accommodate people who could no longer afford the outrageous housing prices in Kitsilano."

"Alternative Culture"

"It's a great area with lovely heritage homes and gardens, but I think the city needs to be careful about ruining it by overgrowing it."

## Fairview

The following is a summary of what we heard through Phase 1 engagement that is distinct to the Fairview neighbourhood.

### Key Themes:

- » Generally well-connected and walkable, with good transit access
- » Availability of bike lanes and green space
- » Access to parks and recreation, and health and wellness services
- » Cherished character and heritage of the area
- » South Granville Street has many cherished independent businesses
- » Concerns regarding housing affordability, and need for retention of existing affordable rental housing
- » Concerns regarding traffic and pedestrian safety
- » Difficult to access Granville Island
- » Walkability needs to be enhanced, particularly on commercial streets
- » Mixed opinions around appropriate building heights
- » Need for more amenities in the neighbourhood such as a community centre, grocery stores, small retail, childcare and kids after and before school activities, and senior resources
- » Need to preserve views and sunlight
- » Need for more mixed-use development including commercial space, and public (especially green) spaces
- » Need for workforce housing/rental housing affordable to moderate income people, especially given proximity to major job centre (e.g. VGH campus)
- » Need for additional job space close to rapid transit, particularly in Uptown area



### Direct quotes: Fairview

"abundant, wide sidewalks with substantial street trees patios and seating"

"A very livable part of the city, beautiful parks and medical services available. Well established neighbourhoods."

"There is a lot of potential. It could be amazing."

"Another area that seems perfect for more rentals and social housing, because of its amenities especially the medical services available."

Source: Talk Vancouver survey



## Direct quotes: Kitsilano

"A lively, vibrant and well served area with nearby beaches and recreational facilities."

"All you need shopping, Community feeling, Fitness, Hippie culture"

"Perfect place for more rentals and social housing as it has all the amenities and services in place."

"Access to Kits beach; proximity to UBC and student major housing area; through traffic between West Side and Burrard Bridge"

## Kitsilano

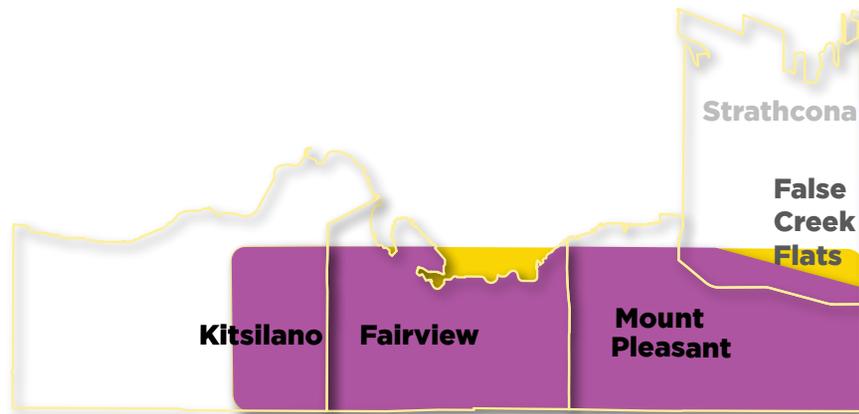
The following is a summary of what we heard through Phase 1 engagement that is distinct to the Kitsilano neighbourhood.

### Key Themes:

- » Ease of access to nature, outdoor recreation, and beaches
- » Walkable and well-connected to other neighbourhoods and amenities, including arts and culture, shops, bars, restaurants and local businesses
- » Cherished neighbourhood character, including the heritage and history, and green and leafy streets
- » Arbutus Greenway is a popular asset for walking, jogging, cycling and community gathering
- » West 4th Avenue is more enjoyable compared to West Broadway
- » Concerns around displacement of existing tenants and availability of affordable housing options
- » Concerns around traffic congestion
- » Need for more parks
- » Need for more housing, including potential density increases in some parts of the neighbourhood
- » Need to improve Broadway with more street trees, public spaces, and interesting shops, restaurants, patios, etc.

## 8. CORE COMMUNITY VALUES

Between March and July 2019 many community members shared what they value about their neighbourhoods, and contributed ideas, interests and opportunities for the Broadway Plan in-person and online through a wide variety of engagement events and activities. This input informed a set of core community values for each neighbourhood within the study area



Note: The values may be modified depending on additional input received through the planning process.

# Mount Pleasant: Core Community Values



# Mount Pleasant: Core Community Values



## 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.

Fairview: Core Community Values



  
LONDON DRUGS  
7 Hour Photo  
Computers  
Auto-Wash  
Cosmetics  
  
P  
CR  


## Fairview: Core Community Values



### 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.



### 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.



### 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.



The Art Of The Given by Jay Senetchko and Tiko Kerr

## Kitsilano: Core Community Values



### 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 Tsileil-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.



# APPENDIX A: ENGAGEMENT EVENTS AND ACTIVITIES

Opportunity to Engage	# of Participants
Launch Open house, CityLab (7 March, 2019)	700
Launch Open house, CityLab (8 March, 2019)	650
Launch Open house, CityLab (9 March, 2019)	750
Launch Open house, Kits Neighbourhood house (13 March, 2019)	650
Launch Open house, Kingsgate Mall (14 March, 2019)	450
Asset mapping (7 - 14 March, 2019)	850
Business & Community Advisory Group (Broadway Subway) (14 March, 2019)	20
Broadway Plan Launch Survey (7 March - 7 April, 2019)	2,016
Urban Explorers Walking Tour (30 April, 2019)	20
Urban Explorers Walking Tour (2 May, 2019)	20
Learning District Workshop (2 May, 2019)	14
Urban Explorers Walking Tour (3 May, 2019)	25
Vancouver Heritage Commission (13 May, 2019)	12
Mount Pleasant Walkshop #1 (25 May, 2019)	18
Fairview Walkshop #2 (28 May, 2019)	22
Mount Pleasant Walkshop #2 (29 May, 2019)	18
Fairview Walkshop #1 (30 May, 2019)	25
Mount Pleasant Walkshop #3 (1 June, 2019)	18
Mount Pleasant Walkshop #4 (1 June, 2019)	14
Kitsilano Walkshop #1 (8 June, 2019)	20
Kitsilano Walkshop #2 (8 June, 2019)	19
Urban Explorers Final Showcase (10 June, 2019)	100
Fairview Walkshop #5 (15 June, 2019)	18
Main Street Car Free Day (16 June, 2019)	400
Fairview Walkshop #6 (17 June, 2019)	17
Fairview Walkshop #3 (22 June, 2019)	16
Online Walkshop Survey (7-23 June, 2019)	417
Arts and Culture Workshop (24 June, 2019)	20
Fairview Walkshop #4 (25 June, 2019)	16
Non-Market Housing Workshop (27 June, 2019)	14

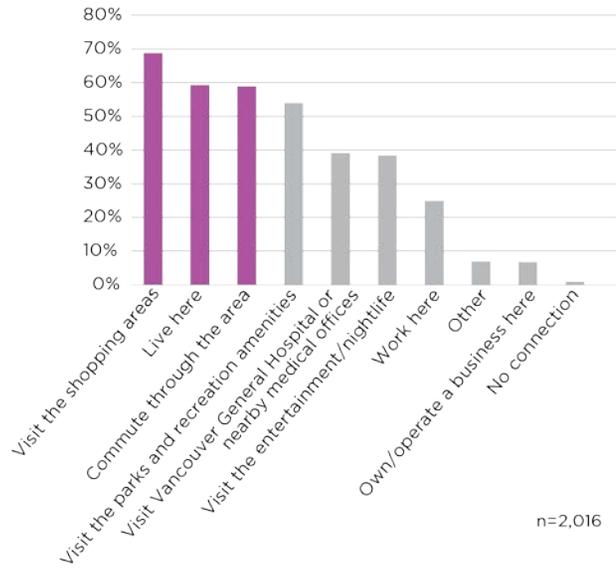
Opportunity to Engage	# of Participants
Transportation Workshop (4 July, 2019)	30
Khatsahlano Street Party (6 July, 2019)	859
Draft Guiding Principles Open House, City Lab (13 July, 2019)	285
Draft Guiding Principles Open House, Kitsilano Neighbourhood House (15 July, 2019)	242
VGH Lemonade Stand Pop-Up (16 July, 2019)	180
Draft Guiding Principles Open House, Kingsgate Mall (17 July, 2019)	401
Draft Guiding Principles Survey (13-28 July, 2019)	948
UBC Let's Talk Science (24 July, 2019)	30
South Granville BIA board meeting (28 Aug, 2019)	10
Fairview Walkshop #1 (7 September, 2019)	26
<b>TOTAL</b>	<b>10,360</b>

# APPENDIX B: LAUNCH SURVEY

We received 2,016 responses through the Broadway Plan launch survey (online and in-person).

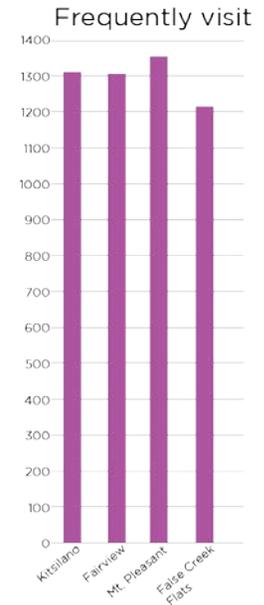
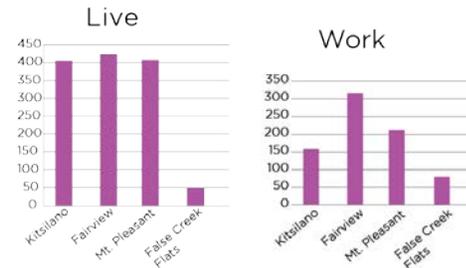
## CONNECTION

**Q1. What is your connection to Broadway Plan area?**  
(Please select all that apply.)



**Q2. Being more specific...do you live, work or frequently visit?**  
(Please select all that apply for each row.)

- » **Kitsilano**
- » **Fairview**
- » **Mt. Pleasant**
- » **False Creek Flats**



n=2,016

# BROADWAY IN THE FUTURE

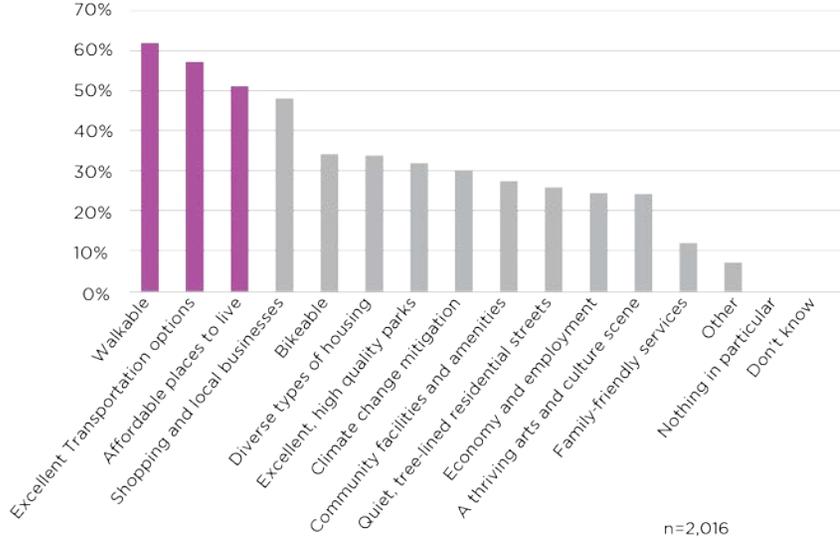
**Q3. When you think about the Broadway Plan area, what do you want it to have in the future? What do you want it to look like? (n=1,741)**

**Key themes:**

- » Concerns around housing affordability; need for supply of new affordable housing options
- » Consider increased density for more housing close to transit
- » Walkability needs to be enhanced
- » Enhance transportation options and street design with a focus on people
- » Need for more parks, green spaces and amenities
- » Desire to preserve and enhance the distinctive character of each neighbourhood
- » Retain independent and small local-serving businesses



**Q4. And out of these elements, which are most important to you? (Select up to 5.)**  
(Select up to 5.)



**“Other” themes:**

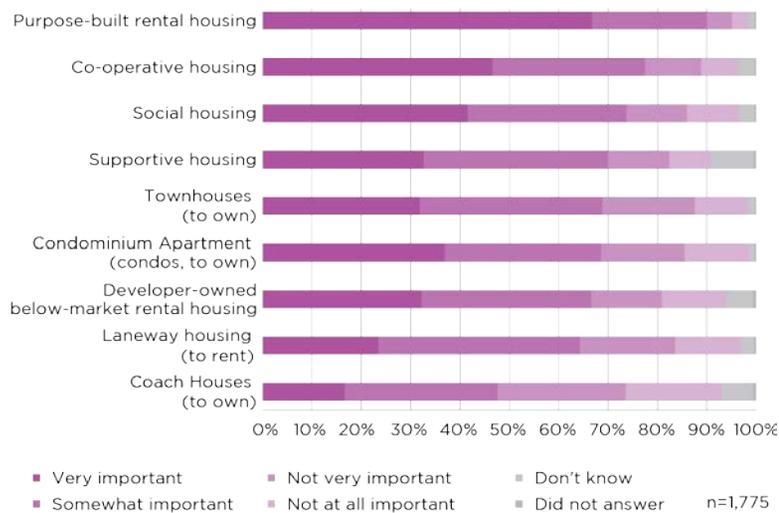
(n=142)

- » Community amenities such as skate parks and affordable grocery stores
- » Need for more density and housing supply
- » Modes of travel - desire to retain parking, and need for street design that accommodates cars as well as walkability
- » Architecturally interesting and diverse

# HOUSING

## Q1. What types of new housing do you think are most important for the Broadway Plan area?

(Please select one response for each item.)



## 1a. Are there any other types of new housings you think would be important? (n=761)

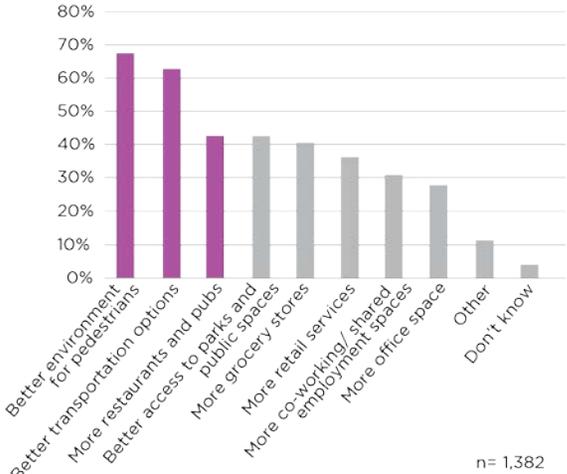
The majority of the input focused on the broader topic of affordability, with more specific concerns about high rental costs and displacement, the lack of rental options, as well as the need to accommodate families with children.

### Key themes:

- » Consider housing forms ranging from duplex, triplex, fourplex to 2, 3, 3+ bedroom
- » Create smaller housing solutions to accommodate more people
- » Need for subsidized, low income, and social housing
- » Need for shelters and homelessness solutions
- » Some desire for other housing forms such as townhouses, accessory dwelling units and tiny homes
- » Heritage retention and historical character of buildings should be considered
- » Concerns regarding short and longer-term rentals, and lack of parking and pet-friendly housing

# ECONOMY AND EMPLOYMENT

**Q1. What would make the Broadway Plan Area a better place to work?**  
 (Select up to 5.)



“Other” themes:

(n= 155)

- » Opportunities to live and work in the same place
- » Barriers to working in Broadway Area: taxes, regulations and rental/lease costs

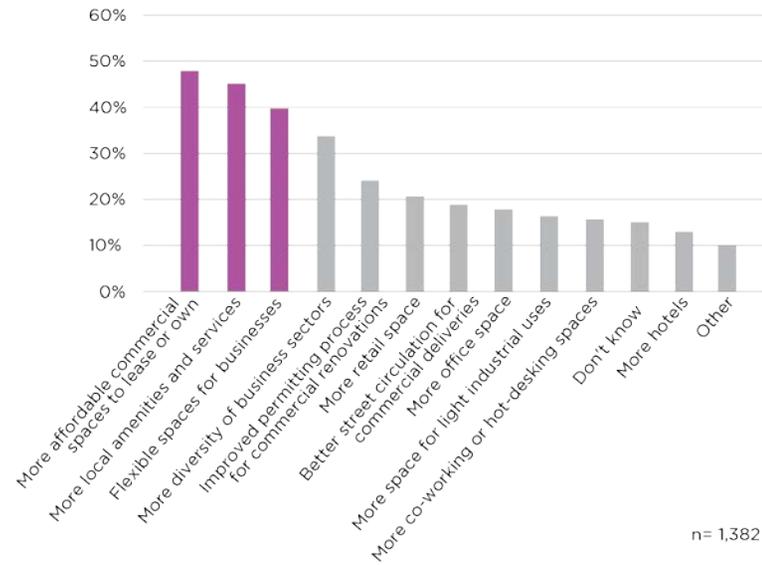
**1a. (if you work in the Broadway Plan area) What do you like about working in the Broadway Plan area now? (n= 482)**

**Key themes:**

- » Easy to get around by walking, cycling and transit
- » Good access to services and other areas of the city
- » Proximity to a retail shops, restaurants and other forms of entertainment
- » Centrality of the location is an important feature



**Q2. What would make the Broadway Plan area a better place to do business?**  
(Select up to 5.)



“Other” themes:

(n= 132)

- » Improve access to the area: transit, cycling and parking
- » Increase housing options in area
- » Improved affordability of the area: taxes, business regulations, rental/ lease costs

**2a. (if you own/operate a business in the Broadway Plan area) What are the positives of owning/operating a business in the Broadway Plan area now?**  
(n= 228)

Key themes:

- » Accessibility and central location
- » Variety and reliability of transportation options
- » Walkability and cycling routes are attractive to customers
- » Proximity to workers'/owners' homes
- » Easy access to services and supplies for businesses
- » Affordability and density of the area

# PUBLIC LIFE AND PLACES TO PLAY

**Q1. What is your favourite public space within the Broadway Plan Area? And why? (n= 1,226)**

**Key themes:**

- » False Creek Seawall was the most frequently mentioned area
- » Parks: Charleson Park, Guelph Park (“Dude Chilling Park”), and Jonathan Rogers Park
- » Streets and greenways: Arbutus Greenway was the top choice while Granville Street/Granville Island and Main Street were the runners-up

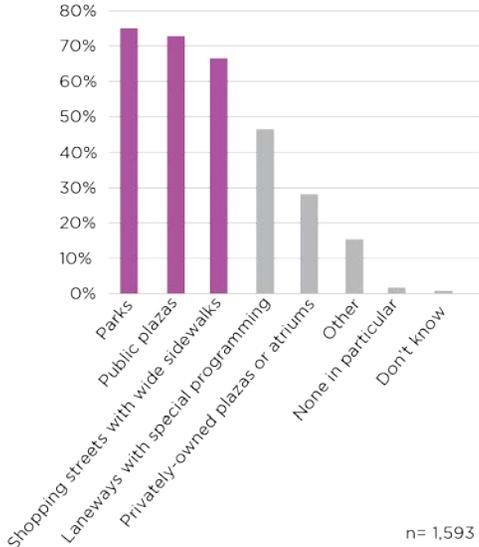
**Q2. Are there any special cultural or historic spaces in the area that are important to you? (n= 814)**

**Key themes:**

- » Buildings of importance: character homes, arts/cultural spaces and heritage buildings (e.g. City Hall)
- » Neighbourhoods of importance: Granville Island, South Granville, Mt. Pleasant and False Creek Flats
- » Presence of Indigenous history
- » Parks and green spaces: Arbutus Greenway and community gardens

**Q3. What types of public spaces would you like to see more of in the Broadway Plan area?**

*(Please select all that apply.)*



“Other” themes:

*(n= 243)*

- » Amenities such as a skate parks and public indoor spaces
- » Car-free areas

**Q4. Are there any specific locations you'd like to see these public spaces? (in the Broadway Plan area) (n= 666)**

**Key themes:**

- » Cambie Street area, within Fairview, needs more amenities
- » Broadway is boring and not enjoyable to visit
- » Granville Street and Main Street are good locations for new public spaces
- » Create public spaces at or near transit hubs

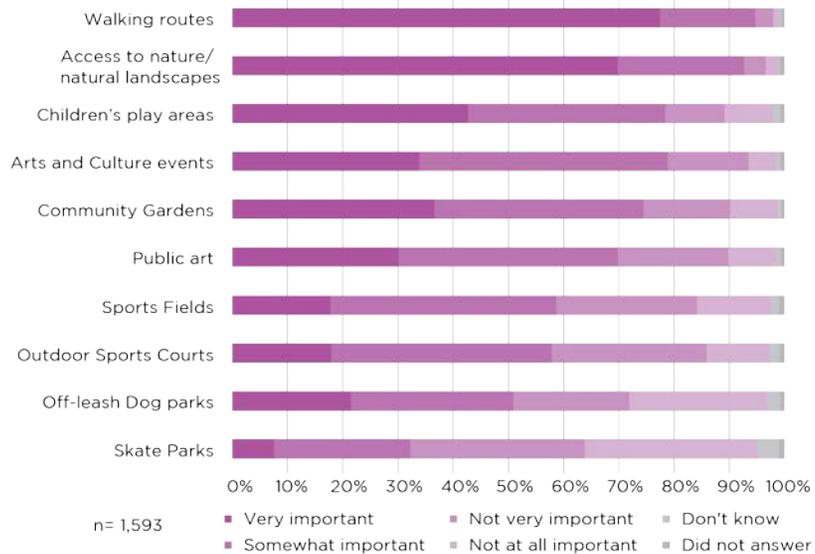
**Q6. How can community centres and recreation facilities within, and near the area be improved? (n= 783)**

**Key themes:**

- » Increase pools in the area
- » Add and better maintain community centres
- » Need for expanded and more inclusive recreation programming

**Q5. What's most important to you in the parks and open spaces within the Broadway Plan area?**

*(Please select one response for each item.)*



**Q7. Is there anything else you think is important to consider for parks, community centres and recreation facilities? (n= 655)**

**Key themes:**

- » A need for more amenities (e.g. community centres, children's play areas, dog parks, and pools)
- » A desire for diverse programming
- » Need for more green space, outdoor seating areas, and better safety/lighting
- » More accessible places to play

## ARTS AND CULTURE

**Q1. What are some of your favourite experiences involving arts and culture within the Broadway Plan area? (n=798)**

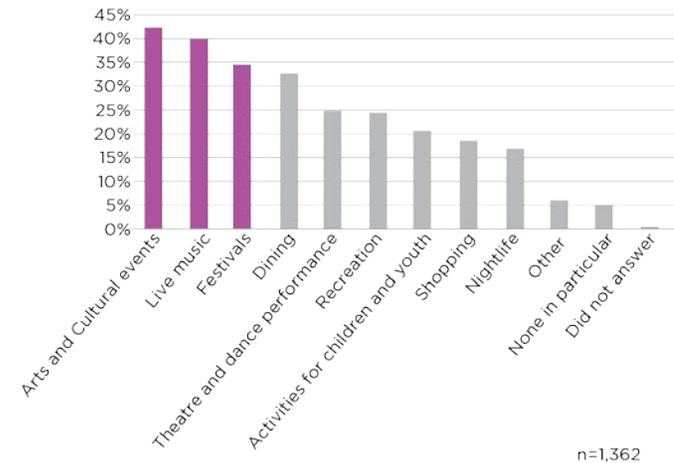
### Key themes:

- » Street festivals: Main Street Car Free Day, Khatsahlano Street Party, and Greek Day (outside study area)
- » Art galleries and studios, live music, and theatres and plays
- » Visual art including murals
- » Granville Island



**Q2. What kind of experiences would you like more of in the Broadway Plan area?**

(Select up to 3.)



