



BROADWAY PLAN

Council Presentation

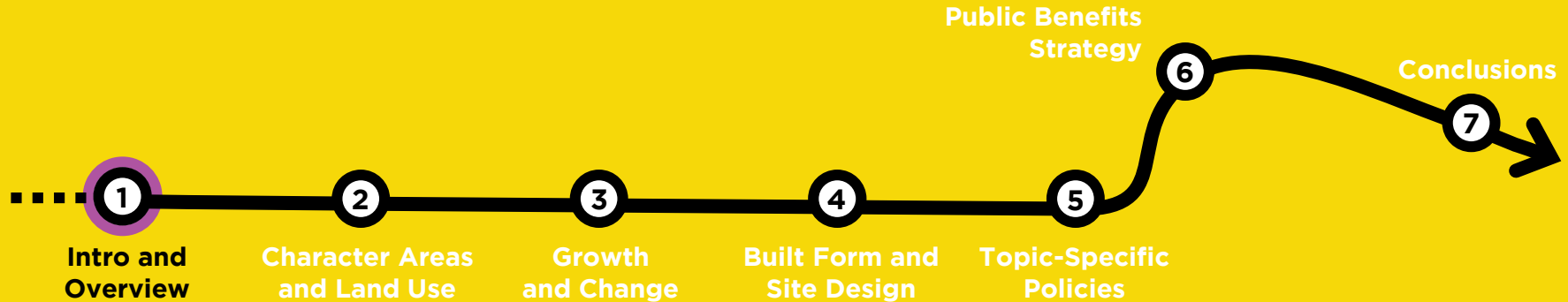
May 18, 2022



- ① **Intro and Overview of Planning Process**
- ② **Character Areas and Land Use**
- ③ **Growth and Change**
- ④ **Built Form and Site Design**
- ⑤ **Topic-Specific Policies**
- ⑥ **Public Benefits Strategy**
- ⑦ **Conclusions**

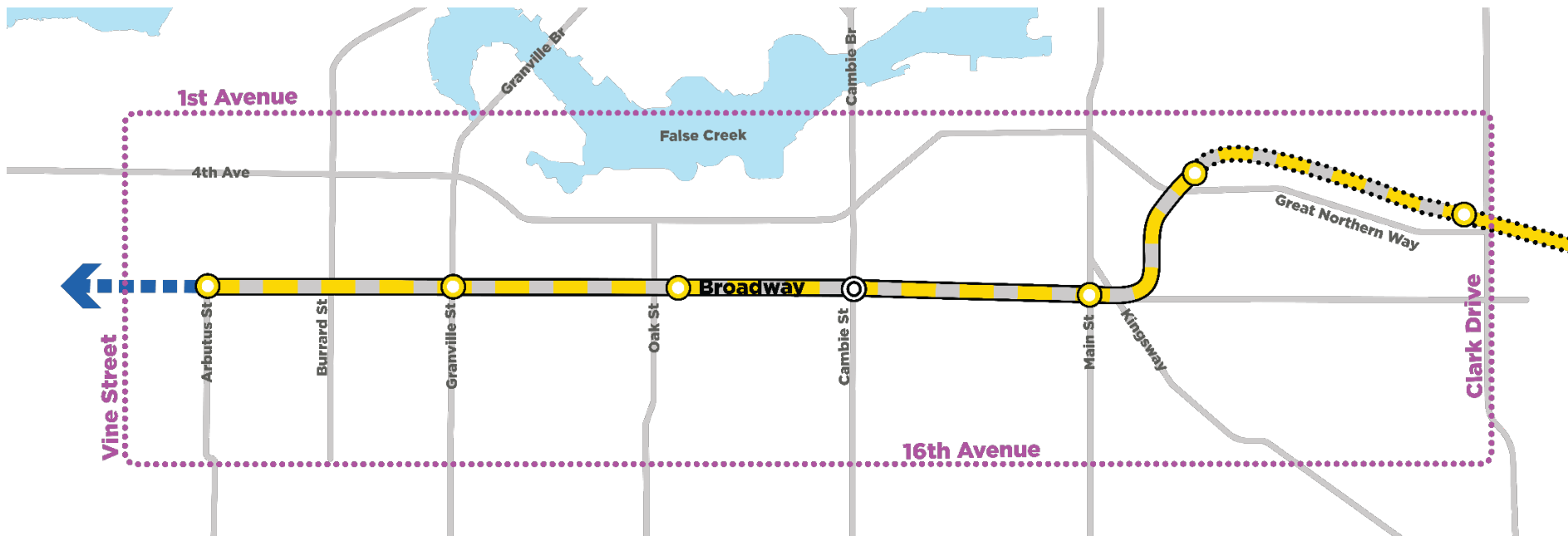
First Stop:

Intro and Overview of Planning Process



Broadway Plan Area

A comprehensive plan to guide growth and positive change over 30 years.



..... Broadway Plan Study Area

..... Millennium Line

..... Broadway Subway Project

..... Potential Future extension

..... Elevated SkyTrain

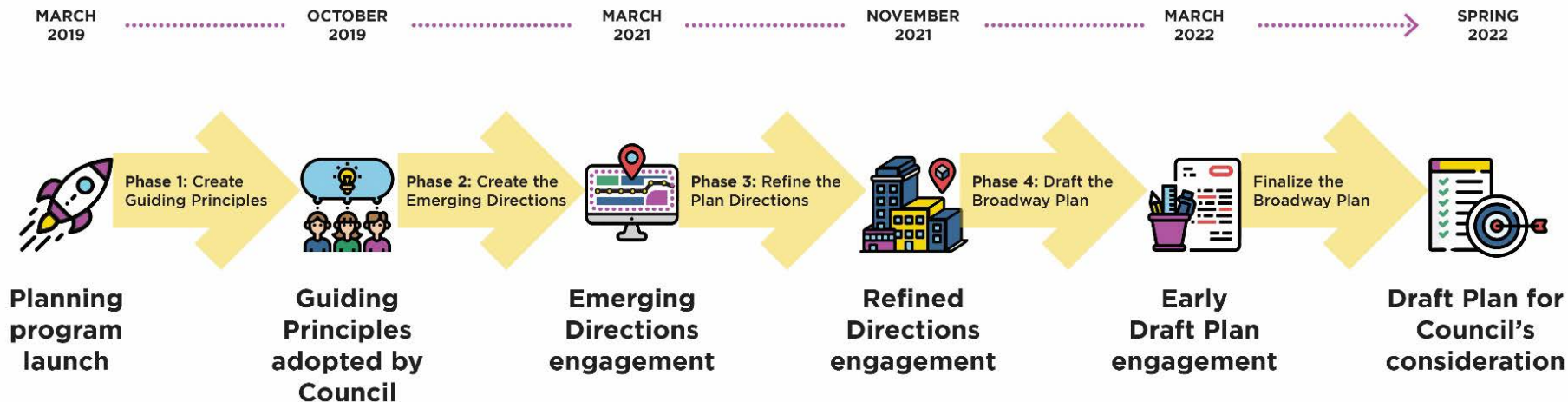
..... Tunneled SkyTrain and Station Locations

1

Intro and Overview



Planning Process



Public Engagement



All Broadway Plan
Surveys (5)
11,276
Responses



All Broadway Plan
Open Houses (14)
5,371
Participants



Social Media
Campaigns &
Organic Outreach
1,377,279+
Impressions



ShapeYourCity
Visitors
42,500
Visits



ShapeYourCity
Question & Answer
232
Questions



Office Hours
68
Meetings



All Broadway Plan
Workshops (41)
1,443
Participants



Postcard
Notifications (3)
239,900+
Mail Outs

28,510+ Total Engagement Touchpoints
(excluding social media and mail out)

130+ Engagement Events
& Opportunities

The Broadway Opportunity



**New rapid transit to
Central Broadway
- Vancouver's
“second downtown”**

**More complete,
equitable and
sustainable
neighbourhoods**

The Broadway Opportunity

- Strong regional growth and continued increase in inter-provincial migration and international immigration.
- Broadway area: highly desirable place to live and work.
- Extremely low vacancy rates:
 - Rental housing: 1%
 - Office space: 5% (in recent years lowest in Canada)
 - With continued upward pressure on rents, area would become less affordable and diverse in future
- Plan can help meet significant housing and job space needs by enabling more people to live and work close to rapid transit and shops, services and amenities.



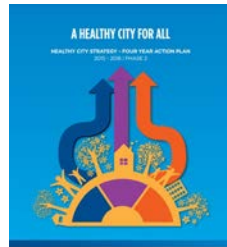
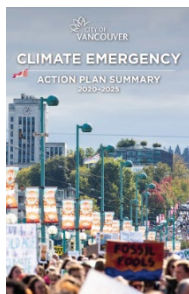
The Broadway Opportunity

Vancouver Plan

Advance city-wide
policy goals



Deliver on Regional and
Provincial partnerships



Canada

BRITISH COLUMBIA

CITY OF VANCOUVER

TRANS LINK



Broadway Subway Project

An extension of the Millennium Line

The Broadway Subway Project is a 5.7 km extension of the Millennium Line, from VCC-Clark Station to Broadway and Arbutus. It will provide fast, frequent, convenient SkyTrain service to B.C.'s second largest jobs centre, world-class health services, an emerging innovation and research hub, and growing residential communities.

How to get in touch

If you would like to receive project updates, please contact us by email:

› broadwaysubway@gov.bc.ca

For more information, visit the Project website at:

› broadwaysubway.ca

You can also visit or call us at our Community Office:

› 1212 West Broadway, Vancouver, B.C.
› 778.572.3544

24/7 construction line:

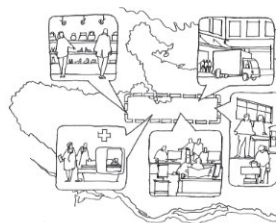
› 1.844.815.6114



Council-approved Guiding Principles



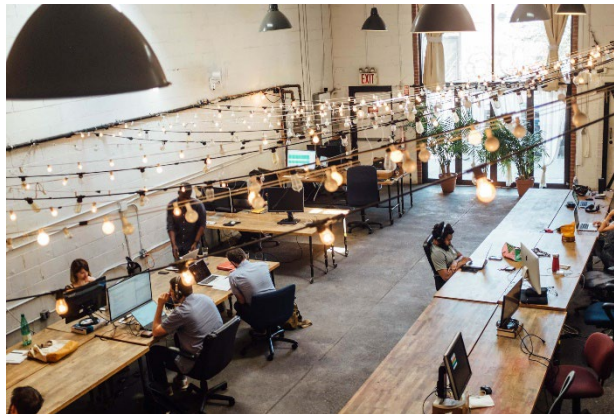
**Support Reconciliation with
First Nations and Urban
Indigenous Peoples**



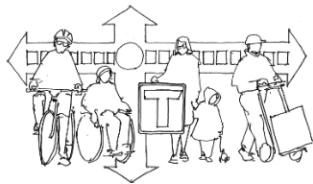
**Foster a
Robust and Diverse
Economy**



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



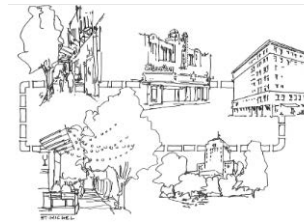
Council-approved Guiding Principles



**Provide and
Support Healthy
Transportation Options**



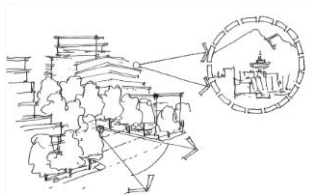
**Demonstrate Leadership
in Sustainability
and Resilience**



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



Council-approved Guiding Principles



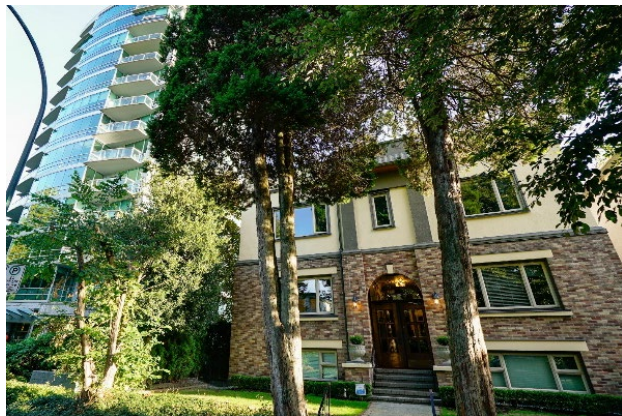
**Encourage
Contextual
Design**



**Enhance
Broadway as
a Great Street**

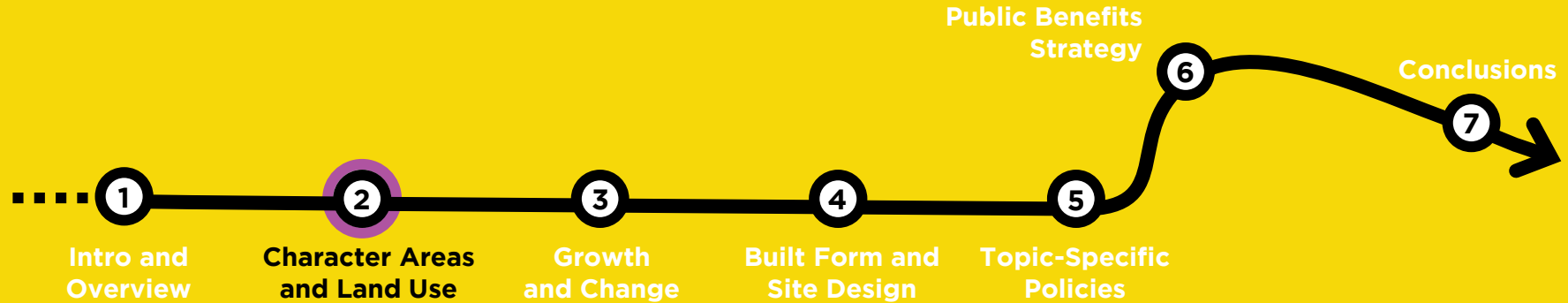


**Create and
Enhance Parks and
Public Spaces**



Next Stop:

Character Areas and Land Use



The Vision for Broadway

A bold plan to address the climate emergency












- Villages
- Centres
- Residential areas
- Industrial/employment areas
- Green spaces

Vision:

In 2050 the Broadway Plan neighbourhoods are highly walkable, vibrant, inclusive and distinctive places to live, work, play and learn, connected to the region by the Broadway Subway.

