

WELCOME

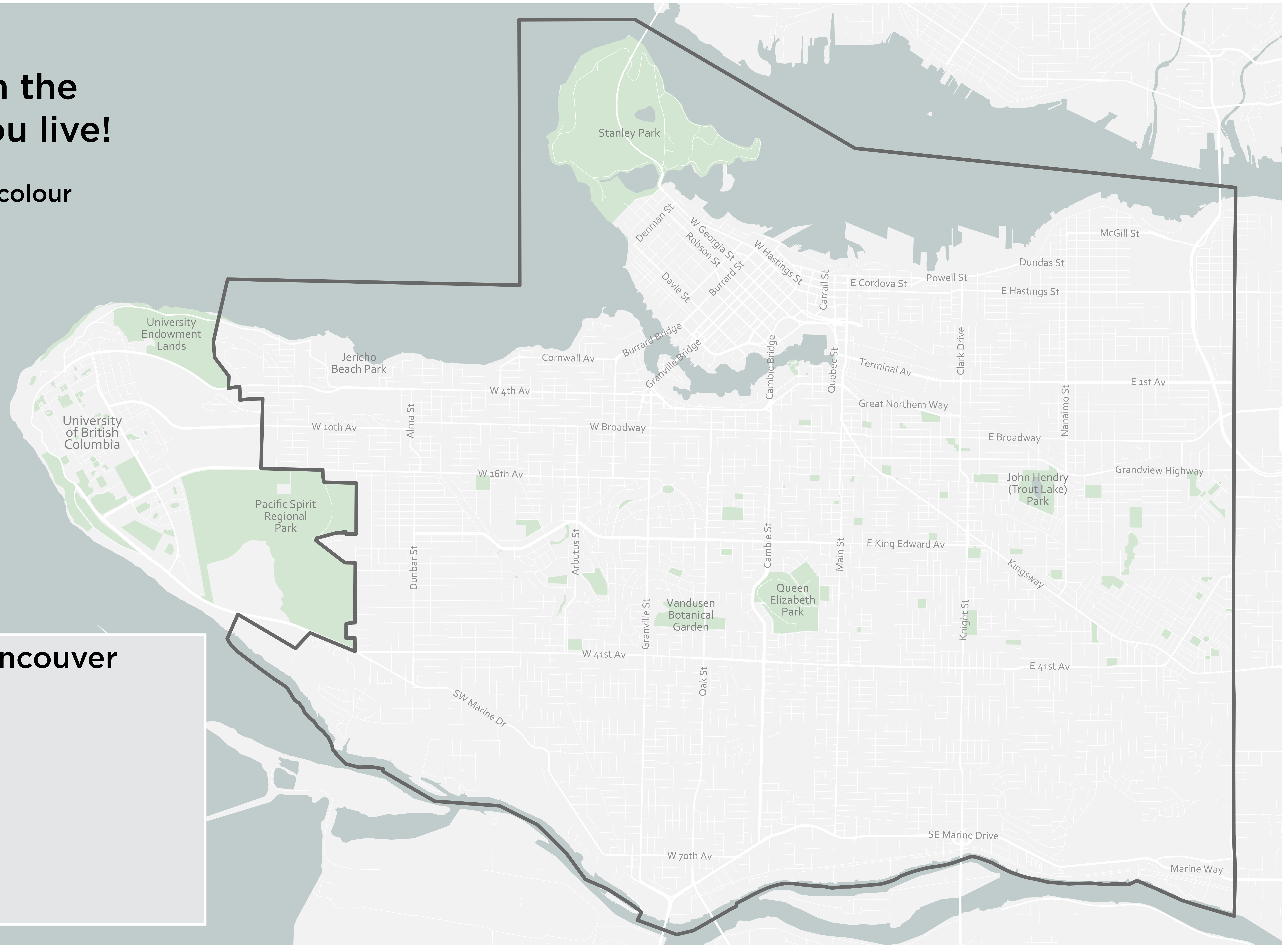


Place a dot on the map where you live!

Choose your sticker colour based on if you...

- Rent your home
- Own your home
- Other

Outside of Vancouver



TODAY'S EVENT



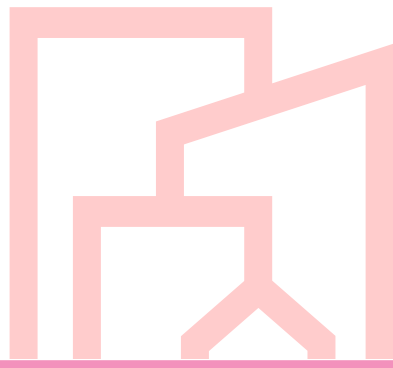
Purpose & Objectives

The purpose of today's event is to provide information about the new **Secured Rental Policy** and to share details on two proposed zoning changes that are part of the implementation of the Policy.

1) CHANGES TO C-2 ZONES

Zoning changes to allow new rental housing projects up to six storeys in some commercial mixed-use (C-2 zoned) areas without rezoning

See boards 13-21 (identified by the pink header) for more information



2) CREATE NEW RENTAL ZONES FOR FUTURE REZONINGS IN LOW DENSITY AREAS

New rental zones to simplify rezoning for new rental housing in low-density areas within walking distance of public transit, parks, schools, shopping, and services

See boards 22-30 (identified by the yellow header) for more information



Timeline for Policy Implementation

A report with recommendations to Council is anticipated for late Spring 2020. We are also here today to hear your thoughts, comments, and questions about the proposed zoning changes.



Share Your Thoughts

Please take an opportunity to review the boards around the room and engage the staff team with any questions or comments. We also encourage you to provide your feedback by:



- Filling out a comment form
 - On an iPad at this Information Session (Please ask a staff member for instructions)
 - Online at vancouver.ca/rentalhousing
- Opportunity for comments closes on March 20, 2020



3-1-1



housingpolicy@vancouver.ca

SECURED RENTAL POLICY

In November 2019, Vancouver City Council approved an amended *Secured Rental Policy: Incentives for New Rental Housing*, which provides incentives to increase purpose-built rental housing options in the city.

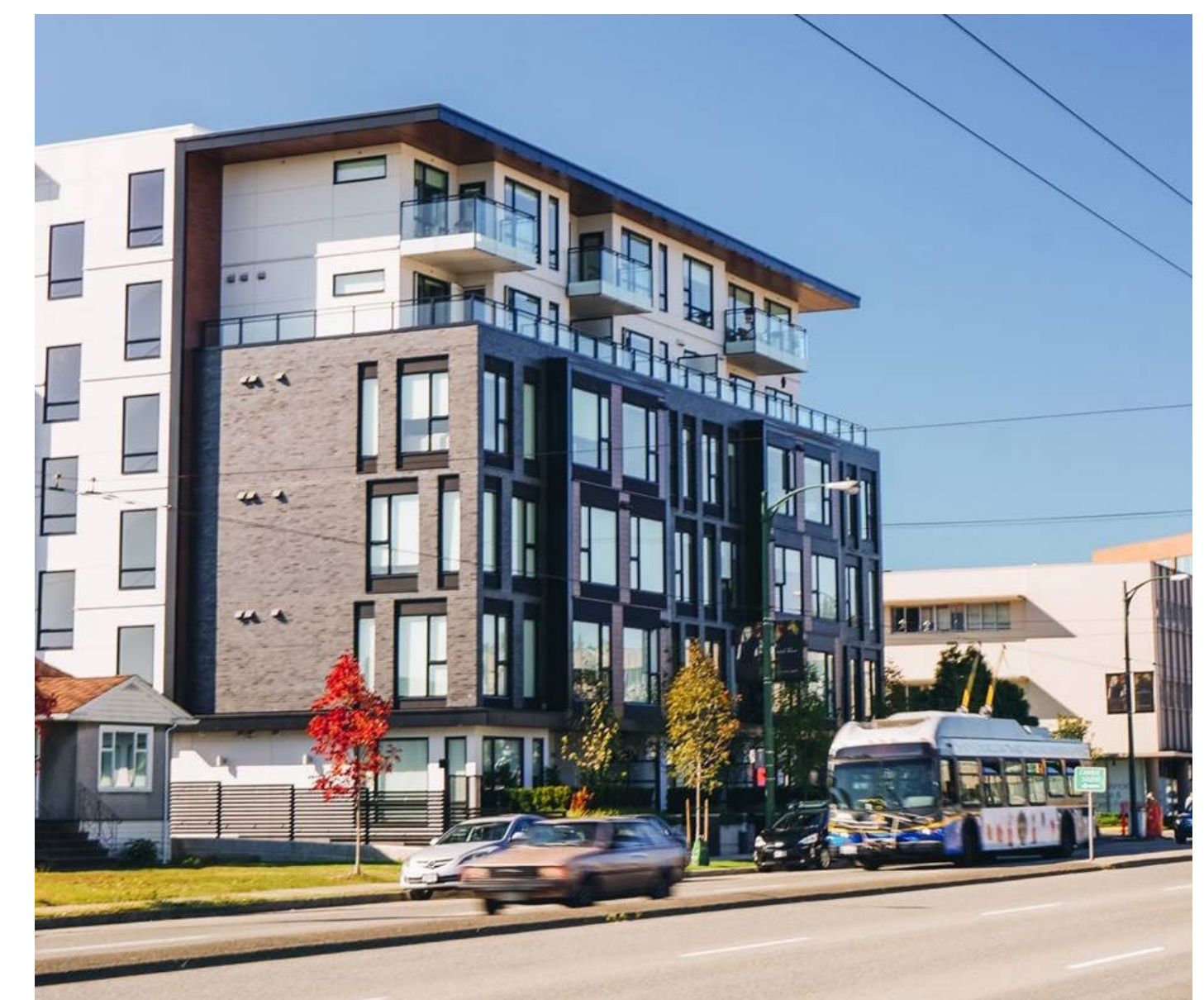
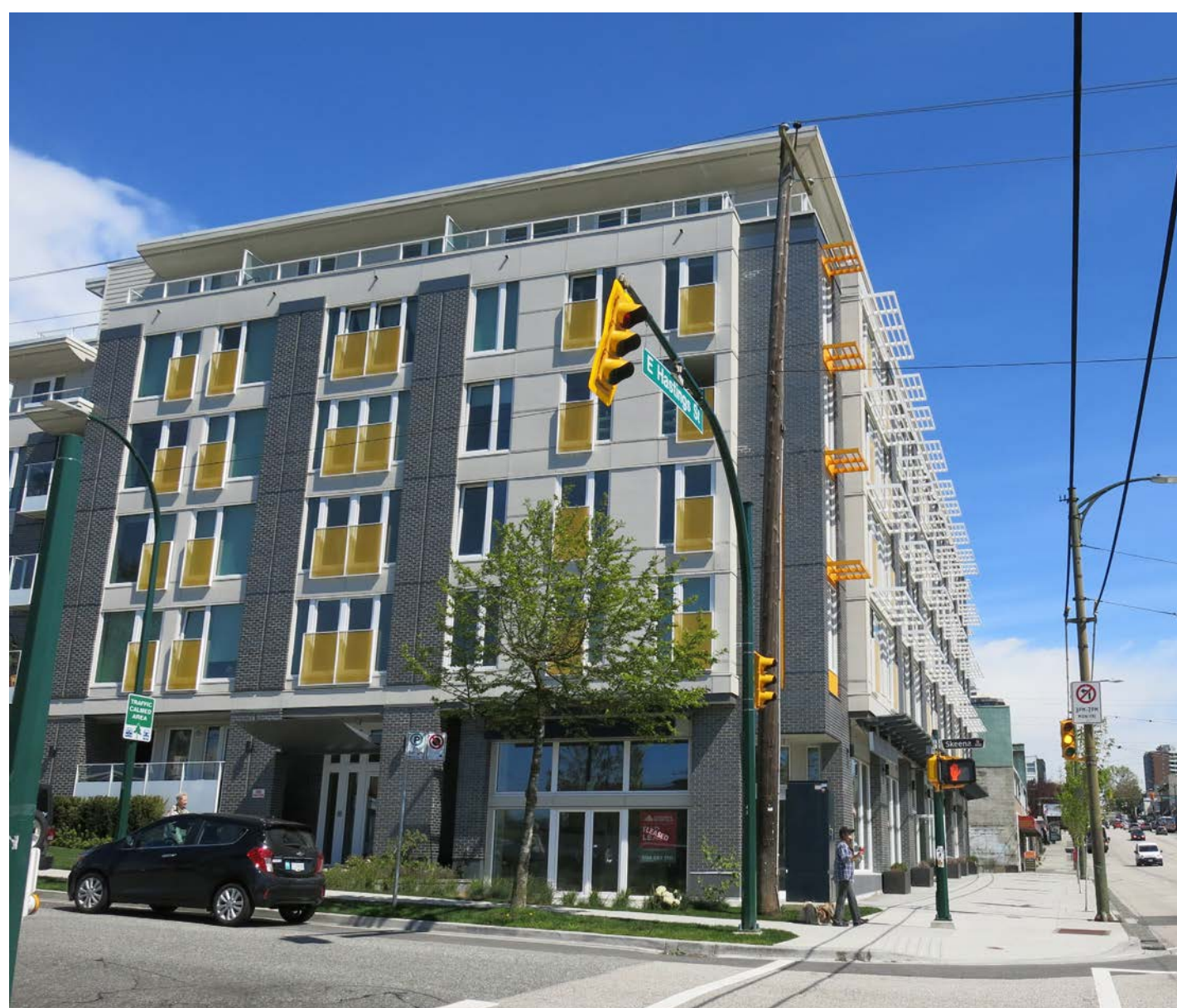
What Council Approved

The *Secured Rental Policy* is a consolidation of City of Vancouver's rental housing policies, which have been in place since 2009. The *Secured Rental Policy* applies learnings from the past decade to improve clarity, streamline processes, and create more purpose-built rental housing in Vancouver.

Secured Rental Policy Incentives

The *Secured Rental Policy* offers a number of incentives to encourage development of purpose-built rental housing, including:

- Increased building height and density
- Waivers of development cost levies
- Reduced parking requirements
- Unit size relaxations



EVENT GUIDELINES

Success at today's event means hearing from everyone who has questions in a safe and accommodating environment.

- The goal is to ensure stakeholders have a clear understanding of the proposals.
- Take time to review information materials. City staff and resource people are available to answer questions so that the event is informative and focused for you.
- The City has a zero tolerance policy for abusive or discriminatory behaviour. City employees shall not be subject to harassment of any kind.
- **Photography and video recording are limited to the presentation materials.** The photographing or recording of participants or conversations is not permitted (without advance permission).
- Campaigning, handing out materials or solicitation of any kind is not permitted.



This event is hosted by City of Vancouver Department of Planning, Urban Design & Sustainability which is responsible for its success.

A Plan to Address Vancouver’s Housing Needs

The *Housing Vancouver Strategy* (2018-2027) is the City’s vision for ensuring that Vancouver can be a home for people of all incomes and backgrounds. The goal of *Housing Vancouver* is to ensure that housing in the city meets the needs of current and future Vancouver residents.



There is no single solution to address the breadth of Vancouver’s housing challenges and needs. *Housing Vancouver* recognizes the need to address the housing crisis from multiple fronts. This is why there are multiple key strategies and over 120 actions planned for the first three years of the Strategy.

Housing Vancouver 10-Year Housing Targets

Over the course of the 10-year Strategy, the City has set targets for new housing approvals. Targets are split by housing type and are intended to serve the diverse needs of different households across the city.



★ TODAY’S FOCUS : Red Indicates where we should be

Purpose-Built Rental Housing

After the first two years of the *Housing Vancouver Strategy*, the City is not on track to meet its targets for purpose-built rental housing. New solutions to delivering purpose-built rental housing are needed. The City’s recently approved *Secured Rental Policy* is intended to help bridge the gap and increase purpose-built rental housing options across the city.

What is purpose-built rental housing?