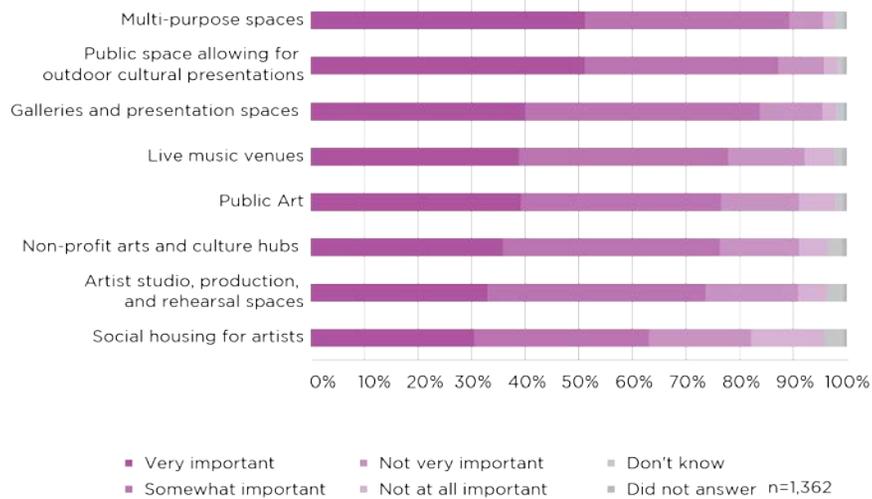
“Other” themes:

(n=82)

- » Movie theatres and artist studios
- » Public art
- » Green space, skate parks and retail

**Q3. How important is it for the Broadway Plan to support these aspects of arts and culture?**

(Please select one response for each item.)



**Q4. Are there any other ways you think the Broadway Plan could support arts and culture? (n=445)**

**Key themes:**

- » Easy access to affordable artist spaces/studios
- » Provide financial support for special events, to reduce costs for leasing space, and the arts generally
- » Support for more public art
- » Ease zoning regulations and liquor licensing bylaws

**Q5. Share with us - are there any specific places that have great potential for art and cultural events? (In the Broadway Plan area) (n=350)**

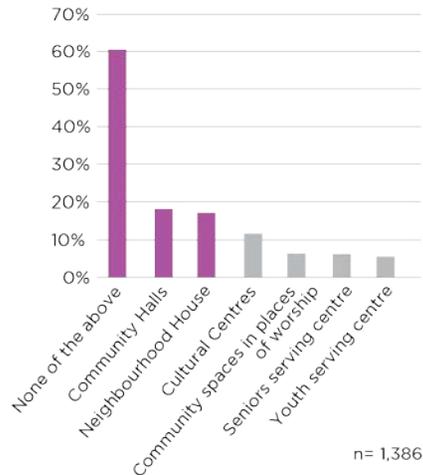
**Key themes:**

- » Fairview and Mount Pleasant, especially on or around Main Street
- » Kitsilano, Granville Island and the Cambie/Broadway area

## SOCIAL FACILITIES AND COMMUNITY SERVING SPACES

**Q1. Which of these does your household use, in or near the Broadway Plan area? Please add the names of these facilities and spaces.**

(Please select all that apply.)



The majority of respondents identified other facilities such as community centres and parks as the key facilities and spaces they frequent.

Specific facilities mentioned:

- » Kitsilano Community Centre (outside study area) was the most frequent response
- » Mount Pleasant Community Centre and False Creek Community Centre, and St. James Community Square were also popular
- » Heritage Hall, Creekside Community Centre, the Anza Club and Douglas Park facilities (outside study area) were also mentioned

**1a. Do you access any other types of facilities? What are the specific facility names? (n= 384)**

Key themes:

- » Kitsilano Community Centre was the one most frequent response
- » Mount Pleasant Community Centre
- » Libraries, health centres (including the Vancouver General Hospital), gyms, doctors' offices and yoga studios

Specific facilities used by respondents are grouped into the categories below:

### Youth Serving Centre

- » Majority use Kitsilano Community Centre, Mount Pleasant Community Centre, False Creek Community Centre, and Kimount Club
- » Also noted, Arts Umbrella, Creekside Community Centre, Hillcrest Community Centre, and Kitsilano Neighbourhood House

### Seniors Serving Centre

- » Majority use Kitsilano Community Centre, South Granville Seniors Centre, Kitsilano Neighbourhood House, Mount Pleasant Community Centre, False Creek Community Centre, 411 Seniors Centre Society, Brock House, Chalmers Lodge, and Mount Pleasant Neighbourhood House

### Neighbourhood House

- » Majority use Kitsilano Neighbourhood House, as well as Mount Pleasant Neighbourhood House and Little Mountain Neighbourhood House

### Cultural Centres

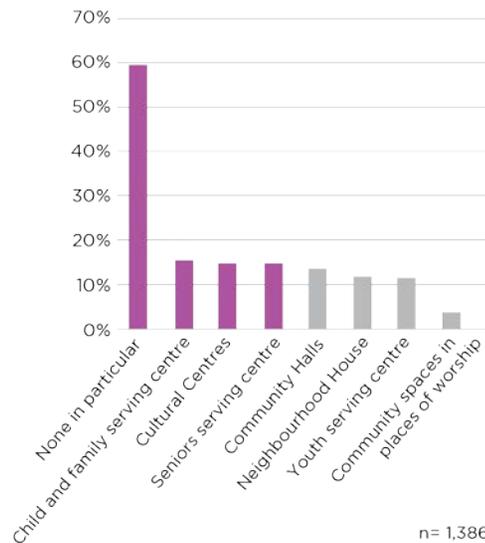
- » Majority use Mount Pleasant Community Centre, Stanley Theatre and Waterfront Theatre (Granville Island)
- » Also noted, Anza Club, Centre culturel francophone de Vancouver, and Granville Island
- » Some mentioned different libraries, St. James and Croatian Cultural Centre, The Beaumont Studios, Kitsilano Community Centre, Ukrainian Hall, False Creek Community Centre, and Russian Community Centre

### Community Spaces in Places of Worship

- » Majority use Canadian Memorial United Church, Tenth Church, Ukrainian Hall and Holy Trinity Anglican Church
- » Also noted, St. Augustine's and Shalom Synagogue

**Q2. What types of social facilities, programs, and community-serving spaces would you like to see supported or expanded? (Where in the Plan Area would each best be located? Please include the location (neighbourhood or nearest intersection))**

(Please select all that apply.)



**Cultural Centres**

- » Majority want to support or expand facilities in Kitsilano, Fairview and Mount Pleasant
- » Some noted all facilities should expand
- » Some suggested new or expanded facilities in False Creek Flats, Fairview, Broadway, Granville Street, Heritage Hall, Kingsway, Fraser Street, and Main Street

**Seniors Serving Centre**

- » Majority want to support or expand facilities in Kitsilano and Mount Pleasant
- » Some noted all facilities should expand
- » False Creek Flats, Cambie and Broadway, West of Oak, Cambie Street, and Main Street proposed as places for new or expanded facilities
- » Others suggested Fairview, Broadway, Granville Street, Arbutus Street, and Oak Street as places for new or expanded facilities

**Neighbourhood House**

- » Majority want to support or expand facilities in all neighbourhoods
- » Some noted all facilities should expand
- » Others suggest Main Street and Arbutus Street as places for expansion

**Youth Serving Centre**

- » Majority want to support or expand facilities in Kitsilano and Mount Pleasant
- » Some noted all facilities should expand
- » Granville Street, Main Street and Broadway also proposed as places for expansion
- » Desire for more childcare facilities

**Community Spaces in Places of Worship**

- » Majority want to support or expand places of worship in all neighbourhoods

**Child and Family Serving Centre**

- » Majority want to support or expand facilities in Kitsilano, Fairview and Mount Pleasant
- » Some noted all facilities should expand
- » Some suggested new facilities in False Creek Flats, Cambie and Broadway, West of Oak, Cambie Street and Main Street

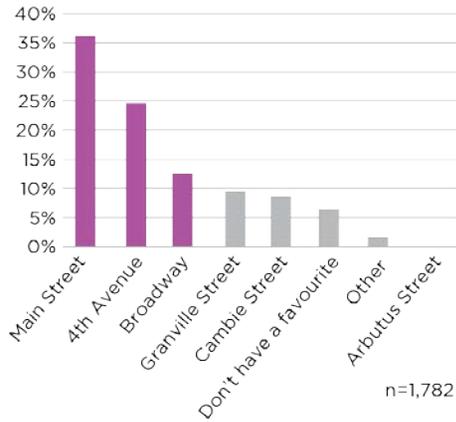
**Q3. Are there any other social facilities, programs and community-serving spaces you'd like to see in the Plan Area? (n= 276)**

**Key themes:**

- » Facilities with a sense of community or more community spaces generally
- » Need for more childcare facilities
- » Need for seniors facilities and facilities for persons with disabilities

# STREETS AND TRANSPORTATION

**Q1. The Broadway Plan area has many popular shopping streets that draw locals and visitors alike. The design of these streets and the experience of visiting them help make them popular. What's your favourite shopping street in the area?** (Please select one response only.)



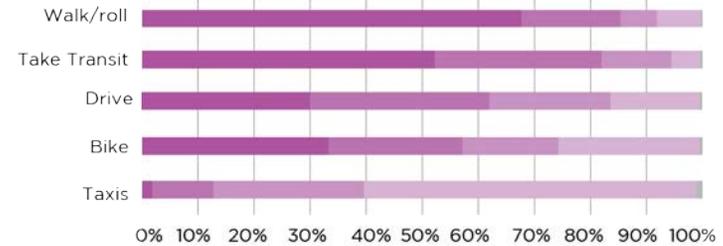
“Other” streets identified:

(n= 29)

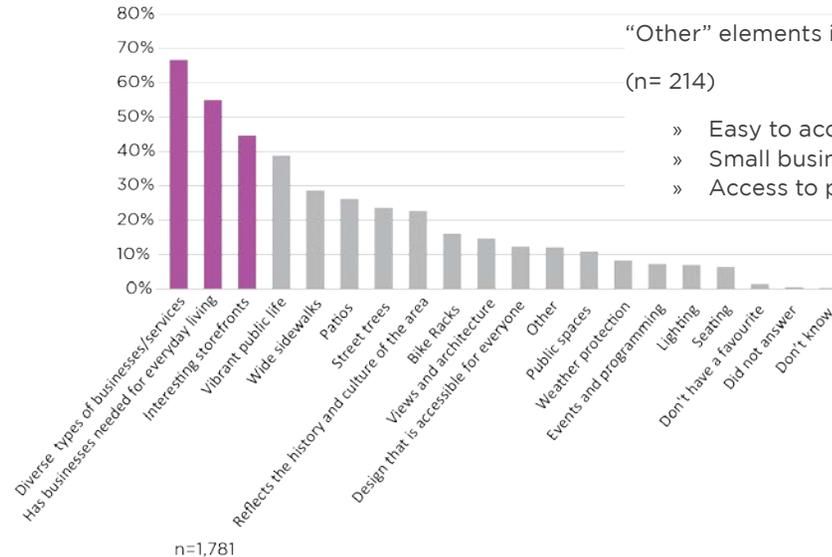
- » Granville Island
- » Cypress Street
- » Fraser Street

**Q2. When you're travelling to a place that's in the Broadway Plan area, how likely are you to...?**

(Please select one response for each item)



**1a. What elements make this street a great shopping experience?** (Select up to 5.)



“Other” elements identified:

(n= 214)

- » Easy to access
- » Small businesses
- » Access to parking

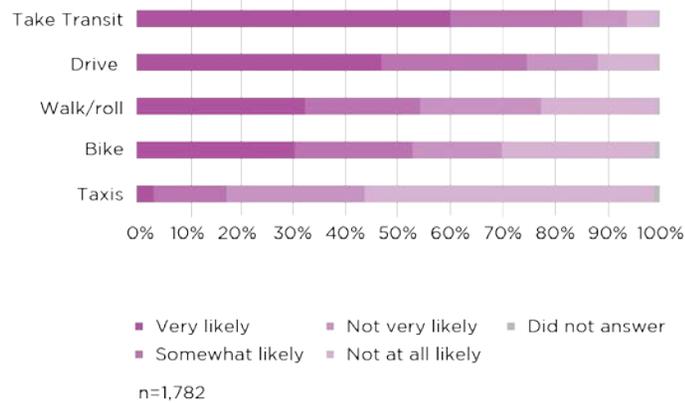
**2a. Are there any other ways you would travel to a place that's in the Broadway Plan area? (n=458)**

Other ways to travel identified:

- » Carpooling with friends, colleagues or family members
- » Others also identified motorcycle, scooter, Aqua Bus, skateboarding, and HandyDART as other options

**Q3. When you're travelling through the Broadway Plan area (but not stopping), how likely are you to...?**

(Please select one response for each item.)



**3a. Are there any other ways you would travel through the Broadway Plan area (on your way to another place)? (n=390)**

Other ways to travel identified:

- » Carpooling with friends, colleagues or family members
- » Others also identified motorcycle, scooter and HandyDART as other options

**Q4. What works well when it comes to transportation in and around the Broadway Plan area? (n=1,114)**

Key themes:

- » The transit system overall, including the 99 B-Line
- » Easy access to the Canada Line/SkyTrain and other forms of transit
- » Cycling and the existing bike lanes and routes
- » Walkable, generally with quality sidewalks, greenery and the seawall
- » Availability of parking spaces and less traffic congestion compared to other parts of the city

**Q5. What are the challenges you've experienced with transportation in the Broadway Plan area? (n=1,259)**

Key themes:

- » Busy buses and overcrowding; need for more buses
- » Buses not running on schedule and having unreliable travel times
- » Traffic congestion generally
- » Pedestrian safety and experience as the area is busy with vehicles and cyclists
- » Concerns about cyclist safety due to busy roads and lack of bike routes
- » Lack of parking, for both cars and bikes

# FUTURE OF BROADWAY AS A COMPLETE STREET

**Q3. Imagine other streets you've enjoyed visiting, within Vancouver or beyond. Maybe it was the street trees and wide sidewalks, or maybe the patios and vibrant public life that were memorable. Tell us what were the elements of these streets that made them enjoyable? (n=1,344)**

**Key themes:**

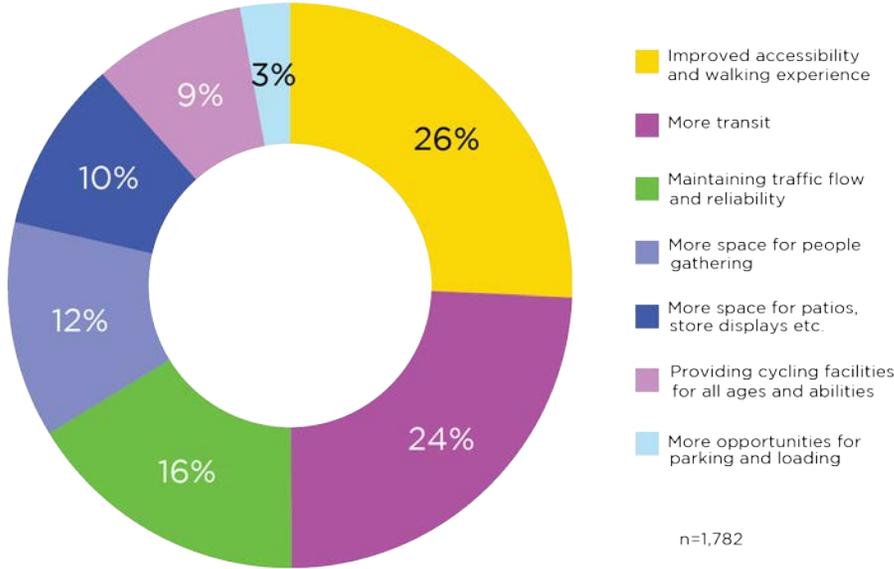
- » Street trees, greenery and gardens
- » Highly walkable with wide, quality sidewalks
- » Diversity of shops and local businesses
- » Vibrant public life with plazas, patios and other spaces to gather
- » Cycling facilities
- » Presence of arts and culture
- » Heritage buildings, interesting architecture and distinctive character
- » Easy access to transportation options, especially transit
- » Car-free or car-light areas
- » Clean and well-maintained

**Q4. In the future, Broadway's sidewalks and public spaces should be... (n=1,215)**

**Key themes:**

- » Wider sidewalks that are accessible and easily walkable
- » A vibrant, diverse and welcoming street
- » Clean and well-maintained
- » More public seating, patios and plazas, and green space
- » Concerns about impacts on traffic flow and parking in the future

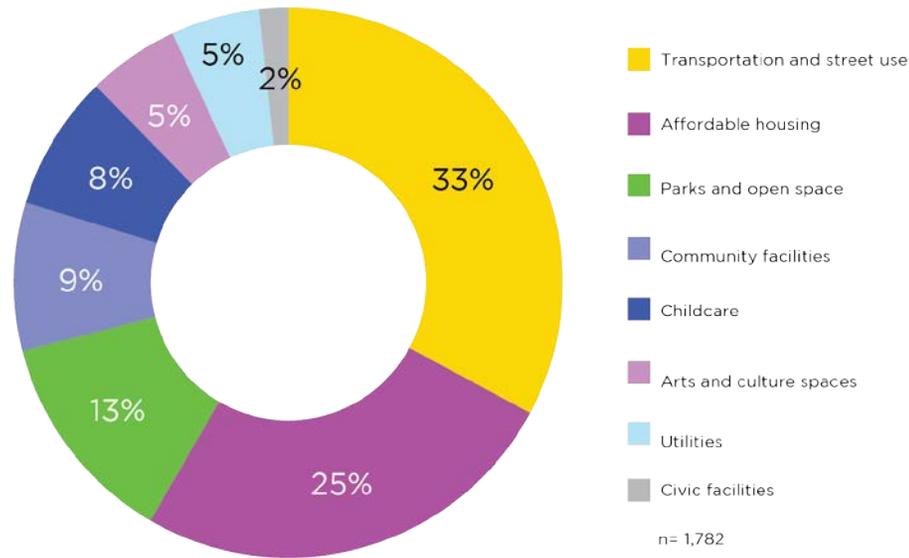
**Q5. Thinking about streets, transportation and design overall...which of these should be a priority on Broadway in the future? (Please rank them from high priority to low priority.)**



## PUBLIC BENEFITS AND AMENITIES

**Q1. Which public benefits and amenities do you think are most needed within the Broadway study area?**

*(Please rank these from high need to low need.)*



## SUSTAINABILITY

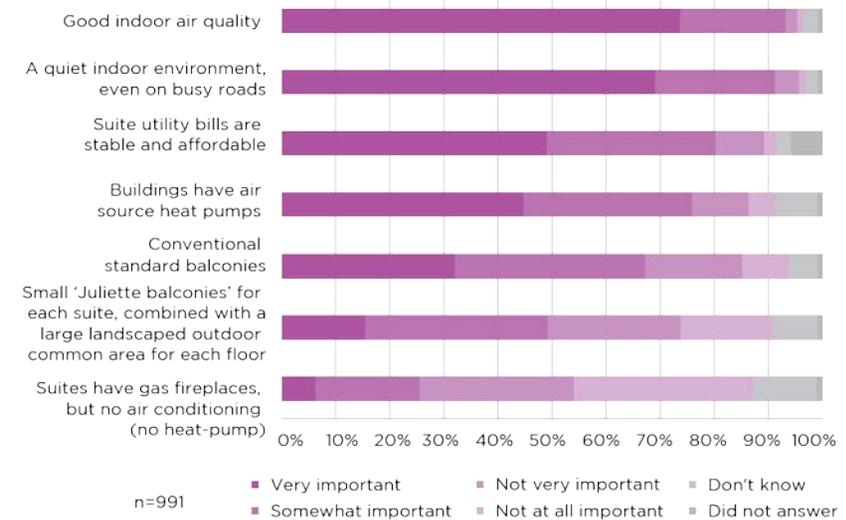
**Q1. When you imagine the city of the future, and how you will live, what features do you think sustainable buildings should include? (n= 726)**

### Key themes:

- » Energy efficiency and green space are highly important
- » Heating and cooling systems tied to renewable energy
- » Building systems and design: water systems (e.g. rainwater capture), green roofs, gardens and recycling options
- » Concern regarding access to parking spaces and driving
- » Spaces and services shared between buildings

**Q2. When you think about new apartments and sustainable design, please rate how important the following features are to you:**

*(Please select one response for each item.)*



**2a. Are there any other sustainability features that are important to you?**  
(n= 423)

### Key themes:

- » Energy, and heating and cooling systems (divided perspectives on use of air conditioning)
- » Solar panels and other renewable energy systems
- » Access to electric forms of transportation and charging stations
- » Insulation and window functionality
- » Nature, greenery and gardens
- » Water systems, solutions and usage
- » Recycling and focus on renewable materials



## NEIGHBOURHOODS

**Q1. What's unique or important about the different neighbourhoods and should be considered in planning for the Broadway area?**

### Kitsilano

(n=881)

### Key themes:

- » Walkable and well-connected to other neighbourhoods and amenities, including arts and culture, shops, bars, restaurants and local businesses
- » Cherished neighbourhood character, including the heritage and history, and green and leafy streets
- » Ease of access to nature, outdoor recreation, and beaches
- » Concerns around housing affordability

### Fairview

(n=804)

### Key themes

- » Well-connected and walkable, with good transit access
- » Availability of bike lanes and green space
- » Access to parks and recreation, and health and wellness services
- » Cherished character and heritage of the area
- » Concerns regarding housing affordability, and need for retention of existing affordable rental housing
- » Concerns regarding traffic and pedestrian safety
- » Mixed opinions around appropriate building heights

## Mount Pleasant

(n=826)