Character Areas

Legend

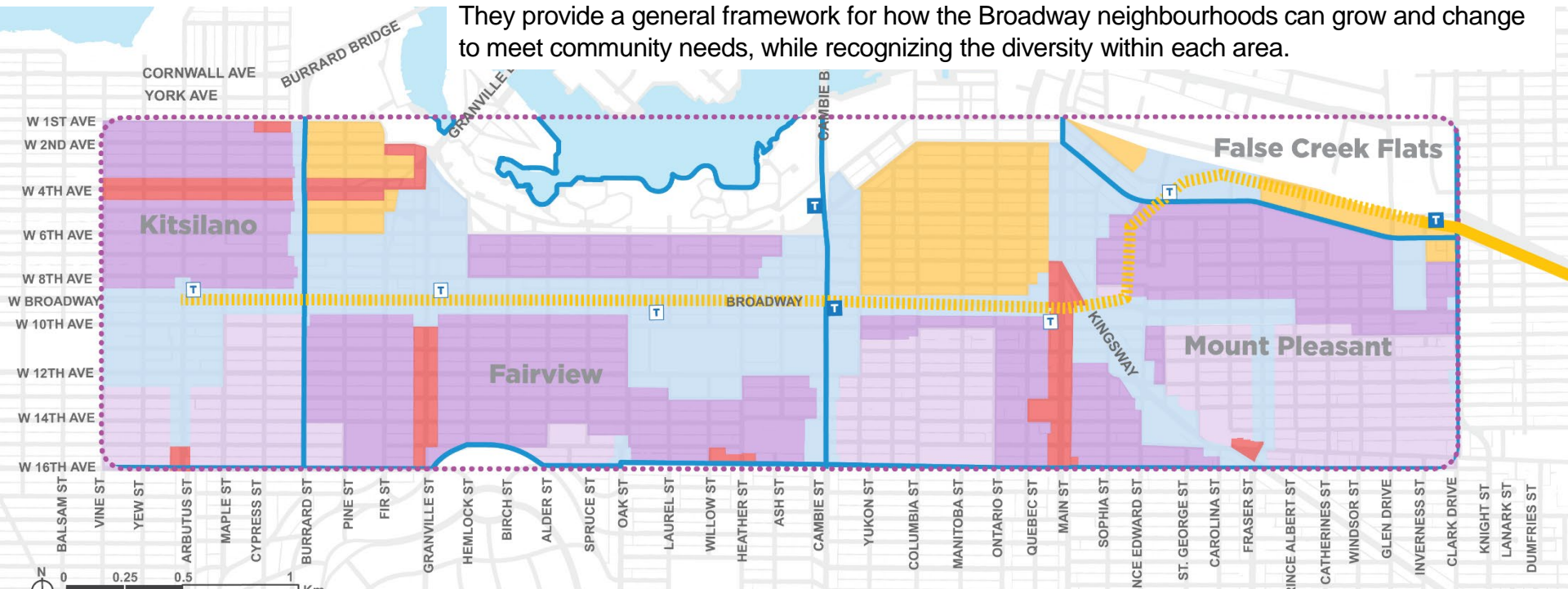
	Broadway Plan Area		Centres
	Future Broadway Subway		Industrial/Employment Areas
	Existing Rapid Transit Station		Existing Low Density Areas
	Future Rapid Transit Station		Existing Apartment Areas
	Millennium Line		Villages
	Neighbourhood boundary		

Four Character Areas:

Centres, **Villages**, **Residential Areas**, and **Industrial/Employment Areas**.

Each one contributes to the community in different ways and has unique qualities.

They provide a general framework for how the Broadway neighbourhoods can grow and change to meet community needs, while recognizing the diversity within each area.



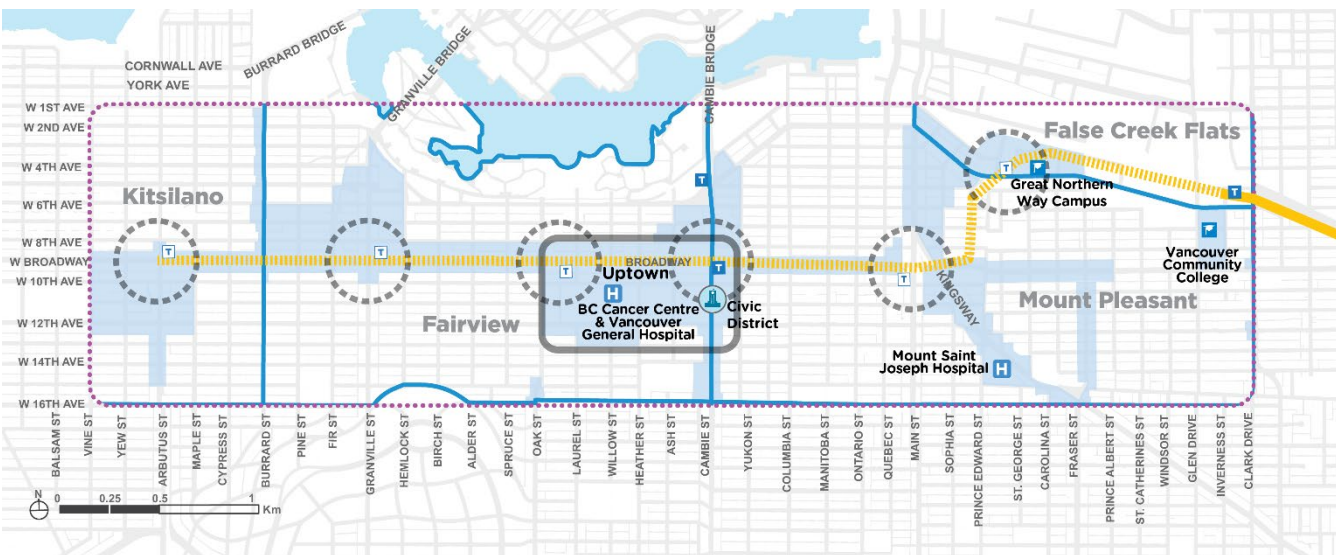
Centres

Highly accessible by transit and with a varied character, these higher density places will integrate with the Broadway Subway and provide additional opportunities for housing, job space, shops, services and amenities to meet community needs.

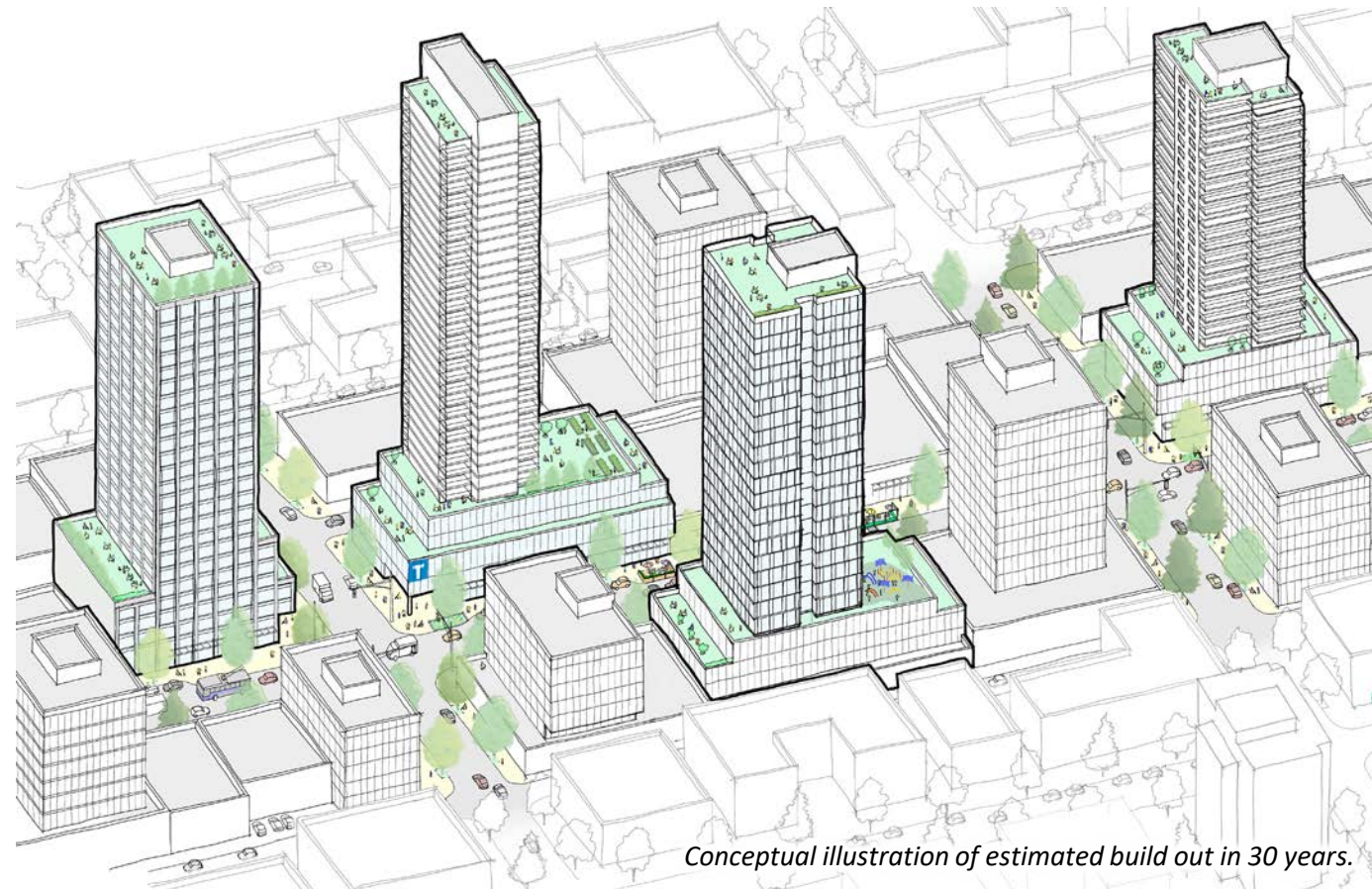
Legend

- Broadway Plan Area
- Future Broadway Subway
- T Existing Rapid Transit Station
- T Future Rapid Transit Station

- Millennium Line
- Neighbourhood Boundary
- Character Area
- Centres
- Station Areas



Centres – Station Areas

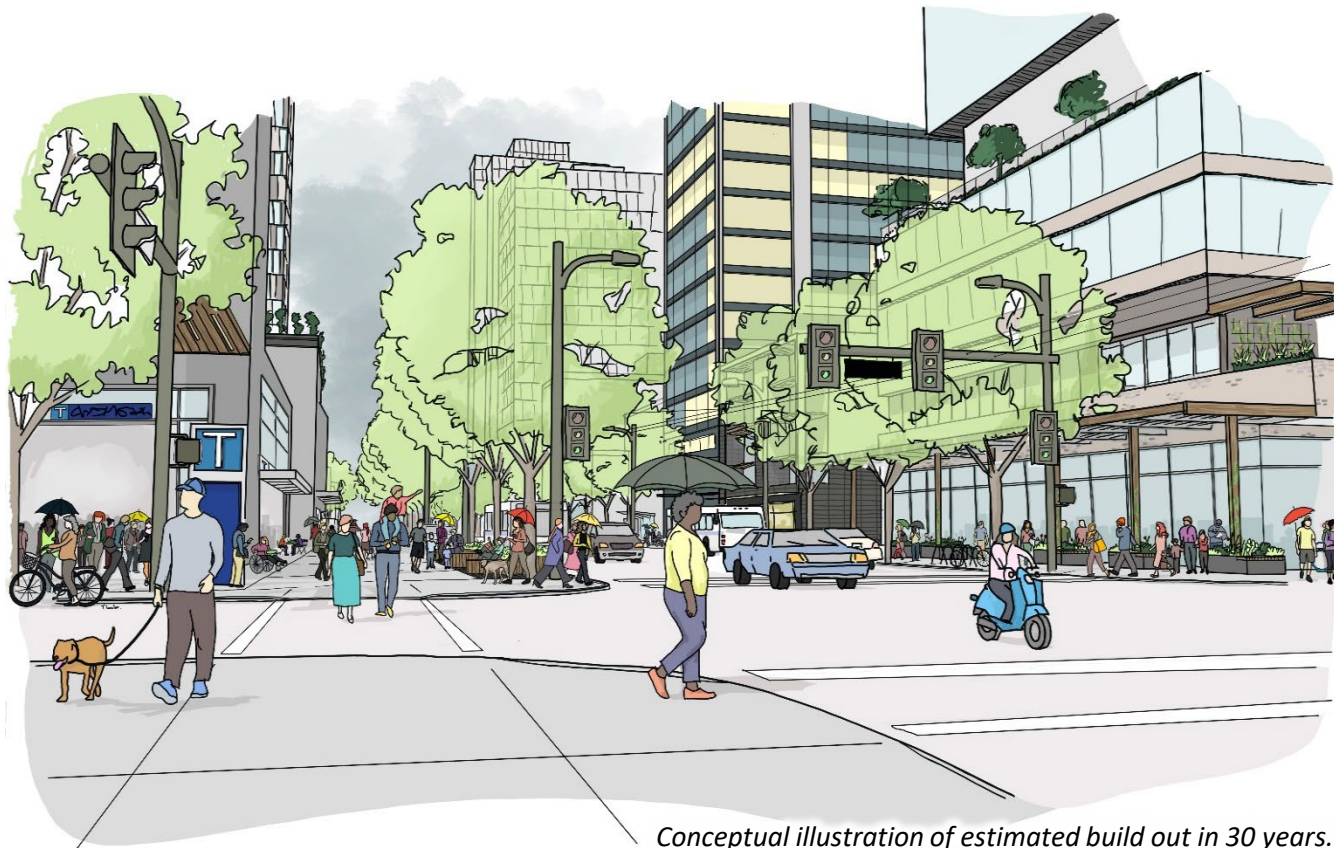


Conceptual illustration of estimated build out in 30 years.

Plan Directions

- Varied new housing options.
- Significant new job space (e.g. major office or hotel).
- Building heights generally 30-40 storeys.

Centres – Station Areas



Conceptual illustration of estimated build out in 30 years.

Plan Directions (cont.)

- Active ground floor commercial (e.g. shops or restaurants).
- Subway station integration and enhanced public realm.
- Opportunities for community amenity contributions from development.

Centres – Shoulder Areas

Plan Directions

- Varied new housing options.
- New job space.
- Building heights generally 20-30 storeys.



Conceptual illustration of estimated build out in 30 years.

Centres – Shoulder Areas



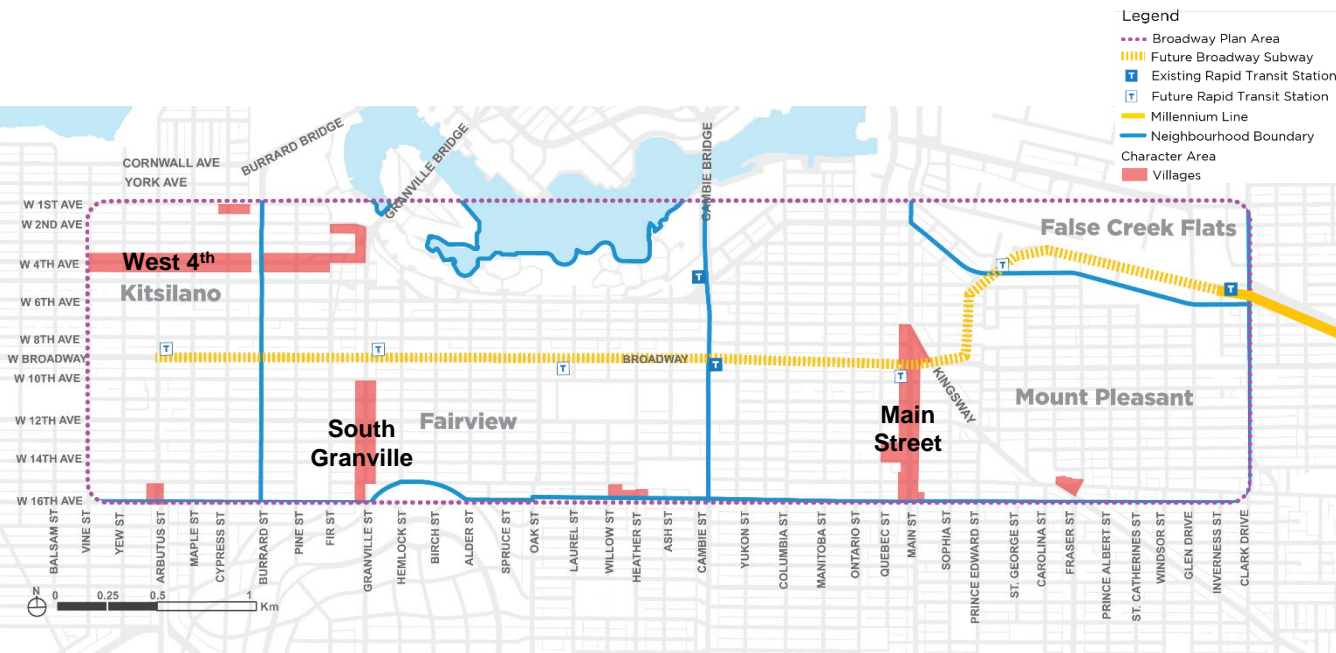
Conceptual illustration of estimated build out in 30 years.