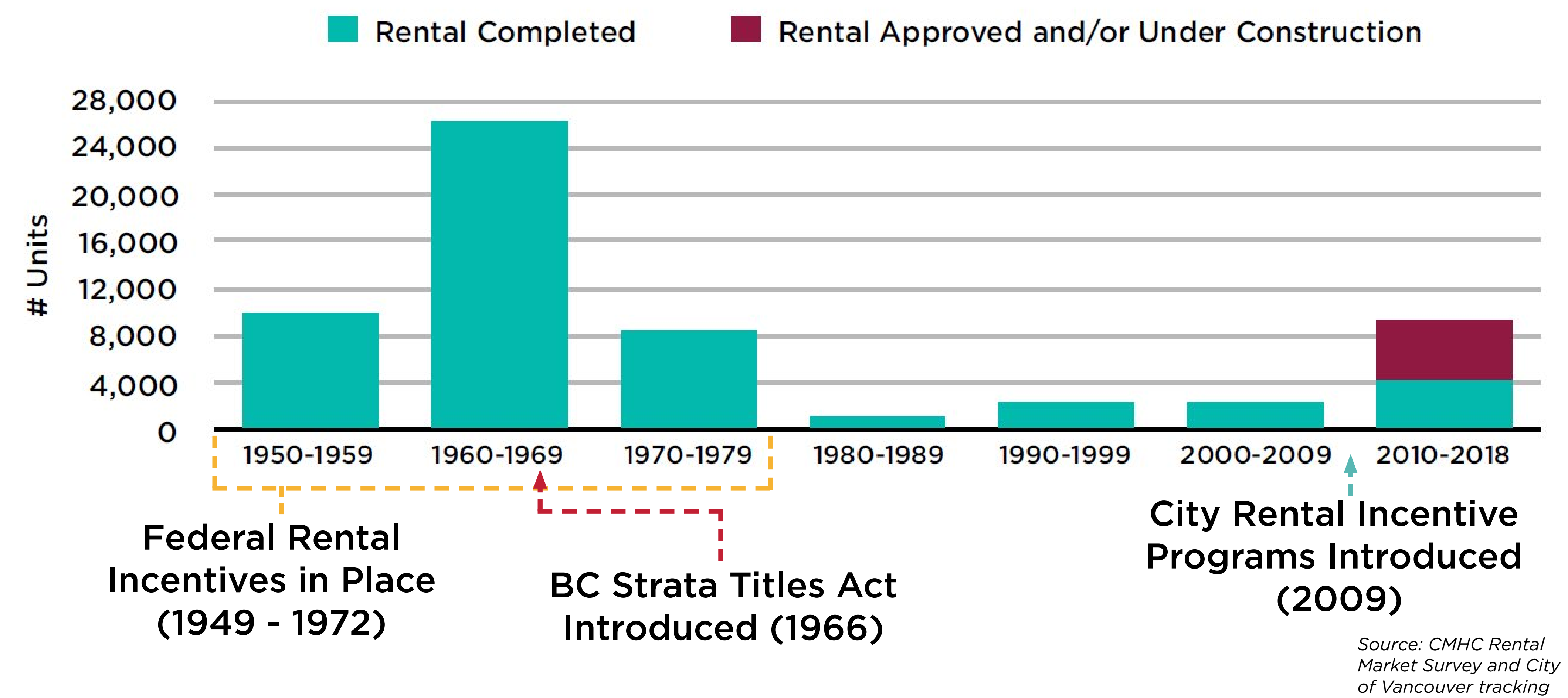
- Multi-family apartment buildings designed and built expressly as long-term rental housing
- Rental tenure is secured through legal agreements for the life of the building
- Generally rents at market rates

For more information on the *Housing Vancouver Strategy*, visit vancouver.ca/housing

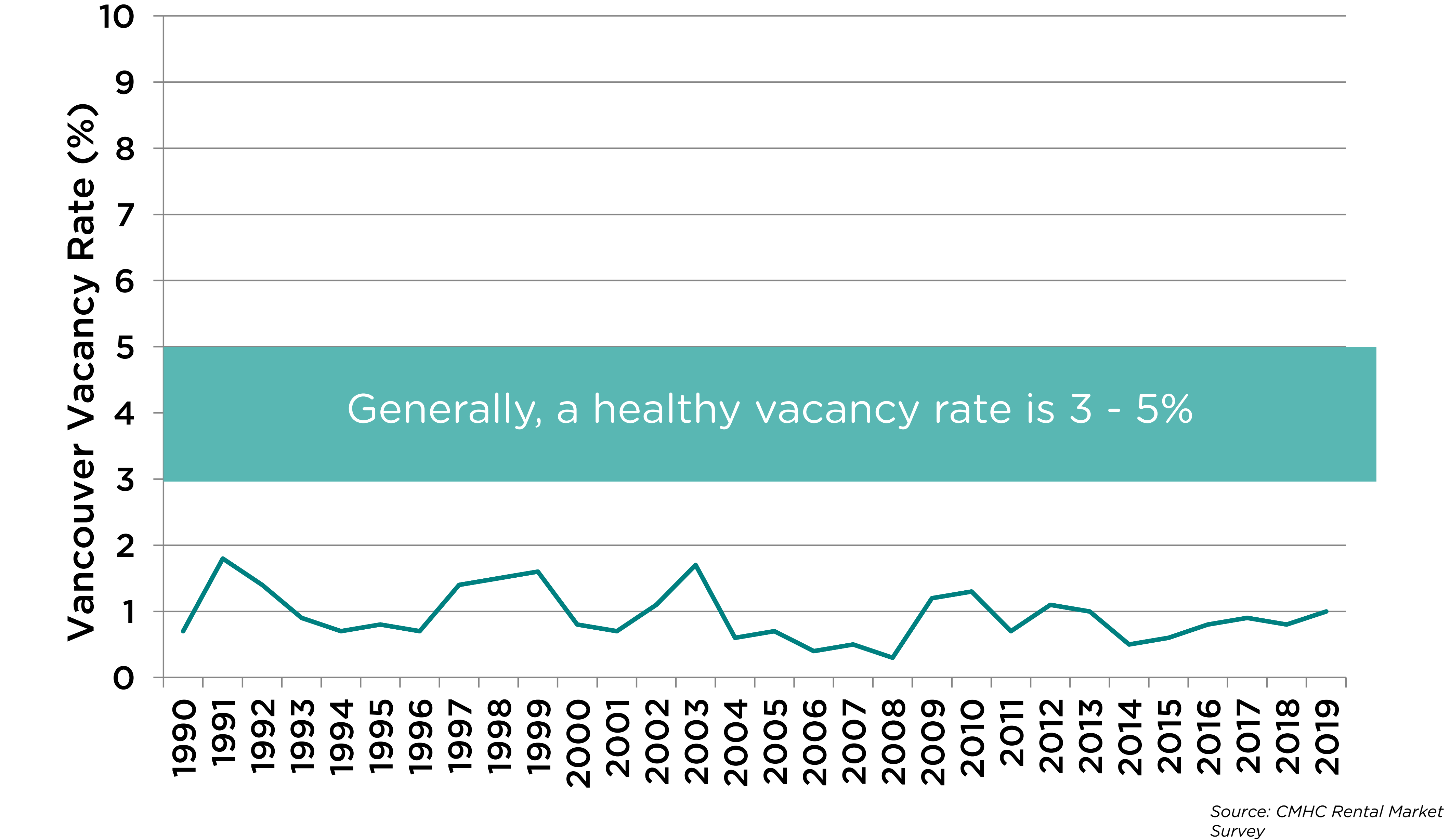
WHY NEW RENTAL HOUSING IS NEEDED

Vancouver’s rental housing system is becoming increasingly strained. This is caused by a number of factors, including high demand for rental housing and a shortage in supply.

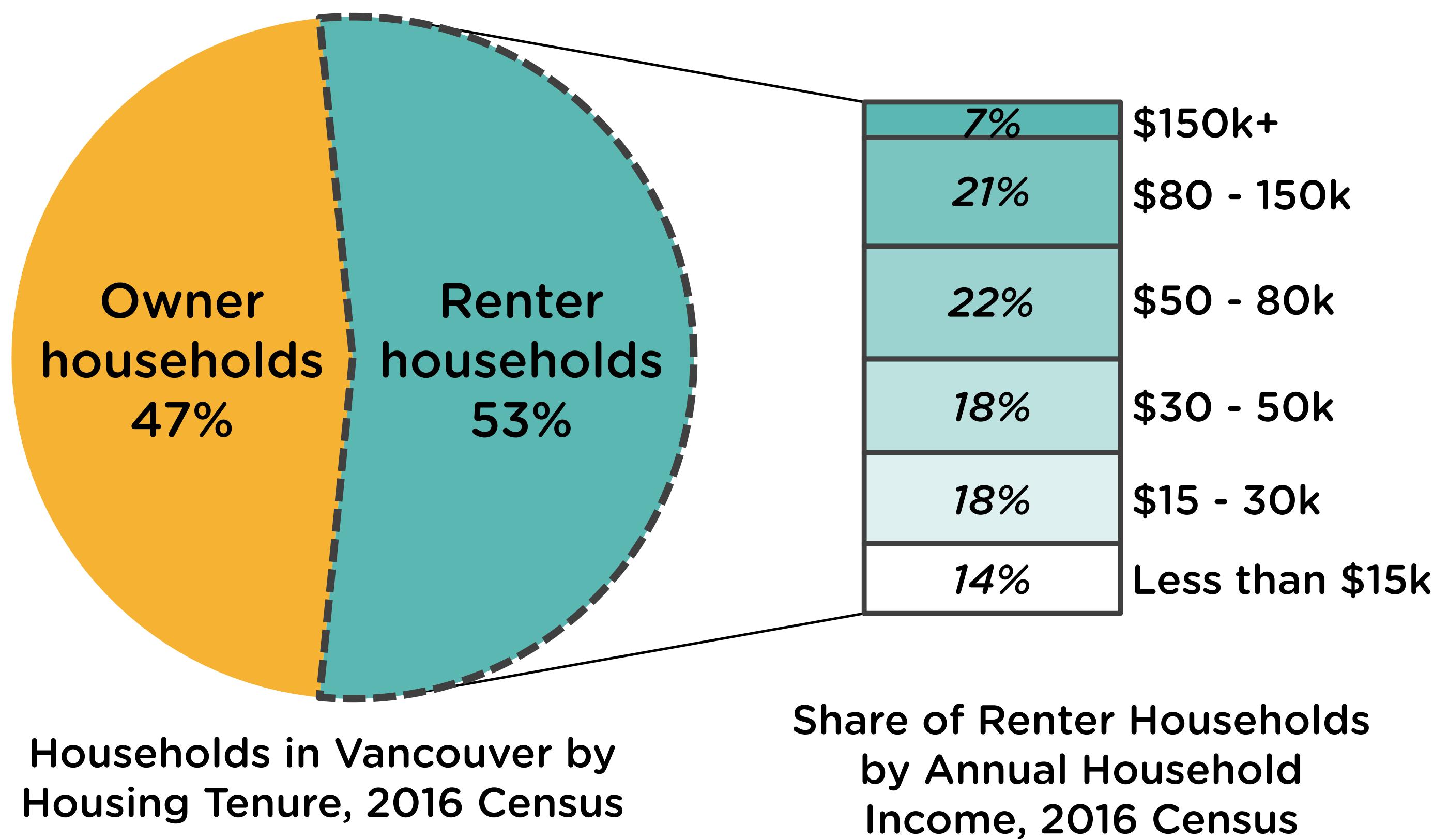
Very little purpose-built rental housing built in recent decades, creating a shortage in supply



High demand and a lack of new supply has put pressure on existing rental housing, leading to low rental vacancy rates



Over half of Vancouver’s households rent their homes. These renter households earn a broad range of incomes



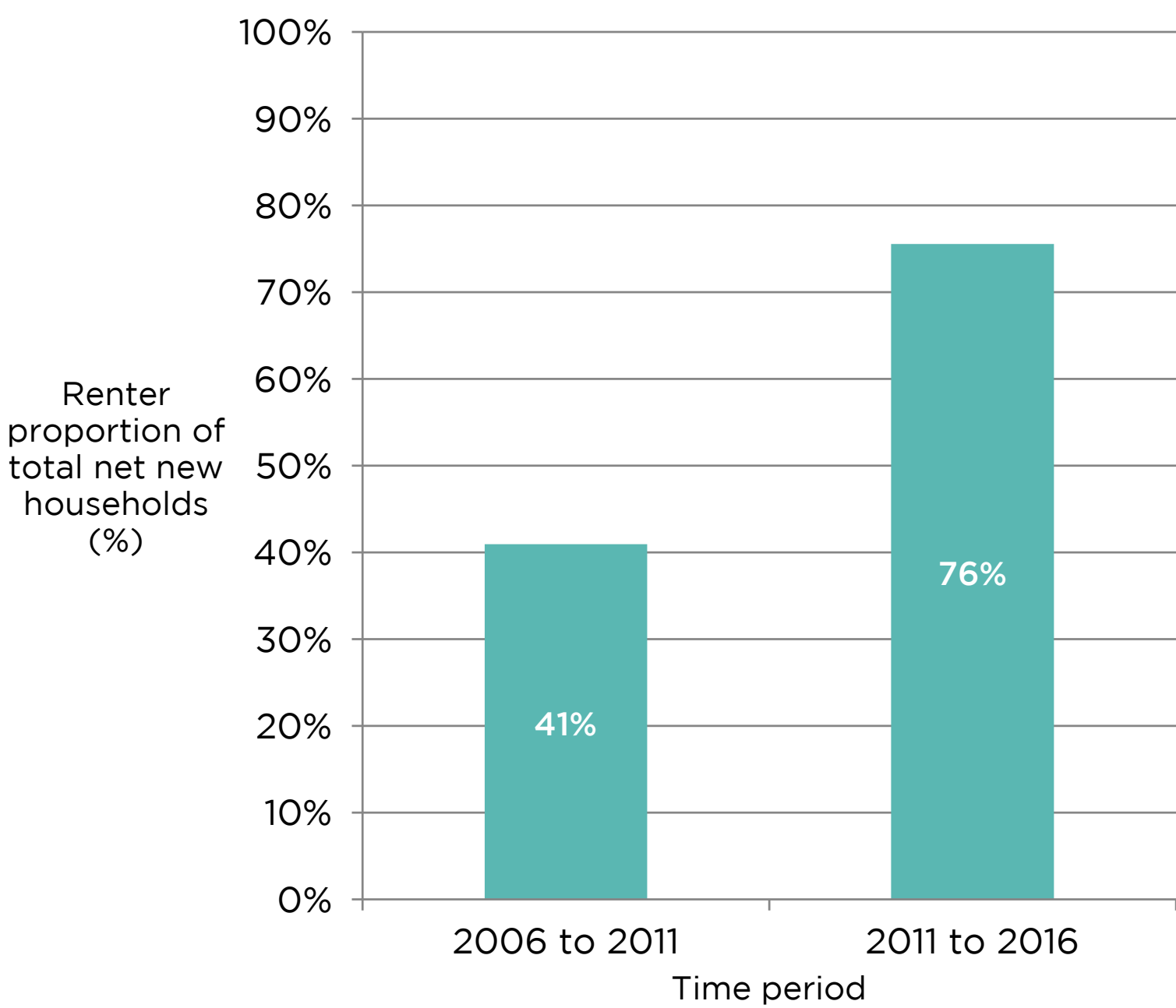
Highlights

- 32% of renter households earn less than \$30,000 per year
- 40% of renter households earn between \$30,000 and \$80,000 per year
- 28% of renter households earn more than \$80,000 per year