### Key themes

- » Generally accessible, with a diversity of existing relatively affordable rental housing
- » Availability of transportation options
- » Strong presence of arts and culture
- » Green and leafy character
- » Good access to diverse businesses such as bars, restaurants, local shops and other amenities
- » Family-friendly and community feel
- » Cherished heritage buildings and unique character of the Main and Broadway area
- » Preserve and enhance the industrial areas
- » Concerns around housing affordability, security of tenure and supply

## False Creek Flats

(n=685)

### Key themes:

- » Preserve and enhance the light industrial atmosphere, artist studios and local businesses
- » Cherished views to the mountains
- » Good access to nature and seawall, activities such as climbing, green spaces and parks
- » Need for improved access to transportation options and connections to other areas of the city
- » Needs more arts and culture, unique bars, restaurants
- » Concerns regarding sea level rise
- » A desire for more safety resources regarding seismic and flooding issues
- » Great Northern Way acts as a barrier between north and south neighbourhoods

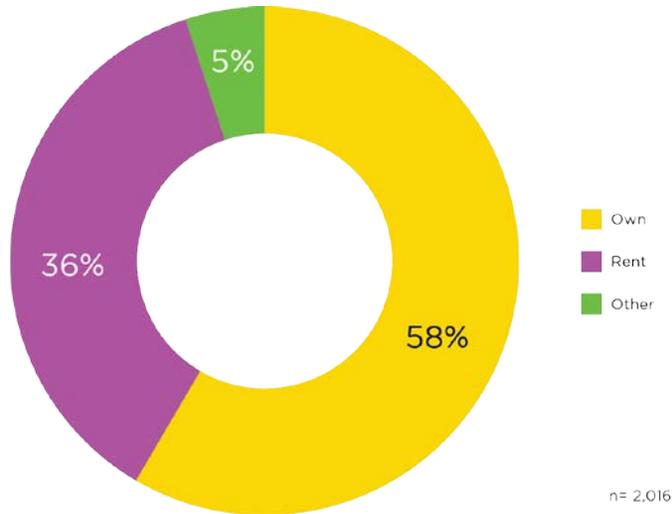
## Q2. Do you have any other comments to share about the Broadway Plan? (n= 875)

### Key themes:

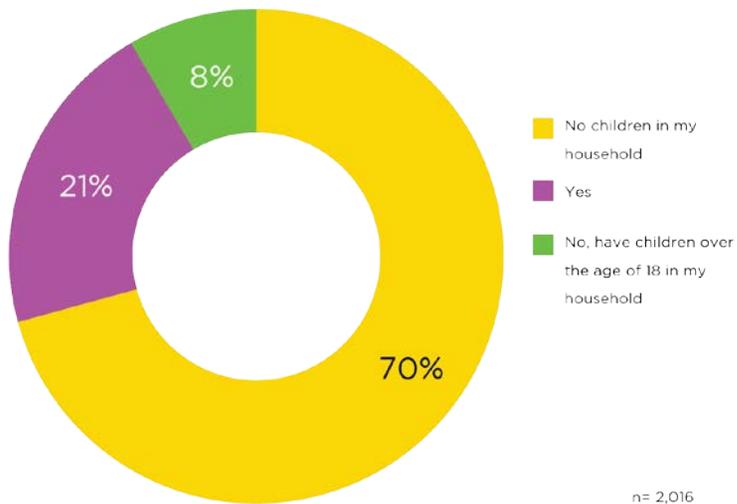
- » Strong desire to enhance transportation options, especially walking, cycling and transit
- » Strong desire to extend the Broadway Subway all the way to UBC
- » Concerns regarding disruption to businesses due to Subway construction
- » Need to ensure neighbourhood liveability
- » Competing concerns regarding appropriate building heights and density, particularly beyond the current zoning
- » Need for more and diverse housing forms
- » Lack of affordable housing and diversity of housing types is a strong concern
- » Need to preserve neighbourhood character and green space
- » Need to retain and support local serving businesses

## WHO DID WE HEAR FROM?

**Do you rent or own your home?** (Please select one response only.)

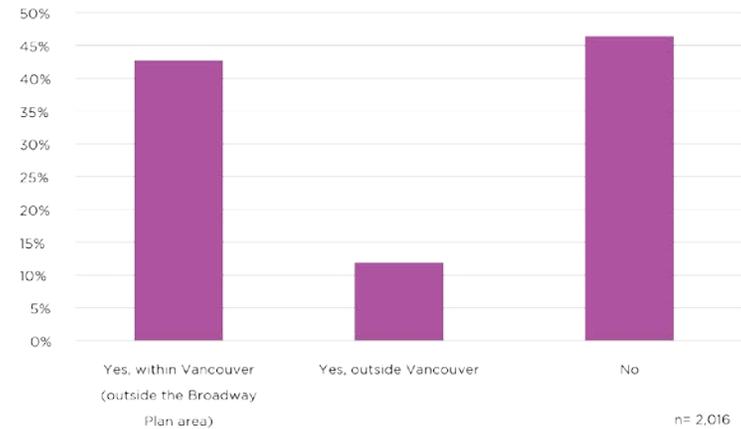


**Do you have children under the age of 18 in your household?** (Please select one response only.)

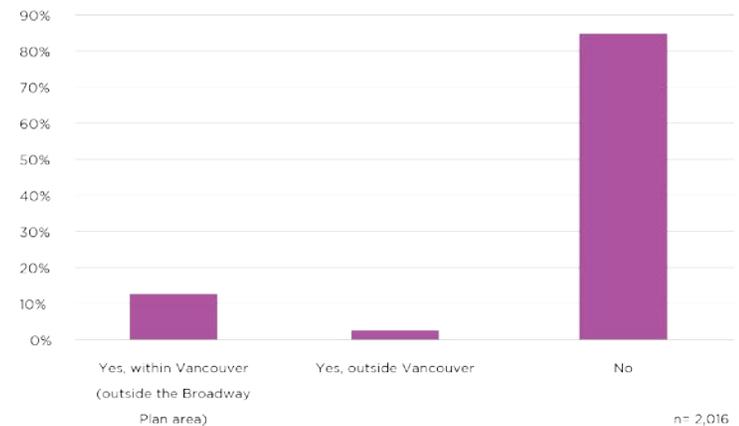


**Do you work or own/operate a business outside the Broadway Plan area?** (Please select all that apply.)

### Work

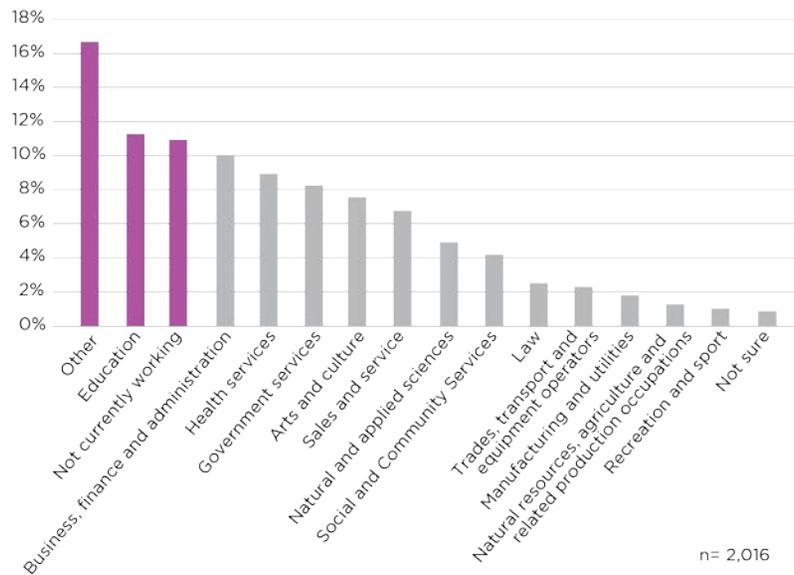


### Own/Operate Business



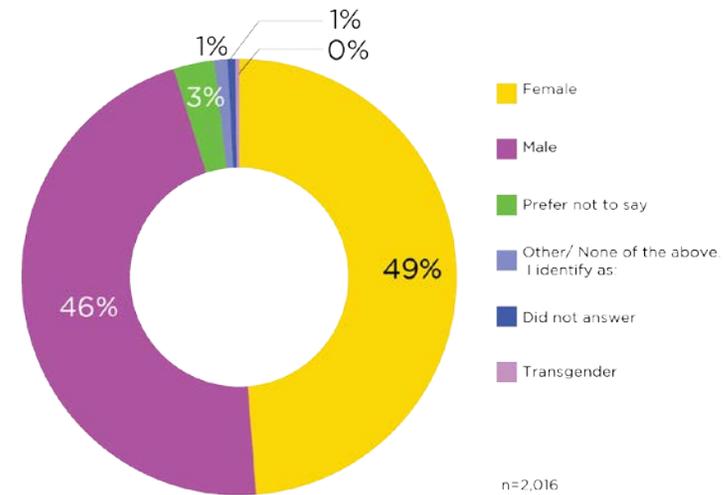
## WHO DID WE HEAR FROM?

**What sector best represents your primary work activity?**  
(Please select one response only.)

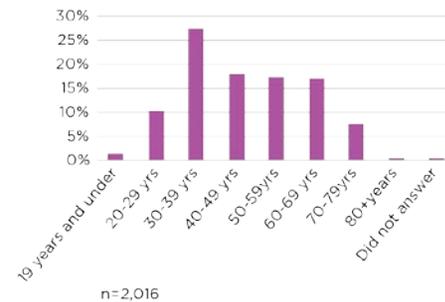


A large number of respondents reported working in another sector, particular technology.

**Do you identify as...?**  
(Please select one response only.)



**Which age group do you belong to?**  
(Please select one response only.)

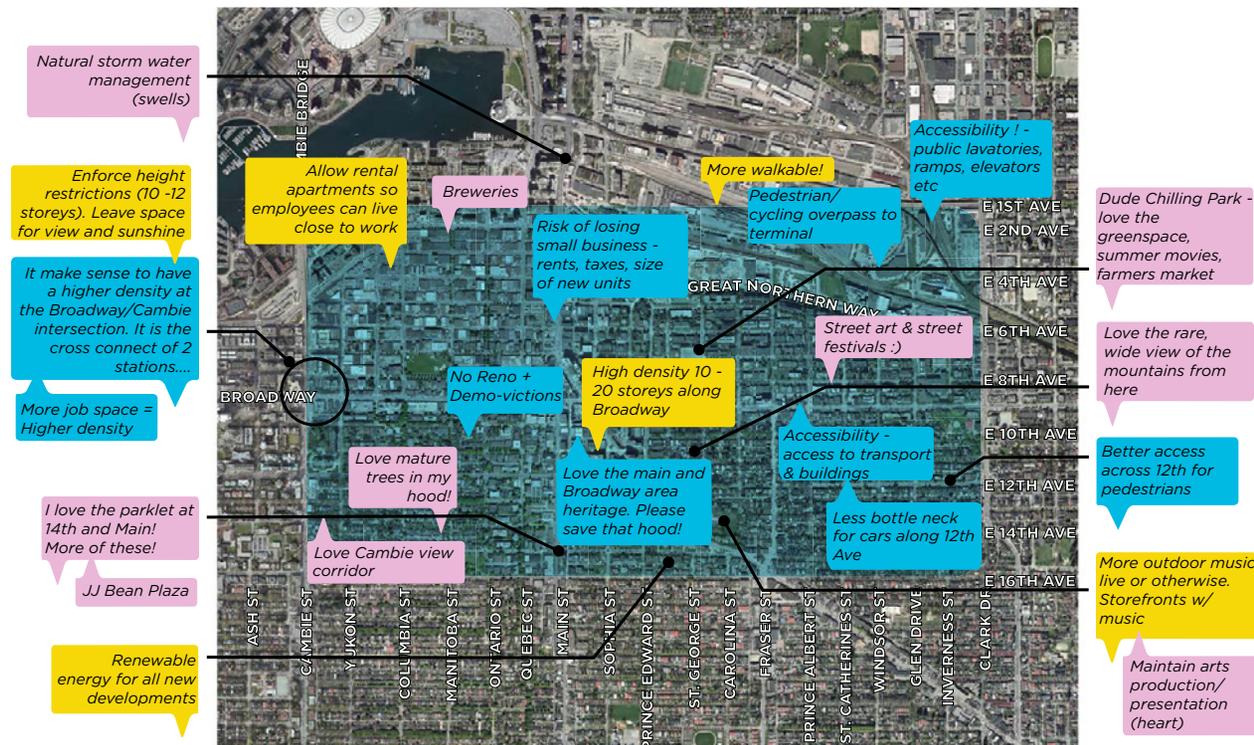


# APPENDIX C: LAUNCH ASSET MAPPING

A total of 850 comments were collected from the five Broadway Plan launch events.

## Summary of Comments by Neighbourhood

### MOUNT PLEASANT



#### Love it: ○

- » Heritage buildings and character of the Main and Broadway area
- » Diverse businesses
- » Walkable
- » Green space

#### New idea: ●

- » A new dog park in the neighbourhood
- » Address tax policy for small or local businesses
- » Safer pedestrian crossings at Main and on Broadway and traffic calming in certain areas

#### Needs work: ●

- » Need to preserve and/or enhance the industrial area
- » Need for more housing without displacing renters through reno- or demo-victions

# FAIRVIEW

## Love it: ●

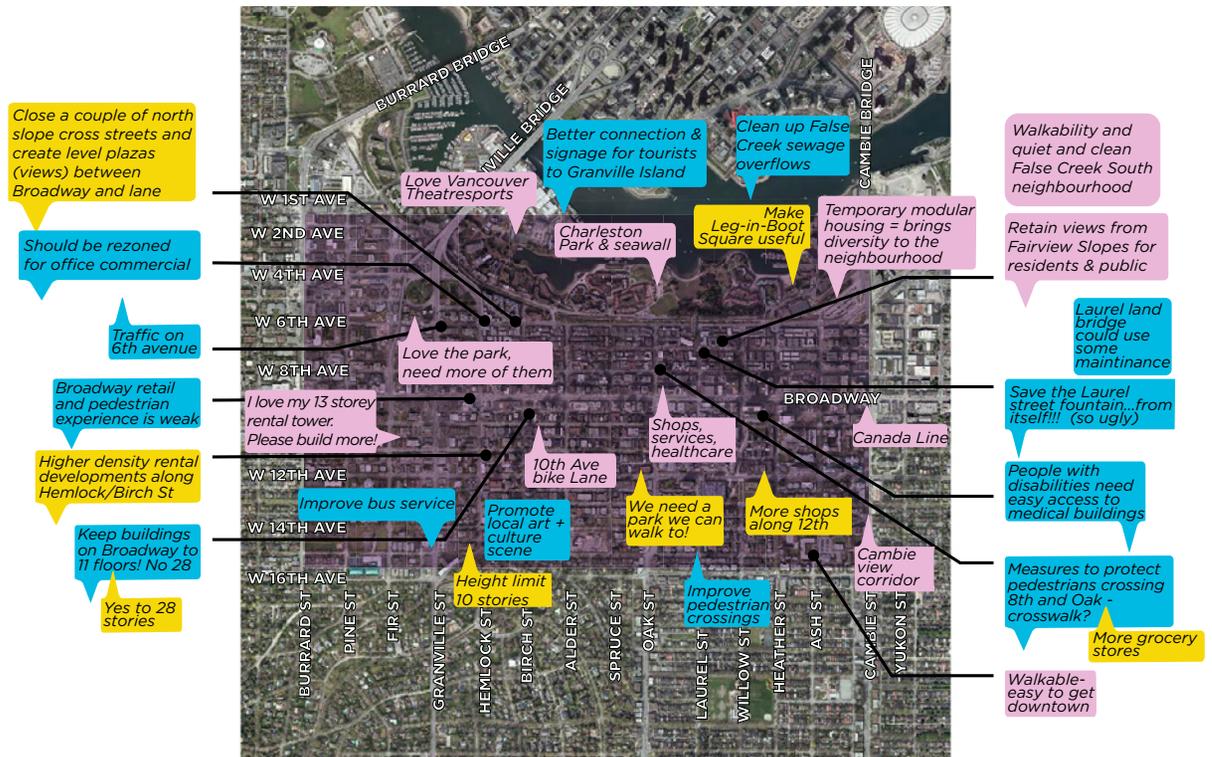
- » Bike lanes
- » Green space
- » Walkable
- » Ease of access to transit
- » Views of False Creek and North Shore mountains

## New idea: ●

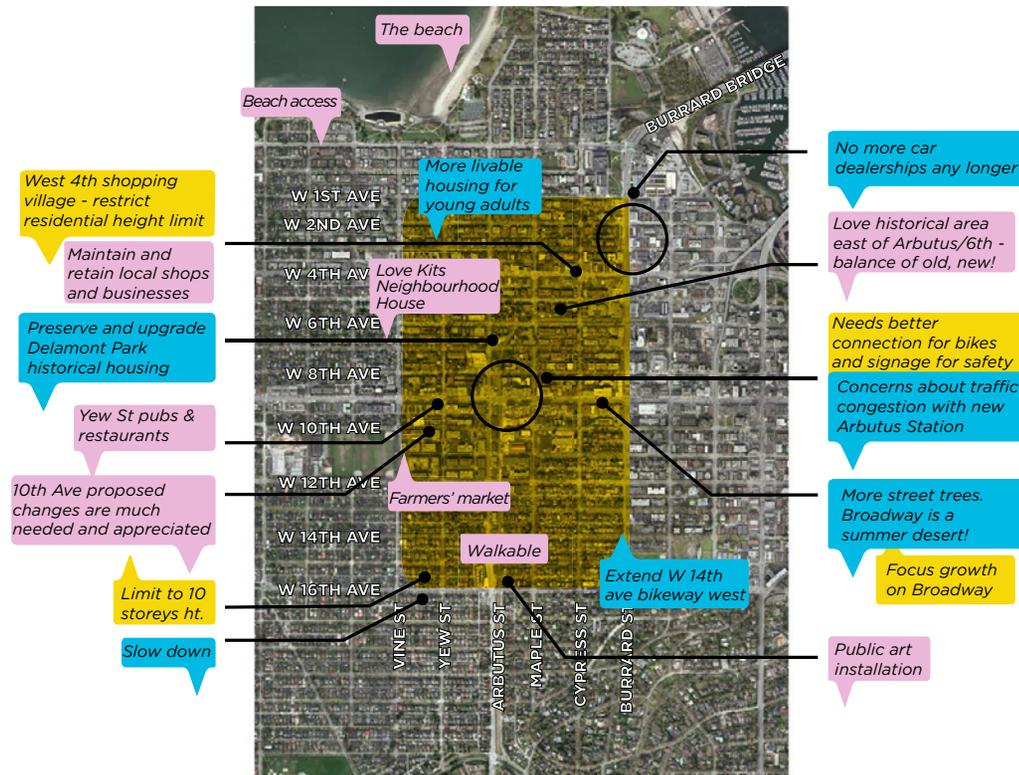
- » Concerns about the proposed 28-storey building at Broadway and Birch and high buildings in general; building heights should be limited to 16 storeys or less
- » Some support for high buildings
- » Preserve views and access to sunlight

## Needs work: ●

- » Lack of amenities in the neighbourhood, e.g. community centre and grocery store
- » Need for more mixed-use development, including commercial space
- » Need for more public (especially green) spaces
- » Vehicular traffic, including improving access, turn safety and pedestrian safety (particularly on the Granville Bridge)
- » Walkability needs to be enhanced
- » Need for more housing



# KITSILANO



## Love it: ●

- » Neighbourhood character
- » Walkable
- » Public spaces, especially parks

## New idea: ●

- » Concerns about proposed Arbutus terminus for Broadway Subway; not a good location for a bus loop
- » Extend the Broadway Subway all the way to UBC

## Needs work: ●

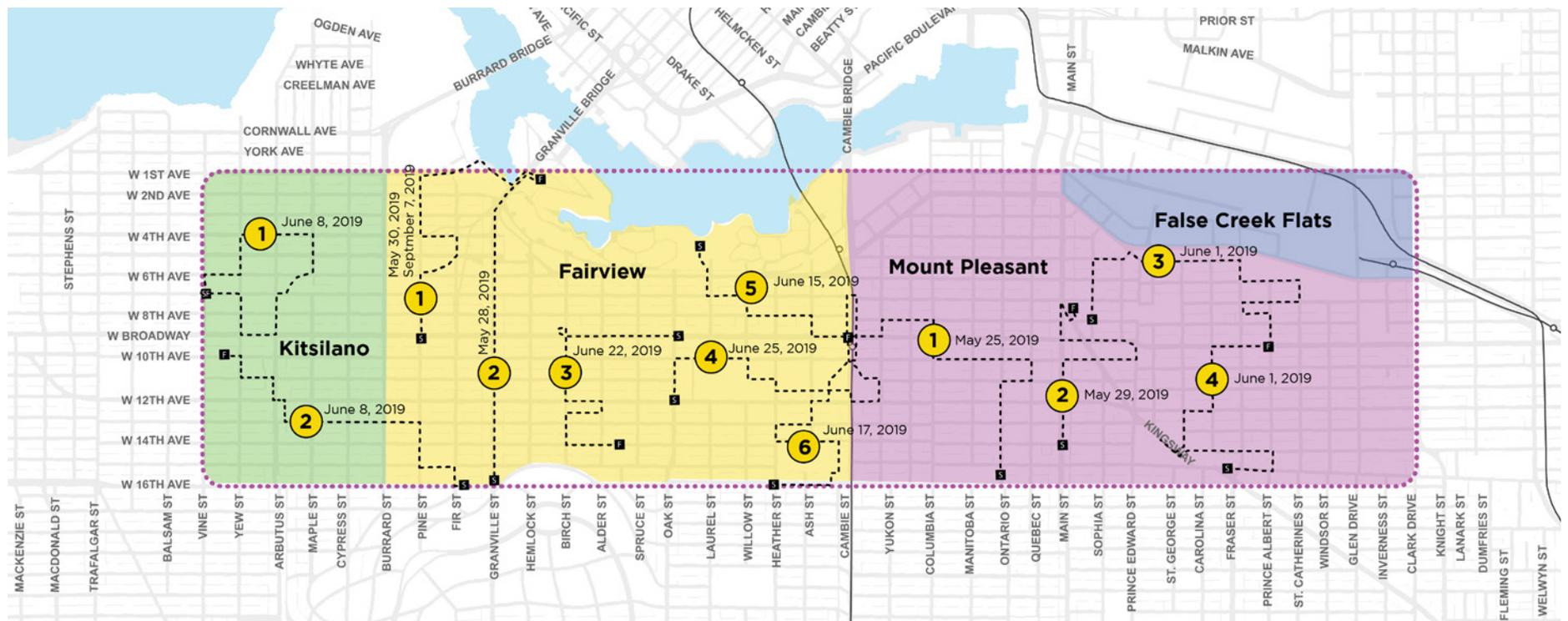
- » Need for more parks in the area
- » Difficulty of pedestrian and transit access to Granville Island
- » Existing traffic congestion, e.g. Arbutus Street
- » Need for more housing and changes in zoning and increased density