Plan Directions (cont.)

- Active ground floor commercial (e.g. shops or restaurants).
- Enhanced public realm and community amenities.

Villages

Reflecting the local scale and character, these places will provide opportunities to shop, work and play during the day and at night, and will foster a vibrant public life.



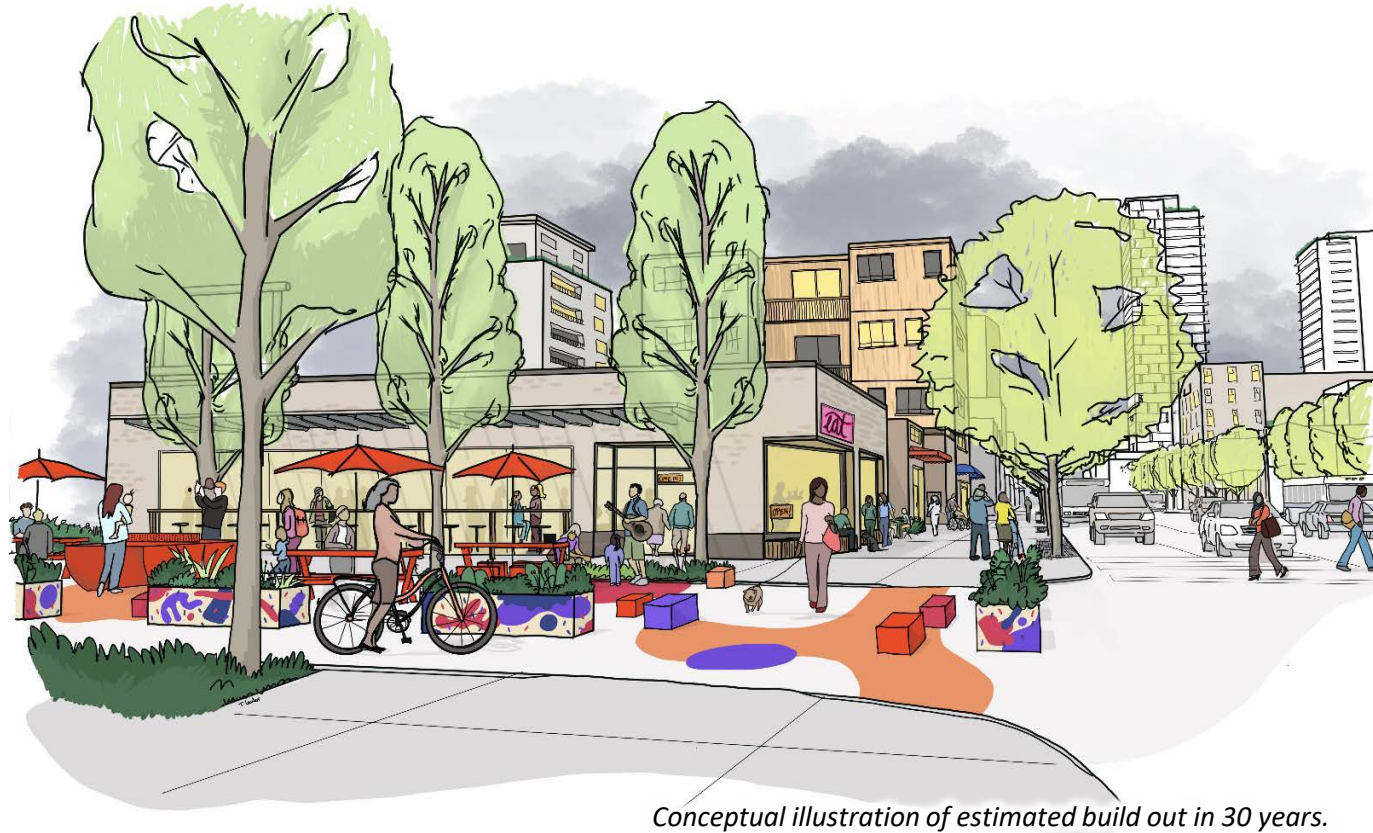
Villages

Plan Directions

- Distinctive neighbourhood high streets with local businesses.
- Maintain lower building heights (generally 4-6 storeys) to limit redevelopment pressures on existing businesses.
- Retention of heritage buildings.

Conceptual illustration of estimated build out in 30 years.

Villages



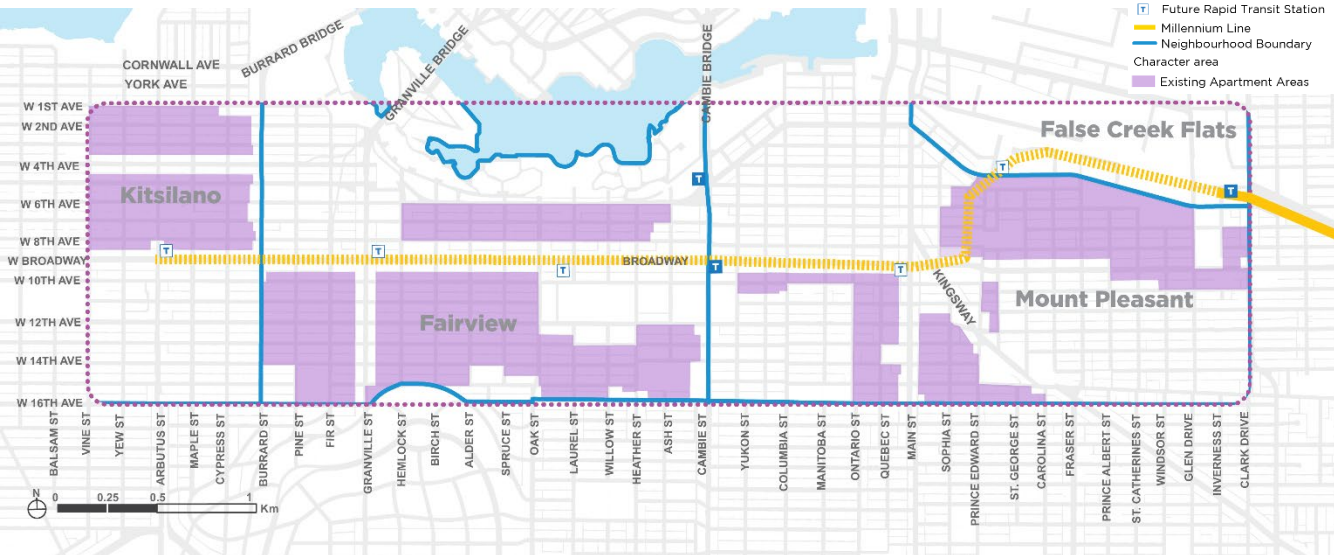
Conceptual illustration of estimated build out in 30 years.

Plan Directions (cont.)

- Active ground floor commercial (e.g. shops, cafés and restaurants).
- Enhanced public realm and gathering places.

Residential - Existing Apartment Areas

The existing rental apartment areas (RM/FM zones) have a range of affordable options. These places will maintain existing housing affordability and provide choice for existing renters to remain in their neighbourhoods by enabling careful renewal of the aging rental stock over the long term, with requirements for below-market rents and strengthened tenant protections.



Residential – Existing Apartment Areas

The Current Challenge:

- Area comprised largely of low-rise rental apartments built in the 60s and 70s (83% are 50+ years old).
- Some of the most affordable rental housing in the city - but is aging and many buildings will need major repairs and retrofits over the course of the Broadway Plan.
- Owners face a choice of what to do:
 - **Reinvest** – encouraged for majority, however some renovations may result in evictions
 - **Disinvest** – not desirable, negative impacts for livability and safety of tenants
 - **Redevelop** – can be positive or negative depending on policies



Policy approach to guide positive redevelopment outcomes

- Not looking to incentivize redevelopment, but to provide a feasible pathway to renewal for buildings that come to the end of their useful lives within the next 30 years.
- Ensure existing tenants can remain in their neighbourhoods - replace and increase number of rental homes, and retain existing affordability in perpetuity.



Building heights and densities being proposed are carefully calibrated to achieve these objectives.

Residential – Existing Apartment Areas

Plan Directions

- Long-term, incremental renewal and expansion of older rental housing, while maintaining existing affordability.
- Right for tenants to return at rents comparable or lower than previous rent.
- Renewal/expansion of existing strata housing with inclusionary social housing.



Conceptual illustration of estimated build out in 30 years.

Residential – Existing Apartment Areas



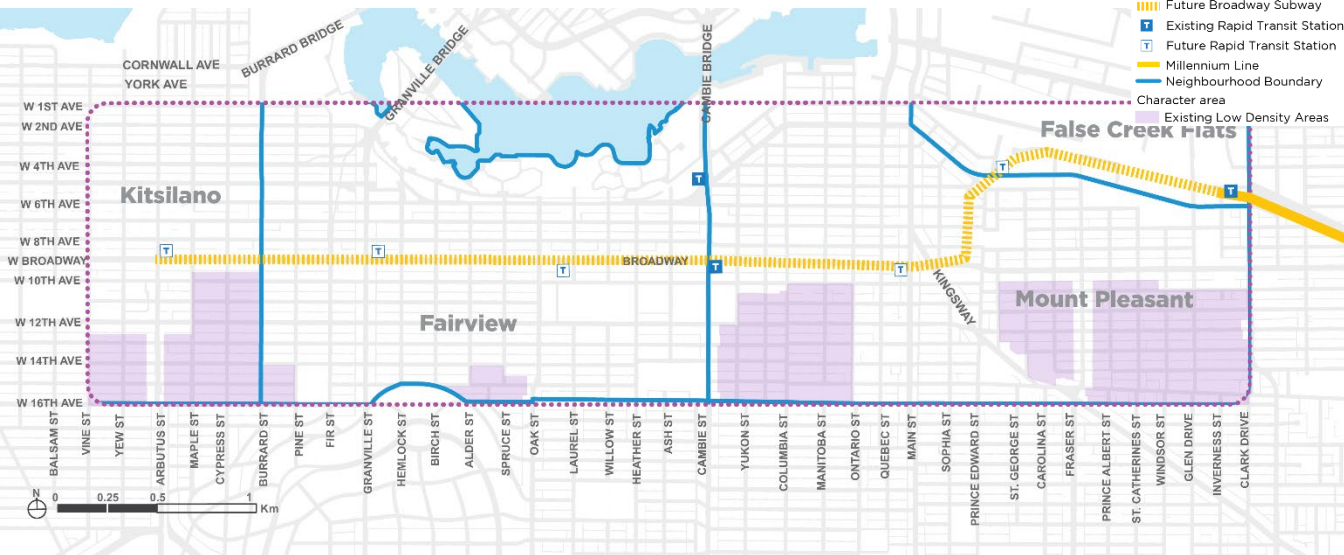
Conceptual illustration of estimated build out in 30 years.

Plan Directions (cont.)

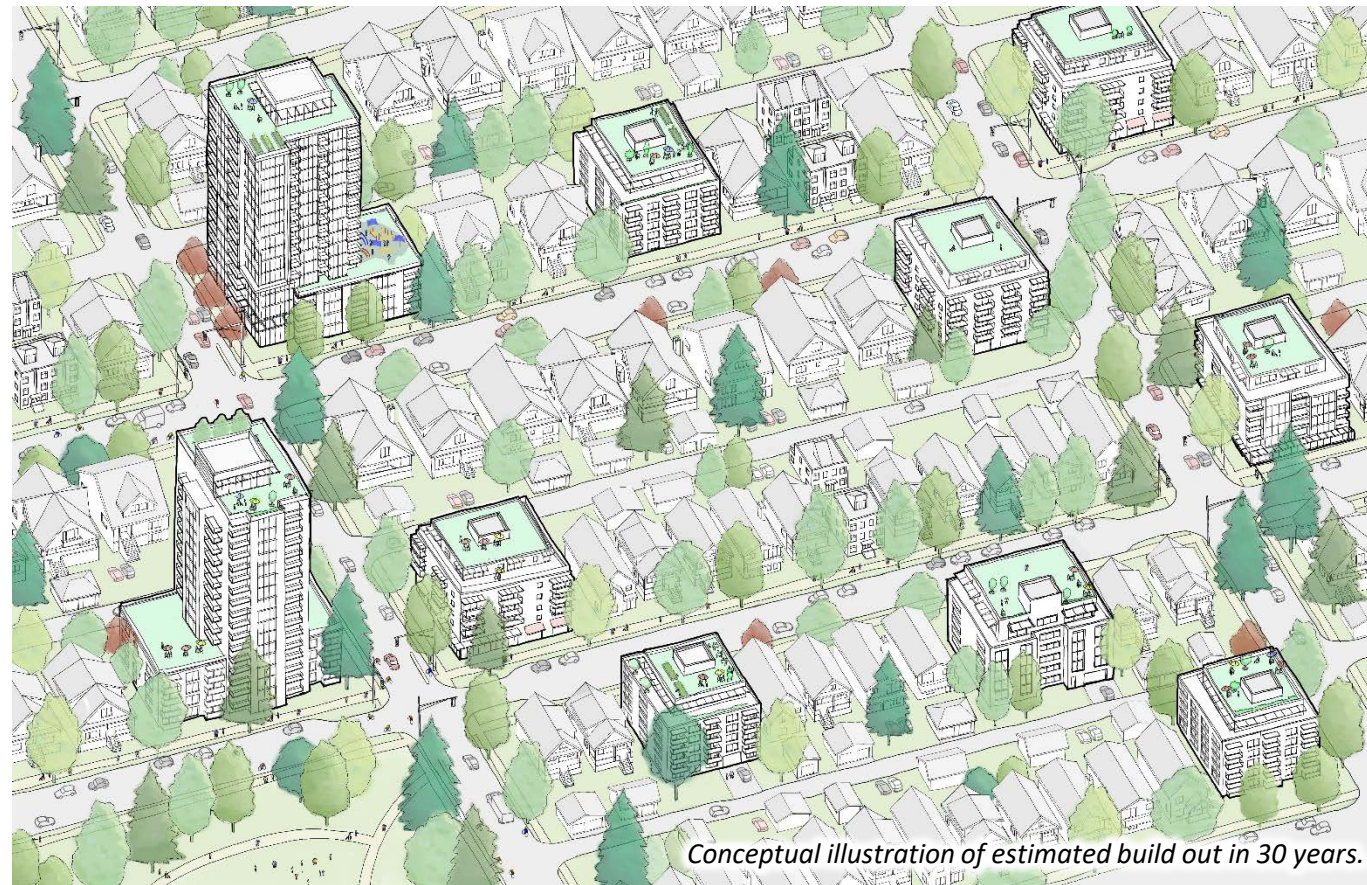
- Renewal/expansion of aging social & co-operative housing.
- Tower heights generally up to 12-20 storeys, plus low-rise housing opportunities.
- Maximum of two towers per block.
- New small-scale shops and services.

Residential - Existing Low-Density Areas

The existing low density areas (RS/RT zones) have a mix of single-family houses, duplexes, multiple conversion dwellings and small-scale strata developments. These places will accommodate new rental apartment options over time with strengthened tenant protections for existing renters to enable new affordable housing choices supporting transit-oriented neighbourhoods.



Residential - Existing Low-Density Areas



Conceptual illustration of estimated build out in 30 years.

Plan Directions

- New rental apartments, including in off-arterial locations.
- Opportunities for new social & co-operative housing with senior government support.
- Building heights generally up to 6 storeys for market rental; up to 18 storeys for below-market rental in strategic locations (i.e. close to rapid transit).