Source: Statistics Canada Census

Vancouver’s renter population is growing

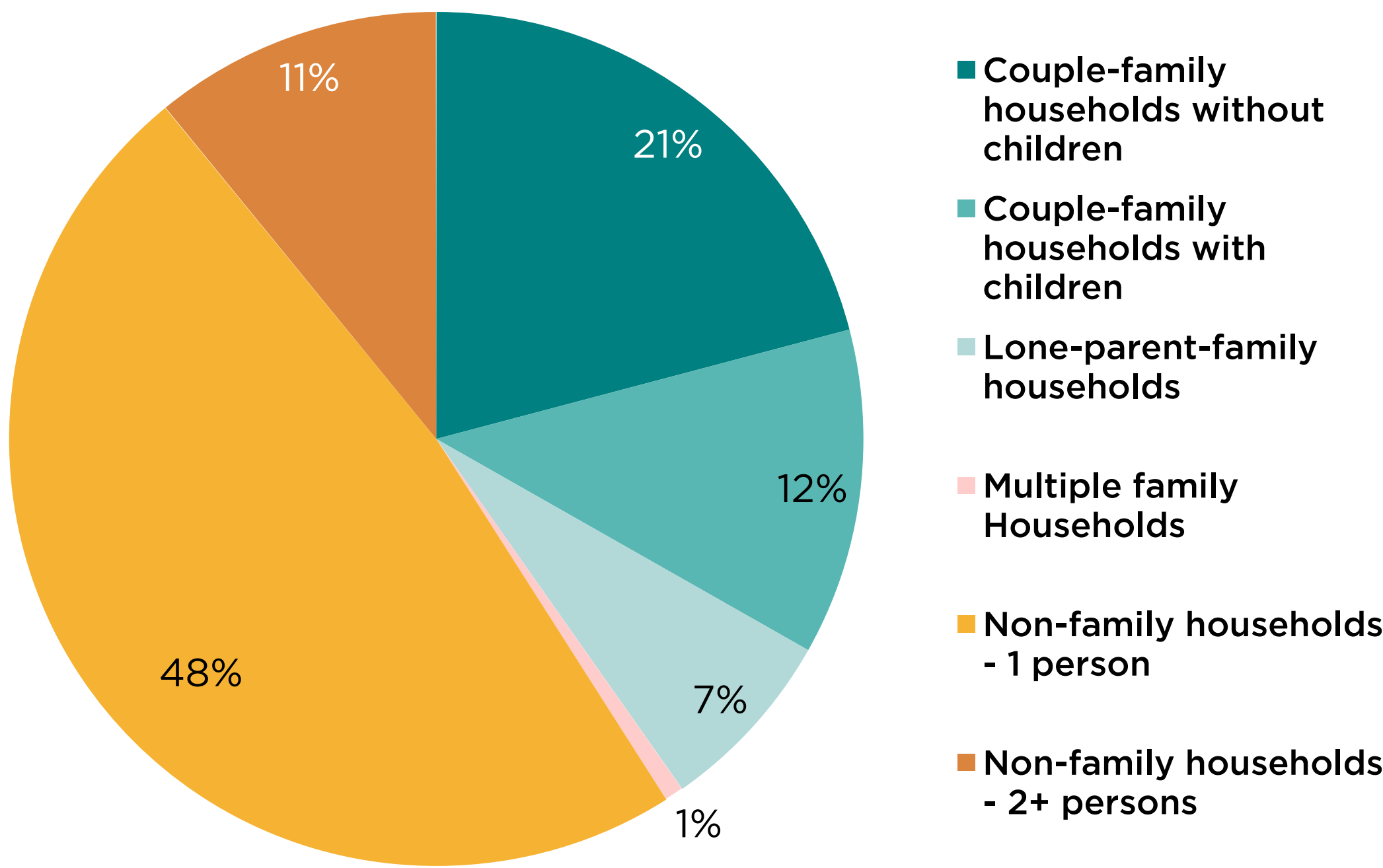
Renter Proportion of Net New Households - City of Vancouver



Source: Statistics Canada Census

Note: Renter household proportion of net new households is calculated by dividing change in # of renter households by change in # of total private households

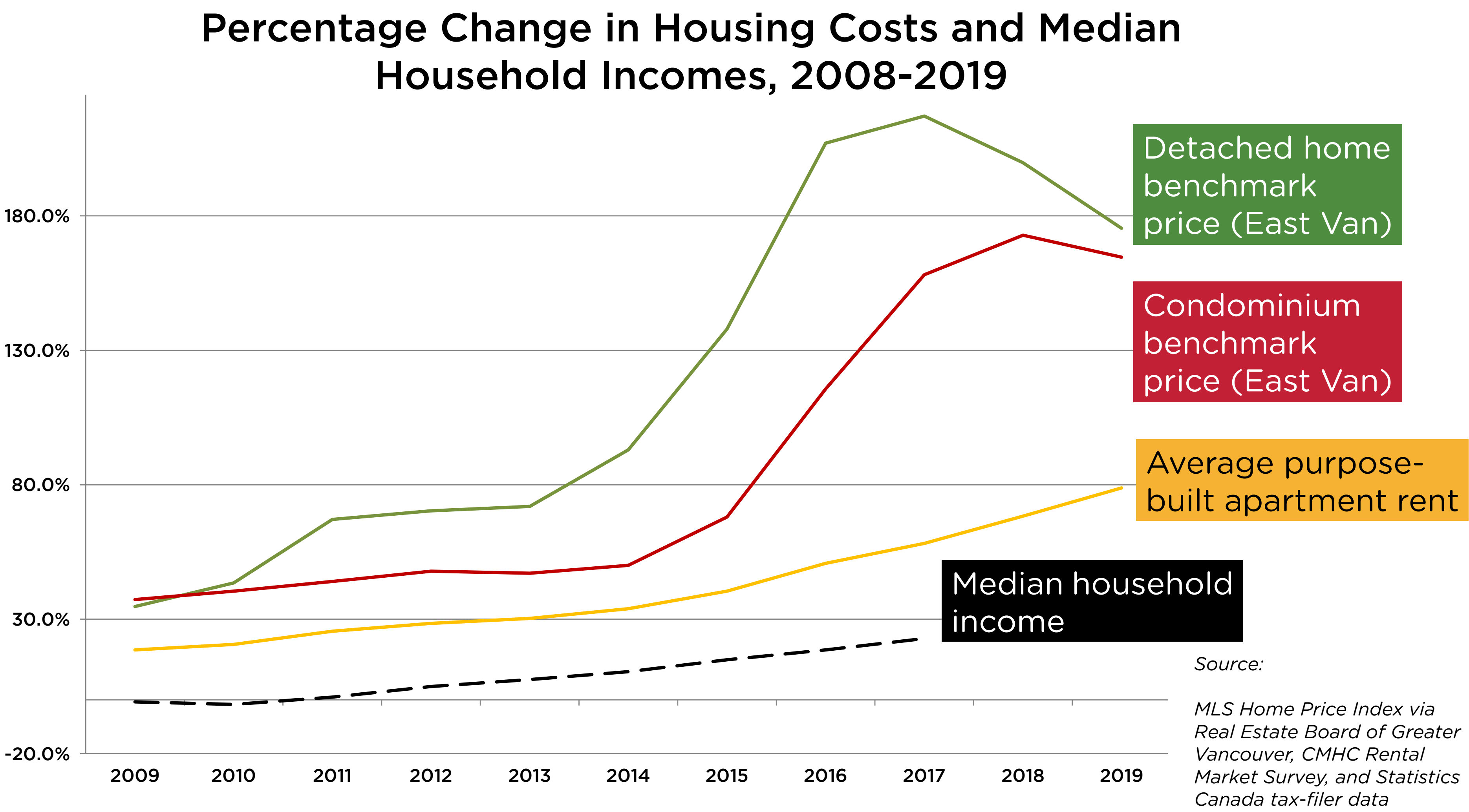
Renter households in Vancouver are diverse



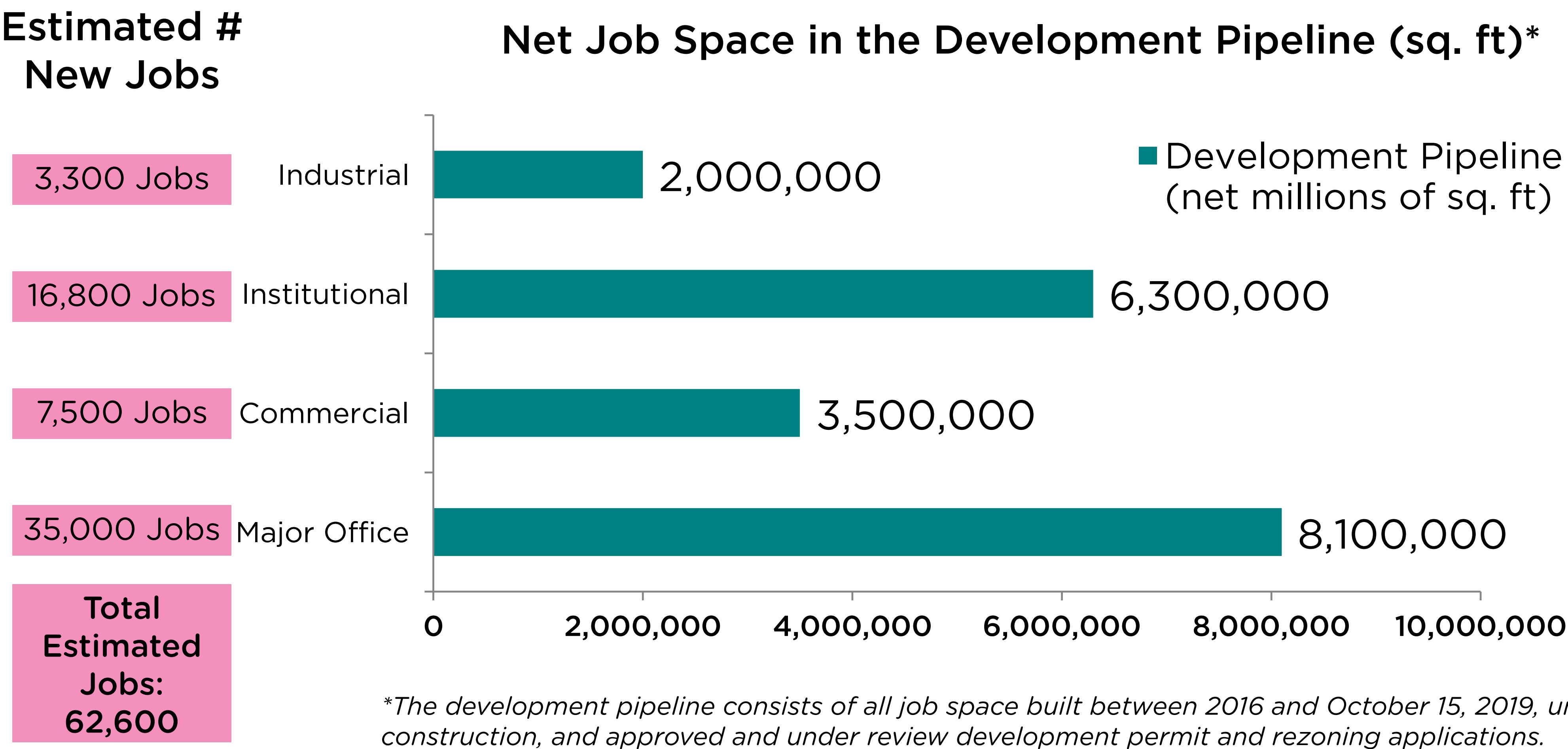
Source: Statistics Canada Census

Moving forward, we expect continued demand for purpose-built rental housing. The high price of home ownership and shift toward renter households in the city will likely mean even greater demand for rental housing in coming years.

The cost of home ownership is extremely high and out of reach for many Vancouver households



A significant number of new jobs are coming to Vancouver, supported by a strong economy



RENTAL INCENTIVES REVIEW WHAT WE LEARNED

Beginning in the fall of 2018, the City conducted a comprehensive 10-year review of its rental housing incentive programs. Our review included:

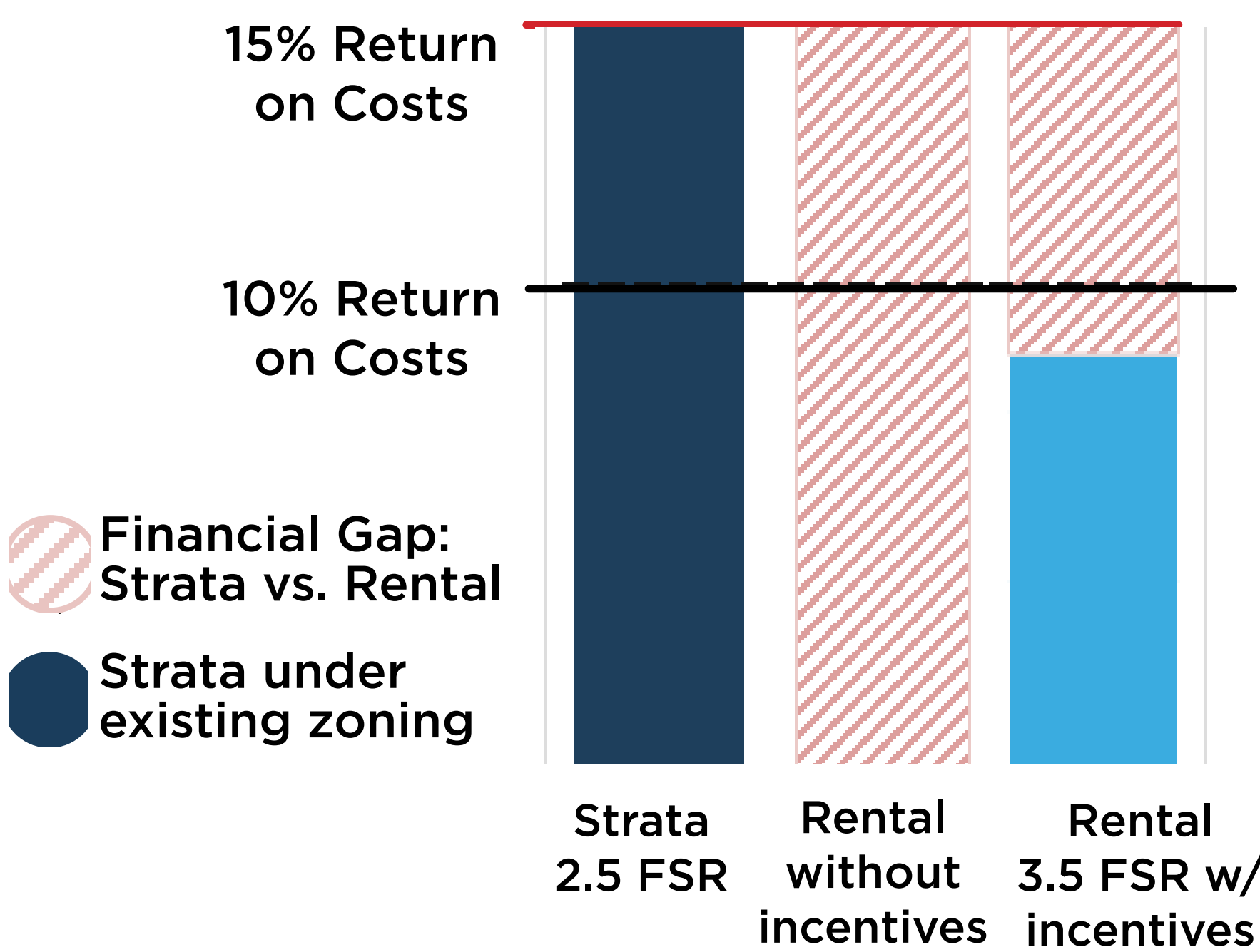
- Analyses of rental housing projects enabled by City incentive programs
- Economic testing to understand the financial feasibility of building rental housing
- A *Talk Vancouver* online survey
- A survey of renters living in recently completed rental buildings in Vancouver
- Public open houses and workshops with stakeholders

WHAT WE LEARNED

- **Building rental housing is challenging; incentives are required. Rental housing is only marginally viable to construct, even with incentives from the City.**

Without incentives, we expect developers to build more strata housing and much less new rental housing.