## Summary of Comments – General

### Key themes:

- » Concerns about accessibility for seniors and inclusion (e.g. housing for the homeless)
- » Need for improved bike infrastructure (e.g. more bike lanes)
- » Need for improved transit
- » Station areas should have increased density, public washrooms, grocery stores, and other amenities
- » Other areas (e.g. Shaughnessy) should have been included in the study area
- » Consider more sustainable infrastructure such as electric car charging stations or solar panels
- » Significant need for more affordable housing throughout the study area, and support for increased density
- » Retain heritage character of the neighbourhoods

# APPENDIX D: WALKSHOPS



## Kitsilano

- 1 Kitsilano Walkshop #1
- 2 Kitsilano Walkshop #2

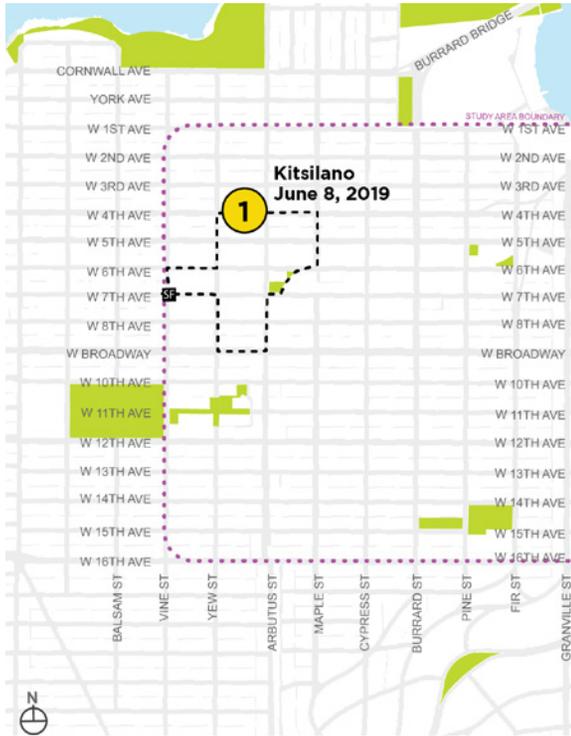
## Fairview

- 1 Fairview Walkshop #1
- 2 Fairview Walkshop #2
- 3 Fairview Walkshop #3
- 4 Fairview Walkshop #4
- 5 Fairview Walkshop #5
- 6 Fairview Walkshop #6

## Mount Pleasant

- 1 Mount Pleasant Walkshop #1
- 2 Mount Pleasant Walkshop #2
- 3 Mount Pleasant Walkshop #3
- 4 Mount Pleasant Walkshop #4

# KITSILANO WALKSHOP #1



Date for in-person: June 8, 2019  
 # in-person participants: 20  
 # online participants: 41



## 1. What are the distinct qualities that help define your neighbourhood?

### Key themes:

#### Walkable and connected

- » Proximity to amenities and well connected to other parts of the city
- » Easy, safe, comfortable and enjoyable to walk and cycle to daily destinations
- » Availability of multimodal transportation options, e.g. walking, cycling and transit
- » Arbutus Greenway is a popular asset for walking and cycling
- » Tree-lined streets, heritage buildings, human-scaled built form, and small shops and restaurants create a walkable environment

#### Green, leafy character and access to nature

- » Tree-lined streets and gardens are an important part of the neighbourhood character
- » The beach, pocket parks, Arbutus Greenway and views to the water and the North Shore mountains
- » Ease of access to nature and green spaces

#### Built form

- » Diversity of built form and mix of housing types, e.g. old and new single-family houses, townhouses, condominiums and rental apartment buildings
- » Character homes and heritage houses are cherished
- » Density and scale, with primarily low to mid-rise buildings

#### Diversity of businesses

- » Small, independent businesses contribute to sense of community
- » Arbutus Coffee within residential area

- » West 4th Avenue is cherished as a great shopping street
- » Presence of diverse storefronts, retail and local restaurants contribute to the character of the area

#### **Livability and community feel**

- » Family-friendly, safe and quiet neighbourhood with less traffic, tree-lined streets and safe crossings
- » Mix of all ages from pre-school children to university students, to retired and seniors

#### **Outdoor recreation and activities**

- » Presence of recreational and hippie culture
- » Cherished street festivals and outdoor activities like Kitsilano pool and parks for picnics
- » Access to outdoor recreation and beaches

### **2. What do you love about this neighbourhood? What's working well?**

#### Key themes:

##### **Built form**

- » Low to mid-rise scale allows for sunny streets and views to the North Shore mountains
- » Heritage and character houses contribute to the neighbourhood character
- » Mixed-use buildings on West 4th Avenue with commercial at grade and residential above
- » Lower building heights allow for views around Delamont Park

##### **Housing**

- » Diversity of housing types support a diversity of household types living in the area
- » Parks and green spaces
- » Green spaces, pocket parks, tree-lined streets and gardens are enjoyed by many, create a sense of community, and make streets more walkable and bikeable
- » Arbutus Greenway contributes to active lifestyle in the area
- » Community gardens along West 6th Avenue

##### **Walkable and connected**

- » Ability to safely walk and cycle to daily destinations such as parks, grocery stores, cafes and other amenities
- » Pedestrian activated crosswalks on arterials
- » Access to many different bus routes
- » Easy access to the beach
- » Arbutus Greenway is well used for walking and cycling and creates a good off-street connection within neighbourhoods

##### **Diversity of businesses**

- » Great restaurants and independent businesses
- » Arbutus Coffee is cherished by many
- » Mix of businesses on West 4th Avenue attracts people to visit and linger in the area
- » 5th Avenue Cinemas

##### **Sense of community**

- » The mix of restaurants, shops, the beach, greenery and diverse housing types creates a strong sense of community

- » Community amenities such as Kitsilano Neighbourhood House encourage community gatherings
- » Quiet, family-friendly neighbourhood feel

#### **Streets and greenways**

- » West 4th Avenue has an enjoyable walking experience
- » Yew Street between West 4th Avenue and Kits Beach
- » Arbutus Greenway

### **3. What isn't working well, and needs attention as part of the planning process?**

#### Key themes:

##### **Housing and affordability**

- » Need for more housing, including potential density increases in some parts of the neighbourhood, e.g. along Broadway and West 4th Avenue
- » Concerns about character homes being replaced by high-rises and blocking the views and access to sunlight
- » Need for more diverse housing types like 6 + storey apartments (rental and strata), duplexes/triplexes, terrace houses, and townhomes
- » Aging rental buildings in need of renewal
- » Provide incentives for landlords to renovate and maintain older rental housing
- » Lack of rental housing for families (3+ bedrooms)
- » Need for more non-market/social housing in the area
- » Concerns around displacement of existing tenants and availability of affordable housing options

##### **Parking**

- » Need for more parking for both cars and bicycles
- » Lack of on-street parking for visitors

##### **Broadway**

- » Broadway lacks character along much of the street
- » Walking is not pleasant due to noise and air pollution from vehicle traffic
- » Needs more diverse commercial uses at grade
- » Needs more street trees and greenery
- » Should have wider sidewalks

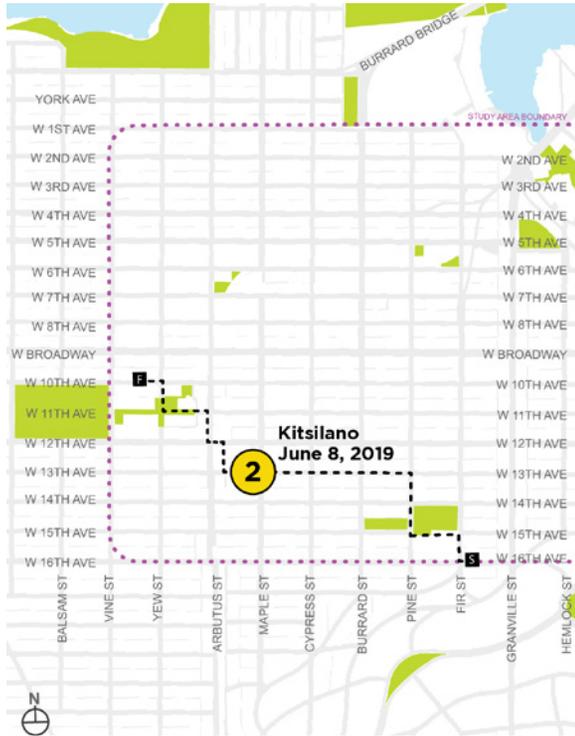
##### **Transportation and traffic**

- » North-south connections are not easily accessible for people with mobility challenges and young families with strollers
- » Need for local transit route to the beach and more north-south transit connections
- » Concerns around traffic congestion at the future Arbutus Station bus loop
- » Local bus routes need to be enhanced
- » Improve traffic flow along West 4th Avenue and Vine Street

##### **Businesses and storefronts**

- » Businesses with large storefronts make streets less interesting
- » Car dealerships on Burrard Street with large, glassy storefronts detract from the character of the area and made walking unpleasant
- » Unaffordable rents are driving out small businesses, resulting in empty storefronts in particular along West 4th Avenue
- » Concerns regarding tax policy for small businesses
- » Lack of interesting storefronts, especially on Broadway

## KITSILANO WALKSHOP #2



Date for in-person: June 8, 2019  
# in-person participants: 19  
# online participants: 41



### **1. What are the distinct qualities that help define your neighbourhood?**

#### Key themes:

##### **Built form**

- » Low to medium density buildings
- » Human scaled character and heritage houses with green yards
- » Mix of single family homes, duplexes and larger apartment buildings

##### **Sense of community**

- » Family-friendly, safe and quiet neighbourhood

##### **Walkable and bikeable**

- » Safe, quiet, and green walkable streets with good sidewalks
- » Easily walkable to daily needs, shops, parks and other community amenities and services
- » Cycling friendly neighbourhood - 10th Avenue bike route and Arbutus Greenway are cherished

##### **Green and leafy**

- » Streets with great tree canopy and foliage enhanced the neighbourhood feel
- » Green setbacks and gardens
- » Lots of mature trees, year-round access to sun, well-kept yards and welcoming open spaces
- » Granville Park is a hidden gem and a great place to socialize

### **2. What do you love about this neighbourhood? What's working well?**

#### Key themes:

##### **Built form**

- » Human scale and low to medium density of the area creates a sense of community
- » Interesting and pleasant architecture
- » Arbutus Walk apartments a good precedent for the neighbourhood in terms of scale

##### **Housing**

- » Mix of housing forms and types, e.g. multi-family, single family, strata, rental, low rise, mid-rise, and townhomes support a diversity of residents

##### **Businesses**

- » Diversity of small businesses

##### **Walkable and connected**

- » Conveniently located close to the water, downtown, amenities and arterial streets
- » Stores, restaurants and services within walking distance
- » Ease of access to transit
- » Can walk to everything
- » Arbutus Greenway is a wonderful linear park experience for people to walk, run, cycle and socialize

### **Green and leafy**

- » Tree-lined streets and greenery made walking and cycling pleasant
- » Green spaces and gardens bring people together and help neighbours get to know each other
- » Quiet residential streets with mature tree canopies are cherished

### **3. What isn't working well, and needs attention as part of the planning process?**

#### Key themes:

##### **Housing and density**

- » Lack of affordable housing options
- » Need to increase density along arterial streets with more rental housing and businesses
- » Concerns around redevelopment and increase in rents
- » Concerns around densifying the area and losing the neighbourhood character

##### **Transportation and traffic**

- » Concerns around traffic congestion near schools on 10th Avenue bike route
- » Need for a fully integrated transit system to get to all parts of the city
- » Need for an area transportation plan to address increased traffic from future development
- » Safer pedestrian crossings
- » Traffic calming should be expanded

##### **Businesses**

- » Concerns around high taxes and rents causing small businesses to close
- » Need to keep a variety of shops and services including independent businesses
- » Granville Street has lost its unique shops and other businesses due to unaffordable rents

##### **Amenities and services**

- » Need for more community health clinics and public amenities for families, especially with future growth
- » Lack of cultural facilities in the area
- » Need more parks, including dog parks

##### **Parking**

- » Inadequate parking in the area
- » Need for parking for aging population
- » Provide ways to rent out unused parking

# FAIRVIEW WALKSHOP #1



Date for in-person: May 30, 2019  
 # in-person participants: 51  
 # online participants: 38

Note: two in-person walkshops were held, including one for local residents, due to the significant demand to attend a session in-person.



## 1. What are the distinct qualities that help define your neighbourhood?

### Key themes:

#### Retail and business mix

- » Many local and small businesses, particularly in the food industry
- » The diversity and options for shopping meet community needs
- » Many arts, light industrial and creative spaces

#### Sense of community

- » Sense of community; neighbours know one another

#### Walkable and connected

- » Can walk to shopping, entertainment, work, and Granville Island
- » Good walkability and walking connections
- » Many transportation options (e.g. walking, cycling and transit)
- » Good cycling networks
- » Well connected to downtown, Granville Island, and False Creek
- » Centrally located with easy access to the rest the city

#### Greenery and access to nature

- » Arbutus Greenway is a cherished asset
- » Access to water at False Creek

#### Land use and built form

- » Area is primarily low to mid-rise
- » Low-rise allows access to sunlight and views to downtown and the North Shore mountains

- » Mix of buildings of different ages, uses (e.g. residential, commercial, and light industrial) and heights

#### **Views**

- » Views of the water, downtown and North Shore mountains

### **2. What do you love about this neighbourhood? What's working well?**

#### **Key themes:**

##### **Walkable and connected**

- » Area is very walkable, with good access to services and public spaces
- » Area is well connected to the rest of the city through walking, cycling, and transit options.
- » Proximity proximity of Granville Island and False Creek (water and Seawall)

##### **Sense of community**

- » Sense of community in the area

##### **Parks and green space**

- » Arbutus Greenway and its associated green spaces and community gardens
- » Pollinator gardens at 5th Avenue and Pine Street
- » 6th and Fir Park
- » Small green spaces on private property with seating, greenery, etc. are well-used (e.g. on corners along Pine Street)

##### **Land use and built form**

- » Light industrial character of the area
- » Arts and cultural uses
- » Diverse, mixed-use nature
- » Heritage store fronts and signs along Granville Street
- » Low to medium density differentiates the area from downtown and allows access to light and air
- » Armoury District's low to mid-rise character

#### **Views**

- » Open, sunny streets and views of the water, downtown and North Shore mountains

##### **Retail and business mix**

- » Light industrial job space is an asset
- » Distinct character and businesses of the Armoury District
- » Mix of shopping and services in the area

### **3. What isn't working well, and needs attention as part of the planning process?**

#### **Key themes:**

##### **Traffic and parking**

- » Noise from car engines is as an issue as traffic congestion increases through the area
- » Traffic calming needed, particularly at intersections to increase pedestrian safety
- » More parking required for residents and for customers in retail/commercial areas

- » Area is too car centric
- » Need to ensure contractor and service vehicles have parking

#### **New development**

- » Redevelopment of commercial to residential (in C-3A) puts strain on public amenities and services, and results in fewer jobs in area
- » Need plan for area as spot re-zonings cause for uncertainty and confusion amongst the public

#### **Land use and built form**

- » Need to retain the industrial land base
- » Need to retain the mixed-use character of the area
- » Height of buildings should be kept low to protect views, minimize shadowing and preserve existing character
- » Mixed-use developments needed to provide more services to residents

#### **Connections to Granville Island and Seawall**

- » Access and wayfinding to Granville Island from surrounding neighbourhoods is challenging (both walking and cycling)
- » Arbutus Greenway link to Granville Island and the Seawall is needed
- » Walking and cycling connections to Granville Island and the Seawall need to be improved

#### **Walking and cycling**

- » Need improved sidewalk conditions
- » Better walking and cycling facilities are needed, particularly on commercial streets
- » North-south connections are lacking

#### **Car dealerships**

- » Too many car dealerships on Burrard Street take up parking spaces and increase speeding in luxury vehicles

#### **Retail and businesses**

- » Need for more variety and affordable retail/grocery options
- » Need to retain and enhance local small retail/commercial
- » No nightlife in the area, particularly on Broadway

#### **Housing and density**

- » Insufficient housing options in the area (particularly affordable rental)
- » Limited housing options for families
- » Density is too low for an area near a future Subway station
- » Increased density will help support community needs
- » Concerns about social housing at Pine and 7th Avenue – better design could have improved integration with the community

#### **Parks and public spaces**

- » Need to maintain and add park space
- » Concerns with homelessness in public spaces
- » More community gathering spaces

#### **Neighbourhood character**

- » Ensure character of neighbourhood is not lost through new development
- » Area feels unfinished and unfocused, and is underutilized

#### **Working well as is**

- » No changes are needed in the area

# FAIRVIEW WALKSHOP #2



Date for in-person: May 28, 2019  
# in-person participants: 22  
# online participants: 32

## 1. What are the distinct qualities that help define your neighbourhood?

### Key themes:

#### Arts and culture

- » Many cultural assets along South Granville, e.g. commercial galleries and theatres

#### Connected and walkable

- » Generally a very walkable area
- » Excellent transportation options available

#### Traffic

- » Granville Street has high traffic volumes

#### Shopping and commercial mix

- » Diversity of small storefronts and independent businesses
- » High-end destination shopping experience
- » Many restaurants available in the area

#### Services

- » Local services available to nearby residents, e.g. library
- » Services within walking distance

#### Heritage

- » Presence of heritage buildings

#### Built form

- » Mix of building ages and heights (low to mid-rise) along Granville Street makes for an interesting streetscape
- » Absence of tall buildings
- » Access to sunlight and views due to lower building heights

#### Green and leafy

- » Tree-lined side streets with green setbacks, gardens, etc.

#### Housing

- » Housing mix nearby allows for a variety of age groups to live in the area

#### Sense of community

- » The area has a community 'vibe'

## 2. What do you love about this neighbourhood? What's working well?

### Key themes:

#### Arts and culture

- » Stanley Theatre a cherished cultural asset in the area

#### Walkable and connected

- » Access to many transit options in the area
- » Area is very walkable, with amenities and services close to home
- » Central location and proximity to downtown

#### Shopping and services

- » Retail vibrancy along South Granville
- » Services are all available within walking distance, e.g. library and drugstore
- » Variety of food and dining options in the area, e.g. restaurants and pubs

#### Heritage

- » Heritage buildings have been maintained and restored along Granville Street

#### Building mix and form

- » The low to mid-rise scale of buildings along Granville Street allow for access to open skies and views
- » Mix of architecture and age of buildings

#### Mix of uses

- » Commercial and residential mix in the area

#### Green and leafy

- » Tree-lined streets off of Granville Street

#### Livability and sense of community

- » Area is generally clean and well-maintained
- » Sense of community in the area
- » Area is safe and quiet
- » Vibrancy of South Granville area

#### Traffic

- » Traffic calming on the residential streets



## 3. What isn't working well, and needs attention as part of the planning process?

### Key themes:

#### Arts and culture

- » Some of the commercial galleries are struggling
- » Need for preservation and addition of cultural spaces

#### Walking and connections

- » Sidewalks cracked/heaving and in need of repair
- » Broadway is an unappealing walking environment and lacks character
- » More connections like the Arbutus Greenway in the area
- » Connections/access to Granville Island are difficult and confusing, especially walking and by transit
- » Concerns about safety at night for those travelling to/from Granville Island
- » Pedestrian safety is a concern when crossing major streets

#### Shopping and retail

- » Small businesses are closing due to high rents
- » Area lacks affordable grocery and shopping options
- » Should have more sidewalk and retail activation along Granville Street

#### Amenities and services

- » Area lacks a community centre
- » There is a need for more seniors' services in the area
- » General need for more community-serving facilities and amenities in the area

#### Built form and density

- » Concerns about tall buildings and increased density along Granville Street and surrounding areas
- » Density is not enough along Granville Street

#### Parks and green space

- » Lack of park space in the South Granville area, particularly near Broadway

#### Housing and affordability

- » Increase density to support affordable housing options close to transit
- » Current housing options do not allow for diverse households (ages and incomes) to live in the area
- » Need for affordable housing so employees can live close to work
- » Older housing stock in the area is in need of maintenance and renewal

#### Traffic and parking

- » Parking in the area is inadequate, for both residents and retail customers
- » Traffic speed and congestion along Granville, Hemlock and Fir streets

# FAIRVIEW WALKSHOP #3



Date for in-person: June 22, 2019  
 # in-person participants: 16  
 # online participants: 54



## 1. What are the distinct qualities that help define your neighbourhood?

### Key themes:

#### Green and leafy

- » Area has many large deciduous tree-lined streets
- » Access to sunlight and open skies
- » Very green area, in both public parks and private lawns/yards

#### Connected and walkable

- » Walkable due to nearby amenities and the pleasant walking experience
- » Many transit options available
- » Close to amenities and services, e.g. South Granville and Cambie Street
- » Downtown is accessible while not being too close

#### Traffic

- » Smooth traffic flows

#### Building mix and form

- » Low to mid-rise scale of most buildings in the neighbourhood
- » Variety in age, character, architectural styles and density of buildings in the area
- » High density of residential without high-rise buildings

#### Mix of uses

- » Mix of residential and retail/commercial uses in the area

#### Neighbourhood character

- » Quiet neighbourhood
- » Area feels active without too much overwhelming activity
- » Buildings and greenery make for aesthetically pleasing neighbourhood
- » Sense of community and livability
- » Views to the North Shore mountains

#### Housing

- » Variety of housing forms and ages support a diversity of household types
- » Relatively affordable rental options available in the area

#### Amenities and services

- » Close to medical services in VGH area
- » Proximity to shops and amenities
- » Diverse food/restaurant options in the area
- » Nearby cultural assets, e.g. Stanley Theatre

## 2. What do you love about this neighbourhood? What's working well?

### Key themes:

#### Green and leafy

- » Greenery and private landscaping in front yards and garden spaces
- » Tree-lined streets and green, leafy character highly cherished
- » Greenery in medians, boulevards and roundabouts
- » Quiet residential streets

#### Views

- » Cherished views from private and public spaces to the North Shore mountains and downtown

#### Connected and walkable

- » Walkability of the area
- » Proximity to downtown and other major commercial centres, e.g. South Granville, Cambie Street and Granville Island
- » Access to transit options; will be further improved with Broadway Subway
- » Access to nearby Seawall
- » Proximity to amenities and services, and good transit service, supports aging in place

#### Traffic

- » Low traffic volumes and traffic calming in residential areas

#### Building mix and form

- » Low to mid-rise character of the area, which is different from downtown (i.e. not Yaletown)
- » Mix of building ages and types and the diversity of people and character this brings to the area
- » Low-rise higher density forms
- » "Human scale" of the area
- » Open skies and space, which is supported by the low to mid-rise scale