Residential – Existing Low-Density Areas

Plan Directions (cont.)

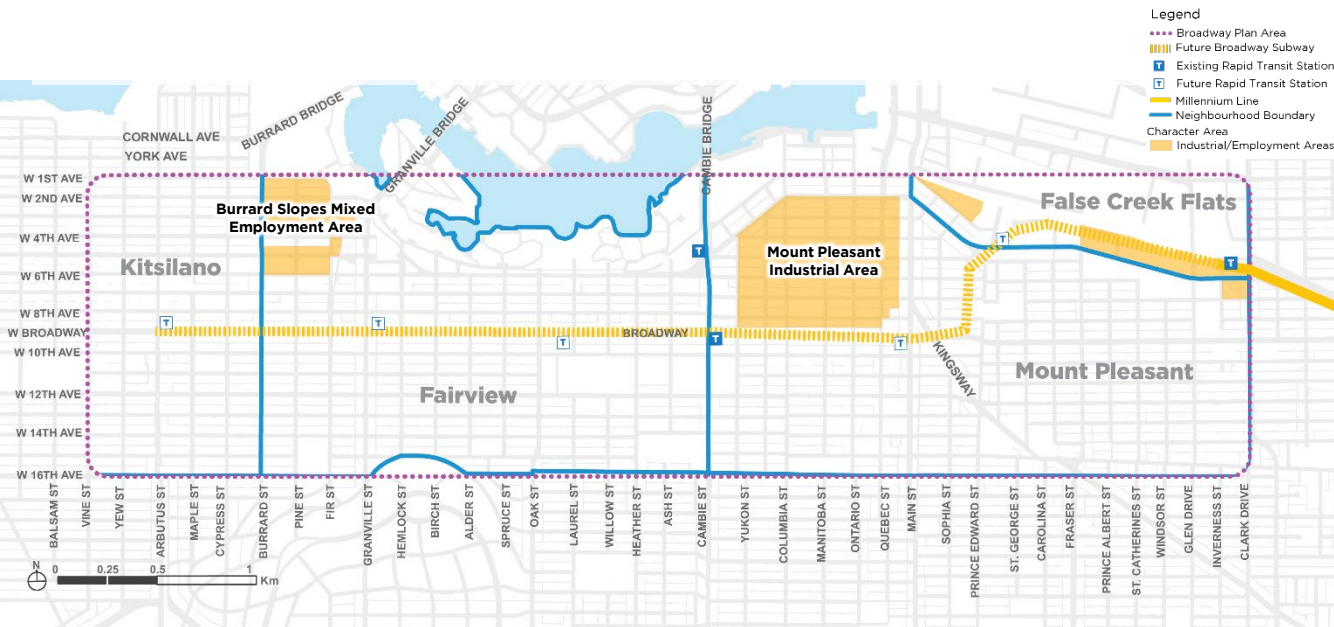
- Other low-rise rental housing opportunities.
- Right for tenants to return at rents comparable or lower than previous rent.
- New small-scale shops and services.



Conceptual illustration of estimated build out in 30 years.

Industrial / Employment Areas

These places will provide additional opportunities for job space to support a range of city-serving light industrial businesses and to foster a growing innovation economy and creative industries.



Industrial / Employment Areas

Plan Directions

- Protect for employment use and increase capacity to meet long term industrial needs.
- Employment intensification and uses to support the innovation economy.



Conceptual illustration of estimated build out in 30 years.

Industrial / Employment Areas

Plan Directions (cont.)

- Additional services and amenities.
- Arts and cultural spaces.



Conceptual illustration of estimated build out in 30 years.

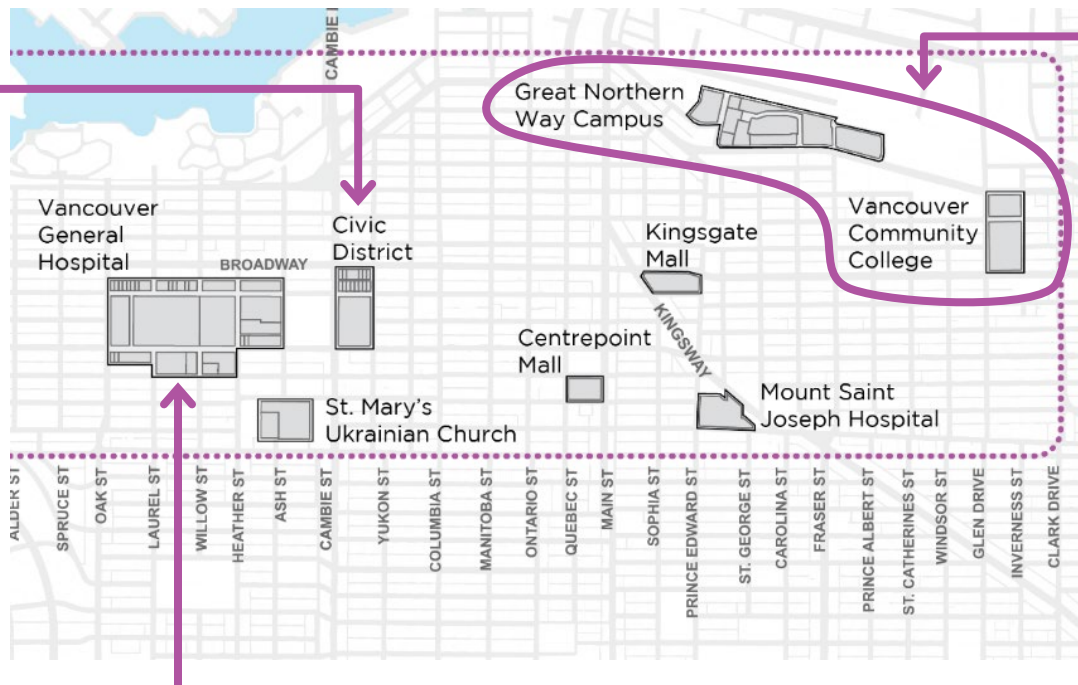
Large + Unique Sites

Civic District (City Hall)

Opportunity to add new public space, office, retail, cultural and institutional uses around City Hall and the transit station

Vancouver General Hospital

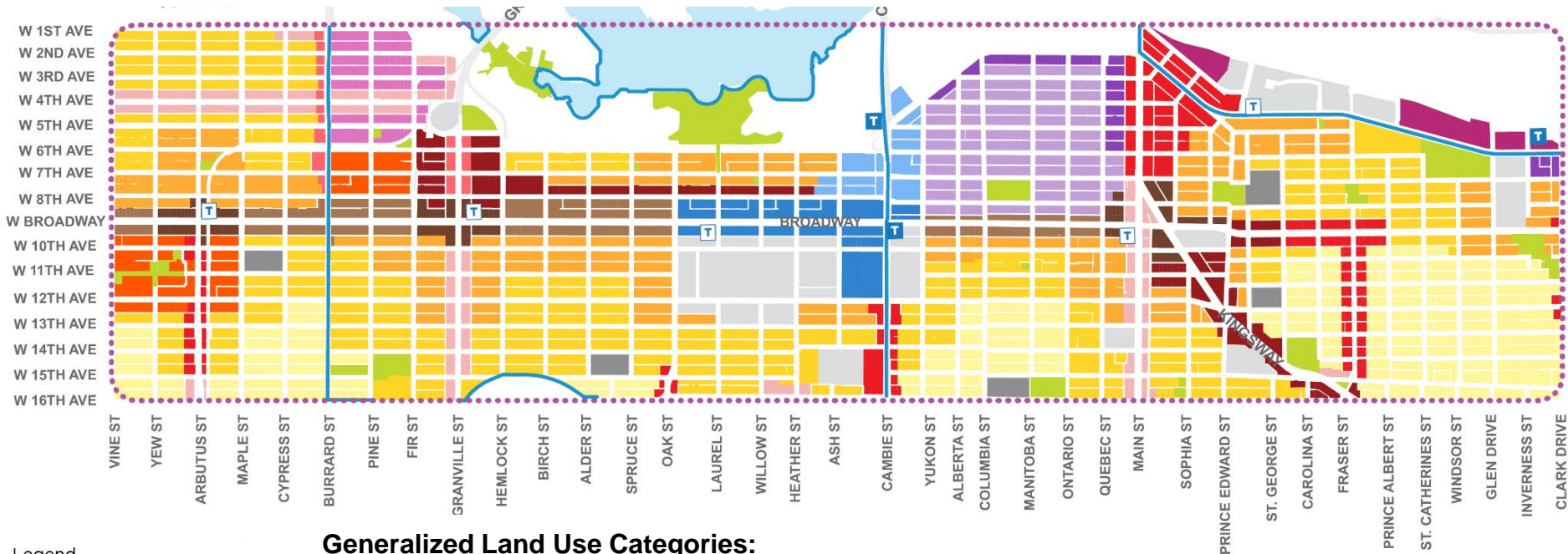
Expansion of hospital precinct to meet long term health care needs and deliver new public space.









Creative District

A hub for education, arts, and innovation with access to two rapid transit stations

Overall Land Use Concept Plan






Legend

- Broadway Plan Area
-  Existing Rapid Transit Station
-  Future Rapid Transit Station
-  Neighbourhood Boundary
-  Parks
-  Public Schools
-  Large and Unique Sites

Generalized Land Use Categories:



Residential Apartment Areas

-  Low-Rise
-  Mid- to High-Rise
-  High-Rise



Mixed-Use Areas

-  Residential Primary
-  Low-Rise Villages
-  Medium-Rise
-  Mid- to High-Rise
-  High-Rise





Broadway Choice-of-Use Areas

-  Shoulder Area
-  Station Area

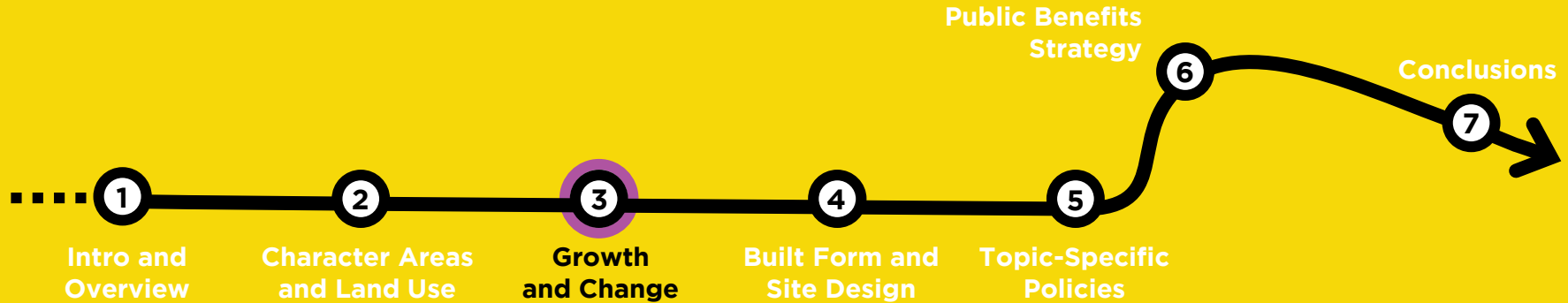
Office Districts

-  Uptown
-  Uptown Extension

Industrial and Employment Areas

-  Industrial - Medium Intensity
-  Industrial - High Intensity
-  Mixed Employment - Medium Intensity
-  Mixed Employment - High Intensity

Next Stop: Growth and Change



Growth and Change

Development capacity estimates based on Broadway Plan policies



Today:

78,000
residents



50,000
households



84,000
jobs

~2050:

Up to 50,000
new residents

Up to 30,000
new homes

Up to 42,000
new jobs



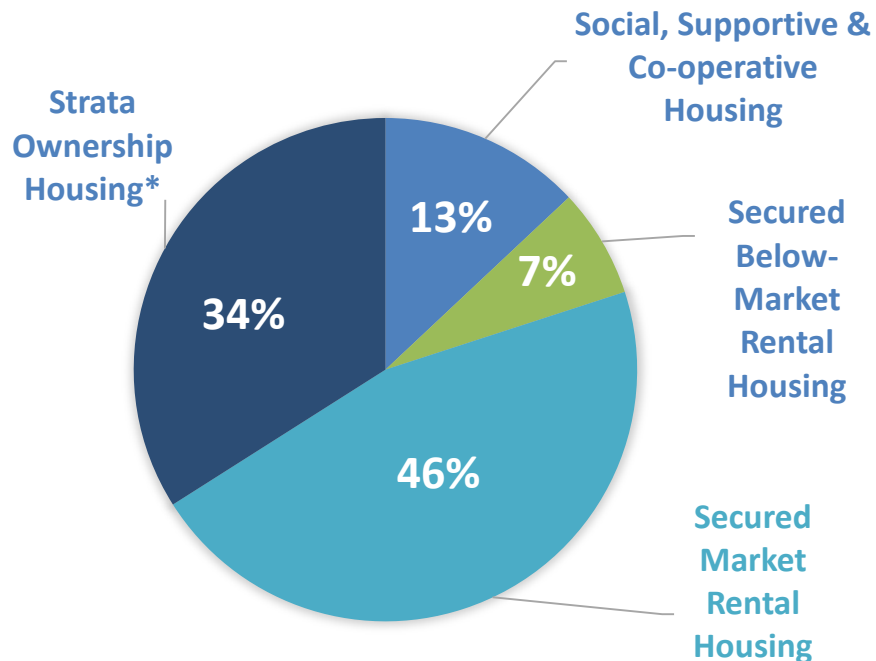
2/3 of new homes expected to be secured market rental, below-market rental, or non-market housing.