Approximate Returns on Cost of Redevelopment
Scenarios for C-2 Eastside Sites



Economic Viability of Rental Development

- Typically, a 15% return on cost is required to secure project financing
- Stratas are much more financially attractive compared to rental
- Without additional incentives, rental is not viable under existing zoning

- **There is a need to improve development processes for rental housing. This can be achieved by clarifying rules and reducing application processing times.**

- **New purpose-built rental housing is needed**

*85% of survey respondents indicated there is a need to build more purpose-built rental in the city**

- **Renters are facing significant challenges finding housing that meets their needs in an extremely tight rental market.**

*61% of survey respondents said their rental home is only somewhat or not at all meeting their housing needs**

- **Renters desire purpose-built rental housing options throughout the city, not just along arterials**

*82% of survey respondents indicated support for policies to allow rental buildings in low density areas adjacent to major streets and commercial districts. Many renters, especially renter families, want to have the option of living on quieter residential streets rather than on busy arterial roads**

- **Other housing types are also needed**

*70% of respondents agreed that other housing types are also needed, specifically co-ops (36%), social housing (15%), and townhouses (15%)**

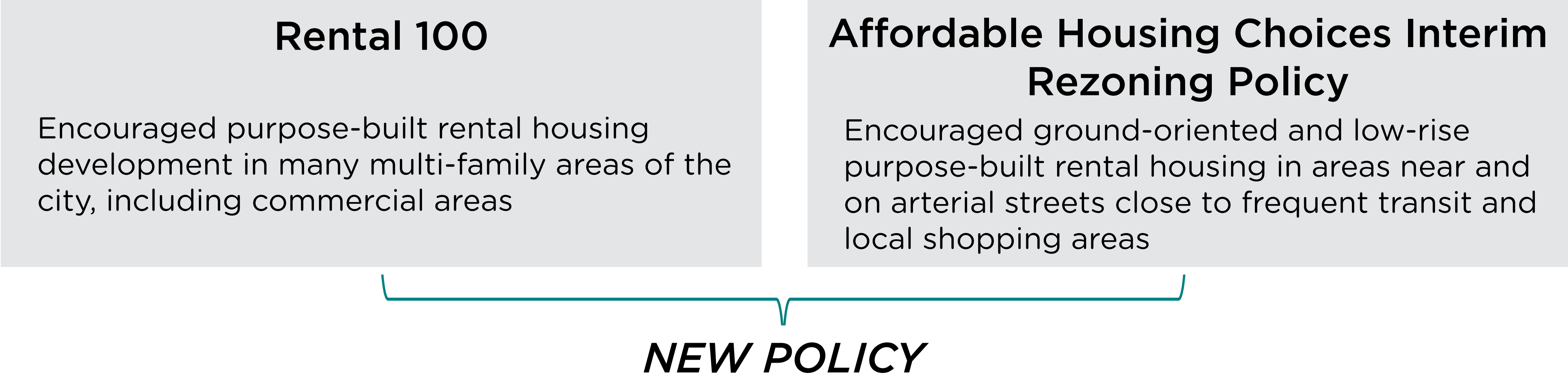
**2019 Talk Vancouver Survey*

SECURED RENTAL POLICY



On November 26, 2019, Vancouver City Council approved the *Secured Rental Policy*. For the past decade, the City has had various programs to encourage new rental housing. The *Secured Rental Policy* consolidates these previous rental housing programs into a single policy.

Consolidation of the City’s Previous Rental Incentive Policies



Secured Rental Policy

The *Secured Rental Policy* consolidates and enhances previous rental housing programs to encourage rental housing development throughout Vancouver.

RENTAL HOUSING OPPORTUNITIES

The *Secured Rental Policy* provides incentives and creates rental housing development opportunities:

Location

C-2 Commercial Areas

C-2 commercial areas, excluding recently approved and upcoming community plan areas

Low Density Transition Areas

Low density (RS or RT zoned) areas that are within a short walk or roll of daily needs including public transit, shops and services and parks or schools

Other Areas

Other zoning districts included in previous rental policies (e.g. C-1, C-3A, etc.)

Development Process

Development Permit Application

Inclusion of rental housing allowances in zoning to enable rental development without a rezoning

Simplified Rezoning

Rezoning to a standard set of rental tenure zoning districts

Standard Rezoning

Rezoning to a unique zoning district specific to the site

POLICY REQUIREMENTS

Along with City incentives for rental housing, there are also policy requirements to ensure that housing goals and other City objectives are being met, including:

- Security of rental tenure through legal agreement and/or residential rental tenure zoning
- Compliance with green building standards
- Inclusion of family housing units

DESIRED OUTCOMES OF THE SECURED RENTAL POLICY



Findings from the City’s review of its rental incentive programs and public and stakeholder feedback helped to identify a number of objectives related to the delivery of new rental housing in Vancouver. Based on these findings, the *Secured Rental Policy* is intended to help achieve the following outcomes:



Increase Housing Choice for Renter Households



Streamline Processes and Clarify Policy Requirements



Diversify Rental Housing Options in Low Density Areas Across Vancouver



Respond to City’s Climate Emergency



Help Enhance Local Shopping Areas



Improve Livability of Rental Housing

RESPONDING TO THE CLIMATE EMERGENCY



Implementation of Council Direction

In April 2019 City Council approved the Climate Emergency Response report to increase our efforts to tackle climate change. The report contains six ‘Big Moves’ to reduce Vancouver’s carbon pollution by building and expanding on our existing work to fight climate change.

The *Secured Rental Policy* aims to support the big moves by focusing new opportunities for rental housing in areas that best address the Climate Emergency Response action areas and strengthening the focus on enabling greener buildings.



Walkable Complete Communities

The *Secured Rental Policy* focuses opportunities for new rental housing in places that will enable more residents to live within a short walk of their daily needs, including transportation and places to shop, work, learn and play.



Zero-Emissions Space and Water Heating

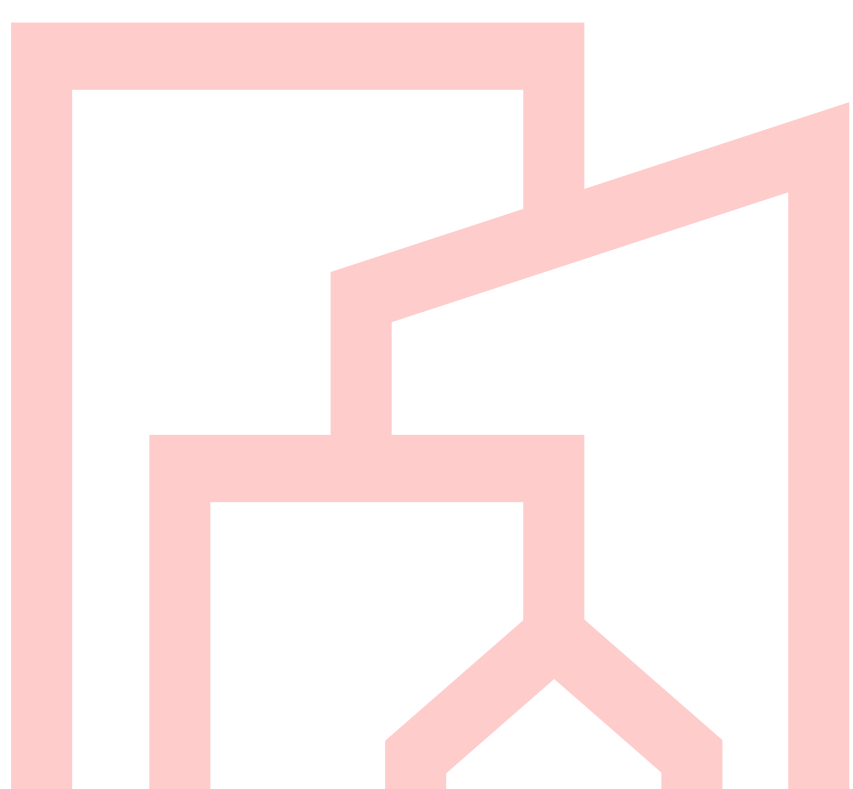
The electricity and natural gas used in buildings generate the majority of Vancouver’s greenhouse gas emissions. By enabling highly efficient designs and requiring new rental buildings to have zero-emissions space and water heating systems, the *Secured Rental Policy* will help reduce Vancouver’s carbon pollution.



Lower Carbon Construction Material and Designs

Embodied emissions from building materials such as concrete can be significant in the overall lifecycle emissions of a building. The *Secured Rental Policy* also supports necessary shifts in construction practices towards buildings with less embodied carbon emissions, including by enabling new rental buildings with simpler designs that can more easily be built with wood-frame construction and have less underground vehicle parking.

POLICY IMPLEMENTATION: LOCAL COMMERCIAL AREAS



Implementation of Council Direction

One of the key directions approved by Council in the *Secured Rental Policy* is to amend the zoning in select commercial areas so that building rental housing is simpler and faster.

Specifically, Council directed Staff to make amendments to the C-2 Commercial zoning districts* using new Provincial authority for residential rental tenure zoning to:

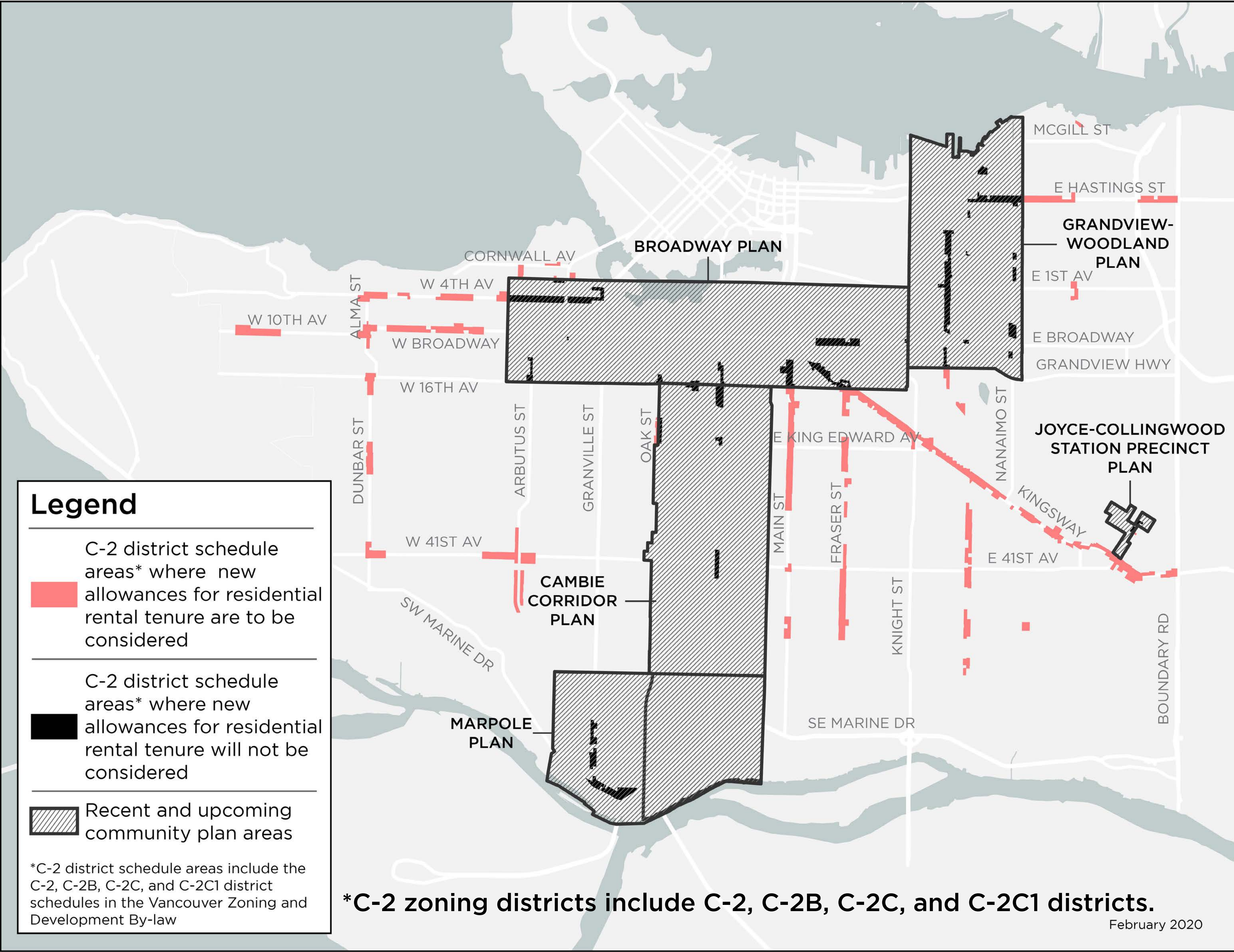
- Enable additional height and density (up to 6-storeys) for mixed-use development where 100% of residential floor space is secured rental housing
- Simplify building design requirements to help remove barriers to rental housing construction and improve building livability and sustainability
- Include provisions for green building requirements, energy efficiency, and sustainability

Residential Rental Tenure Zoning

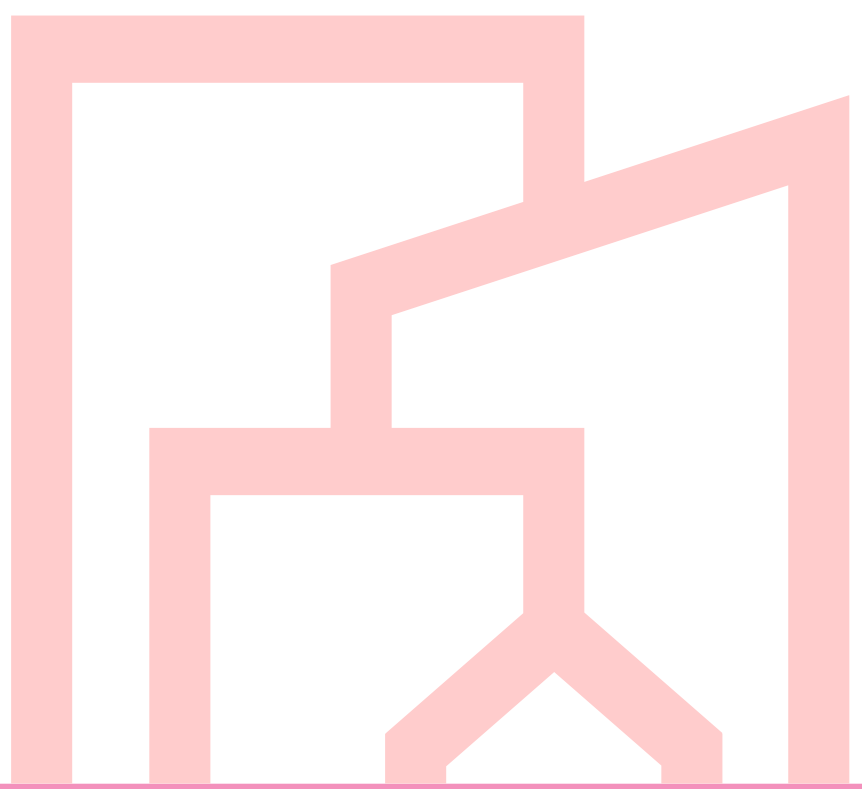
In 2018, the Province gave authority for municipalities to zone for rental tenure. This means that the City is now able to enact by-laws that require new buildings be rental housing in certain locations and for specific building design. Under the *Secured Rental Policy*, the City is proposing to use this new authority.

Where Proposed Changes Will Apply









The areas being considered include C-2 zoning districts* outside of recently approved community plans and in areas with in-progress community planning processes.