#### Mix of uses

- » Mix of residential and commercial uses throughout the area

#### Sense of community

- » Area has community/neighbourly feel
- » Sense of permanency with long term residents, aging in place
- » Residents feel safe and know their neighbours

#### Housing

- » Variety in form, age and architecture of housing in the area
- » Relatively affordable rental options throughout the area
- » Housing stock offers opportunity to age in place

#### Amenities and services

- » Ease of access to medical facilities
- » Proximity to major shopping centres, e.g. South Granville, Cambie Street and Granville Island
- » Many restaurants in the area
- » Proximity of the library
- » Nearby cultural assets, e.g. Stanley Theatre, are cherished

### **3. What isn't working well, and needs attention as part of the planning process?**

#### Key themes:

##### **Parks, green space, and trees**

- » Lack of park space and community gardens in the area, including programs and playgrounds for children
- » Concerns about tree loss on private property and lack of tree maintenance along streets
- » Historic streams should be daylighted and incorporated into park space

##### **Views**

- » Concerns about loss of views if high-rise buildings are introduced to neighbourhood and along Broadway

##### **Walking, cycling and transit**

- » Improvements needed to bike routes on 14th and 10th avenues to improve safety and experience for cyclists
- » More frequent #10 buses on Granville Street
- » Add bus routes to improve connectivity along 12th Avenue
- » Concerns with general sidewalk and road maintenance

##### **Traffic and parking**

- » Access to on-street parking a challenge, with areas around VGH and residential streets needing more parking and/or resident-only parking restrictions
- » Noise pollution from cars
- » Better enforcement, particularly for drivers and cyclists
- » Increased density along Broadway will worsen parking and traffic conditions
- » Should increase traffic calming

##### **Building mix and form**

- » 28-storey rezoning application at Birch and Broadway is too high for the neighbourhood character
- » General concerns about height and need to maintain access to sunlight and views
- » Single family lots are an opportunity for increased density
- » Should protect the mix of building types and styles

##### **Neighbourhood character**

- » Broadway itself lacks character and activity
- » More community facilities are needed
- » High-rise buildings will change the character of the area

##### **Housing**

- » Lack of seniors housing in the area
- » Concerns about reno- and demo-victions
- » Need for new affordable housing options

##### **Amenities and services**

- » Lack of grocery stores in the area
- » Desire for more local/neighbourhood-serving shops and restaurants
- » Need for schools and childcare
- » Concerns about empty storefronts along Granville Street and Broadway

##### **Working well as is**

- » No improvements needed in the area

# FAIRVIEW WALKSHOP #4



Date for in-person: June 25, 2019  
 # in-person participants: 16  
 # online participants: 16



## 1. What are the distinct qualities that help define your neighbourhood?

### Key themes:

#### Vibrant commercial and institutional hub

- » Significant employment area due to concentration of medical and civic services in the area
- » One of the major commercial hubs of the city
- » City Hall campus and Vancouver General Hospital (VGH)/medical precinct create institutional character
- » Mix of uses – medical, office, retail (large format and smaller scale), restaurants, and some residential
- » Area anchored by several large institutions (e.g. VGH, BC Cancer Agency, and City Hall) with large numbers of employees that contribute to the area's vibrancy

#### Walkable and connected

- » Central location in proximity to downtown, Granville Island, Cambie Village and False Creek
- » Major transit lines including the 99 B-Line and Canada Line connect the area to other parts of the city and region
- » Cherished 10th Avenue bike route
- » Walkable to transportation options, amenities, medical services, green spaces, shopping and restaurants

#### Health care

- » Proximity to VGH Campus and vital health services
- » Presence of hospital and health care related offices in area

#### Parks and green space

- » Green spaces around VGH are places for respite
- » Tree-lined streets and greenery made the area walkable

#### Views

- » Cherished views to the North Shore mountains, including street end views

## 2. What do you love about this neighbourhood? What's working well?

### Key themes:

#### Transportation and connectivity

- » Transportation hub with many options, e.g. Canada Line, 99 B-Line, local bus routes, walking and cycling
- » Central and easy access to all parts of the city
- » Walkable to daily destinations, e.g. grocery stores, health clinics, pharmacies, coffee shops, restaurants, banks, and library
- » Easy access to False Creek Seawall
- » 10th Avenue bike route and recent improvements

#### Retail and businesses

- » Mix of both small and large format retail
- » Wide variety of businesses, e.g. grocery stores, pharmacy, hardware, and restaurants
- » Shops and restaurants on Broadway make the area vibrant

#### Neighbourhood character

- » The scale of buildings in the area is working well
- » Safe and vibrant due to the mix of land uses
- » Presence of interesting architecture, particularly in the VGH area

#### Green and leafy

- » Cherished green spaces, parks and tree-lined streets

#### Views

- » Cherished views to downtown and North Shore mountains, particularly from Cambie Street

#### Health care

- » Proximity to VGH and health-related services

## 3. What isn't working well, and needs attention as part of the planning process?

### Key themes:

#### Traffic and transportation

- » Concerns around traffic congestion and noise levels on Broadway, 2nd Avenue, 12th Avenue, Cambie Street and Oak Street
- » Need traffic calming measures on arterials
- » Need safer pedestrian crossings and wider sidewalks
- » Lack of adequate parking (on- and off-street)
- » Create a pedestrian scramble crossing at Broadway and Cambie
- » Need to control traffic at 10th Avenue and Laurel Street to improve safety
- » Improve north-south connectivity along routes such as Oak Street

#### Retail and office space

- » Concerns around insufficient office space in the area and the need to increase density for office along Broadway
- » Concerns around losing small retailers due to renovations and rent increases, and being replaced with large format retail

#### Community amenities

- » Lack of community amenities in the area such as swimming pools and childcare spaces

#### Housing

- » Increase density for residential to meet the current and future housing needs
- » Opportunities for 30+ storey mixed-use buildings to accommodate mixed income housing, office space and more retail
- » Concerns regarding reno- and demo-victions

#### City Hall and VGH campuses

- » Lack of First Nations representation at City Hall or VGH
- » Need to redevelop City Hall campus will proper integration at the street level

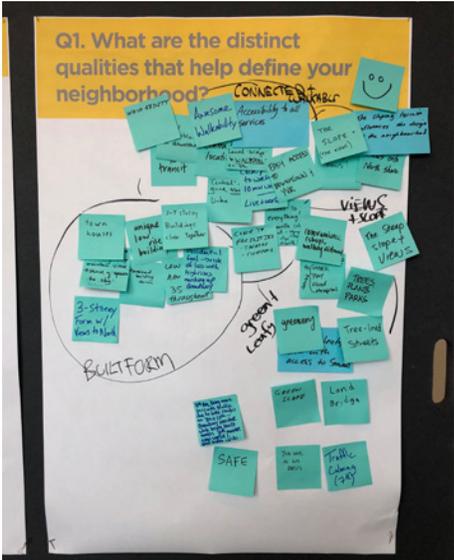
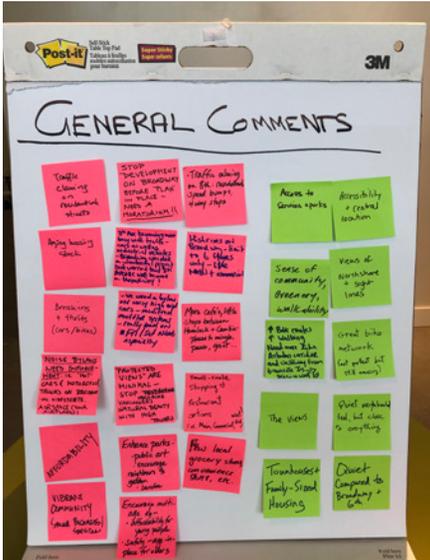
#### Parks and public spaces

- » Lack of coordinated plan for the many small public spaces and green spaces in the area, e.g. public space at Broadway and Cambie
- » Need for more public/green spaces with native plants
- » Reconsider vantage points for protected public views as most of them now originate from busy arterial streets

# FAIRVIEW WALKSHOP #5



Date for in-person: June 15, 2019  
 # in-person participants: 18  
 # online participants: 53



## 1. What are the distinct qualities that help define your neighbourhood?

### Key themes:

#### Views

- » Views to downtown and North Shore mountains
- » Slopes offer views, but also steep for walking

#### Connected and walkable

- » Centrally located, easy access to most other areas of the city
- » Access to services and shopping, notably around Broadway and Cambie
- » Connection to Seawall, False Creek and Granville Island
- » Very walkable neighbourhood, with tree-lined, quiet streets
- » Many walking, cycling and transit options

#### Green, leafy character and access to nature

- » Streets are tree lined and with many green spaces (e.g.gardens)
- » Access to open space and parks (namely Charleson Park and its dog park)
- » Access to sunlight and sky

#### Built form

- » Low-rise character of the area allows for views to the north
- » Terraced form of the buildings maximizes views and is distinctive to the area
- » Mix of older and new residential buildings

#### Community feel

- » Feels friendly, safe and has a sense of community
- » Primarily residential community, mix of ages
- » Friendly community

#### Housing

- » Multifamily options available for different incomes and household types
- » Mixed housing types

#### Traffic

- » Traffic cutting through community can be heavy and noisy

#### Shops and services

- » Close access to shopping, services and a mix of commercial

## 2. What do you love about this neighbourhood? What's working well?

### Key themes:

#### Views

- » Views are a cherished feature of Fairview Slopes
- » Low-rise buildings help to preserve views

#### Connected and walkable

- » Centrality of this area and access to amenities, downtown and False Creek
- » Cycling network, particularly along 7th Avenue
- » Quiet streets allow for an enjoyable walking environment
- » Laurel land bridge pedestrian crossing over 6th Avenue
- » Access to Granville Island and the Seawall
- » Excellent transportation options in close proximity (including the future subway)
- » Very walkable neighbourhood (quiet, tree-lined streets with access to sun and views)

#### Green, leafy character and access to nature

- » Access to sunlight is valued
- » Streets are very green and leafy
- » Pocket parks and open spaces scattered throughout the area
- » Charleson Park, including dog park area

#### Built form

- » Absence of high-rise buildings in this area
- » Mix of architectural styles
- » Density, but in a low-rise form

#### Community feel

- » Sense of community and neighbourliness
- » Streets are quiet and safe for walking and cycling, particularly 7th Avenue
- » Community is aesthetically pleasing

#### Housing

- » Mix of housing, with lower income options available
- » Family-sized housing available
- » Townhouse style of housing

#### Traffic

- » Area is relatively quiet (compared to Broadway or 6th Avenue)

#### Shops and services

- » Services around Cambie and Broadway
- » Walking distance to small businesses and restaurants
- » Proximity of medical services

### 3. What isn't working well, and needs attention as part of the planning process?

#### Key themes:

##### Views

- » Concerns views will be lost due to increased building heights

##### Walking, Cycling and Transit

- » Pedestrian crossings are unsafe along 8th Avenue and particularly crossing 6th Avenue
- » 7th Avenue bike route should be separated
- » Better transit needed in the evening and on major arterials (e.g. 6th Avenue)

##### Parks and green space

- » Parks would benefit from more benches and places to pause
- » In places the over growth of trees and bushes can be challenging to maneuver
- » Parks would benefit from activation and renewal

##### Built form

- » Concerns with increased density along Broadway and within the area, shadowing streets and blocking views
- » Concerns about Birch and Broadway 28-storey rezoning application
- » Need for more density in the future
- » Increasing density in the area will worsen traffic problems on 6th Avenue and other arterial streets
- » Importance of form for new development, particularly the public realm and access to sunlight and views

##### Broadway

- » Broadway is boring and should be enhanced with more vibrant and interesting businesses
- » Broadway needs more trees, benches and humanization

##### Arts and culture

- » More cultural spaces and art needed throughout the area
- » Some respondents identified Moberly and 6th ave as being bleak enhancement

##### Housing

- » Housing stock is aging and will need significant repairs or redevelopment
- » Should increase density for housing north of Broadway
- » Need more affordability and housing options for different age groups and household types
- » Affordable housing to allow people to live close to where they work

##### Traffic

- » Need for traffic calming on 8th Avenue, particularly for rush hour traffic
- » Noise from cars
- » 6th Avenue identified has high traffic speeds, dangerous pedestrian crossings, and heavy rush hour traffic
- » Traffic shortcutting along residential streets
- » Lack of on-street parking

##### Amenities and services

- » Lack of small independent business, such as restaurants, coffee shops and convenience stores
- » Child care and schools are challenging to get into
- » High property taxes are a challenge for long term residents and small businesses

##### New development

- » Disruption and noise from the demolition and construction of new buildings
- » Concern that new buildings are not livable (small units and are aesthetically unpleasing in public realm)

##### Crime

- » Thefts and break-ins will increase with the new Subway and higher density development

##### Homelessness

- » Concerns about growing population of homeless persons

##### Climate Change

- » Sea level rise in False Creek

##### Working well as is

- » No changes needed in the area (after the subway is complete)



## 1. What are the distinct qualities that help define your neighbourhood?

### Key themes:

#### Vibrant

- » Area is central, busy and energetic while being outside downtown

#### Walkable and connected

- » Access to many transit options is a key feature of the area
- » Many retail options within walking distance

#### Retail mix

- » Mix of retail in the area, especially along Cambie Street (e.g. smaller shops, grocery stores and large format retail)

#### City Hall and Vancouver General Hospital (VGH) campuses

- » City Hall is a prominent feature in the area
- » Nearby VGH Campus

#### Housing and land use mix

- » Diverse, medium density rental and ownership housing options
- » Mix of residential and commercial uses in the area

#### Parks and green space

- » Street trees and park spaces in the area
- » Access to the nearby Seawall

#### Parking

- » Ample parking in the area

## 2. What do you love about this neighbourhood? What's working well?

### Key themes:

#### Walkable and connected

- » Excellent transit connections, e.g. Canada Line, 99 B-Line and other bus routes
- » Area generally walkable, including access to shops, services and nearby Seawall

#### Retail diversity

- » Access to both large and small businesses (around Broadway and Cambie)
- » Mixed-use with retail on Cambie north of Broadway

#### Housing and density

- » New developments adding density to Broadway
- » Moderately dense housing provides rental and ownership housing options
- » Mixed-use development is working well in the area

#### Diverse population

- » Diverse population in the area (residents, workers and visitors)

#### Greenery and access to nature

- » Parks, green spaces and mature street trees off of Cambie and Broadway
- » Connections to the nearby Seawall

#### Views

- » Views from City Hall area of downtown and North Shore mountains

#### Parking

- » Availability of on-street parking, e.g. east side of Cambie

## 3. What isn't working well, and needs attention as part of the planning process?

### Key themes:

#### Vibrant public spaces

- » Need for more public art and gathering spaces
- » Broadway and Cambie area is lacking in vibrancy
- » City hall lacking first nations representation

#### Transportation and connections

- » A second entrance to the Subway station is desired
- » Increase safety on existing bike routes and add more cycling lanes on Broadway
- » Sidewalks need to more safe and accessible

#### Retail

- » City Square Mall in need of revitalization
- » Extend Cambie Village small retail north toward Broadway

#### Amenities and services

- » Area lacking in schools and social facilities (e.g. childcare) to support VGH employees who have children

#### Housing and density

- » Need for more housing for individuals working in the area (e.g. moderate income households)
- » Need for more housing generally throughout the area
- » Increased density in the Broadway and Cambie area to create more housing

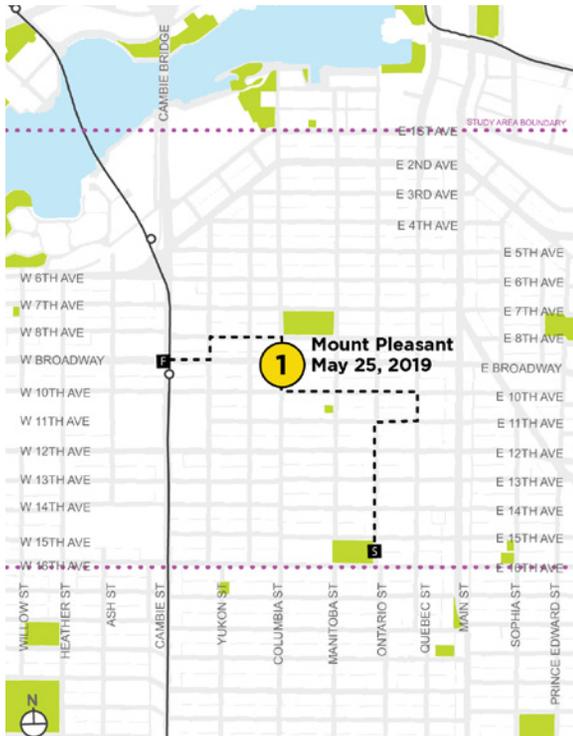
#### Views

- » View cones should be amended to allow more height/density in the area

#### Traffic and parking

- » Need for more parking and reduced traffic around VGH Campus
- » Traffic congestion on Cambie Street
- » On-street parking on bike routes should be removed

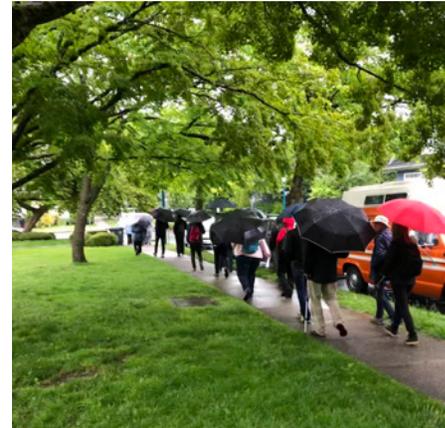
# MOUNT PLEASANT WALKSHOP #1



Date for in-person: May 25, 2019

# in-person participants: 18

# online participants: 38



**1. What are the distinct qualities that help define your neighbourhood?**

## Key themes:

### Heritage

- » Area has many heritage houses and buildings
- » Heritage houses converted to multi-family dwellings
- » Housing stock in older heritage buildings

### Walkable and connected

- » Centrally-located in Vancouver
- » Area is well-connected by transit (Canada Line and buses)
- » Area considered very walkable and bikeable

### Green and leafy

- » Green residential streets with a mature leafy tree canopy
- » Access to parks

### Views

- » Views of downtown and North Shore mountains

### Diversity

- » Diverse mix of people in the area
- » A diversity of housing types, ages and densities
- » Mix of renters and owners throughout the area
- » Mix of low to high-rise buildings

### **Amenities and services**

- » Many local shops and services
- » Availability of services and amenities in the area (e.g. schools, hospital, library and community centre)
- » Mount Pleasant Industrial Area has important job space with interesting businesses, e.g. breweries

### **Sense of community**

- » Vibrancy and friendliness of the area

## **2. What do you love about this neighbourhood? What's working well?**

### **Key themes:**

#### **Heritage**

- » Heritage preservation and character of the area

#### **Walkable and connected**

- » Centrally located
- » Car is not required to access amenities, services and the rest of Vancouver
- » Area is walkable because of close amenities and the green and leafy character
- » Cycling infrastructure

#### **Parks and green space**

- » Mature tree canopy on residential streets
- » Parks, pocket parks and other gathering spaces

#### **Views**

- » Views to downtown and North Shore mountains are an asset

#### **Housing and built form**

- » Conversions of single family houses to multi-family buildings
- » Gentle densification
- » Mix of housing options available in the area (both rental and ownership)

#### **Amenities and services**

- » Diversity of local independent businesses (e.g. retail and restaurants) in the area
- » Good access to services and amenities, e.g. library, community centre, medical services and schools

#### **Diversity**

- » Diversity of people living in the area

#### **Neighbourhood character**

- » Distinctive character
- » Area is visually appealing

#### **Traffic**

- » Traffic calming on residential streets
- » Greenery helps mitigate traffic noise

## **3. What isn't working well, and needs attention as part of the planning process?**

### **Key themes:**

#### **Heritage**

- » Preservation of complete heritage elements is important (not just façades)

#### **Walking and cycling**

- » Broadway needs to be significantly improved for pedestrians
- » Remove or minimize car traffic on major bike routes (e.g. 10th Avenue)
- » 12th Avenue needs pedestrian improvements

#### **Housing and built form**

- » Lack of affordable housing in the area
- » Increase density to help meet the demand for more housing
- » Concerns about increased density along Broadway being out of character for the neighbourhood
- » Concern about new housing units being unsuitable (too small) or unaffordable for families
- » More vibrancy along Broadway through intensification and mixed-use development
- » Need for housing that allows aging in place
- » Existing human scale of the area should be retained
- » Increasing homelessness in the area

#### **Retail and businesses**

- » Retain local stores and retail character
- » Concerns about tax increases pushing out small businesses
- » Need for more commercial activity along Cambie Street near Broadway (i.e. City Square and City Hall improvements)
- » Consider intensification and diversification of the industrial lands

#### **Amenities and services**

- » Community swimming pool was lost and should be replaced

#### **Crime**

- » Concerns about increasing crime rates in the area

#### **Traffic**

- » Concerns about traffic from 12th Avenue entering residential areas; should increase traffic calming measures
- » Slow traffic flows around Broadway and Cambie Street
- » Vehicle traffic on 10th Avenue can feel dangerous

#### **Working well as is**

- » No need for change in the area

#### **Other**

- » Concerns about the engagement process not specifically including the Mount Pleasant Industrial Area

# MOUNT PLEASANT WALKSHOP #2



Date for in-person: May 29, 2019

# in-person participants: 18

# online participants: 28



## 1. What are the distinct qualities that help define your neighbourhood?

### Key themes:

#### Heritage and character

- » History and heritage of Indigenous peoples and immigrants in the area
- » Cherished heritage buildings and unique character of the area
- » Character and heritage buildings enhance the walking experience
- » Unique “hilltown” location
- » Brewery Creek
- » Historic intersection of Main Street, Kingsway and 7th Avenue with a unique views of the city and the mountains

#### Diversity

- » Diversity of people, businesses and architecture
- » Mix of old and new buildings
- » The area is safe and welcoming to a diversity of people
- » Diverse independent businesses, restaurants, bars and local clothing stores add vibrancy and energy to the area

#### Retail and businesses

- » Small, diverse retailers and affordable spaces
- » Mix of unique shops, restaurants and services creates a strong sense of community
- » Variety of food and beverage offerings, including small and large restaurants and breweries attract young families and professionals

## **Transportation**

- » Availability of all transportation modes – walking, cycling, buses and rapid transit
- » Great bus network
- » Ease of access to shops and amenities

## **Arts and culture**

- » Strong presence of arts and culture
- » Murals and live music venues enhance the character and charm of the area

## **2. What do you love about this neighbourhood? What's working well?**

### **Key themes:**

#### **Diversity**

- » Mix of uses – commercial, residential and institutional enhance the street life
- » Diverse housing types and tenures
- » Vibrant, dense and diverse community that is changing and growing
- » Diverse range of people in terms of ethnicity, age and socio- economic backgrounds