Growth and Change

Average household income to afford housing by tenure

Social Housing	Singles: \$0-\$57,500 Families: \$0-\$88,500
Below-Market Rental	Singles: \$43-49,000 Families: \$67-92,000
Market Rental	Singles: \$68-82,000 Families: \$109-150,000
Condominium Ownership	Singles: \$139,000+ Families: \$208,000+

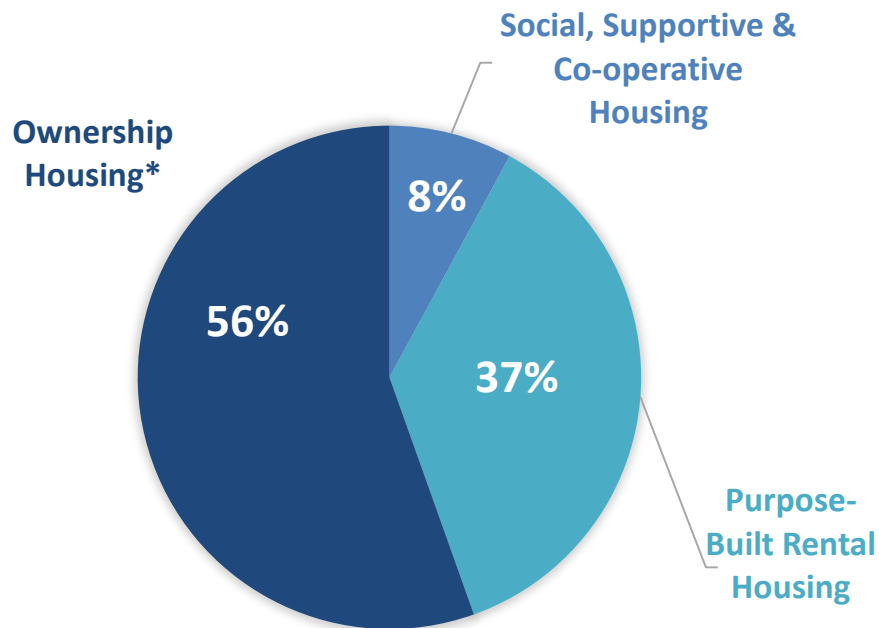
2/3 of new housing expected to be secured rental



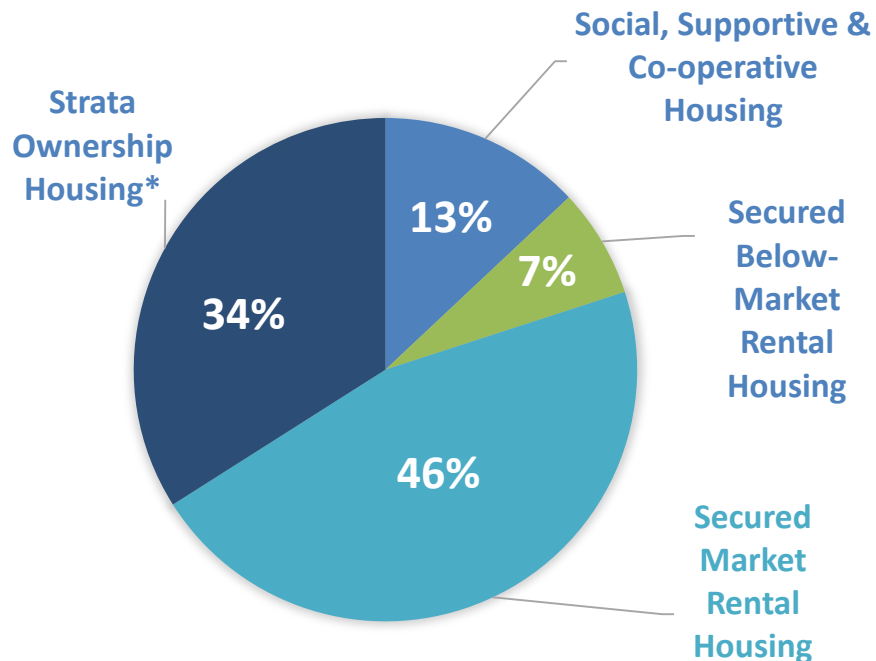
*Owner-occupied housing can include secondary rental such as rented condos and basement suites

Growth and Change

Broadway area current housing mix



2/3 of new housing expected to be secured rental



*Owner-occupied housing can include secondary rental such as rented condos and basement suites

Broadway within Citywide Context

The draft Vancouver Plan estimates **260,000 additional residents** and **210,000 additional jobs** in Vancouver by 2050.

The **development capacity** estimated for the Broadway Plan area would represent approximately **19% of the city-wide population growth** and **20% of city-wide job growth** over the same time period.



Factors Influencing Growth

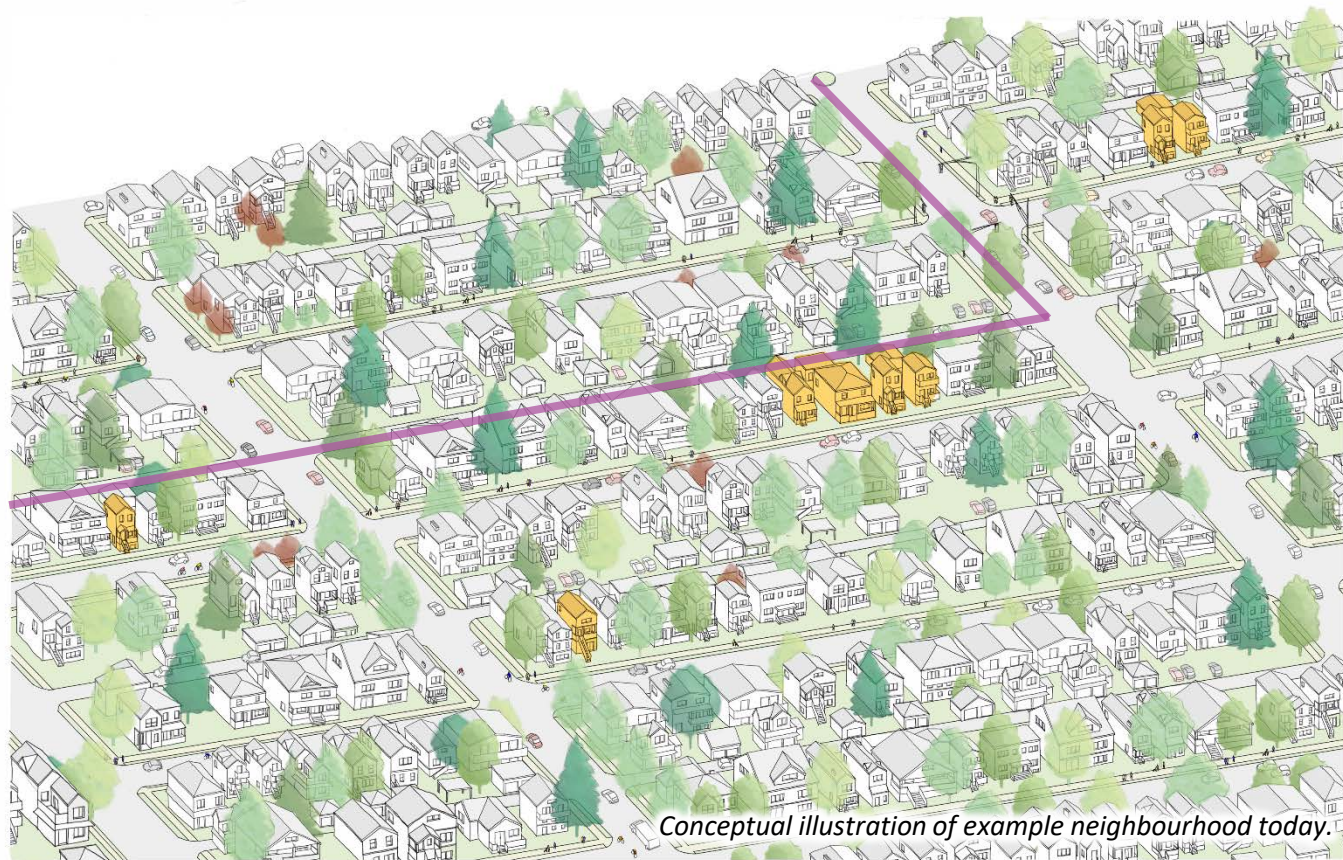
Growth in the Broadway Plan area is expected to be incremental and progress over the course of the 30-year plan. Full build-out of all land within the Plan area is not realistically feasible due to various limitations on development potential.

- The economics of redevelopment
- Market demand and absorption rates
- Development and construction industry capacity
- Property owner preferences
- Required retention of heritage assets
- Building age, condition, and property improvement values
- Physical lot conditions and limitations
- Land use policy - maximum number of towers per block, tower separation requirements, minimum lot sizes, etc.

Additionally, **growth is not expected to occur uniformly throughout the area.**

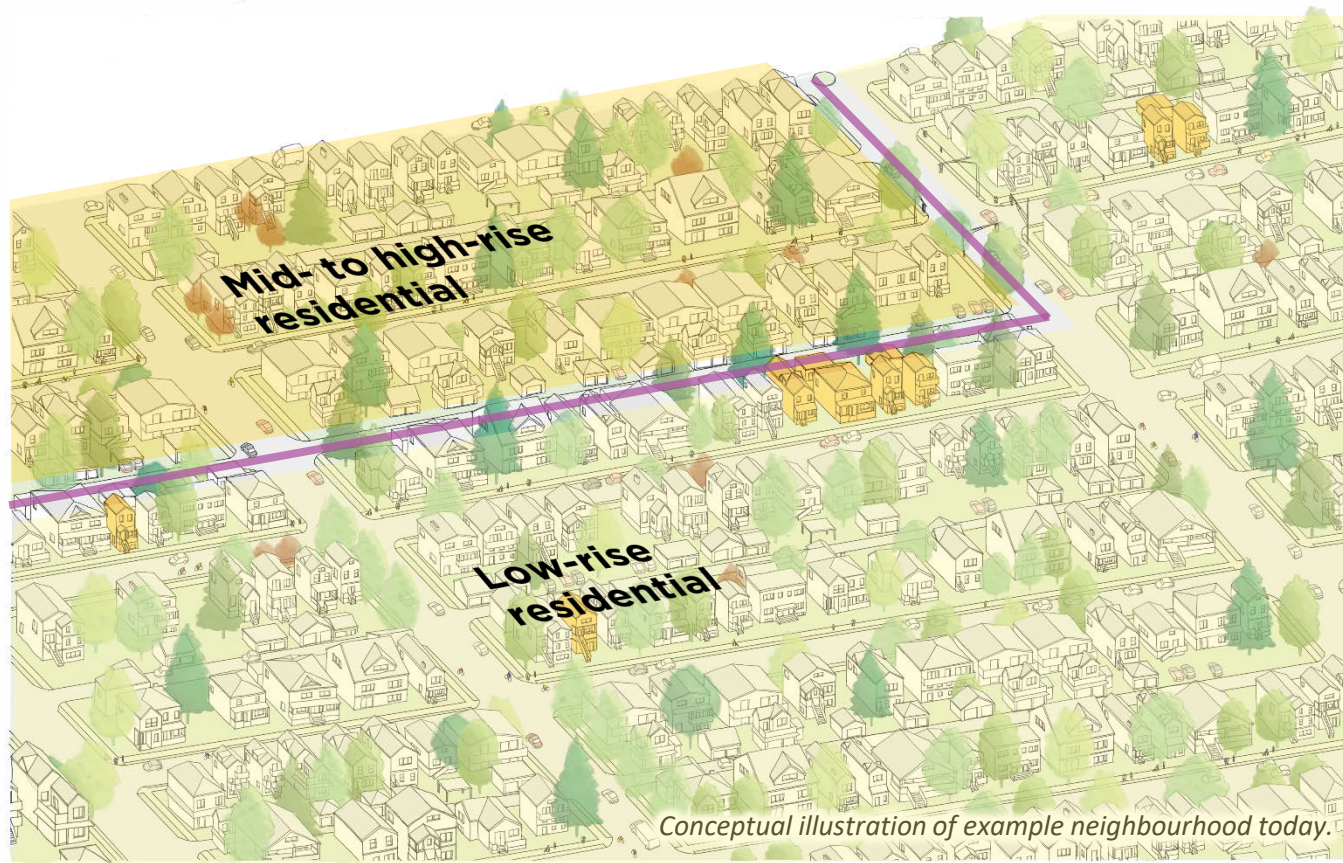
Example: Low-Density Residential Area

Today



Example: Low-Density Residential Area


Broadway Plan Land Use




Example: Low-Density Residential Area

In 15 years

- Protect existing heritage buildings
- Add new rental homes
- Opportunities for new local serving commercial

 Heritage buildings

 7-8 minute walk from
subway station boundary





Conceptual illustration of estimated build out in 15 years.

Example: Low-Density Residential Area

In 30 years

- In areas close to subway station: maximum of two towers per block
- Low-rise apartments further from subway

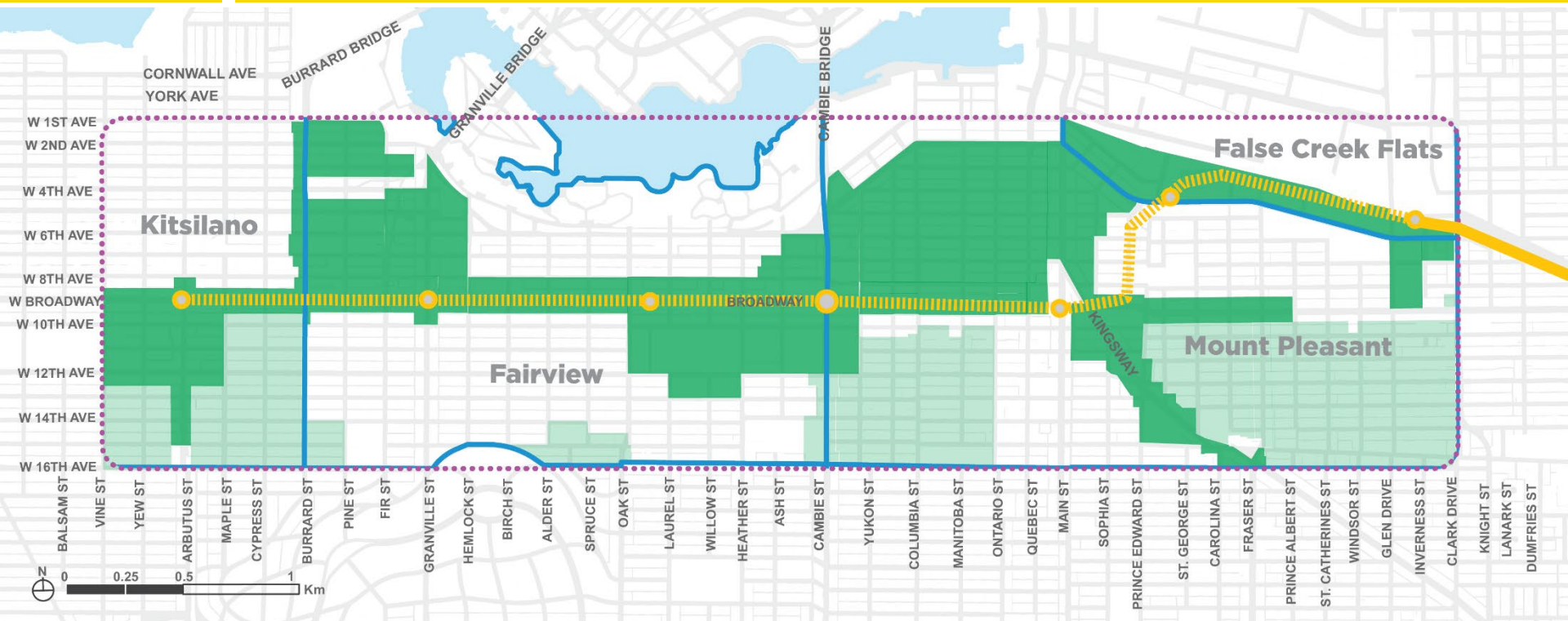
 Heritage buildings

 7-8 minute walk from subway station boundary



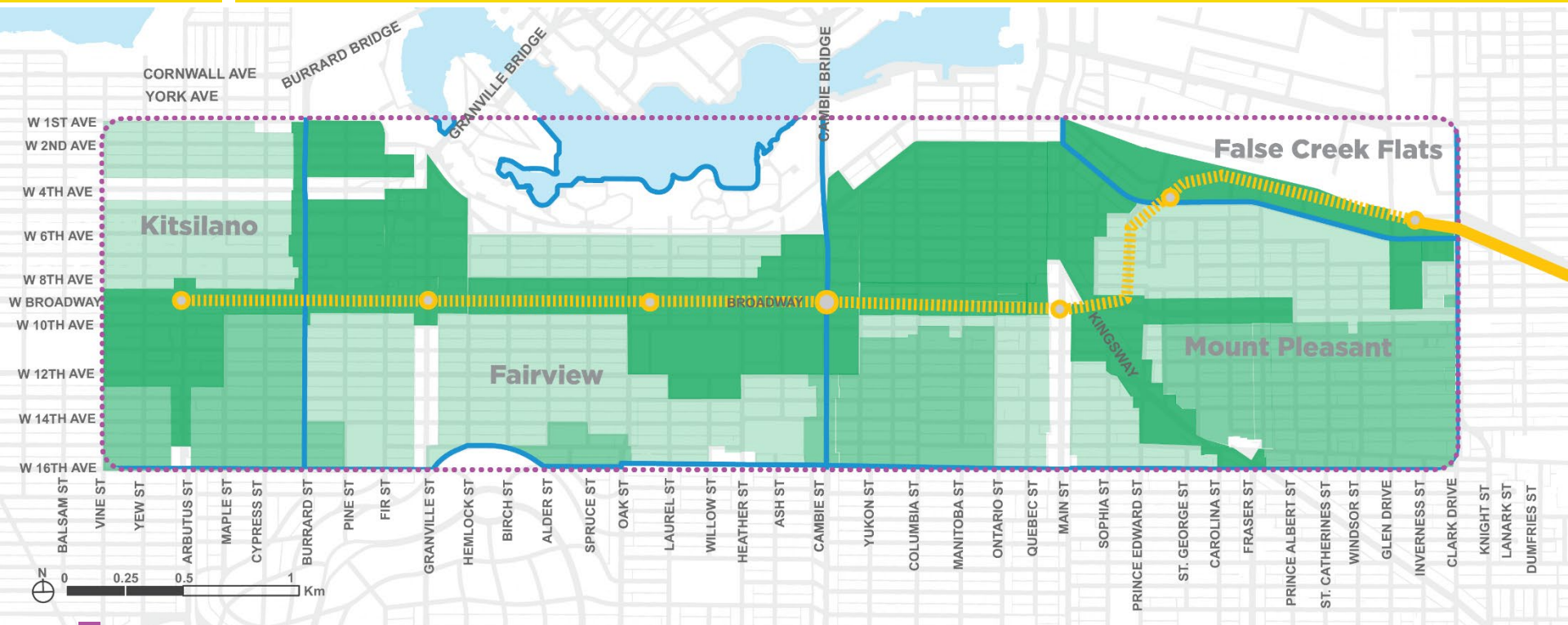
Conceptual illustration of estimated build out in 30 years.