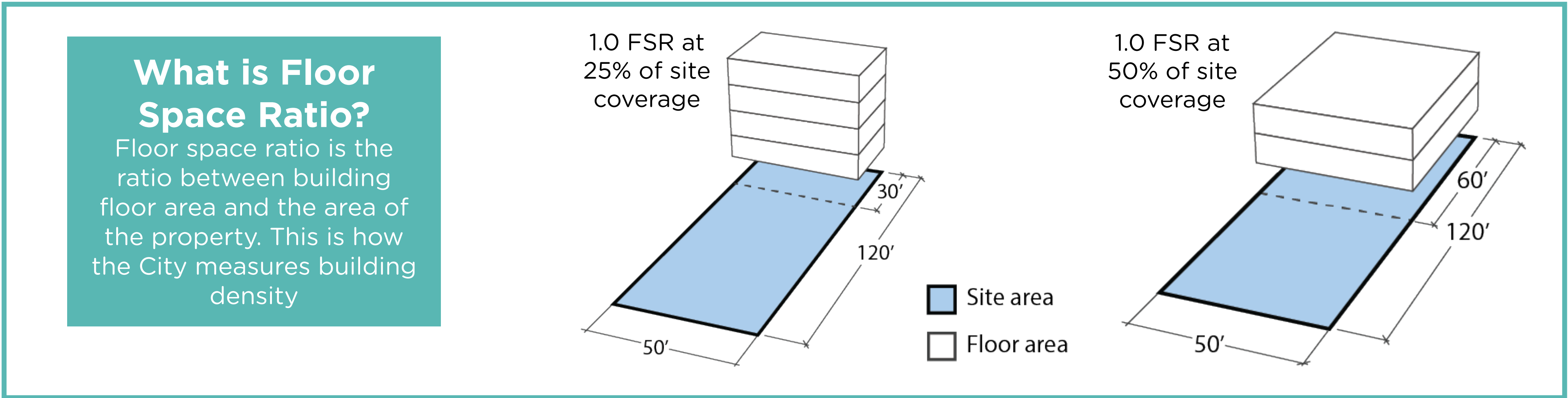


DRAFT PROPOSALS FOR ZONING AMENDMENTS IN LOCAL COMMERCIAL AREAS

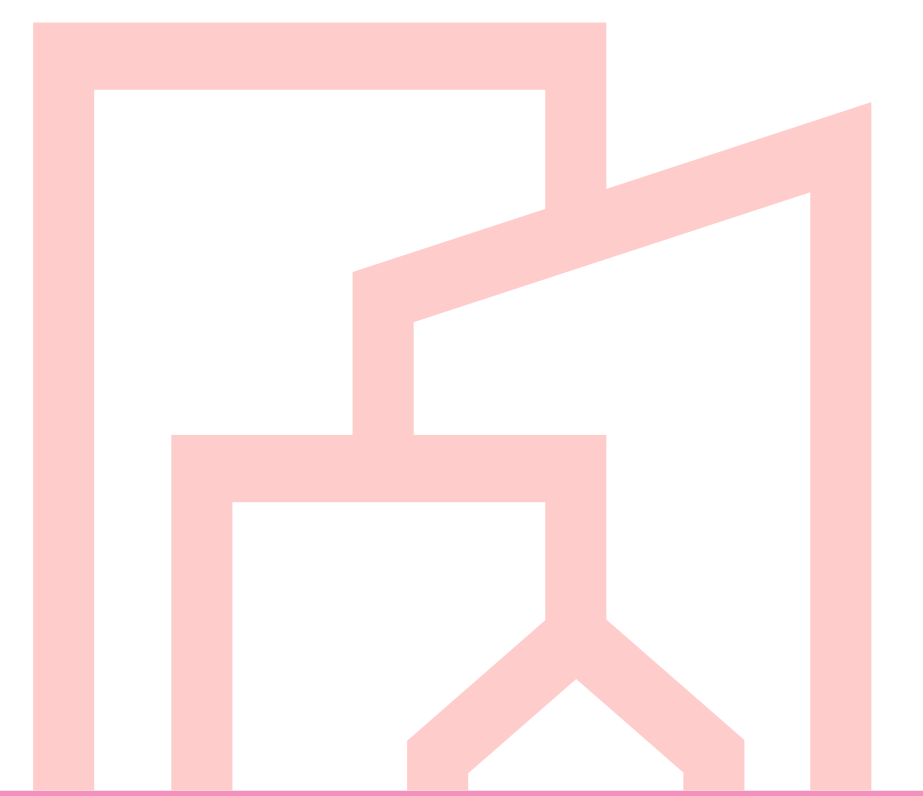


Based on Council direction, Staff are drafting zoning amendments in C-2 areas to better enable rental housing development. The proposed amendments are intended to help achieve the following desired outcomes.

Proposed Amendments	Desired Outcomes
Increasing height and density specifically for rental housing development <ul style="list-style-type: none">Maximum building height of 6 storeysIncreased maximum building density, varied by site context (3.5 FSR for mid-block sites and 3.7 FSR for large corner sites)	 Increase housing choice  Streamline process, clarify requirements
Simplified building design <ul style="list-style-type: none">Uniform building set-back requirementsCity regulations that allow for multiple architectural approaches and building designs	 Increase housing choice  Streamline process, clarify requirements  Respond to climate emergency  Improve livability of rental housing
Green building requirements <ul style="list-style-type: none">Energy efficiency and emissions requirements (e.g. PassiveHouse, etc.)Zero emissions heating and hot water systems	 Respond to climate emergency
Family housing requirements <ul style="list-style-type: none">Minimum of 35% of residential units designed as family-size units (2 or more bedrooms)	 Improve livability of rental housing
Measures to improve local shopping areas <ul style="list-style-type: none">Increased building set-backs from the sidewalkRequire a minimum of 0.35 FSR for commercial space in each building	 Help enhance local shopping areas



EXISTING BUILDINGS IN C-2 COMMERCIAL AREAS



Currently, there are different mixed-use development options in C-2 commercial zones. These options result in different building forms, housing tenures, and development processes.

4 Storey Strata Developments through a Development Permit

The C-2 commercial zoning generally allows for 4-storey mixed-use development. This has typically resulted in developments with commercial space at the ground level with three floors of strata condominiums above. Development at this scale would not require a rezoning process and would be considered through a development permit application.

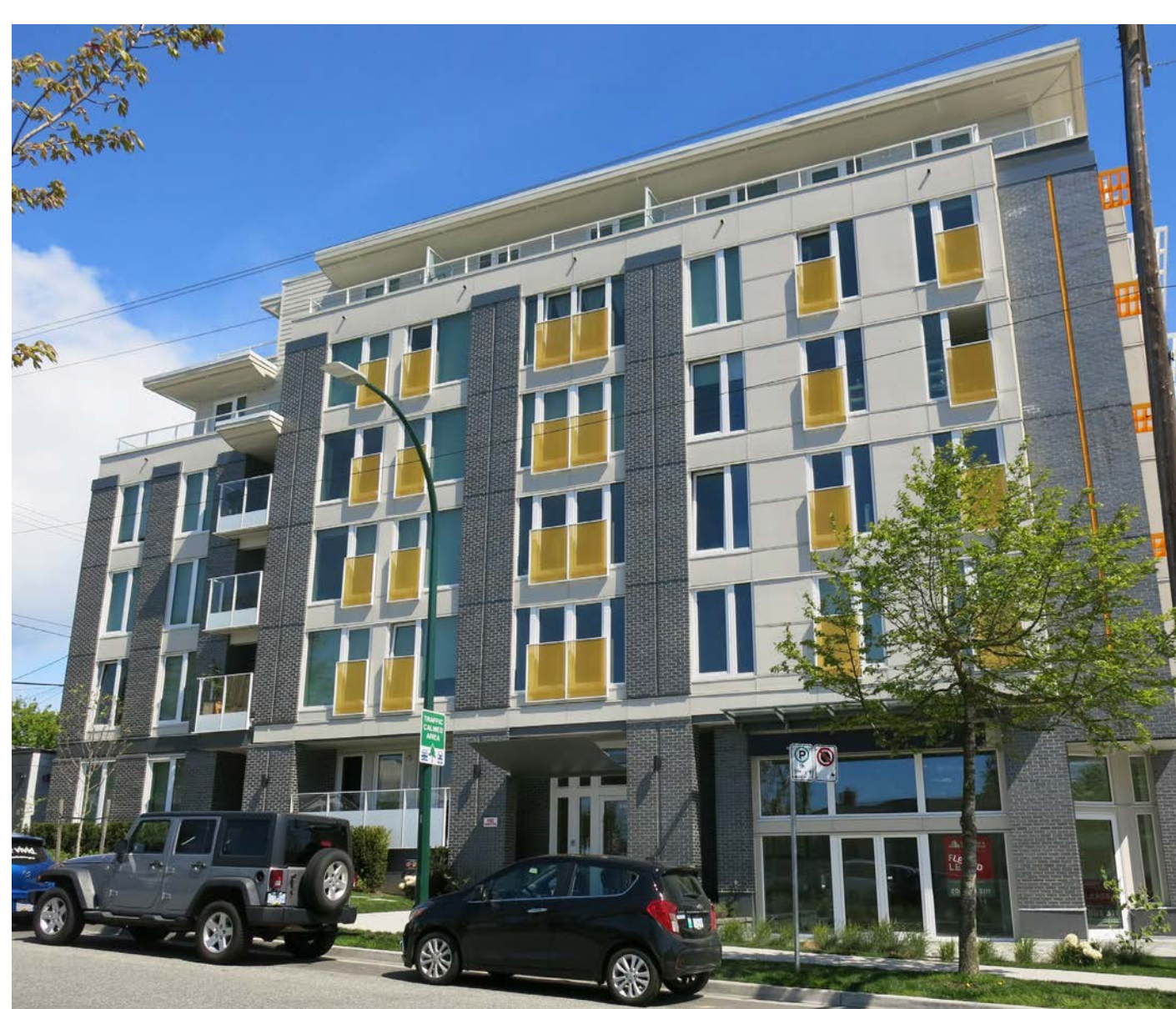
DEVELOPMENT EXAMPLES



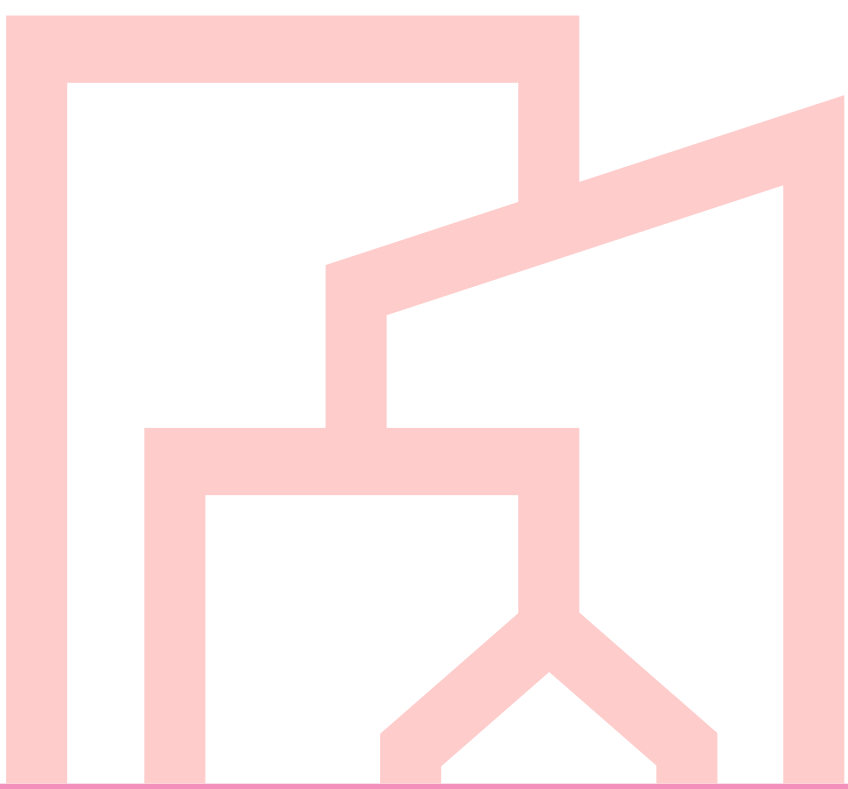
6 Storey Rental Developments through a Rezoning Application

In C-2 commercial zones outside of recent community plan areas, City rental incentive policies have allowed consideration for mixed-use buildings up to 6-storeys if 100% of the residential area is secured as rental housing. In the past, this type of rental housing development has required a rezoning application and approval by Council for each project at a Public Hearing.

DEVELOPMENT EXAMPLES



DRAFT ZONING PROPOSALS FOR RENTAL IN C-2 COMMERCIAL AREAS



Overview of Draft C-2 Zoning for Rental Development

- 6 storey building heights
- Maximum building density of 3.7 FSR on corner sites with large frontages and 3.5 FSR for all other sites
- Minimum building set-back of 8 ft. from the front property line at the ground-level
- Minimum building set-back of 5 ft. from the rear property line at the ground-level
- Minimum building set-back of 15 ft. from the rear property line for residential uses
- On large corner lots, building set-back from the rear property line for residential uses may be reduced to allow the building to wrap around the corner of the property to create an “L” building typology
- On narrower streets, the building will be required to be either set-back for portions above the 4th storey or have the entire residential portion set-back from the street

Relaxations of regulations may be considered in certain circumstances.

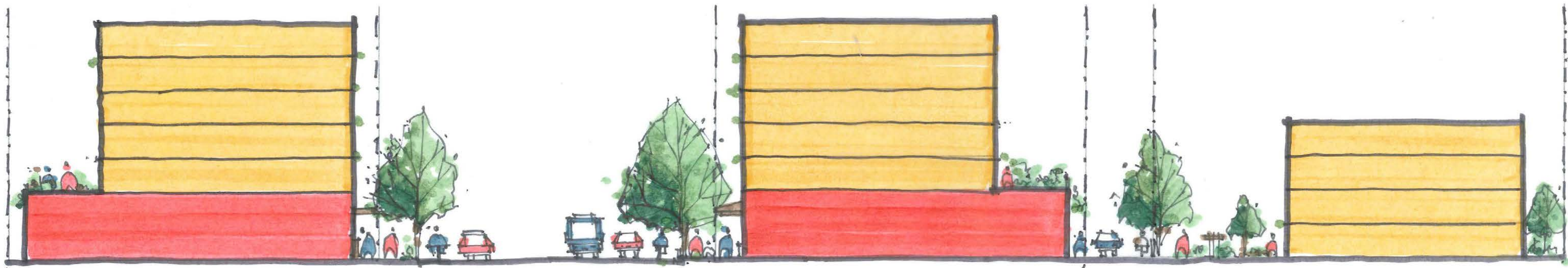
WIDER STREET RIGHT-OF-WAY

6 STOREY RENTAL BUILDING HEIGHTS



FRONT BUILDING SET-BACK FROM THE
PROPERTY LINE AT GROUND-LEVEL FOR
SIDEWALK WIDENING

EXAMPLE: 100' Right-of-Way

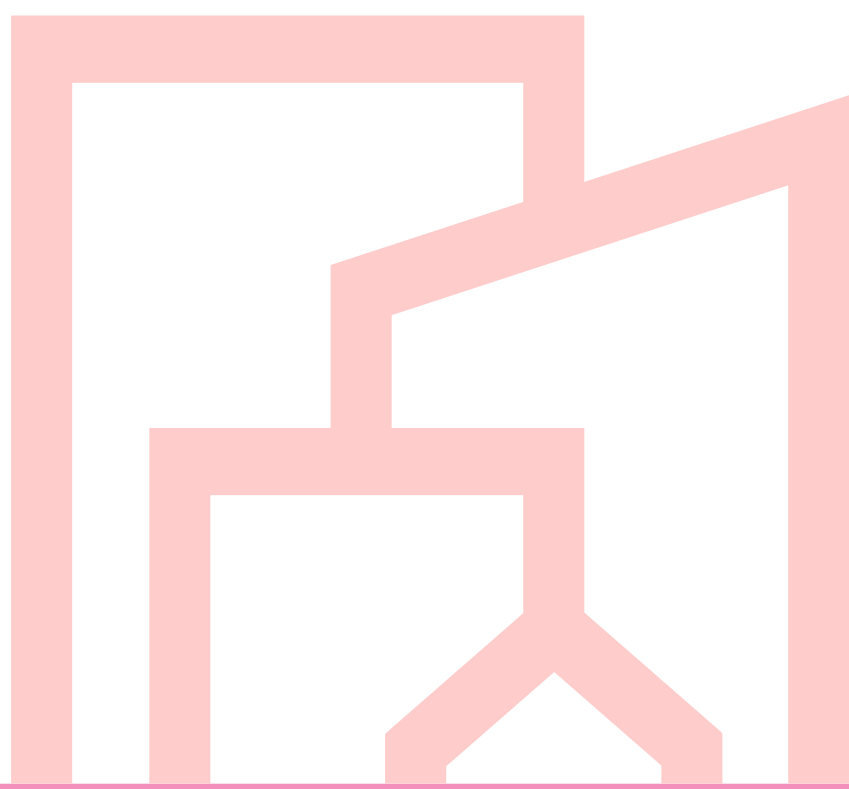


Street

Lane

*These proposals are subject to change based on further technical analysis and public feedback.