#### **Retail and businesses**

- » Availability of affordable spaces for independent retailers, restaurants and a variety of small shops
- » Mix of small, independent businesses and a variety of employers serve local residents worked well
- » Great restaurants and breweries with patios and late night options enhance the street life

#### **Walkable and connected**

- » Walkable and bikeable to daily destinations
- » Availability of multiple transportation options
- » Centrally located and well-connected to amenities, shops and services, and other parts of the city
- » Streetscapes with mature trees enhance walkability

#### **Heritage and character**

- » Older buildings and architecture give the area a unique feel
- » Human scaled, heritage and low-rise buildings with retail at grade along Main Street, and in the Main-Kingsway-7th triangle block create a unique commercial identity

#### **Arts and culture**

- » Unique spaces including activated laneways and murals
- » Farmers Market, Main Street Car Free Day, Mural Festival and the Mt. Pleasant Community Centre create social connections and community participation
- » Kingsway-Main-Broadway triangle's nightlife and cultural venues created an appealing and interesting vibe in the area

#### **Scale and density**

- » Mid-rise development around Kingsway and Broadway is working well with opportunity for additional density

## **3. What isn't working well, and needs attention as part of the planning process?**

### **Key themes:**

#### **Streets and transportation**

- » Enhance pedestrian safety with improved crossings, more traffic signals, and traffic calming at intersections on some parts of Broadway, Main Street and Kingsway
- » Need a neighbourhood traffic plan for the future growth
- » Main Street north of 7th Avenue is uncomfortable for walking due to the wide, busy street, and the lack of pedestrian crossings and greenery
- » Overcrowded buses during rush hours is a concern
- » General need for more parking
- » Traffic congestion on Broadway and Main Street
- » Kingsway is seen as a divider between neighbourhoods

#### **Retail and businesses**

- » Auto shops and garages along Main Street break the continuity of commercial activity on the street
- » Concerns around impacts of property taxes for small stores and need for affordable spaces
- » Concerns around losing the uniqueness of the area with generic nature of ground floor retail units in new developments
- » Allow for more retail and patios on side streets and laneways to address the growing retail needs and provide retail options away from traffic noise on main streets
- » Need for diversity in styles and sizes of commercial spaces
- » Need for mixed-use zoning providing residential, retail, office, and creative industrial uses
- » Large surface parking lots need to be better utilized

#### **Housing**

- » Lack of affordable housing for workforce is a challenge in attracting and retaining employees
- » Concerns about new developments having high ownership/rent costs

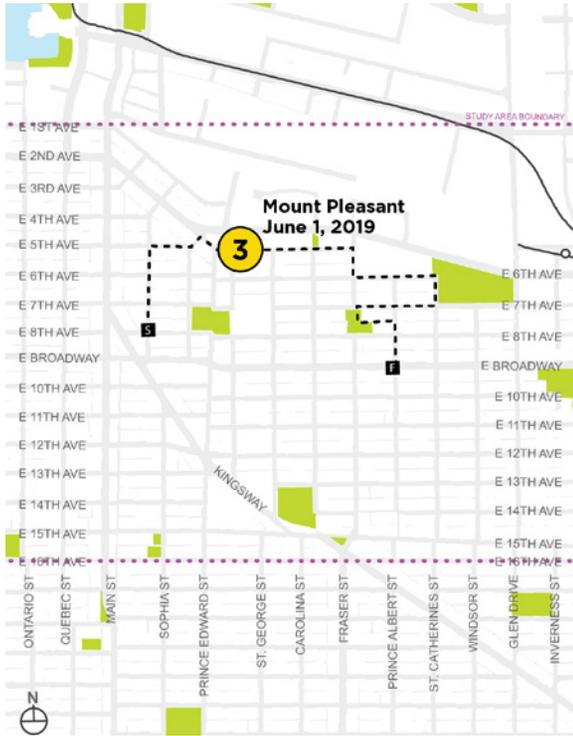
#### **Amenities and services**

- » Need for mental health services and resources
- » More amenities for young locals and modest income residents
- » Need for wider sidewalks, and more parks and plazas

#### **Density**

- » Need for more housing and commercial density without compromising the character of the neighbourhood
- » Need for more density to increase affordable rental stock and create more retail options

# MOUNT PLEASANT WALKSHOP #3



Date for in-person: June 1, 2019  
# in-person participants: 18  
# online participants: 53

## 1. What are the distinct qualities that help define your neighbourhood?

### Key themes:

#### Diversity

- » Presence of a variety of housing, jobs and business types with a diverse mix of residents
- » Culturally and socio-economically diverse yet welcoming
- » Diversity of land uses, including residential, commercial and light industrial
- » Distinct presence of Indigenous peoples, e.g. Native Education College

#### Walkable and connected

- » Centrally located with easy access to community amenities, services, transit, shops and restaurants, and other parts of the city
- » Walkable and bikeable to daily destinations

#### Green and leafy

- » Tree-lined streets and public spaces make walking and cycling enjoyable
- » Varied topography with views and park spaces

#### Arts and culture

- » Many cultural spaces, such as galleries and studios, in the area
- » Murals and cultural spaces contribute to identity of neighbourhood
- » Cultural activities in Dude Chilling Park

#### Jobs and local institutions

- » Institutions such as Vancouver Community College, Emily Carr University, etc. foster a creative and learning hub for young professionals and provide job opportunities in the area
- » Opportunities to live and work in the area

#### Heritage

- » Changing and evolving nature of neighbourhood is cherished as living heritage

## 2. What do you love about this neighbourhood? What's working well?

### Key themes:

#### Walkable and connected

- » Walkable streets with welcoming gathering spaces and a variety of commercial and cultural uses
- » Easy access to transit, e.g. SkyTrain and 99 B-Line bus route
- » Great bike paths on Great Northern Way
- » Well-connected to daily destinations, parks, public spaces, downtown and other parts of the city
- » Walkable to the Seawall, Mount Pleasant Community Centre, shopping areas, breweries and restaurants
- » Tree-lined residential streets with lower traffic volumes create a pleasant walking and cycling environment

#### Parks and public spaces

- » Good access to great parks and open spaces, gardens, play areas and views to the North Shore mountains
- » Dude Chilling Park and gardens at China Creek North Park are welcoming and pleasant spaces

#### Diversity and sense of community

- » Diverse and inclusive population of different ages, social-economic backgrounds and ethnicities
- » Multicultural neighbourhood with great murals, parks, unique shops and services, and an educational hub
- » Sense of community despite the growth and change taking place in the area

#### Retail and businesses

- » Breweries on Main Street are enjoyed by many
- » Strong presence of commercial along Main Street provides access to restaurants, bars, shops, etc. while keeping a residential quality
- » Growing community of successful local businesses
- » Industrial spaces and commissary kitchens on Industrial Avenue

#### Mix of uses

- » Variety of uses, including residential with different housing types, industrial, educational, and commercial including retail, restaurants, breweries, etc.
- » Great mix of job opportunities, housing and recreational spaces
- » Affordable rental housing in close proximity to institutions such as Vancouver Community College, Emily Carr University, etc.

#### Arts and culture

- » Variety of cherished cultural spaces
- » Strong presence of arts including great murals and cultural venues

### **3. What isn't working well, and needs attention as part of the planning process?**

#### **Key themes:**

##### **Housing**

- » Growing need for student housing and rental housing for students and employees
- » Need for more transit-oriented development integrating housing and jobs
- » Need to renew older rental housing stock
- » Need for more residential density to support jobs in Great Northern Way Campus area
- » Concerns about new housing being unaffordable
- » Areas close to large institutions have limited housing options
- » Need for more affordable, pet-friendly housing options

##### **Industrial lands**

- » Need flexibility in zoning of industrial lands to accommodate more housing and mixed-use developments so people can live and work in the same area
- » Work with BC SPCA to create opportunities to retain the organization in the community and increase the rental stock, especially housing for students, singles and families

##### **Transportation**

- » Enhance pedestrian safety with safer crossings, more traffic signals and traffic calming at busy intersections, especially at Brunswick and 2nd/5th Avenue, St. George Street and East 7th Avenue, and Clark Drive and East 7th Avenue
- » Reduce speed limits on all arterials to increase livability
- » Missing and uneven sidewalks with poorly placed and/or steep curb ramps in some locations create accessibility challenges
- » Need for safer walking paths, especially next to China Creek North Park
- » Lack of adequate parking
- » Need for better bus service on Main Street and other key routes

##### **Access along Great Northern Way**

- » Connections to Great Northern Way Campus are not very walkable or bikeable
- » Need to redesign Carolina Park to improve access to Great Northern Way
- » Access to Great Northern Way between Prince Edward and St. Catherines streets from 5th and 6th avenues is poor
- » Need to enhance the paths at the foot of St. George and Fraser streets

##### **Parks**

- » Lack of off-leash dog parks within a reasonable walking distance
- » Need for more parks and access to nature
- » Well utilized parks like Dude Chilling Park and China Creek North Park need upgrades

##### **Entertainment and nightlife**

- » Need for more nightlife and entertainment options including pubs and places to gather

- » An opportunity to create an entertainment hub with its close proximity to schools, jobs and transit

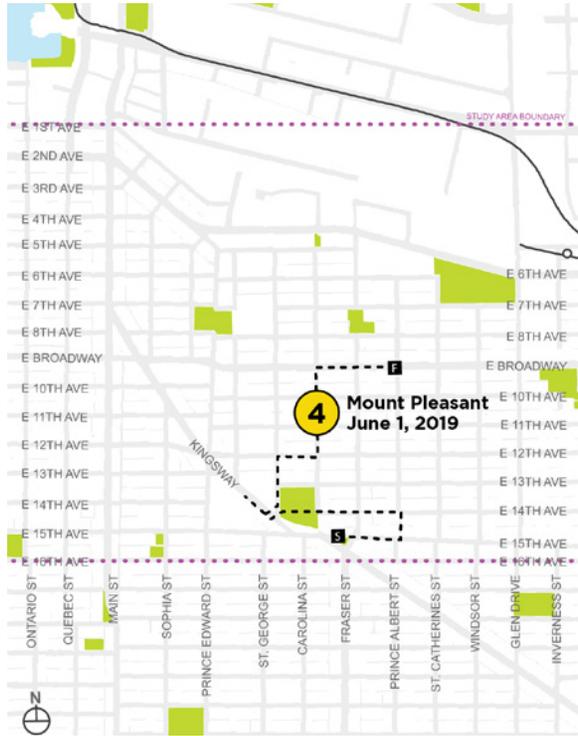
##### **Retail and services**

- » Lack of services and retail along East 2nd Avenue
- » Need for a grocery store, drug store, art store, bakery, etc. close to Emily Carr University
- » Need for more coffee, food, local retail options

##### **Safety**

- » Lack of safe places for bicycle parking
- » Need better lighting to improve safety around industrial buildings and construction sites at night
- » Concerns around drug use and needles in bus stops

# MOUNT PLEASANT WALKSHOP #4



Date for in-person: June 1, 2019  
# in-person participants: 14  
# online participants: 15



## 1. What are the distinct qualities that help define your neighbourhood?

### Key themes:

#### Diversity

- » Mix of uses, e.g. commercial and residential
- » Diverse residents including homeowners, renters, families, and people of different ethnicities and socio-economic backgrounds
- » Mix of independent businesses, small and large businesses, restaurants and shops
- » Diverse yet inclusive and welcoming, easy to fit in
- » Presence of ethnic retailers

#### Transportation and Connectivity

- » Great connections to amenities and other parts of the city through tree-lined streets, bike routes, transit, mid-block connections and parks
- » Pedestrian controlled crossings on Kingsway and on 12th Avenue
- » Street trees, traffic circle gardens, community gardens, quiet residential streets, and the variety of local stores and restaurants create a great walking and cycling environment

#### Heritage and neighbourhood character

- » Human-scale built form
- » Presence of living and intangible heritage
- » Cherished heritage houses and stories behind them
- » Quiet family-oriented, beautiful, walkable streets enhance the character of the area
- » Block behind the Fraser Triangle adds lots of character to the area

## 2. What do you love about this neighbourhood? What's working well?

### Key themes:

#### Retail and businesses

- » Diverse small businesses and retail at grade activate the street throughout the day
- » Variety of retail and restaurants on 15th Avenue at the Fraser Triangle
- » Good entertainment options including pubs and restaurants in the area
- » Mix of ethnic retail options

#### Walkable and connected

- » Centrally located and within walking distance to daily destinations
- » Great access to transit and bike routes
- » Availability of transportation options, e.g. walking, cycling, transit, and car share

#### Neighbourhood character

- » Presence of heritage, which should be preserved
- » Good sense of community
- » Medium density residential neighbourhood with a mix of uses

#### Green and leafy

- » Cherished green spaces, parks and tree-lined streets
- » Robson Park is great for families
- » McAuley Park brings greenery to the intersection of busy arterials

#### Diversity

- » Welcoming of diversity
- » Mix of different socio-economic groups living together
- » Mix of diverse people and businesses

## 3. What isn't working well, and needs attention as part of the planning process?

### Key themes:

#### Arterials as dividers

- » Concerns around the neighbourhood being divided by arterial traffic
- » Difficult for pedestrians to cross the street due to wide intersections and busy traffic, e.g. Kingsway and 12th Avenue
- » Kingsway has potential for improvement
- » Need for additional setbacks to create wider sidewalks

#### Transportation and connectivity

- » Improve transit across the city to reduce commuter traffic and increase livability
- » Concerns around busy buses and not being able to get on the bus in peak hours
- » Need for more traffic calming on Fraser Street, Kingsway and 12th Avenue
- » Enhance pedestrian safety by adding better crossings and wider sidewalks
- » Kingsway needs protected bike lanes

#### Housing and density

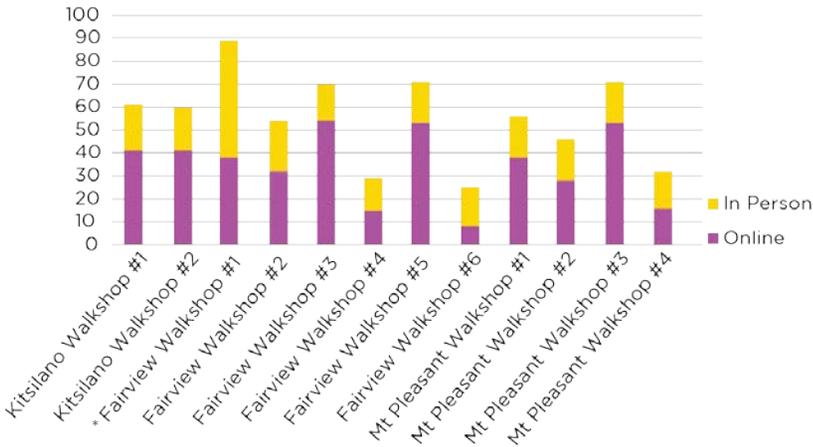
- » Update the RT (two-family) and RM (multi-family) zoning to provide more housing opportunities
- » Lack of affordable and rental housing for the workforce and younger generation
- » Enhance quality of rental management, including maintenance
- » Opportunity to add more height and density on arterials, close to transit and future station locations
- » Lack of secured rental housing
- » Consider rezoning for increased density
- » Desire for more co-ops and other forms of affordable housing
- » Opportunity for denser housing types, e.g. townhouses, rowhouses, duplexes, triplexes and mid-rise apartment buildings

#### Historic streams

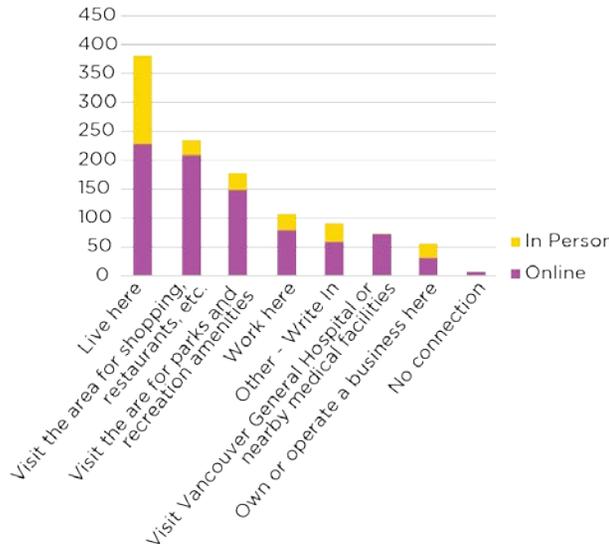
- » Desire to daylight China Creek

# WHO DID WE HEAR FROM?

**Number of Attendees**



**What's your connection to the Broadway Plan area?**  
(Please select all that apply.)



\* Note: two in-person workshops were held for Fairview Walkshop #1, including one for local residents, due to the significant demand to attend a session in-person.

# APPENDIX E: STAKEHOLDER WORKSHOPS

## LEARNING DISTRICT WORKSHOP

May 2, 2019

This summary is intended to capture what was heard at the workshop. Following a presentation that provided an overview of the Broadway Plan process, the group was asked to describe their organization's short- and long-term objectives for the area.



*Feedback generally fell into the following themes:*

### **The area is seeing significant office growth and investment and represents more than just education**

- » Suggestion to refer to the area as the “creative district”
- » The vision should encompass a creative community, innovative eco-system and economic hub

### **Development considerations (process and flexibility)**

- » Concerns around difficulty to work with the City of Vancouver to get permits
- » Desire for increased supply of good quality, functional office space without use restrictions
- » City needs to accommodate more flexibility in development process
- » Broadway Plan brings an opportunity to create more flexibility and be accommodating in terms of development process
- » Challenge to align timing between different developments and processes ongoing in the area
- » Potential to utilize new sustainable materials and building typologies within Broadway Plan area (e.g. mass timber)
- » Opportunity to reduce parking requirements around transit oriented development

### **Creating a 24/7 vibrant destination**

- » Idea of this area becoming a 24/7 mixed use transit-oriented community including rental housing and retail
- » Desire for greater mix of use – office, hotel, amenities, housing, connectivity, restaurants, daycares
- » Need for daycares
- » Complete community serviced by transit and commercial
- » Well connected to downtown as well as neighbouring communities
- » Public realm design and programming is important to keep the area animated and safe into the evening (e.g. public art)
- » Improved public realm should create a comfortable environment for people using the area and reduce conflicts (e.g. separated pedestrian and cyclist routes)
- » Create opportunities for major food and beverage space, grocery stores in the area will encourage people to come to the area
- » Opportunity to develop live/work capacity for the significant office space
- » Need for hotels to accommodate international visitors of the large amount of office space in the area
- » Opportunities to integrate hotels with office

# ARTS AND CULTURE WORKSHOP

## June 24, 2019

This is a listening phase to gain a better understanding of the strengths and gaps of the arts and cultural ecology in the study area. The purpose is to gather information to help inform the development of the arts and culture recommendations and actions of the Broadway Plan.

### **Question 1: What are the unique strengths of arts and culture in Broadway Study Area? (places, processes, events, organizations)**

- » More arts + culture workers in Mt. Pleasant than anywhere in Canada (%)
- » Mount Pleasant
  - Affordable spaces
  - Proximity to each other
  - Multi-disciplinary practice
  - Artist-run centres: part of area's cultural heritage
- » South Granville has well-established artists
- » Quebec Manor: affordable housing with many artists
- » Main/Kingsway/Broadway heritage/cultural triangle is of high significance
- » Intangible heritage/small businesses
- » Proud of three theatres in S. Granville (and of commercial galleries)
- » Festival D'ete has been operating for 30 years
- » Like link between restaurants/shops and theatre partnerships
- » Like the new totem poles a VSB
- » Lots of studio spaces at below-market rents
- » Diversity of people within the spaces
- » Intergenerational connections
- » Low rents = low barriers
- » Fairview pub is a great music venue
- » There is underused space near Arbutus Greenway
  - "In between green space are opportunities"
  - The connection to water + sea wall
- » Public art brings people together
- » Support concerts at Jonathan Rogers Park: liquor friendly, noise friendly, needs washrooms
- » The planning area does not have a lot of green space



Native Education College

### **Question 2: What are the gaps? What needs work or improvements to make arts and culture more vibrant and reflective of communities in the area? Specifically, what are the equity, diversity and inclusion gaps?**

- » Taxes are too high for businesses, and general unaffordability for businesses
- » Concern about affordability for housing
- » Concern that new housing would complain about sound associated with outdoor arts and cultural festivals and events
  - Concern if residential buildings are in area, they may/will change festivals
- » Parking is an issue
- » Francophone are all over the city - spread out - not distinct neighbourhood which makes it hard to do programming at French Cultural Centre
- » Increase and force replacement rental: rents aren't affordable
- » Hootsuite Office has increased lease rates in surrounding area
- » Rising rents in industrial areas
- » Cost of going through city DP process is too high and difficult bureaucratic complexity
- » Limited opportunity to convene people together and need washrooms, amphitheatre, and seating
- » Very precarious art spaces - leases, regulation, time of people running spaces as a 2nd or 3rd job or as volunteers is not sustainable
- » There is a lack of access to infrastructure funds
- » Cultural spaces are extremely vulnerable to development

**Question 3: What's your big idea for arts and culture in Broadway Area? What would you want to see in the future? What could arts and culture look like in the Broadway Plan Study Area?**

- » Want mixed, social housing, and co-ops (no high-end condos)
- » Want revenue generating opportunities for organizations is important (e.g. restaurants)
- » Want partnerships between shops and theatre for cross promotion, including promotion from BIA
- » Encourage more cultural districts (another theatre space on Granville St. - "theatre district" / hub
- » Create more production space
- » Connect to Granville Island - physical connections between Granville Street and Granville Island
- » Make developers provide arts venues as part of development
- » More parks/outdoor space/plaza space, outdoor programming (e.g. Jim Deva Plaza)
- » Have more street closures - temporarily or permanently - provides spaces for activities and programs
- » Reduce speculation and reduce property values/assessment value/ taxes + rents
- » Use city-owned lands for cultural spaces/public uses
- » Affordability studio space with storage accessible
- » Increase access to transit (subway)
- » Prioritize basic health + safety in building permit and relax on the rest
- » Create interim plan to prevent displacement
- » Allow CACs to be used for art space ownership
- » Allow art spaces to be exempted from property tax
- » Prioritize stabilization of communities and art spaces
- » Create more opportunities for art walks
- » Make it easier to have mixed-use space
- » Cheap+simple change of use or exemption from DP/change of us for Arts space (Modeled like Arts Events License)
- » Acknowledge artist histories in Mount Pleasant around Main
- » Preserve industrial space to preserve other spaces elsewhere
  - Industrial space are assets, need space for artists to work
  - Preservation is visibility of history
- » Acknowledge diverse histories in the Broadway Plan, an ensure an intersectional lens
- » Create connections to the water particularly, portion of that has been cemented over
- » Provide leadership role in sustainability
- » Acknowledge relationship of displacement of local First Nations
- » Increase pop-up community programming, places to gather
  - More outdoor gathering spaces
    - Small (25-30)
    - Intimate outdoor
- » Need areas/zones that are noise friendly
- » Need more production + presentation spaces
- » Need (long-term) housing for artists
- » Increase City infrastructure support for sound, light, energy for public events
- » Place names on subway stops to increase cultural signage / wayfinding (E.g. Evergreen line)
- » Need quality washroom + fountains with cold and hot water that are well maintained
- » Create cultural hub and build momentum with a few cultural organizations together for shared services

# NON-MARKET HOUSING WORKSHOP

June 27, 2019

This summary is intended to capture what was heard at the workshop. Following a presentation that provided an overview of the Broadway Plan process, participants formed groups to discuss what some of the overarching housing issues and challenges were in Broadway. Then, groups discussed opportunities to address these housing issues and challenges in the context of the Broadway Plan process.