Anticipated Development: Near Term



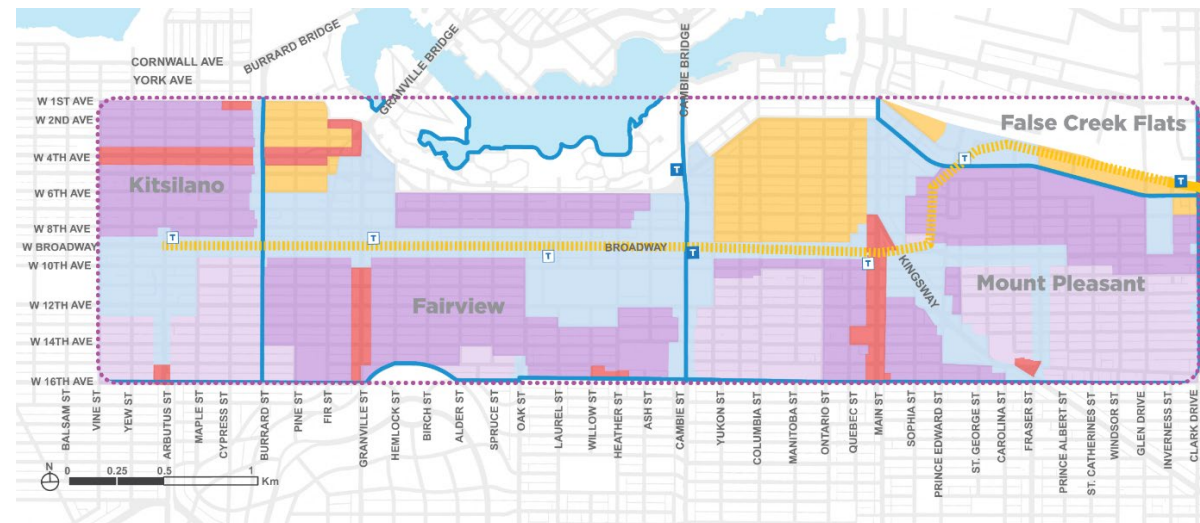
High activity in centres and industrial areas; modest interest in low-density residential areas

Anticipated Development: Longer Term



High activity in centres and industrial areas; medium in low-density residential areas; modest in existing apartment areas

Anticipated Development: Longer Term

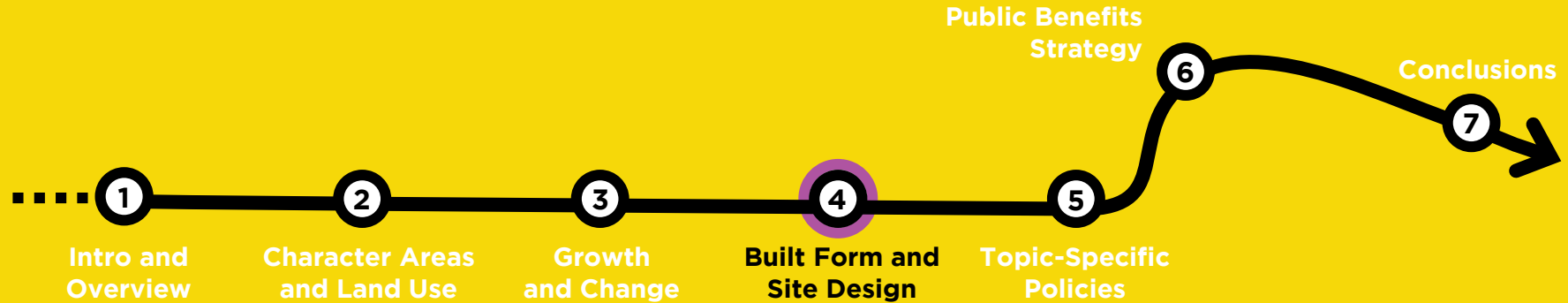


Character Area	Residential Floor Area	Non-Residential Floor Area
Centres	51%	52%
Villages	2%	1%
Residential Areas: Existing Apartment Areas (RM/FM)	26%	1%
Residential Areas: Existing Lower Density Areas (RT)	20%	0%
Industrial / Employment Areas	0%	47%
TOTAL	100%	100%

High activity in centres and industrial areas; medium in low-density residential areas; modest in existing apartment areas

Next Stop:

Built Form and Site Design



Built Form and Site Design

The Broadway Plan includes policies to shape built form and site design to contribute to healthy, livable communities, and provide clarity to the development industry by:

- Formalizing solar access protections for parks, public schools, and shopping streets;
- Limiting towers per block in residential areas, and reinforcing tower separation standards;
- Defining building setback expectations;
- Promoting lively public realms, social connectivity, and human-scaled design; and,
- Ensuring accessible multi-modal street design.



Solar Access Protections



Vancouver's first comprehensive solar access protections for an entire area plan. Protections are as strong or stronger than other guidelines in the city.

From the **Spring to Fall Equinoxes** between **10AM and 4PM**, new buildings should not cast shadows on:

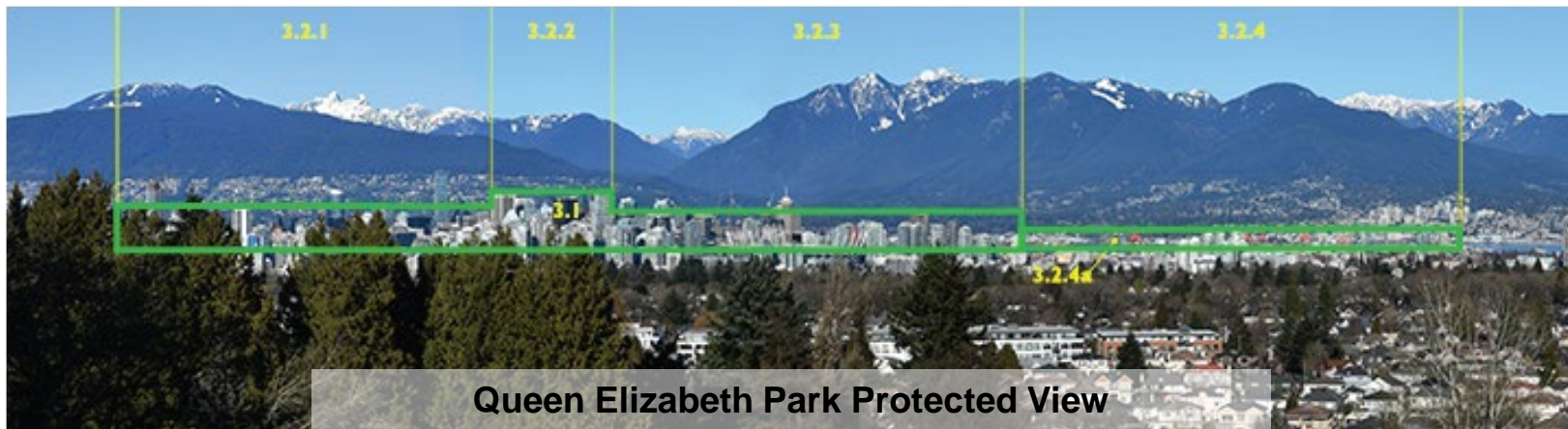
- Parks
- Public school yards
- Opposite sidewalk on village shopping streets



Exceptions would be considered in limited circumstances: for non-market housing, VCC, rental apartments up to 6-storesys, and small parks.

Views and Heights

- Allow higher buildings into the lower sections of the Queen Elizabeth Park View to enable more rental housing and job space in Central Broadway close to rapid transit.



No intrusions into protected public views of the mountains from Queen Elizabeth Park are being considered. All other protected public views (e.g. Main Street, Cambie Street, Granville Street) are fully maintained.

Views and Heights

- Allow higher buildings into the lower sections of the Queen Elizabeth Park View to enable more rental housing and job space in Central Broadway close to rapid transit.

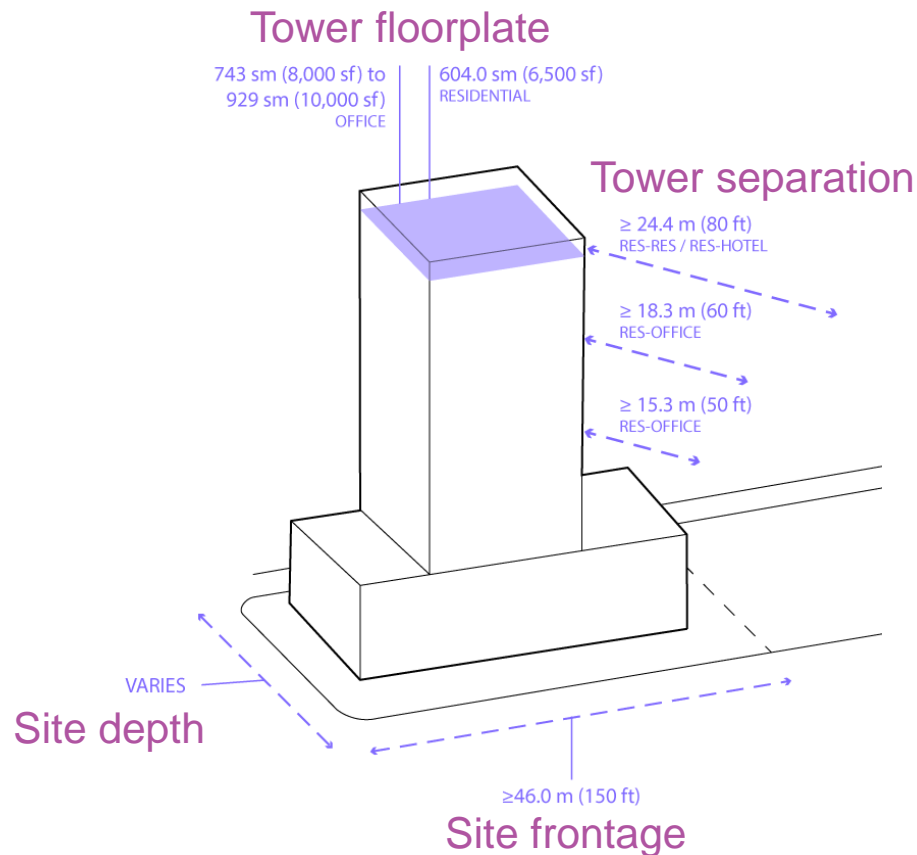


No intrusions into protected public views of the mountains from Queen Elizabeth Park are being considered. All other protected public views (e.g. Main Street, Cambie Street, Granville Street) are fully maintained.

General Tower Site Standards

Planning for towers requires careful consideration of urban design and built form standards including:

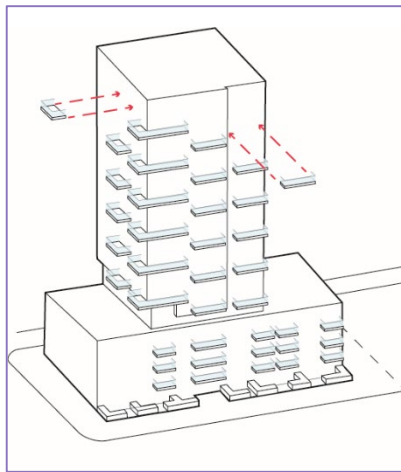
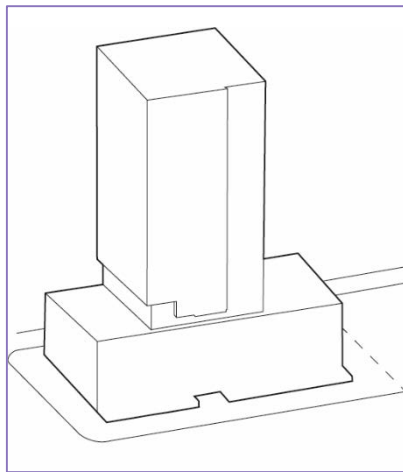
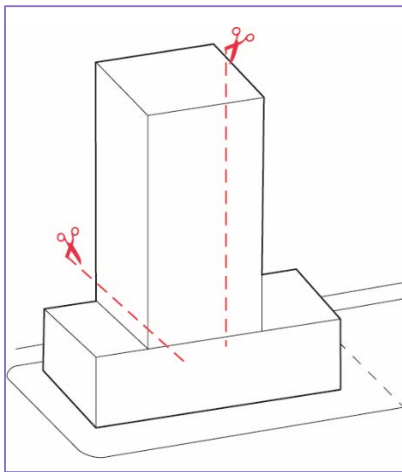
- Site frontage and depth
- Tower separation
- Tower floor plates
- Limited towers per block



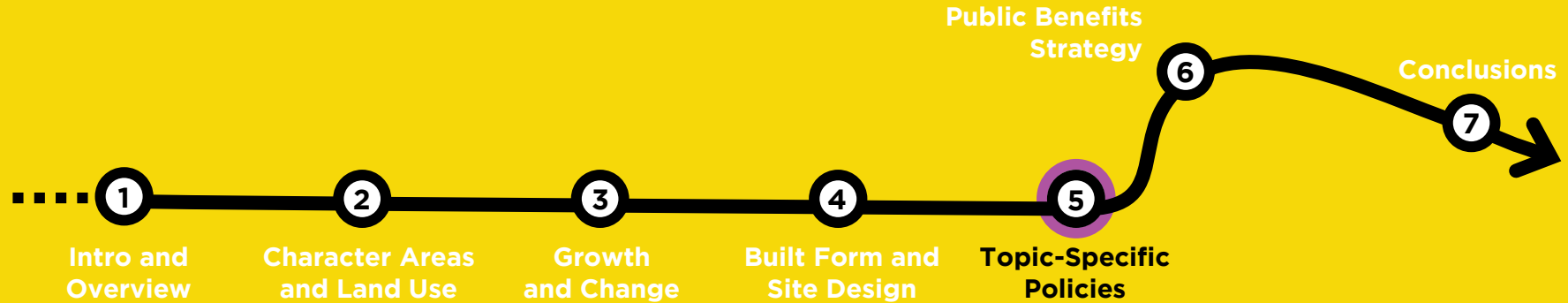
Tower Design, Architectural Expression and Articulation



Tower design, including building form, massing, expression and articulation to be contextually responsive and high quality, with design development through the rezoning and development permit processes.