DRAFT ZONING PROPOSALS FOR RENTAL IN C-2 COMMERCIAL AREAS



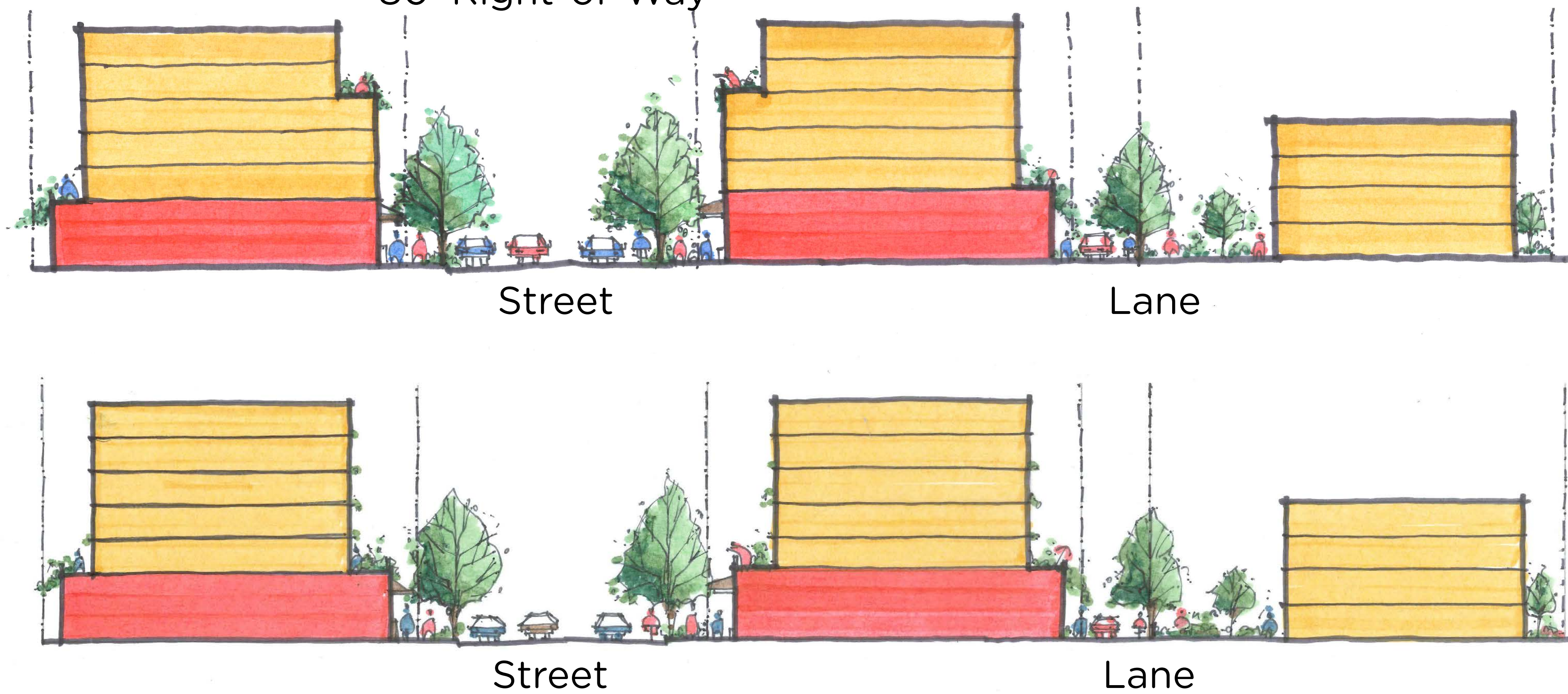
Overview of Draft C-2 Zoning for Rental Development

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- Minimum building set-back of 5 ft. from the rear property line at the ground-level
- Minimum building set-back of 15 ft. from the rear property line for residential uses
- On large corner lots, building set-back from the rear property line for residential uses may be reduced to allow the building to wrap around the corner of the property to create an “L” building typology
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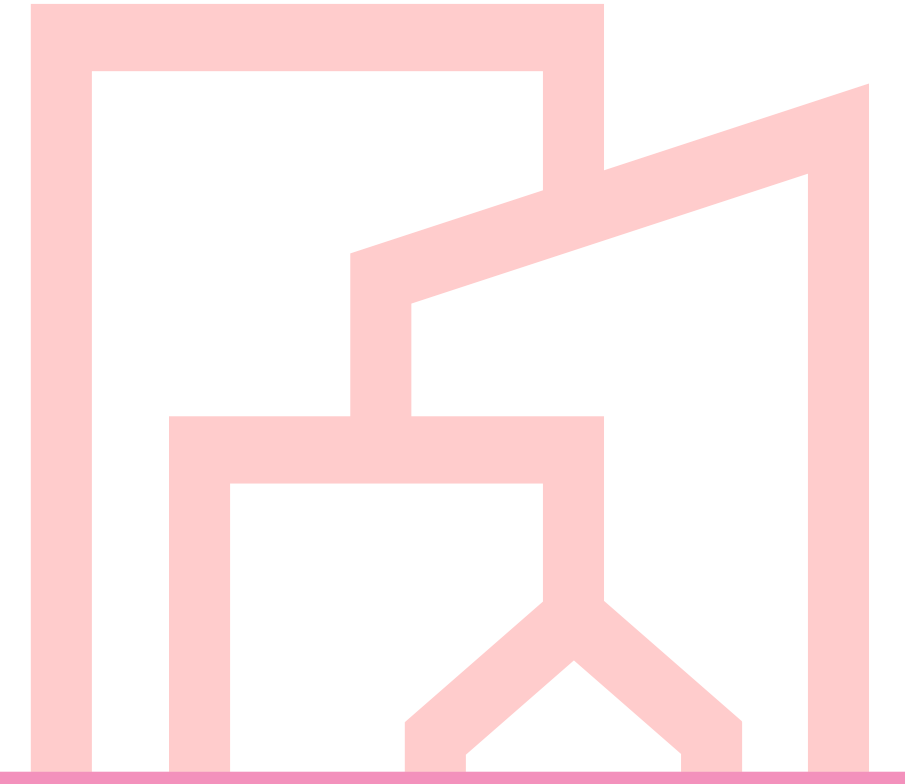


EXAMPLES: 80' Right-of-Way



*These proposals are subject to change based on further technical analysis and public feedback.

DRAFT ZONING PROPOSALS FOR RENTAL IN C-2 COMMERCIAL AREAS



Overview of Draft C-2 Zoning for Rental Development

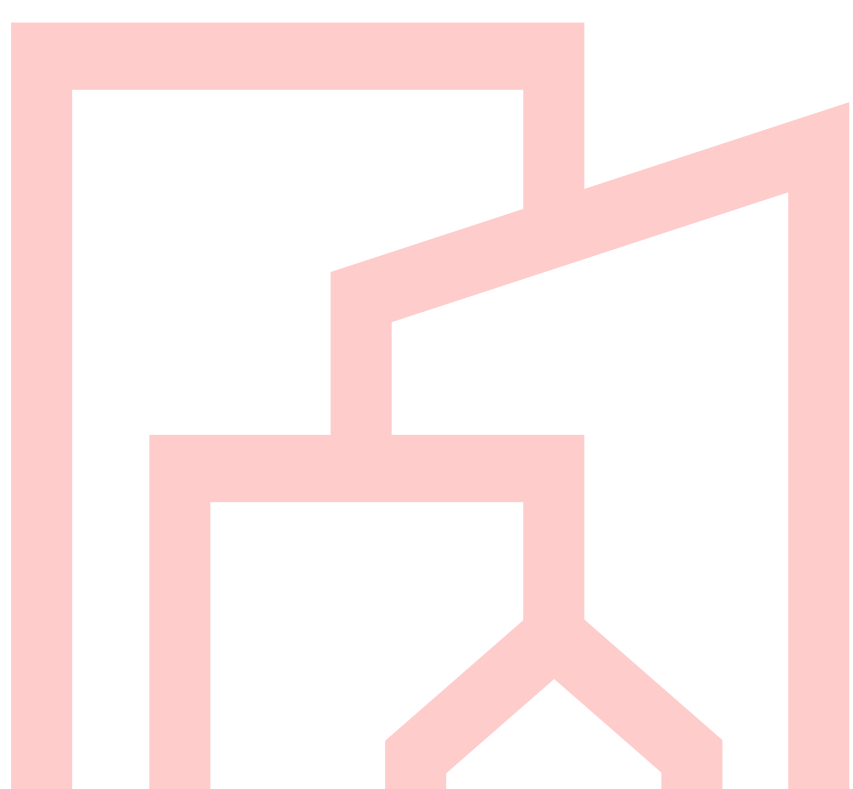
- 6 storey building heights
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- Minimum building set-back of 5 ft. from the rear property line at the ground-level
- Minimum building set-back of 15 ft. from the rear property line for residential uses
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- On narrower streets, the building will be required to be either set-back for portions above the 4th storey or have the entire residential portion set-back from the street

Relaxations of regulations may be considered in certain circumstances.

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DEVELOPMENT PROCESS CHANGES IN LOCAL COMMERCIAL AREAS



Pending Council approval of amended C-2 zoning districts, the development process for rental housing in applicable C-2 areas would shift from a rezoning process to a development permit process.

Rezoning Process

A rezoning application is required when a proposal does not conform to allowances under the City’s Zoning and Development By-Law. As a result, an amendment must be made to the Zoning and Development By-Law, which requires Council approval at Public Hearing.

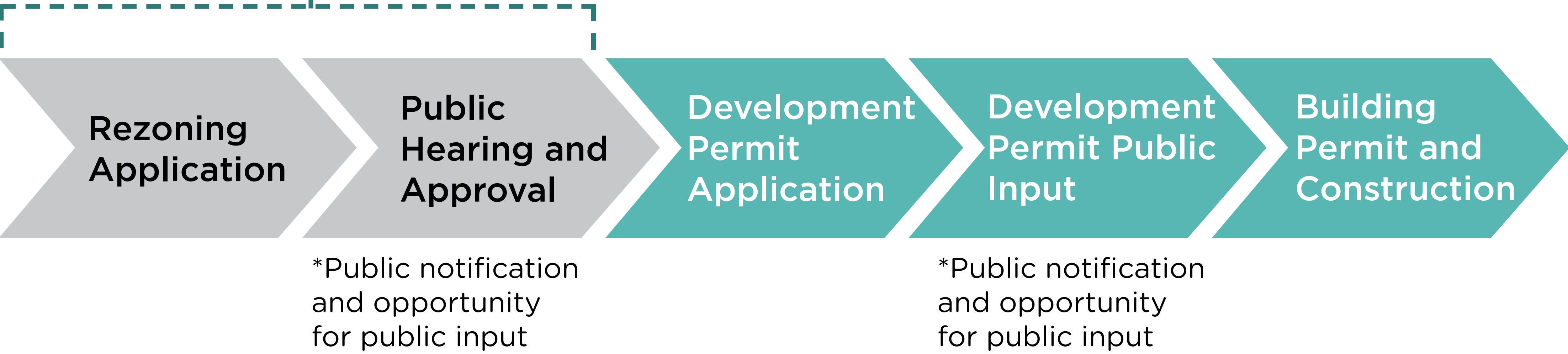
Development Permit Process

A development permit application can be made for proposals that conform to allowances under the City’s Zoning and Development By-Law. Development permit applications are approved by the Director of Planning or Development Permit Board, and is a shorter process than a rezoning.

Proposed Development Process

In C-2 areas, the City previous rental incentive policies allowed for development of purpose-built rental housing up to 6-storeys through a rezoning process.

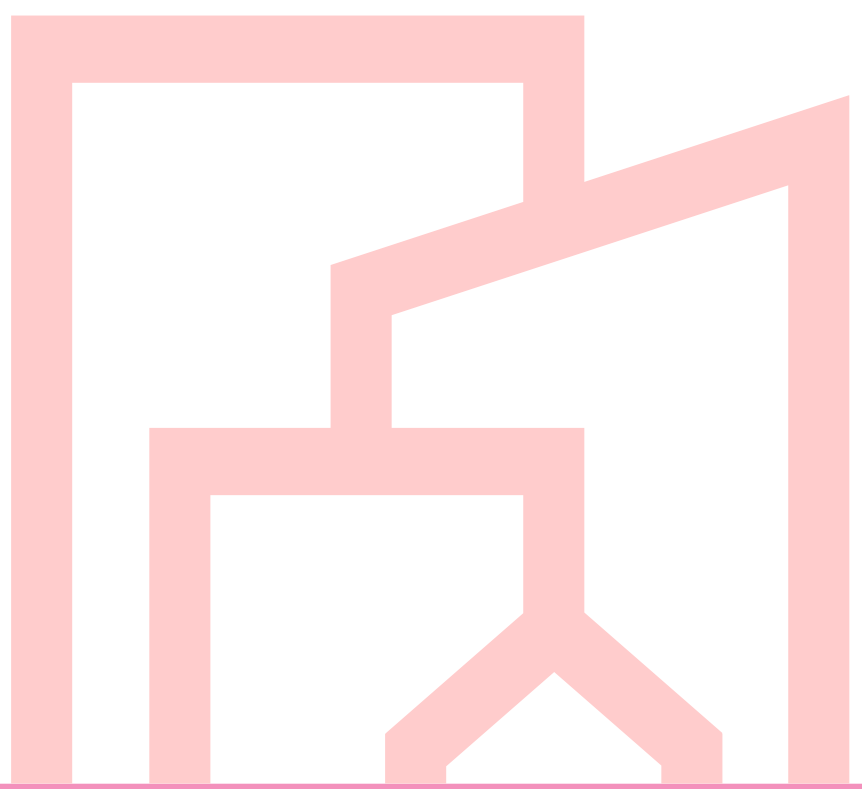
Rezoning Process



The proposal to amend the City’s Zoning and Development By-law in select C-2 areas would allow rental housing up to 6-storeys. **As a result, a rezoning process would no longer be required** and only a development permit process would be required. This is intended to shorten the development process for standard rental housing development by approximately 9 months to a year.