***Feedback generally fell into the following themes:***

## **Retaining and adding to non-market housing stock**

- » Balance both short-term needs (i.e. lease renewals) and long-term needs in the plan (i.e. new supply of non-market housing)
- » Use Broadway Plan as an opportunity to develop policy to support additional non-profit housing
- » Leverage City-owned land for affordable housing
- » Capture land value increases in Broadway to fund affordable housing
- » Require market developers to also provide affordable housing

## **Protecting tenants is a necessity in cases where redevelopment is needed**

- » Need relocation strategies in place to manage displacement
- » Need for both transitional housing options for temporary relocation where appropriate and permanent re-housing solutions
- » Opportunity to use City-owned land to provide relocation options with partners
- » Partnerships between the City and housing providers to minimize impacts of displacement
- » Utilize resources amongst non-profits to coordinate and limit displacement
- » For larger sites, use a phased redevelopment approach
- » Provide ongoing tenant relocation supports for non-profits as they redevelop
- » Consider a 'relocation bank' to provide funding to assist with moves
- » Develop incentives for building maintenance - this will help with livability and mitigate the need for tenant relocation due to building condition
- » Ensure that tenant relocation is within the same neighbourhood where possible

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- » Ensure that tenant relocation is within the same neighbourhood where possible

### **Housing should be designed for all**

- » Safety and security for residents
- » Foster social connections through design
- » Accessibility, adaptability, and universal design
- » Diversity of unit types and households

### **Housing to accommodate specific demographics with unique housing needs**

- » Seniors with low-incomes and vulnerabilities who need supports/care
- » Families with children
- » Current and future workers in the Broadway Plan area

### **City processes should be simplified and enhanced for non-market housing**

- » Speed up municipal processing times
- » Zoning is too restrictive - makes project viability difficult
- » Allow greater diversity of uses in zoning (e.g. shops, services, doctors office) in conjunction with housing, as these uses can generate revenue for non-profits to reinvest in affordability
- » Desire for more density for affordable housing to offer more options
- » Provide assistance with navigating City processes
- » Have the City involved early in the process to help non-profits
- » Allow flexibility in form of development and urban design for non-market housing
- » Align City processing times with non-market housing funding opportunities
- » Pre-zoning should be utilized where possible
- » Structure City housing agreements that allow residents to stay in place regardless of changes in income

### **Economic viability of non-market housing**

- » Uncertainty in city processes and requirements impacts the viability of non-profit projects
- » Create opportunities for mixed-use development with housing and commercial spaces
- » Leverage mixed-income projects with market rents in some units to subsidize deeper levels of affordability in other units
- » Aggregate assets in a portfolio approach for greater flexibility in achieving affordability

### **Amenities and services for residents**

- » Locate housing in areas with easy access to essential services
- » Ensure residents are near health care services, childcare, and local-serving retail

# TRANSPORTATION STAKEHOLDER WORKSHOP

July 4, 2019

This summary captures what we heard during this workshop. Following a presentation that provided an overview of the Broadway Plan and some of the transportation trends and policies that the City and other cities are experiencing and/or exploring, attendees were asked to participate in a visioning exercise that fell into 5 themes: walkability, cycling and micro-mobility, transit, transportation supporting the local economy, and efficient, low-carbon mobility.



For each theme, the following points were highlighted to be important to consider and incorporate into the Broadway Plan. Addressing concerns and disparities around safety, equity, accessibility, and connectivity for all users (particularly people with disabilities, seniors, women, and families with young children) were found to be overarching themes. There was also a suggestion to consider applying a gendered intersectional framework to the Broadway Plan.

## Walkability

- » Provide a safe and accessible pedestrian experience (this can be achieved through better lighting, improved security measures, protection between modes, wider sidewalks, improved signal timing, curb ramps, tactile strips, etc.)
- » Foster a delightful walking experience (this can be done by implementing a strategy to reduce traffic volume, weather protection, public art, interactive spaces, water fountains, washrooms, etc.)
- » Promote mixed-use/complete neighbourhoods (activating areas off Broadway, diversity of destinations within walking distance)
- » Employ more green spaces and mitigate pollution

## Transit

- » Provide safe, comfortable, and accessible transit stations (weather protection, reconsideration of bench heights to accommodate larger segment of population, lighting, alarms for assistance, multiple entrances)
- » Encourage increased ridership by evaluating fares, increasing frequency, capacity, and reliability
- » Seamless connectivity between stations (network integration, transit priority near stations)
- » Diverse amenities around stations (retail, daycare, etc.)
- » Integrate feeder systems to get to transit (HandyDART, Uber, park and ride, etc.)
- » Take advantage of the opportunity to re-imagine the bus network and creation of new routes

**Efficient, low-carbon mobility**

- » Work with TransLink to ensure the use of low-carbon transit vehicles
- » Encourage more active and transit travel by providing amenities that ensure a safe and comfortable experience
- » Accessible parking, and pick up/drop off spaces near key destinations is essential
- » Create pockets of vehicle-free areas
- » Support low carbon modes of travel by providing end-of-trip amenities such as electric vehicle charging stations, designated bike parking/storage, incentivising sustainable modes, etc.

**Cycling and Micro-mobility**

- » Provide AAA cycling facilities on all streets
- » Offer cycling education for all ages and road users to promote a safe experience for all
- » Designate more secure bike storage and parking
- » Improve multi-modal integration, particularly at stations, and through measures such as secure bike storage and parking, and increased capacity for bikes onboard transit, etc.
- » Provide end-of-trip amenities that should also include a first aid space
- » Promote cycling and micro-mobility as a legitimate mode of transportation for all purposes, and design accordingly

**Transportation supporting the local economy**

- » Implement innovative goods delivery options (micro-logistics hubs, maximum vehicle size, promotion of off-peak hour delivery)
- » Provide a high quality, safe, and accessible pedestrian realm for all users to be able to engage with the economy
- » Utilize right-of-way more efficiently once the B-Line is gone
- » Implement policies to limit displacement of local businesses as a result of transportation investments

# APPENDIX F: COMMUNITY FESTIVALS MAIN STREET CAR FREE DAY

Date: June 16, 2019

Number of attendees: 400

## Ideas Board Comments

**Question: What's your great idea for the Broadway Plan?**

### Key themes:

- » Extend the Broadway Subway all the way to UBC; ensure stations are accessible and have washrooms
- » Need for improved connections (especially for walking and cycling) and more public spaces
- » Increased height/density for new housing (especially rental/affordable) close to transit; consider zoning for rental housing
- » Concerns about potential loss of existing rental housing stock



# KHATSAHLANO STREET PARTY

Date: July 6, 2019

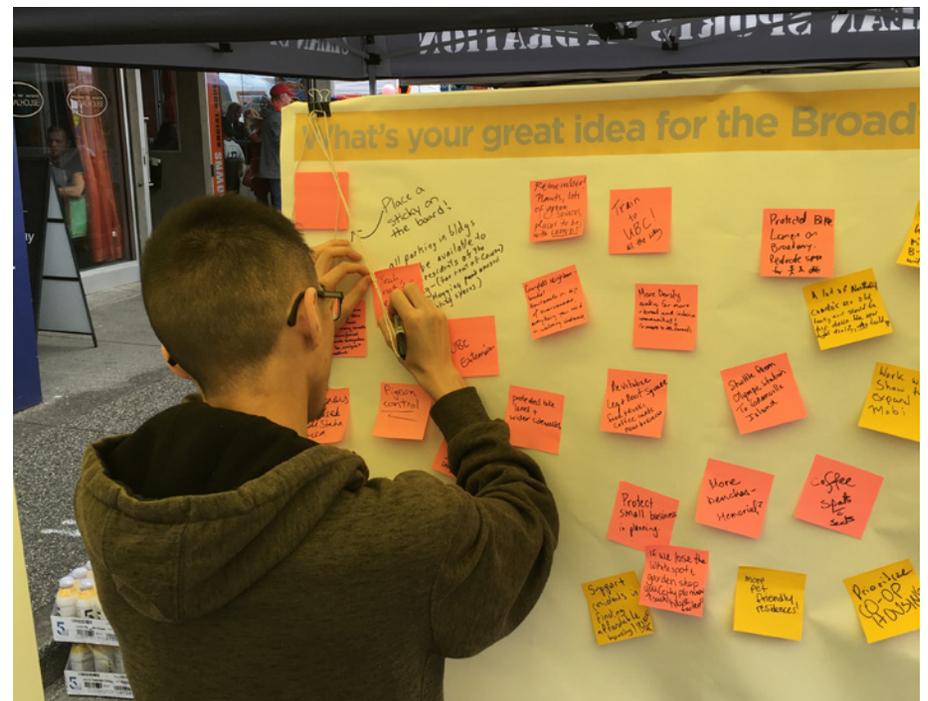
Number of attendees: 859

## Ideas Board Comments

**Question: What's your great idea for the Broadway Plan?**

### Key themes:

- » Various comments regarding built form in Kitsilano, including desire for increased height/density, and also opposition to taller forms
- » Need for improvements to and expansion of active transportation networks for walking and cycling
- » Extend the Broadway Subway all the way to UBC
- » Need for new affordable housing in the area, as well as concerns about potential renovations
- » Maintain/expand green space and add native vegetation
- » Protect small/affordable businesses
- » Ensure distinctive qualities of neighbourhood character are maintained

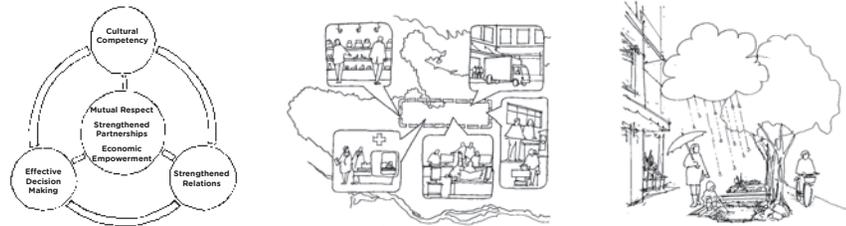


# APPENDIX G: DRAFT GUIDING PRINCIPLES SURVEY

We received 948 responses through the Draft Guiding Principles survey (online and in-person).



## Broadway Plan Overall

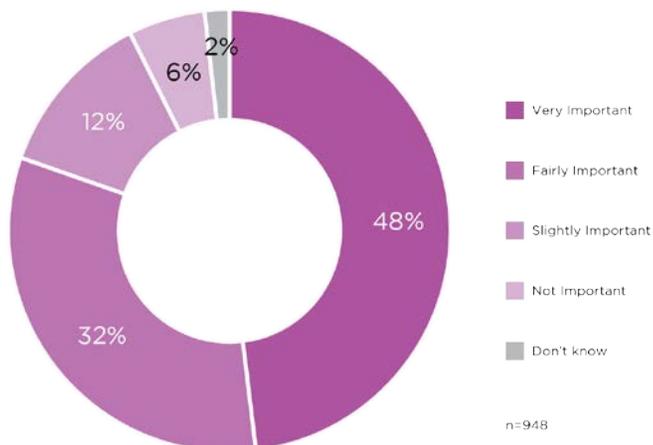


The following set of draft principles relate to the Broadway Plan overall:

- » Support Reconciliation with First Nations and Urban Indigenous Peoples
- » Foster a Robust and Diverse Economy
- » Demonstrate Leadership in Sustainability and Resilience

### How important are these principles for the Broadway Plan area?

(Please select one response only.)



### Why is that? (n=537)

#### Important

Input from respondents who ranked these principles as *very important* or *fairly important* is summarized below:

#### Forward thinking approach

- » Reconciliation, diverse economy and leadership in sustainability are critical aspects of a great community and make Vancouver unique
- » Supporting First Nations, the environment, residents and businesses is a forward thinking approach
- » Important to support the existing community as well as future residents and businesses
- » These principles help create more inclusive neighbourhoods
- » Opportunity to create a model for modern communities

#### Reconciliation

- » Important to acknowledge the First Nations land
- » Need to respect and represent Indigenous peoples' culture
- » Moving towards setting a new precedent as a City of Reconciliation
- » Important to learn to live together and equitably
- » Appropriate and adequate inclusion and visibility of First Nations is important

#### Sustainability and diverse economy are complementary

- » Sustainable communities and diverse economy are related
- » Creating attractive sustainable communities with lots of job opportunities where people can live and work
- » Positive step towards reducing CO2 emissions while providing enhanced retail and job opportunities
- » A robust and diverse economy mixed with housing, green infrastructure and parks will help mitigate and adapt to climate change, improve our health, reduce long-term infrastructure costs, and build community

#### Economy

- » Need to support the creative and innovative economy, with a vibrant tech industry and co-working spaces
- » Broadway serves both as a major artery as well a business and residential district, so there was a strong need to ensure businesses thrive during and after Subway construction

- » Broadway is region's second largest employment centre; robust and diverse economy is important to ensure that well-paying jobs continue to grow and to support our local and regional economy
- » Small, local businesses should be a priority

#### **Sustainability and resilience**

- » Need to build any infrastructure improvements as sustainably as possible and be able to handle our changing environment
- » Green, safe, and accessible parks and public spaces support walkability and liveability, and build a sense of community
- » Environmental stewardship should always be a focus in new projects
- » Need for integrated rainwater management on a district level
- » New buildings need to be sustainabl

#### **Not important**

Input from respondents who ranked these principles as slightly important or not important is summarized below:

#### **Reconciliation**

- » Reconciliation can be a secondary focus
- » Need for Reconciliation with other community groups as well
- » Not relevant because it's a motherhood statement or an attempt to be politically correct
- » Not relevant to Broadway Subway as it is a federal responsibility

#### **Economy**

- » No recognition of tax burden on businesses and individuals
- » New development driving out cherished and long-time businesses is inevitable

#### **Sustainability and Resilience**

- » Need for more focus on environmental issues
- » Concerns around sustainable guidelines adding on to the development cost

#### **Housing**

- » Affordable housing should be the top priority
- » Housing is more important than diverse economy and sustainability and should be listed with the principles that relate to the Broadway Plan overall

#### **Other**

- » Lack of understanding of what this means, how it impacts plan, how it will be achieved
- » Principles can be interpreted in many different ways

#### **Don't know**

Input from respondents who ranked these principles as don't know or did not answer is summarized below:

#### **Uncertainty**

- » Concerns and doubts around the implementation of principles

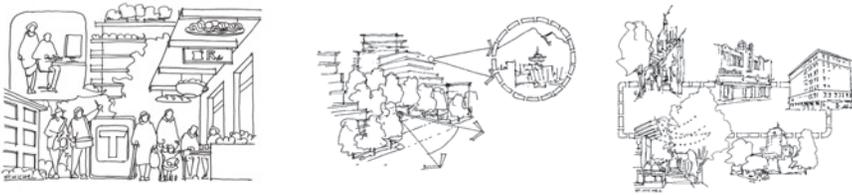
#### **Need more information**

- » Need more information to respond to Indigenous cultural and land claims recognition
- » Need more information about what these principles mean in reality

#### **Other**

- » Principles have mixed importance and grouping them together did not work
- » General feedback on the survey format

## Diverse and Distinct Neighbourhoods

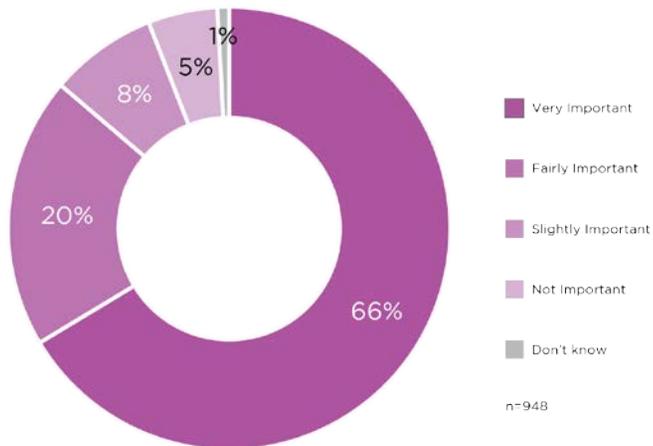


The following set of draft principles relate to diverse and distinct neighbourhoods:

- » Support Affordable, Diverse and Inclusive Complete Neighbourhoods
- » Encourage Contextual Design
- » Recognize and Enhance the Area's Distinct Neighbourhoods and Places

### How important are these principles for the Broadway Plan area?

(Please select one response only.)



### Why is that? (n=550)

#### Important

Input from respondents who ranked these principles as very important or fairly important is summarized below:

#### Contextual design and neighbourhood character could hold back future needs

- » Do not let the current condition hold back progress and empower preservationist attitudes
- » Existing character and form is important, but can be augmented through integration of new development and density
- » Neighbourhoods and buildings should be planned to respond to climate change and sustainability pressures
- » Broadway Subway introduces new context, should be affordable housing around stations

#### Diversity of neighbourhoods

- » Vancouver is losing its uniqueness, so it is important to retain the distinct places, histories and cultures of the neighbourhoods
- » Retain the good parts, enhance what is not working
- » Enhancing distinct neighbourhoods creates diversity and more interesting communities
- » Need complete communities with amenities and services in walking distance, including locally-serving small businesses

#### Contextual design

- » Concerns about impacts of high rises on existing character, neighbourhood feel, lost sunlight, and access to sky and views
- » Concerns about tall glass towers
- » Public/green spaces are important for liveability and as places to gather and connect with others
- » Design interesting buildings that add to existing character, and feel like they belong
- » Need more public art and culture in public spaces
- » Broadway is generally considered unpleasant and needs character and improved public realm design
- » Buildings along Cambie Corridor all look the same, creating no character - should be avoided on Broadway

### **Affordable and inclusive communities**

- » Housing affordability generally is very important, and is a top concern
- » Need to mitigate gentrification and minimize displacement of tenants from existing rental housing
- » “Affordable” needs a definition, as current definitions are not affordable
- » Should be planning for everyone to allow all ages, incomes and abilities to live and work in Broadway neighborhoods
- » Diversity of housing and people creates vibrancy
- » Need to support small business and make local businesses more affordable to operate
- » Density is critical for creating affordable housing options and supporting growth into the future
- » Active transportation allows more people to access the community while maintaining character
- » Walkability contributes to sense of community
- » Affordable housing should not require increased building heights
- » Principles will help to enhance livability of the area

### **Reflect engagement input**

- » Principles are in line with community feedback from engagement

### **Other**

- » Support the principles, but unsure if they will be implemented as described
- » Need more detail to understand how principles will work

## **Not important**

Input from respondents who ranked these principles as *slightly important* or *not important* is summarized below:

### **Contextual design and character too limiting**

- » Principles will limit growth and change, and not allow for needed affordable housing
- » Context and neighbourhood do not matter in the big picture – affordability is the most important principle
- » Contextual design should not preclude increased density in the area
- » Let character evolve over time, and create new character
- » These principles are not relevant as the area is not distinct
- » Design aesthetics of buildings not as important as providing housing

### **Affordability**

- » Affordability implemented through increased density around transit is the most important
- » Must minimize displacement of renters
- » “Affordable” needs a definition
- » Current affordable housing stock is unobtainable
- » Need affordable homeownership options too
- » High taxes push out small businesses
- » Don not want affordability to increase building heights and densities

### **Unneeded**

- » The market should decide what is contextual and how the neighbourhood character evolves
- » Public art is not needed within the Distinct Neighbourhoods principle

### **Broadway Subway**

- » Plan should be mostly focused on the Subway
- » Subway should go all the way to UBC

### **Other**

- » Unclear if principles will be used in the actual planning process and have connection to actual plan outcomes
- » Principles are specific enough to help respondents understand what they are describing
- » Survey format: guiding principles should have individual ratings

## **Don't know**

Input from respondents who ranked these principles as *don't know* or *did not answer* is summarized below:

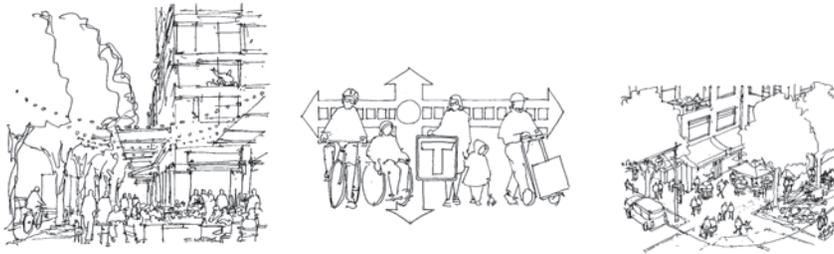
### **Affordability vs. contextual design and character**

- » Affordability is highly supported and there are concerns that focus on neighbourhood character and contextual design will work against it

### **Other**

- » Principles use language that is not accessible to the general public
- » Principles are too high level to make a decision
- » Survey format: guiding principles should have individual ratings

## Transportation, Streets and Public Spaces

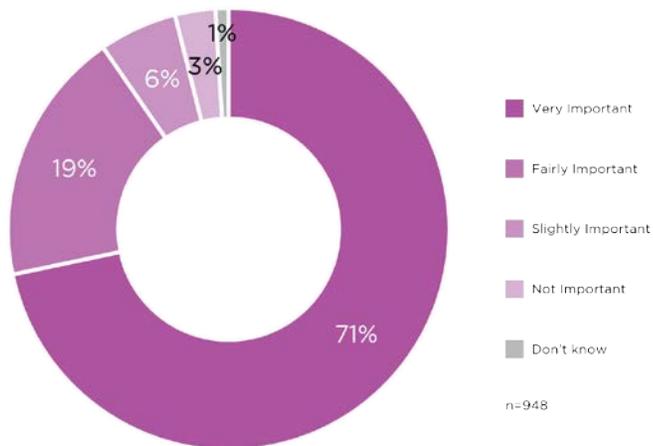


The following set of draft principles relate to transportation, streets and public spaces:

- » Enhance Broadway as a Great Street
- » Provide and Support Healthy Transportation Options
- » Create and Enhance Parks and Public Spaces

### How important are these principles for the Broadway Plan area?

(Please select one response only.)