Next Stop: Topic-Specific Policies



Housing

Key Directions

- Focus new housing opportunities in areas with relatively fewer renters
- **New and enhanced tenant protections** focused on choice for existing renters impacted by redevelopment to stay in their neighbourhoods
- **New rental housing choices affordable to low- and moderate-income households**
- Support new non-market housing in *all* neighbourhoods



The Broadway Plan will help address current and future housing need and need for specific communities, as identified in the 2022 Housing Needs Report

How do we protect existing renters while encouraging reinvestment and delivering new supply?



Enhanced Tenant Protections



The Broadway Plan introduces new tenant protections focused on choice for existing renters impacted by redevelopment to stay in their neighbourhoods.

These tenant protections would be among the strongest in Canada.

- Supplement current TRPP requirements (compensation, moving expenses, assistance finding alternate accommodations, etc.).
- Offer renters the choice to return to a new unit with rents at 20% discount to city-wide average rents. In most cases, these rents for returning tenants will be comparable or less than their current rent.
- For very low-income tenants, seek additional discounts so they pay no more than 30 per cent of their income on rent.
- Temporary rent top up equal to the difference between a tenants' current rent and rent in a new unit they have moved to during construction of the new building.



Enhanced Tenant Protections



The Broadway Plan introduces new tenant protections focused on choice for existing renters impacted by redevelopment to stay in their neighbourhoods.

These tenant protections would be among the strongest in Canada.

Example Scenario

Single person living in a 1 bedroom rental home in Fairview for 7 years, paying \$1,566/month

Under Broadway Plan, they are entitled to:

- \$750 flat rate or provision of an insured moving company
- Choice of one of the following:
 - \$7,830 (i.e. 5 month's rent) in financial compensation; or
 - Up to \$473/month rent top-up for the period they are waiting to return
- Right to return to the new building at below-market rents (i.e. \$1,216/month in 2021)



Below-Market Rental Units

This housing would serve renter households earning ~\$40,000 – \$90,000 per year

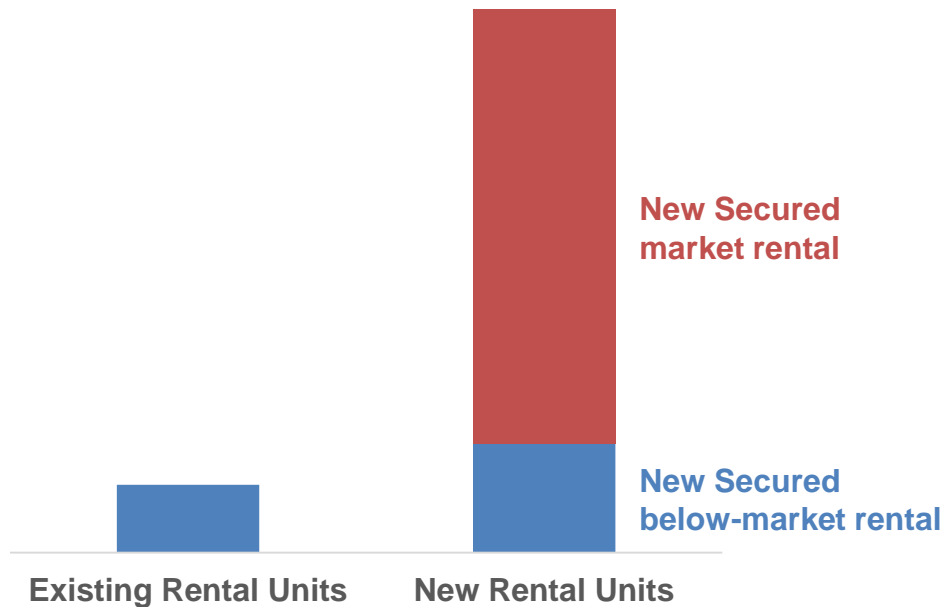
Below-market units are permanently secured at 20% discount to city-wide average rents

	Monthly Rent by Unit Type*			
	Studio	1 bed	2 bed	3 bed
Broadway below-market rents	\$1,077	\$1,216	\$1,683	\$2,293
City of Vancouver Average Rents for New Rental Buildings (built 2005+)	\$1,690	\$2,039	\$2,724	\$3,759
Mt. Pleasant Average Rents in Occupied Units	\$1,330	\$1,387	\$1,863	*
Fairview Average Rents in Occupied Units	\$1,296	\$1,566	\$2,165	\$3,082
Kitsilano Average Rents in Occupied Units	\$1,300	\$1,579	\$2,210	\$3,176

**Rent data from CHMC Rental Market Survey, 2021; note neighbourhood boundaries do not exactly match CMHC zones, some data is suppressed if data reliability in question or confidentiality rules are violated.*

Below-Market Rental Units

- Responds to need for moderate income rental housing in the city.
- Below-market rental units permanently secured regardless of tenant turnover.
- Comparable mix of family-sized BMR units as market rental units.
- New BMR units will at minimum replace existing rental units in most cases and in many increase the number of BMR units.



Jobs and Economy



The Broadway Plan will strengthen and diversify the province's 2nd largest job centre

Key Directions

- **Protect and intensify industrial / employment areas.**
- **Enable the supply of major office and hotel space** to meet demand over the long term.
- **Support existing commercial areas and small businesses**, focusing growth away from the villages.
- **Enable local-serving shops and services** in all residential areas.



Sustainability and Resilience



Significant action in the Plan area is required to meet Vancouver's Climate Emergency Action Plan objectives.

Key Directions

- **Achieve the CEAP target for the Broadway area** of at least 90% of residents being within an easy walk or roll of their daily needs, and 80% of trips made by walking, rolling, cycling, and taking transit.
- **Reduce both operational and embodied emissions resulting from buildings** by facilitating the use of mass timber and other low-carbon building materials and removal of parking minimums.
- **Improve seismic resiliency of the building stock** by providing pathways for careful and equitable redevelopment
- **Use of natural climate solutions** across the area
- **Expand the potential of the NEU** by enabling waste heat recovery from buildings or other local resources



Transportation



Transform Broadway into a Great Street and create a network of safe and comfortable routes for walking, rolling and cycling

Key Directions

- **Improve the walking environment on all streets**, particularly on commercial high streets (including Broadway) and greenways.
- **Upgrade existing cycling routes** to be safe and comfortable for all ages and abilities, and **expand the cycling network** to include new greenways and connect people to key destinations and subway stations.
- **Improve the capacity, efficiency, reliability and convenience** of the transit system.
- **Improve traffic safety** by designing local streets that strongly encourage slow movement.
- **Remove minimum motor vehicle parking requirements** for new developments to lower construction costs, reduce greenhouse gas emissions from transportation and concrete production, and achieve other city objectives.
- **Prioritize curb space for those who need it most.**



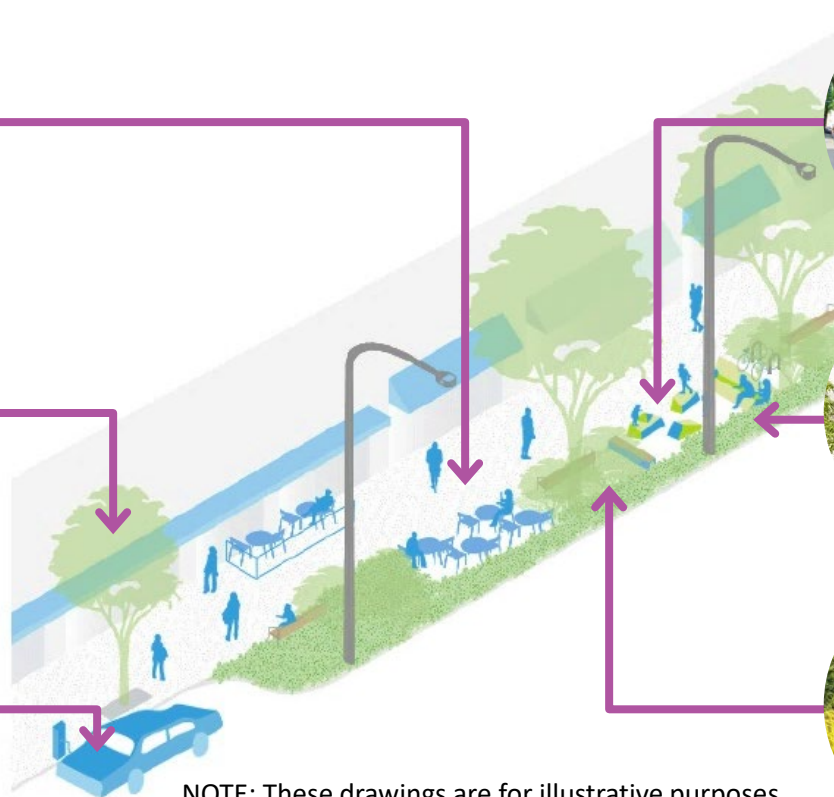
Broadway as a Great Street

Broadway as a Great Street realized by reallocating two curb lanes to public space with:

- Wider sidewalks, large street trees, planted areas, and short-term uses such as pick-up/drop-off.
- Universally accessible amenities and street design features.
- Easy access by people of all ages and abilities.
- Easy transfer from one mode of travel to another.



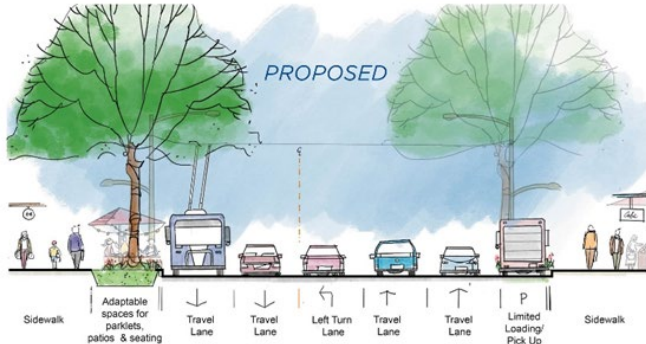
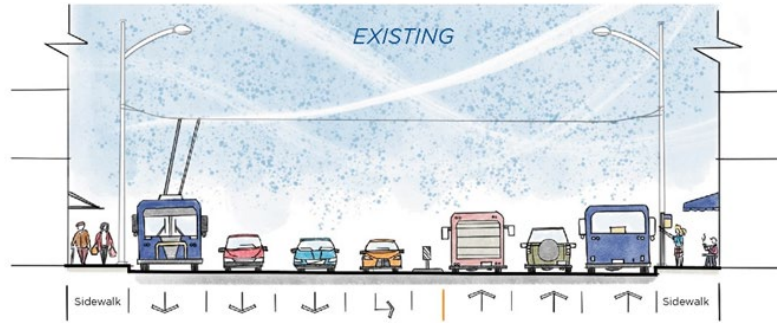
Great Street Elements

Patios**Seating****Large trees****Boulevard****Parking,
Loading,
Drop-off
/Pick-up****Rainwater
Management
Features**

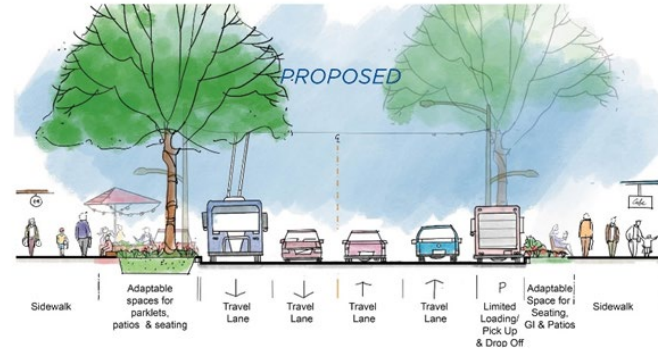
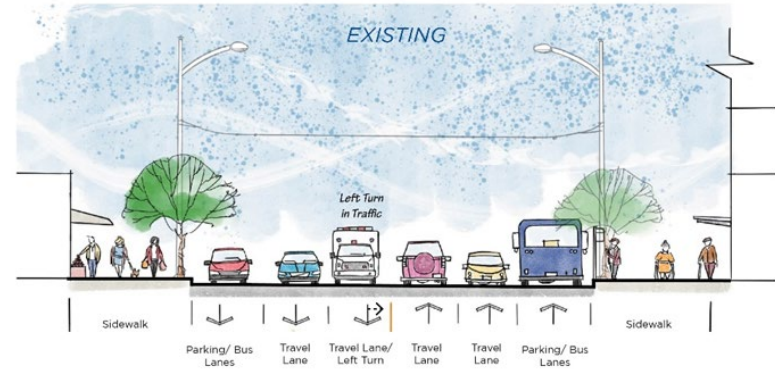
NOTE: These drawings are for illustrative purposes only. Actual installations may look different.

Broadway as a Great Street

Typical station block

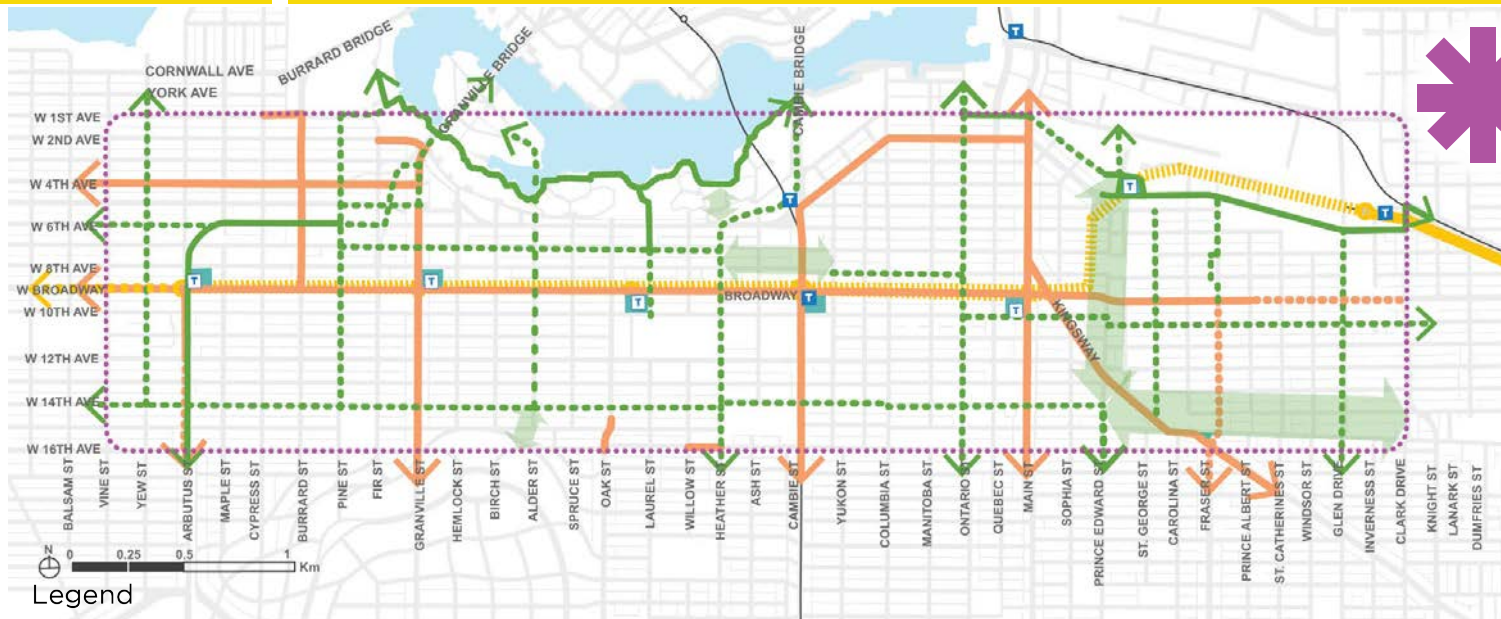


Typical non-station block



*Some intersections may also have left-turn bays.