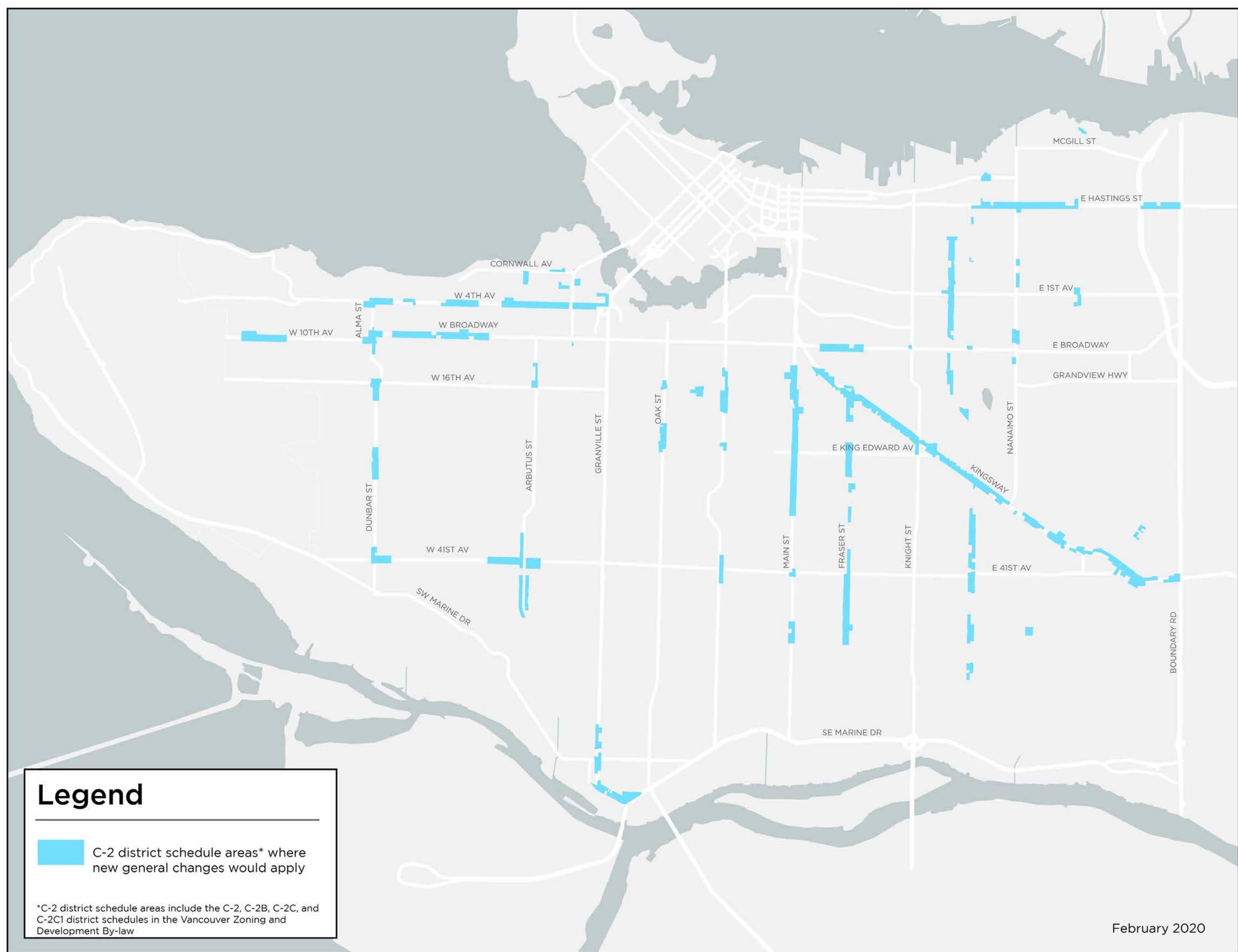
CHANGES TO ALL COMMERCIAL (C-2) ZONED AREAS



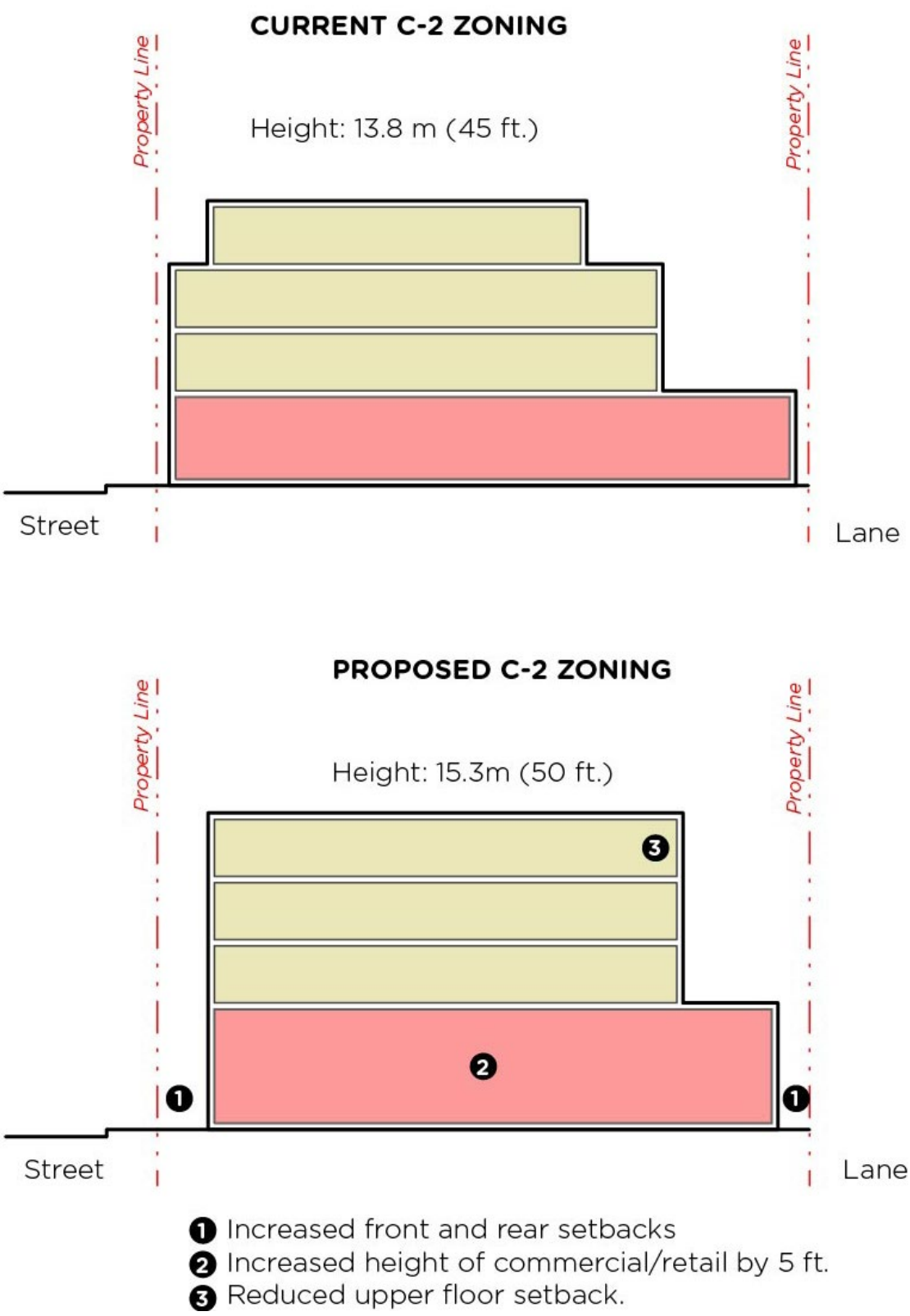
The Secured Rental Policy includes proposed changes to commercial (C-2) zoned areas that are outside the boundaries of a recent community plan or a community plan currently in progress.

In addition, minor changes are proposed to commercial (C-2) zoned areas across the City to enable better commercial spaces and to align regulations for new mixed-use strata and rental developments.






Map of Commercial (C-2) Zoned Areas



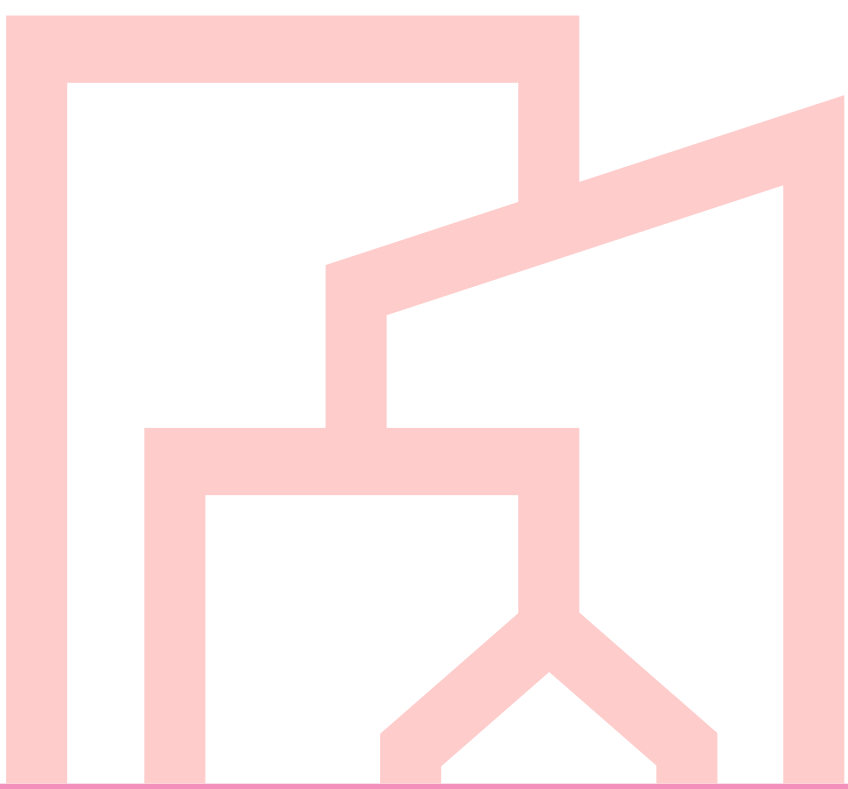
Sections Showing Typical Height and Setbacks



Summary of Proposed Changes to Commercial (C-2) Zones

Proposed Amendments	Desired Outcomes
Introduce minimum commercial floor space requirement <ul style="list-style-type: none">• Minimum commercial floor space ratio of 0.35	 Help enhance local shopping areas
Allow minor building height increases to enable higher ceilings in commercial spaces <ul style="list-style-type: none">• Overall building height increase of up to 5 feet	 Help enhance local shopping areas
Enable simpler building designs <ul style="list-style-type: none">• Increase front and rear setbacks at ground level• Decrease setbacks on upper floors	<div> Help enhance local shopping areas</div> <div> Respond to climate emergency</div> <div> Improve livability of rental housing</div>

EXAMPLES OF BUILDING DESIGN



4 storey Mixed-Use Building Under Proposed Regulations As Seen From the Street



4 storey Mixed-Use Building Under Proposed Regulations As Seen From the Lane



NEXT STEPS



Following these information sessions, Staff will begin working on refinements to the proposed changes presented today. A report with recommendations to Council is anticipated for late Spring 2020. Further technical work and analysis of public feedback will help inform the recommendations to Council.

Share Your Thoughts

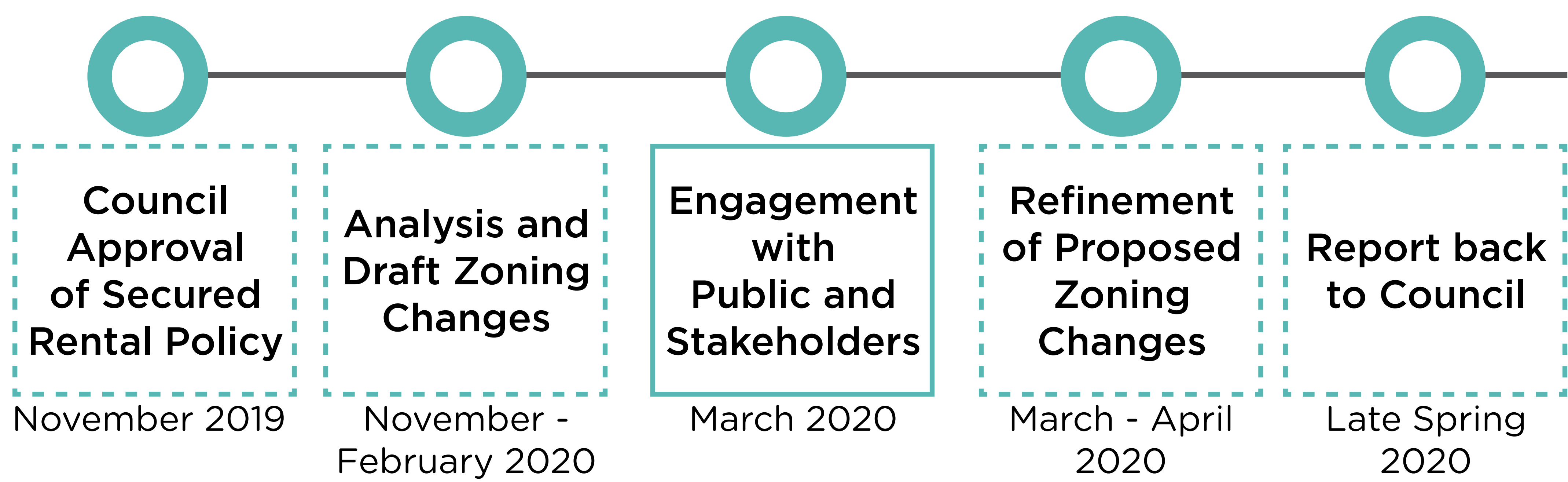
Please take an opportunity to review the boards around the room and engage the staff team with any questions or comments.

We also encourage you to provide your feedback by:



- Filling out a comment form
- On an iPad at this Information Session
(Please ask a staff member for instructions)
 - Online at vancouver.ca/rentalhousing
Opportunity for comments closes on March 20, 2020

Timeline for Policy Implementation



3-1-1



housingpolicy@vancouver.ca

VANCOUVER PLAN

What is the Vancouver Plan?

The Vancouver Plan will provide a shared blueprint for the future city.

The plan will be a long-term, strategic vision. It will create an actionable plan to deliver a healthier, greener, and more equitable city - a city that enables future generations to thrive. It is a plan for the people that live, work and visit here - now and in the future.

Over the next three years we are asking for your help in creating the Vancouver that we want and need.



Why do we need a Plan?

The ability for Vancouver's future generations to thrive depends on the choices we make today.

As our city continues to evolve, many forces will impact us beyond our control including population growth, an aging population, increasing inequity, climate change and sea level rise.

By Planning Vancouver Together we can collectively tackle some of our most pressing challenges.



VANCOUVER PLAN

What will the Plan include?

COMMON VISION

A Clear Vision to ensure future generations can thrive and be resilient in the face of uncertainties ahead.



Priorities + Big Moves

Informed by conversations on trade-offs and future scenarios. The Plan will include social, economic, environmental and cultural policies.



A Physical Plan

Showing where change may occur. Including (at a high-level) areas for future housing, jobs, community amenities, park and transportation systems.



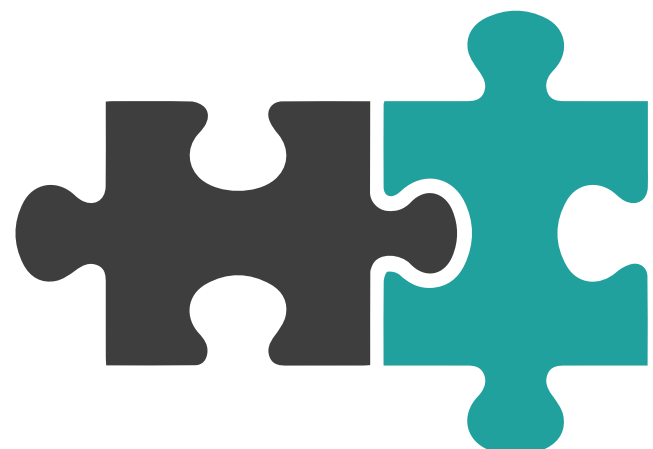
Investment Strategy

To turn our vision into a reality, by coordinating public investments and infrastructure.



Metrics + Targets

To help us evaluate and monitor decisions, and ensure we stay on track after the plan is adopted.



Partnerships

Because we will need a coordinated effort with senior levels of government and other organizations in order to achieve our vision.

How to get involved?

The goal is to ensure the process reflects the voices and diversity of our population.

To find out about our up-coming public events and other ways to be engaged please visit vancouverplan.ca.