### Why is that? (n=477)

#### Important

Input from respondents who ranked these principles as *very important* or *fairly important* is summarized below:

#### Broadway as a Great Street

- » Broadway needs more greenery and street trees
- » Broadway, for the most part, is unappealing and needs to be improved aesthetically
- » Improving the street to create a destination will help the local businesses attract people
- » Providing transportation options and public spaces is more important than focusing on Broadway itself
- » Buildings along Broadway should be appealing and interesting
- » Broadway needs to be more vibrant, with shopping and a vibrant public life
- » With improved transportation options, Broadway will experience increased vibrancy as more people can access the area
- » Broadway is dominated by cars and would benefit from reallocating road space to wider sidewalks and public spaces
- » Add small public spaces along Broadway to create moments of pause and rest, e.g. pocket parks, small plazas and patio spaces

#### Transportation

- » Accessible and safe transportation options should be available for all ages, incomes and abilities
- » Bike lanes are a key part of active transportation and need to be enhanced
- » Strong walking connections to transit stops and future Subway stations is key
- » Transportation options are more important than enhancing Broadway as a "Great Street"
- » Active transportation is important for reducing emissions and for addressing climate change

- » Single occupancy vehicles should remain a part of the transportation strategy for those with barriers to active commuting
- » Public realm improvements are important for improving walkability, e.g. wider sidewalks, street trees and places to gather
- » Active transportation improves wellbeing and health

#### **Parks and Public Spaces**

- » Green spaces and parks are important as places to gather and socialize, and for mental health
- » Parks are essential to neighbourhood livability, particularly as density increases
- » Parks and green space help maintain connections to nature
- » Need for more public spaces for gathering and connecting with others
- » Spaces should be inclusive for all, and be usable during wet weather conditions
- » Public spaces and active transportation work well together
- » Need for more public art and culture in public spaces

#### **Businesses**

- » Existing business should be retained and the areas around them enhanced
- » Should provide opportunity for local-serving businesses within residential neighbourhoods
- » Small business character should be retained

#### **Vehicular traffic**

- » Cars are important for accessing the VGH area for patients

#### **Broadway Subway**

- » Subways are not needed as part of transit system or ‘great streets’
- » Stations should be integrated into new development
- » Extend the Subway all the way to UBC

#### **Other**

- » These three principles are essential components of a ‘great’ neighbourhood

## **Not important**

Input from respondents who ranked these principles as *slightly important* or *not important* is summarized below:

#### **Broadway as a Great Street**

- » The term “great” is vague and needs a definition
- » Concerns that redevelopment along Broadway will result in increase in land values and multiple high-rises
- » Needs more focus on the neighbourhoods rather than great streets

#### **Transportation options**

- » Need to extend the Subway all the way to UBC to provide healthy transportation options
- » Need to include cars as part of transportation options

#### **Parks and public spaces**

- » Concerns around cost and timing to build parks and public spaces

#### **Vehicular traffic**

- » Need to manage traffic to provide a safer and more reliable flow for vehicles
- » Need for noise control measures

#### **Other**

- » High level statements and can be interpreted in different ways

## **Don't know**

Input from respondents who ranked these principles as *don't know* or *did not answer* is summarized below:

#### **Broadway as a Great Street**

- » The term “Great” is jargon
- » Need more clarity on the “Great Street” concept
- » Need to ensure livability is maintained in residential areas

#### **Parks and public spaces**

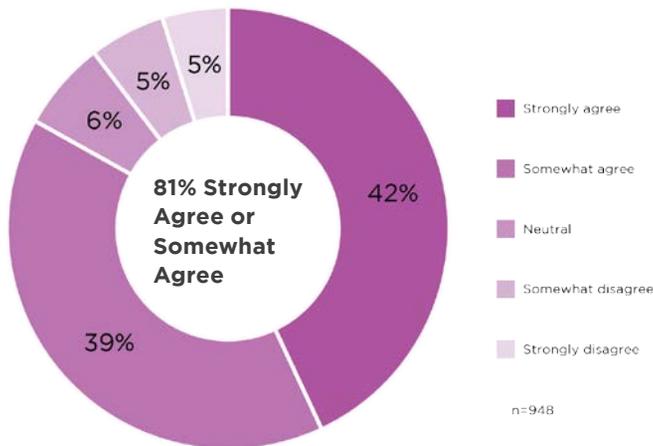
- » No mention of installation and maintenance of washroom facilities

## Draft Guiding Principles

**Thinking about the principles as a whole...Do you agree or disagree with this statement?**

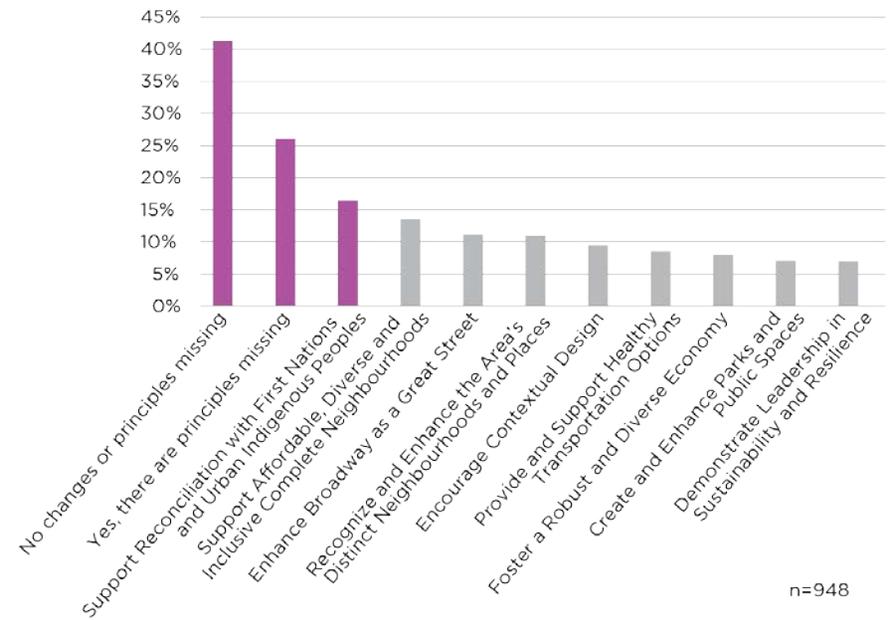
**These are the right set of principles to guide the planning of the Broadway Plan area.**

*(Please select one response only.)*



**Are there any principles that you would change? Are there any principles missing?**

*(Please select all that apply.)*



***Please explain why.***

***Do you have any other comments about the Draft Guiding Principles for the Broadway Plan? (n=344)***

(Input received from both questions is integrated together below.)

## Principle: Support Reconciliation with First Nations and Urban Indigenous Peoples

### Key themes:

- » Unclear why this is a focus and first on the list of principles
- » Need more clarity to understand its importance, what we intend to achieve and how, and why the City is doing this
- » This is a vague statement or an attempt to be politically correct
- » Need to strengthen and be meaningful by working with the Nations
- » Concerns around overusing and potentially demeaning to First Nations if not done correctly
- » Not relevant to land use planning as it is a federal issue and responsibility
- » Need to focus on all residents with a mutually beneficial approach

## Principle: Foster a Robust and Diverse Economy

### Key themes:

- » Need more clarity to understand its importance, and what we intend to achieve and how
- » Should emphasize maintaining affordable rents and leases for small businesses
- » Need to support different types of industries like “creative” industries, service based businesses, urban agriculture, access to low barrier jobs, resilient economy, and small businesses
- » Need to strengthen this principle and make it the top priority
- » Should emphasize the need for increased density to create more jobs and commercial space

## Principle: Demonstrate Leadership in Sustainability and Resilience Key themes arranged by frequency

### Key themes:

- » Promote bolder ideas like carbon-free transportation, and integrating requirements like renewable energy creation, green spaces and gardens into business plans
- » Emphasize solutions to reduce single occupancy motorized vehicles and create transit-oriented density
- » Need to balance between sustainability and affordability – sustainable developments are more expensive
- » Sustainability requirements should not be obstacle to development
- » This principle can be prioritized as of secondary importance
- » Need clarity on what it means and how this principle can be measured

## Principle: Support Affordable, Diverse and Inclusive Complete Neighbourhoods

### Key themes:

- » Emphasize retaining and reinvesting in existing rental housing and creating more rental housing, particularly non-market
- » Need to address issues associated with tenant displacement
- » Concerns about this principle being interpreted as building more towers and losing neighbourhood character
- » Need more housing that is affordable to average working families; this should be top priority
- » Need to increase density to increase housing supply
- » Emphasize a wider spectrum of housing to encourage a more diverse demographic and economy
- » Need a definition of “affordable” to provide clarity on what it means
- » Need to specifically mention co-ops and social/non-market housing with rents that match the median wage of residents
- » Concerns this principle can be interpreted by developers to maximize their own profits

## Principle: Encourage Contextual Design

### Key themes:

- » Should focus on responsive design, considering current and future changes and context in the area, not on past context
- » Existing residents should be protected and considered through this principle
- » Should use more clear language, and less ‘planner jargon’
- » Should acknowledge greater costs related to contextual design
- » Contextual design should be addressed by the developer’s architect

## Principle: Recognize and Enhance the Area’s District Neighbourhoods and Places

### Key themes:

- » Neighbourhood character should not be prioritized ahead of growth, housing affordability, and future thinking
- » Should ensure respect for existing neighbourhood character
- » Should support the need for increased density for housing for people moving into the area
- » Seems to support preservationist views, and could be used to oppose new development

## Principle: Enhance Broadway as a Great Street

### Key themes:

- » Needs to reflect the character of the communities it runs through
- » The term “great” is vague and needs a definition
- » Should be more explicit about public realm quality and improvements
- » A stronger focus on decreasing car traffic is needed
- » Should include cars as part of transportation options

## Principle: Provide and Support Healthy Transportation Options

### Key themes:

- » Too vague and needs an explanation of what “healthy” means
- » More emphasis should be placed on walking and cycling
- » Should include cars as a transportation option
- » Should focus more on minimizing car traffic

## Principle: Create and Enhance Parks and Public Spaces

### Key themes:

- » Need to maintain access to sun light and key views
- » Should increase green spaces along Broadway
- » Consider use of new development levies to provide parks and public spaces
- » Public spaces should incorporate significant (non-secular) public art

## What’s missing?

### Key themes:

- » Should emphasize need for new affordable housing, especially rental, for diverse households
- » Increase residential density close to transit
- » Housing should be a goal in itself
- » Retain existing affordable rental housing and co-ops
- » Need to minimize displacement of existing residents and businesses
- » Support existing businesses during Subway construction
- » Greater emphasis on small businesses; address concerns about losing small businesses due to high rents and taxes
- » Need to preserve character and add density while maintaining livability
- » Need for safe, secure and healthy communities for all
- » Vulnerable residents need to be supported
- » The issue of liveability is missing from the discussion, e.g. the impacts of densification on the liveability of the existing neighbourhoods
- » Greater focus on heritage preservation, diversity of character, and street trees
- » Traffic management and noise should be addressed
- » Principle should focus on adding community amenities and public plazas
- » Should have greater emphasis on biodiversity and climate change

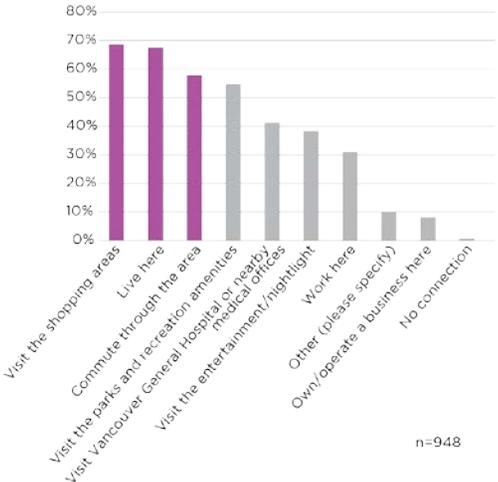
## No Changes Needed

### Key themes:

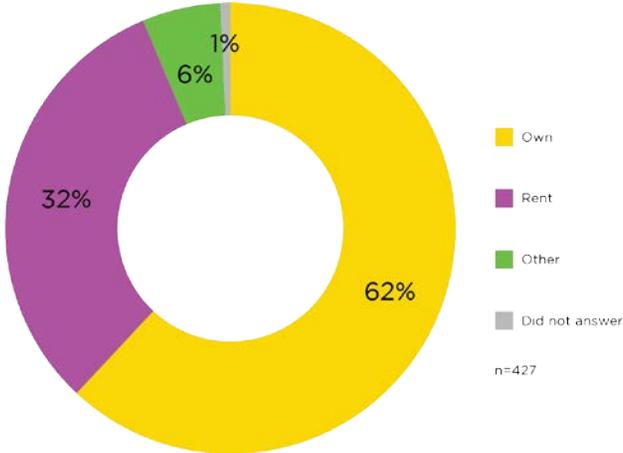
- » General overall support for the principles
- » Support for the principles, but they should have a hierarchy
- » Too early in the process to know what needs adding
- » Various comments about Broadway Subway, including extending to UBC
- » Public input makes no difference

# WHO DID WE HEAR FROM?

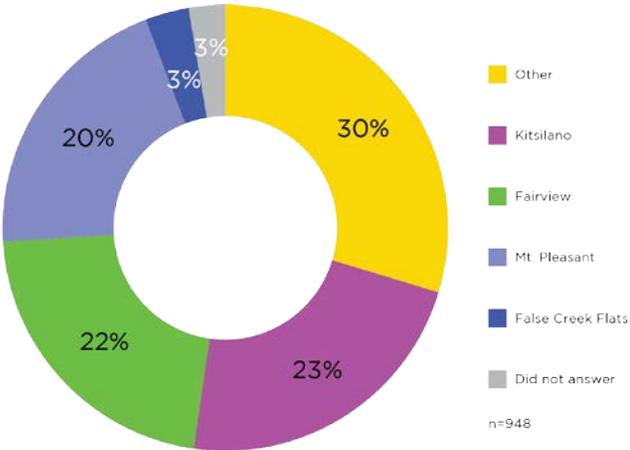
**What's your connection to the Broadway Plan area?**  
(Please select all that apply.)



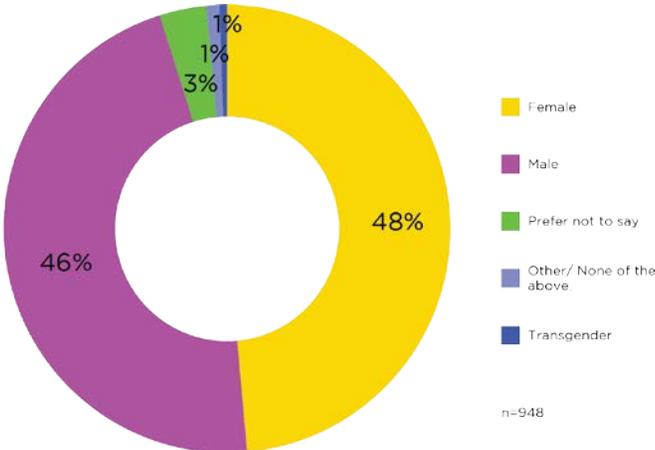
**Do you rent or own your home?**  
(Please select one response only.)



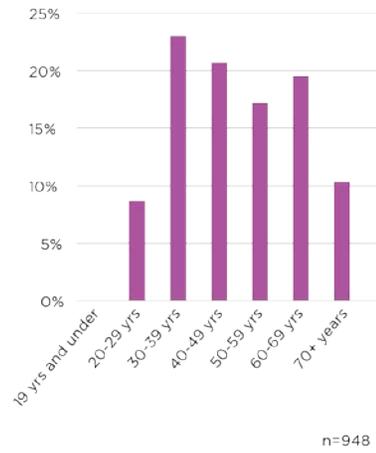
**Which neighbourhood do you live in?**  
(Please select one response only.)



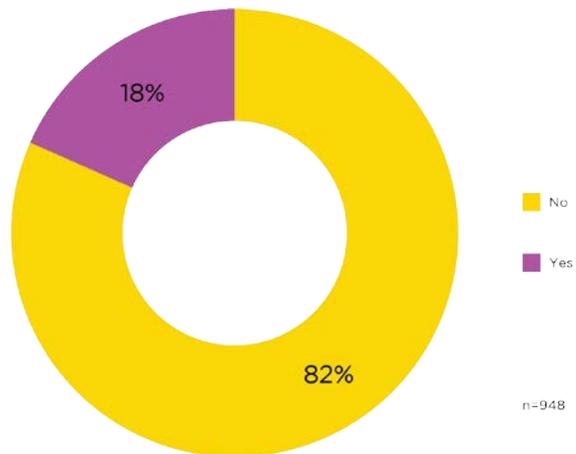
**Do you identify as...?**  
(Please select one response only.)



**Which of the following age groups do you fall into?**  
(Please select one response only.)



**Do you have children under the age of 18 in your household?**  
(Please select one response only.)





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[vancouver.ca/broadwayplan](http://vancouver.ca/broadwayplan)

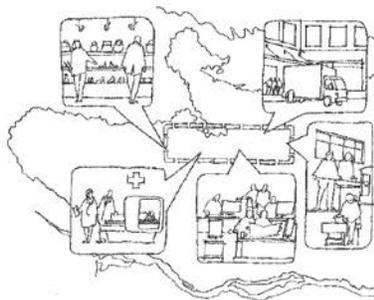
Printed September 2019

# Proposed Broadway Plan Guiding Principles



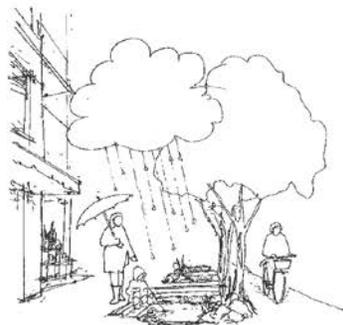
## Support Reconciliation with First Nations and Urban Indigenous Peoples

The Broadway Plan area is within the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations. It is also home to diverse Urban Indigenous communities. Musqueam, Squamish, and Tsleil-Waututh voices and visibility on the land should be supported, along with opportunities to support Indigenous peoples' cultures and art.



## Foster a Robust and Diverse Economy

The amount and diversity of job space should be increased to strengthen Central Broadway as the Province's second largest jobs centre, particularly in the Uptown area. Industrial and mixed employment lands should be retained and foster an evolving creative economy. Key shopping villages and opportunities for small and local businesses should be enhanced, including new neighbourhood-serving shops and services.



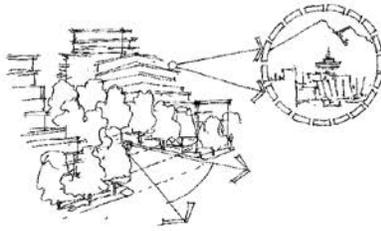
## Demonstrate Leadership in Sustainability and Resilience

New development, streets, parks and public spaces should enhance neighbourhood environmental systems, reduce carbon emissions, and be sustainable and resilient to climate change. An integrated water management approach including green infrastructure should be used to capture, clean and reuse rainwater within watersheds, enhance the natural environment, and provide long term resilience as well as co-benefits such as public space or active transportation improvements. Innovative approaches to reduce carbon emissions in building operation and construction should be introduced, and zero emissions vehicles should be supported.



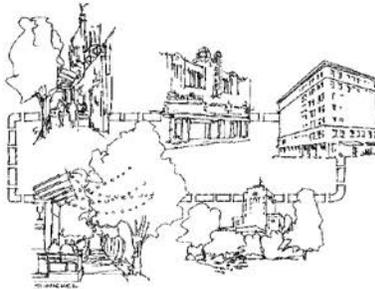
## Support Affordable, Diverse, Equitable and Inclusive Complete Neighbourhoods

Leveraging the investment in the Broadway Subway, new housing opportunities (particularly purpose built market and below-market rental and social and supportive housing) close to transit should be expanded for a diversity of household types and backgrounds, while retaining and reinvesting in existing older rental housing, where possible, and minimizing displacement of existing residents. Neighbourhoods should be liveable and meet the needs of all ages and abilities, and include amenities, jobs, shops, services, and community facilities and services (e.g. childcare and neighbourhood houses), as well as opportunities for arts and cultural activities. Residents should live within an easy walk or roll of their daily needs.



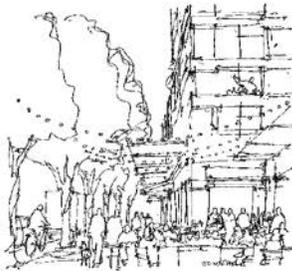
### Encourage Contextual Design

New development should include architecture and building forms that respond to the evolving local context, including topography and elements of neighbourhood character (i.e. terracing, access to views and light, green and leafy streetscapes, variety of building materials, gardens, etc.), as well as the new Broadway Subway.



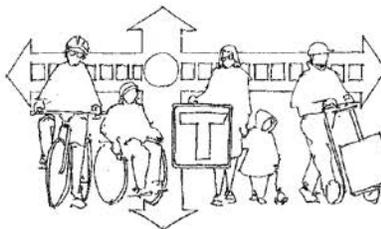
### Recognize and Enhance the Area's Distinctive Neighbourhoods and Places

The distinctive qualities of neighbourhoods, such as green and leafy residential streets, shopping villages, and heritage and cultural resources, should be retained and enhanced, while integrating new housing and job space.



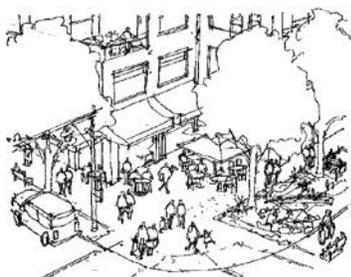
### Enhance Broadway as a Great Street

Broadway should be enhanced as a street of special significance—a Great Street—with a series of unique and vibrant places to live, work, visit and play. Street design, new development, public spaces, and businesses should contribute to a delightful experience for everyone and lively gathering places, and help create distinct character areas along Broadway that also serve the local neighbourhoods.



### Provide and Support Healthy Transportation Options

A network of Complete Streets should be created to provide people of all ages and abilities with high quality walking, cycling, transit and other shared mobility options, including strong connections to the Broadway Subway stations. Connections within and between neighbourhoods should be enhanced to provide direct access to shops and services, amenities, jobs and transit. Goods movement, loading and servicing needs should be supported.



### Create and Enhance Parks and Public Spaces

Diverse places for public life should be integrated along key shopping streets and throughout neighbourhoods to foster walkability and human health, and create opportunities for social connection, cultural expression (e.g. public art), recreation and play, and access to nature. Parks and public spaces should respond to local context, such as unique views or adjacent businesses.