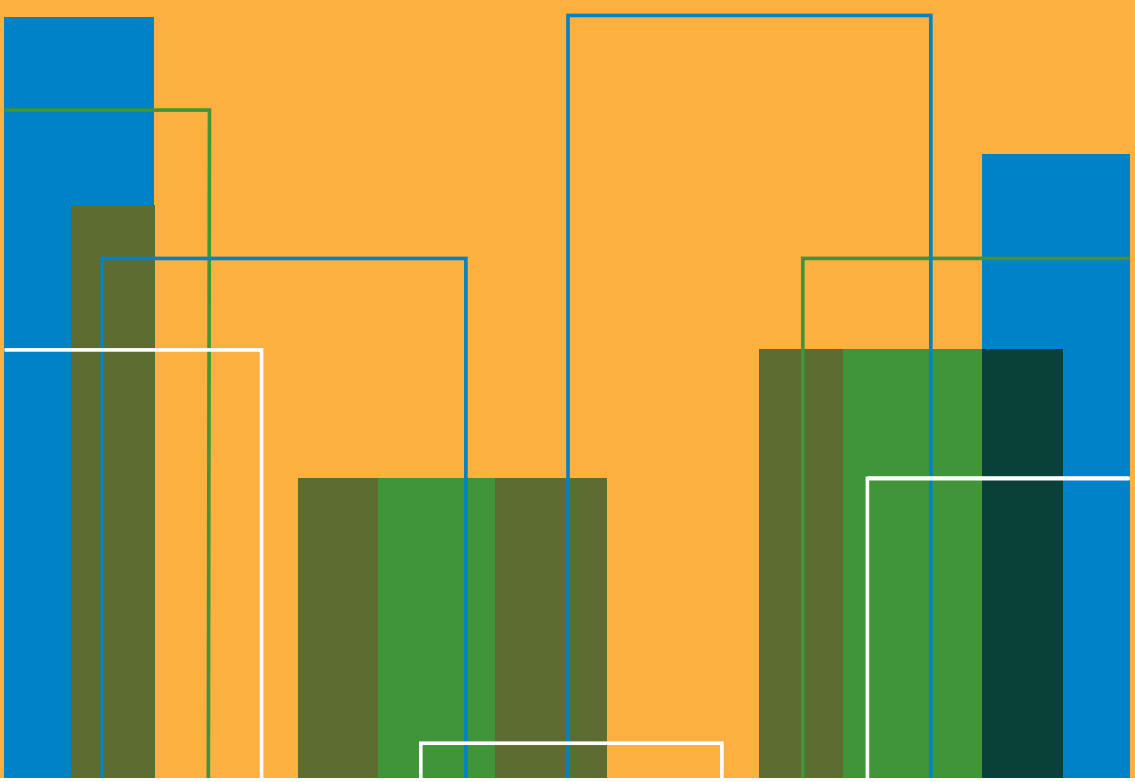
Guiding Principles

The following principles guide this work:

- Including all voices
- Advancing reconciliation
- Supporting community leadership
- Going to where people are
- Ensuring many ways to participate
- Making it fun, easy and relevant

Share your voice and find out more at vancouverplan.ca

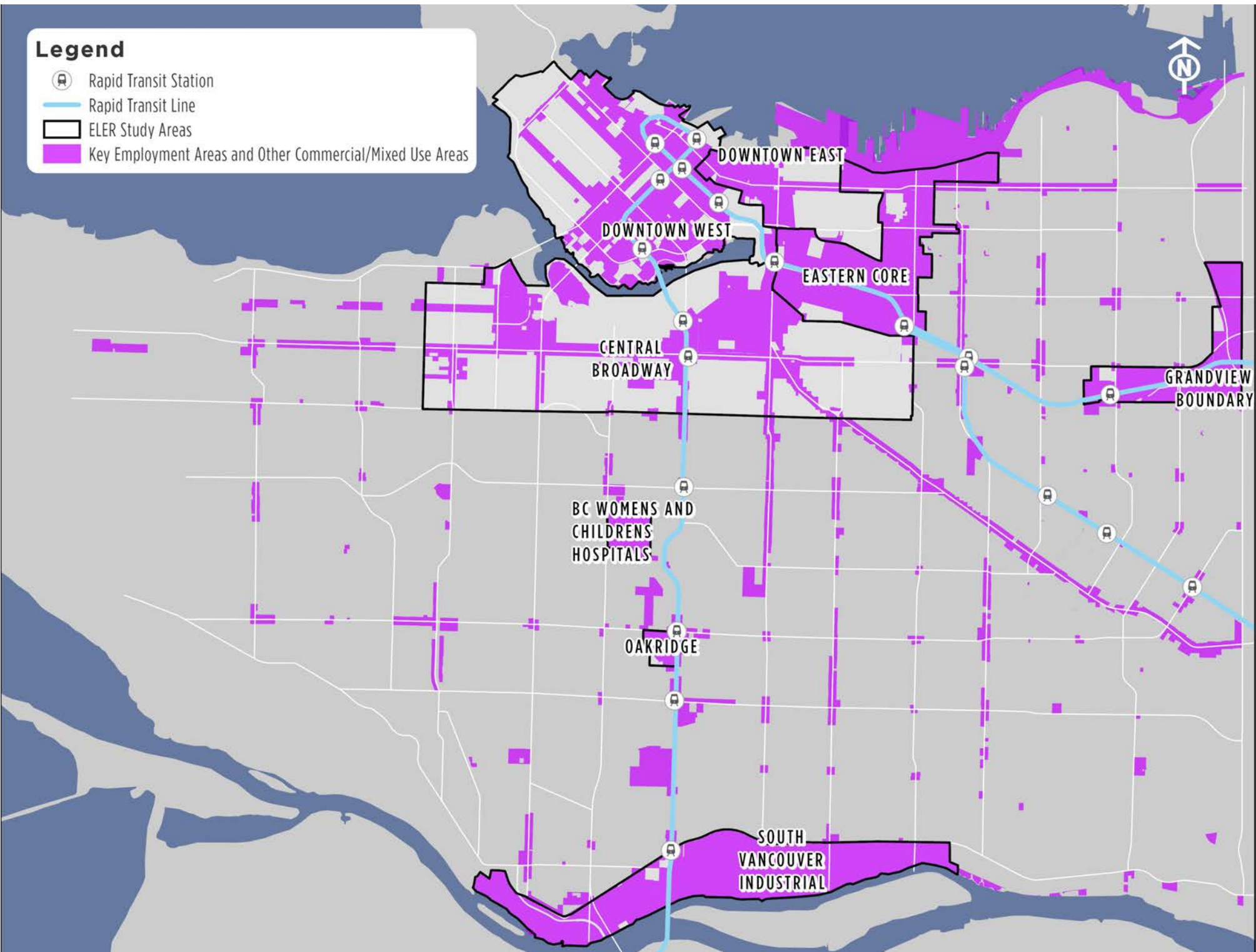
EMPLOYMENT LANDS & ECONOMY REVIEW



PLANNING FOR VANCOUVER’S FUTURE JOBS AND ECONOMY

Purpose

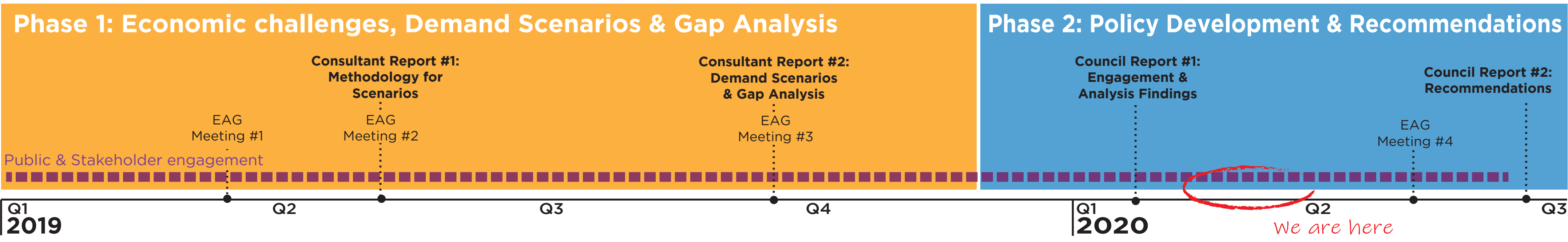
The Employment Lands & Economy Review, or ELER, is major economic development initiative of the City’s planning department. As a foundational input to the Vancouver Plan, the ELER will provide principles and policy direction to ensure an appropriate supply of land to support the future growth of our economy.



Involves

- » Providing a city-wide overview ‘snapshot’ of Vancouver’s economy and employment lands
- » Reviewing existing policies, plans and initiatives – looking at capacity, forecasts and fit
- » Looking at all types of employment space, including retail, office, industrial and institutional
- » Establishing policy directions and actions for the future consistent with City goals



Timeline for the Employment Lands & Economy Review



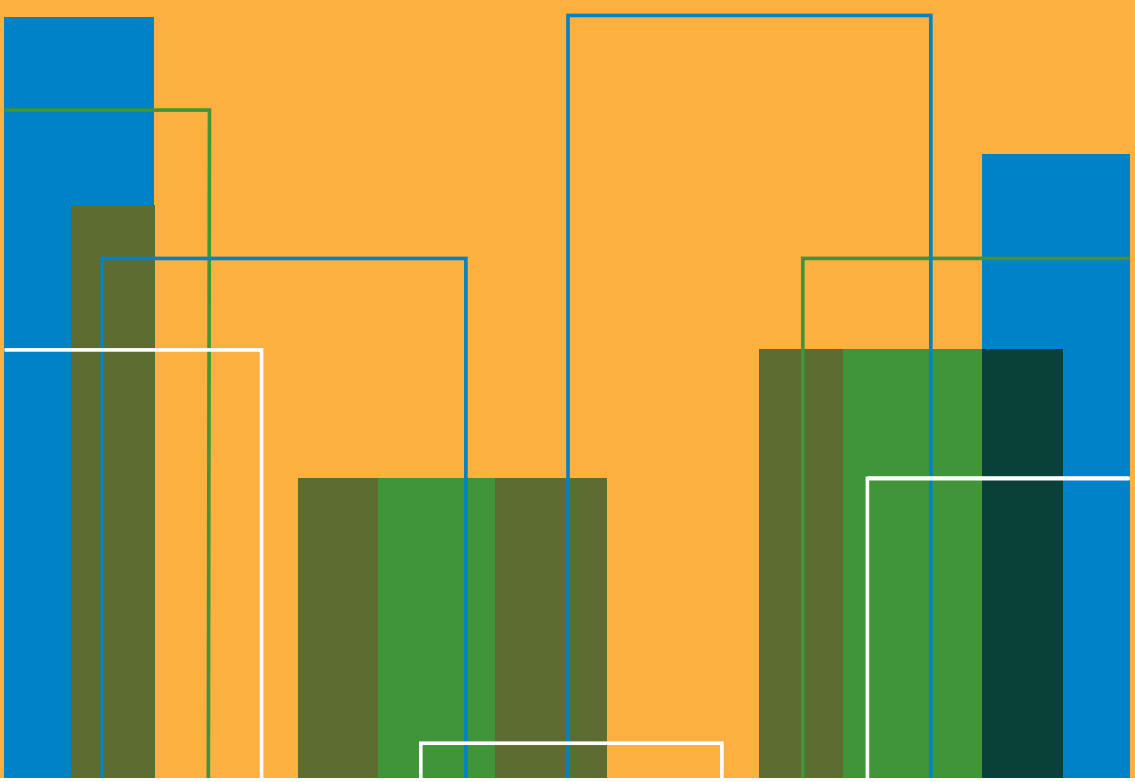
Why now?

- » As the population grows, the economy needs to keep pace.
- » Limited supply of employment lands (10% land base preserved for jobs only – 50% of jobs on 10% of land)
- » Pressure to consider residential uses on “job only” lands near rapid transit
- » Speculation, rising land costs, changing nature of work
- » Will help inform planning for jobs and business growth under the Vancouver Plan and key sub-areas of the city

How can I get involved?

-  vancouver.ca/employment-lands
-  employment.lands@vancouver.ca

EMPLOYMENT LANDS & ECONOMY REVIEW



INCREASING THE SUPPLY AND SUITABILITY OF COMMERCIAL SPACE

As part of the ELER, extensive land use modelling was conducted to understand the demand and supply trends related to different types of employment land. Among other findings, the modelling indicated a potential shortage of commercial/retail space over the next 30 years to accommodate the needs of a growing city.

Employment Lands & Economy Review - Key Findings

- Modelling projects need for additional 5.2M to 19M sq.ft of commercial space by 2051
- Little to no **net** increase in commercial space under current policy and market conditions
- New commercial space was cited by local business as being poorly designed and of limited usability

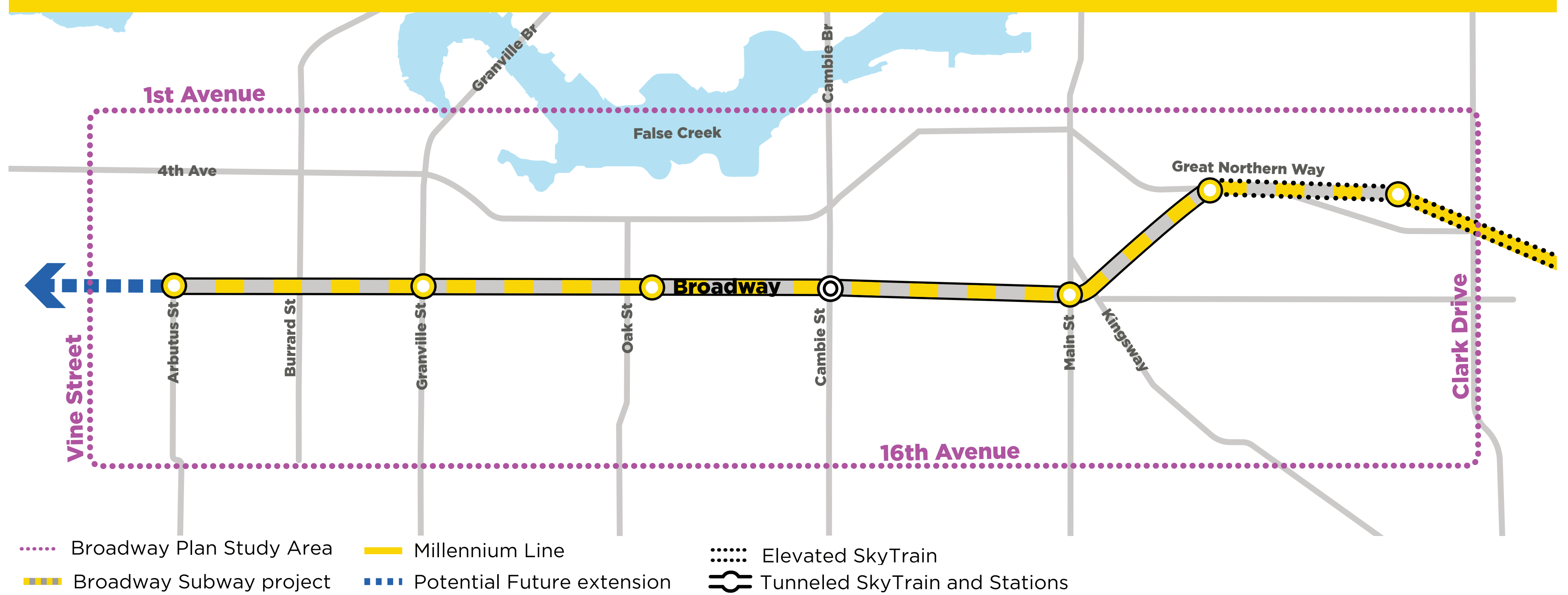
Going forward we will be exploring a few approaches to increasing the supply and improving the usability of commercial space across the City (not just in C-2 zones).

What do you think about any of the following options for increasing the supply of commercial land in the city?

1. Introduce 2nd floor commercial to additional areas
2. Limit net loss of commercial during redevelopment of sites with significant existing commercial floor space
3. Identify strategic locations for commercial intensification or significant new commercial
4. Expand commercial uses beyond arterials
5. Consider additional areas for commercial-only zoning
6. Expand or connect network of neighbourhood convenience clusters
7. Other ideas?

What makes for good, useable commercial space?

BROADWAY PLAN



WHAT IS AN AREA PLAN?

Area plans are policy documents that provide guidance and direction on a variety of topics, including: land use, urban design, housing, transportation, parks and public spaces, cultural infrastructure, social planning, heritage features and community facilities.

WHY IS AN AREA PLAN IMPORTANT?

The City seeks to leverage the opportunity of the Broadway Subway by coordinating comprehensive planning for the Broadway area with the delivery of the rapid transit project. The Broadway Plan will provide for a coordinated review of land use, amenities, housing, services, transportation and infrastructure throughout the study area.

FIRST NATIONS

The Broadway Plan area is a significant area of land, and is central within the unceded traditional homelands of the Musqueam, Squamish and Tsleil-Waututh Nations.

WHO CREATES AN AREA PLAN?

Throughout the planning program, staff look to engage the broadest range of people in the Broadway study area, including those of different cultural backgrounds, ages, incomes, renters and owners, and businesses.

HOW LONG WILL IT TAKE TO DEVELOP THE PLAN?

The Broadway Plan is expected to be completed for Council's consideration in late 2020.



HOW CAN I GET INVOLVED?

Throughout the planning process, there will be ongoing opportunities to share your thoughts.

To stay up to date with upcoming Broadway Plan updates and engagement opportunities, we encourage you to join our email listserv, which can be found on our webpage.



vancouver.ca/broadwayplan



broadwayplan@vancouver.ca