Prioritize Walking on Commercial Streets and Greenways

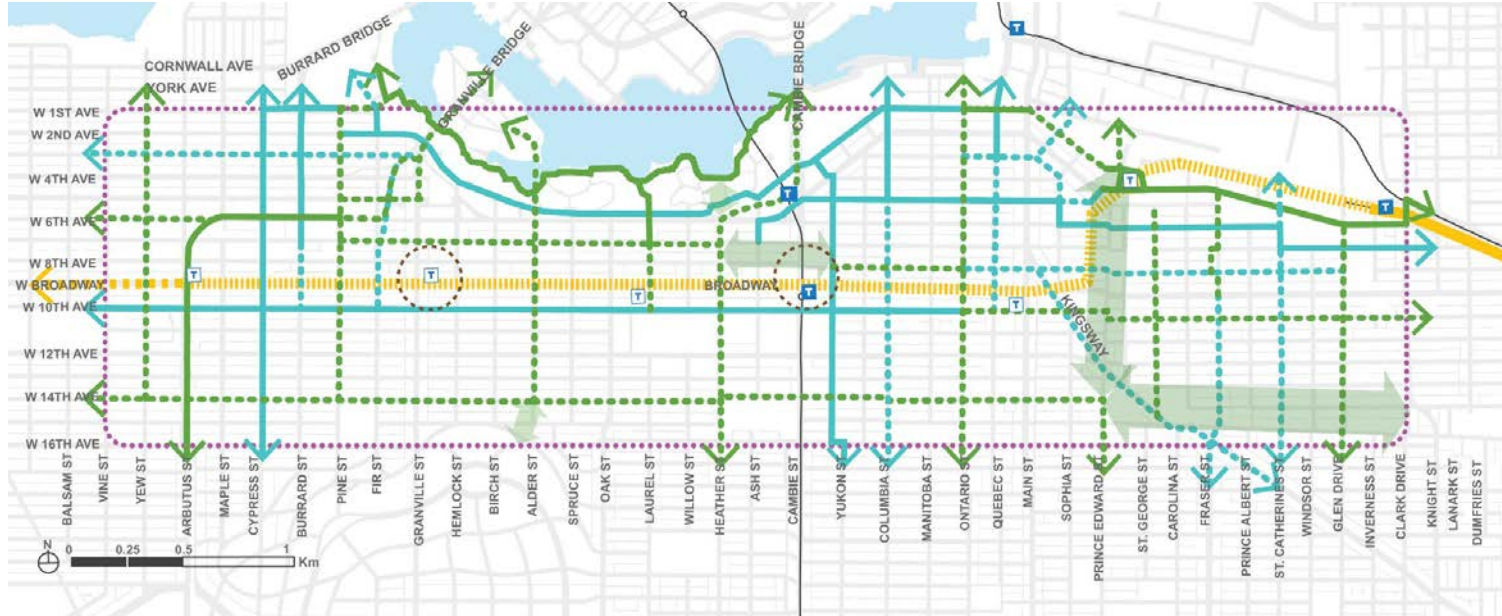


Greenways will be high-quality car-lite to car-free local streets.









Notes: While the map only highlights the priority pedestrian routes, the City will improve the conditions for pedestrians in the area overall.

Where a greenway connects to a park, there will be further work and consultation to determine if the greenway will go through or around the park.

Network of Safe & Comfortable Cycling Routes



Legend

- Broadway Plan Area
- Future Broadway Subway Line and Stations
- Future Millennium Line UBC Extension
- Millennium Line
- Current SkyTrain Network
-  Existing Rapid Transit Station
-  Future Rapid Transit Station
-  Existing Greenway
-  Future Greenway
-  Other Existing Bike Route
-  Other Future Bike Route
-  Further Work Required to Determine Best Connection to Station
-  Further Work Required to Determine Greenway Alignment

Notes:

Where a greenway connects to a park, there will be further work and consultation to determine if the greenway will go through or around the park.

Parks and Public Spaces



Greater variety and quality of public spaces to support growth and livability.

Key Directions

- **Expand, enhance and protect existing parks.**
- **Create new public spaces through redevelopment** - new public parks on large development sites, privately-owned public spaces.
- **Improve and enhance streetscapes and turn Broadway into a Great Street** with widened sidewalks, continuous weather protection, public seating areas, large street trees and planting, street furniture and patios.
- **A comprehensive network of greenways and blue green systems**, providing park-like spaces, greenery, connection to nature, and moments for public life.
- **Reimagine Streets As Better Public Spaces** by re-purposing road space to create people-centered public spaces.



Parks and Public Spaces

Legend

- Broadway Plan Study area
-  Existing Rapid Transit Station
-  Future Rapid Transit Station
-  Broadway 'Great Street' Streetscape
-  Commercial High Street Streetscape
-  Subway Station Area
-  Large and Unique Site
-  Opportunity for Enhanced Walking Route
-  Greenway Alignment Requiring Further Analysis
-  Greenway
-  Blue Green System
-  Existing Pavement-to-Plaza
-  School Site
-  Existing Park



New and expanded parks



Streetscape improvements



Streets as Better Public Spaces



One Water



Vancouver's first comprehensive network of blue green systems.

Key Directions

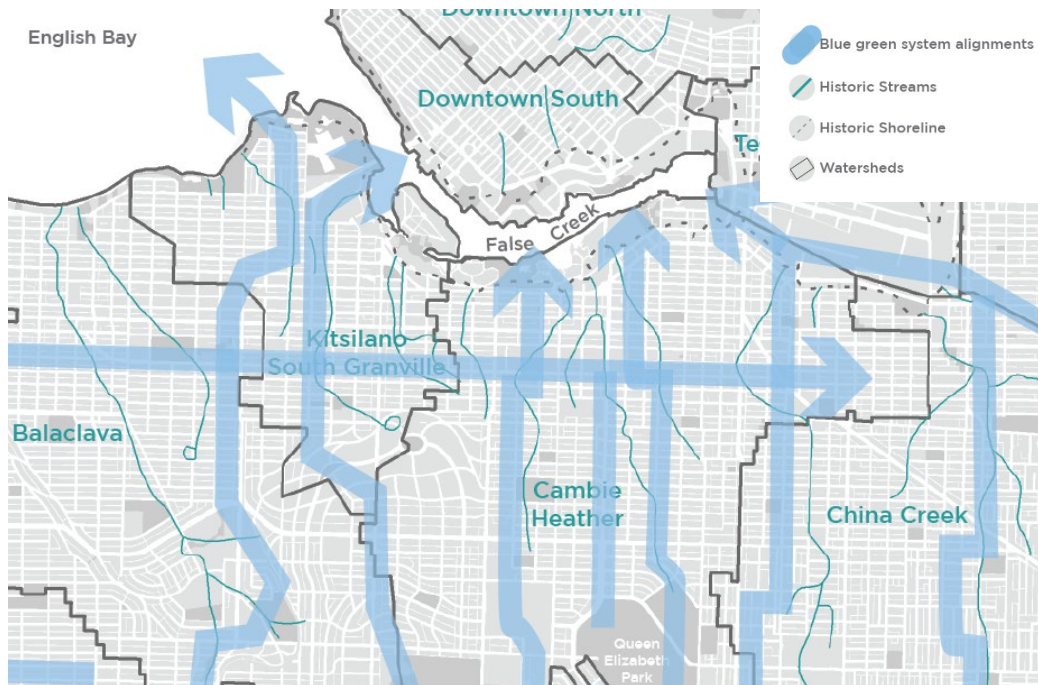
- **Enable growth and mitigate combined sewer overflows** by undertaking strategic water and sewer upgrades in alignment with the Broadway Plan One Water Strategy.
- **Increase resilience to climate change** by constructing new stormwater outfalls that adapt to sea level rise and divert water causing flooding and overflows.
- **Introduce a blue green system network of green rainwater infrastructure** to improve quality of stormwater, and achieve community and ecosystem benefits.
- **Reduce risk of flooding and protect valuable water resources** by expanding on-site groundwater and rainwater management requirements.



Blue Green Systems



Blue green systems align with and intercept historic waterways and can help manage flooding.



Water
Management

Nature
in the city

Active
Transportation

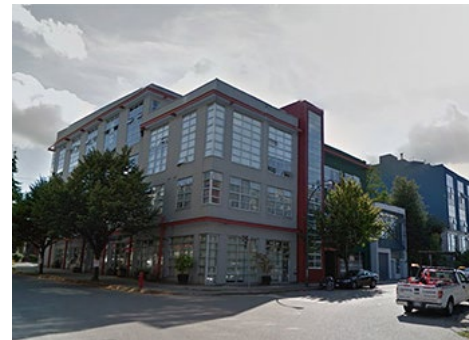
Arts and Culture



Reinforce Mount Pleasant as a hub for arts and culture.

Key Directions

- **Support retention, expansion, new affordable arts, culture, and music spaces.**
- **Remove regulatory barriers to enable more cultural spaces and activities.** Increase incentives and lower barriers for cultural spaces and events.
- **Support artist social housing and shared cultural production spaces.** In areas targeted as cultural districts, prioritize new social housing units for artists.
- **Centre art in daily life,** focusing public art investment in public spaces





Embrace the heritage of Host Nations and diverse communities while supporting sustainable development.

Key Directions

- **Promote and support Truth and Reconciliation** by encouraging Musqueam, Squamish, and Tsleil-Waututh voices and visibility on the land
- **Focusing new development opportunities away from the village shopping streets**
- **Undertake Historic Context Statements or Statements of Significance** for a number of distinct areas of heritage value
- **Maintain an effective heritage conservation policy framework and incentives for heritage sites and identified cultural landscapes**
- **Evaluate areas and heritage sites**, and establish policy frameworks for the recognition of key heritage districts.



Community Facilities



Expand childcare options in close proximity to employment and rapid transit.

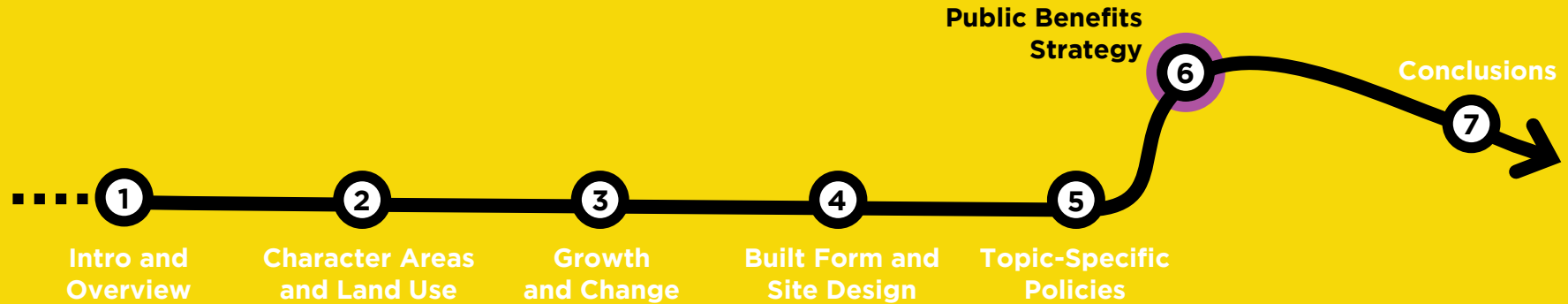
Key Directions

- **Support the delivery of accessible, affordable, and quality licensed childcare infrastructure**
- **Increase social facilities and services** to address basic needs
- **Increase and enhance community centre space and recreation assets** within or near the Broadway Plan area.
- **Explore all opportunities to co-locate social and cultural amenities** such as community centres, childcare, community kitchens and performance spaces to create community hubs.
- **Deliver new food assets** through a decentralized and local-serving approach.



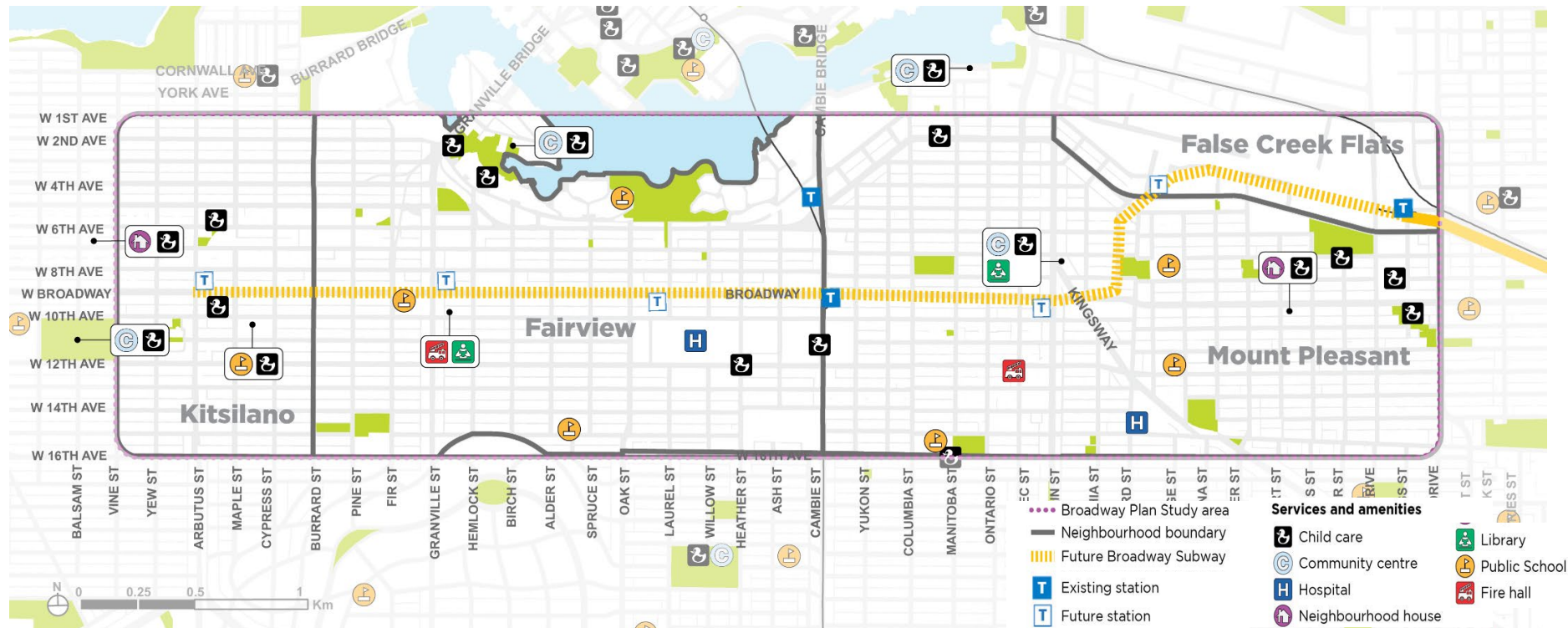
Next Stop:

Public Benefits Strategy



Public Benefits Strategy

There are many existing public amenities in and around the Broadway Plan area today - parks and open spaces, community centres, affordable housing, childcare, social services, arts and culture, libraries, transportation, utilities, fire and emergency services.



Public Benefits Strategy

10-Year Capital Investment Strategy

- Specific near-term investments to receive funding over next 10 years
- Costing of investments with funding sources identified

30-Year Vision

- Broad outlook for public amenities over life of the Plan
- Reference to major investments beyond the first 10 years

How public benefits get funded

Growth

An increasing population needs new or expanded facilities/infrastructure.

Renewal

Assets serving existing residents require replacement.

Developer contributions

Development cost levies, community amenity contributions and density bonusing



Public amenity

Partner contributions

Senior government and non-profits

City contributions

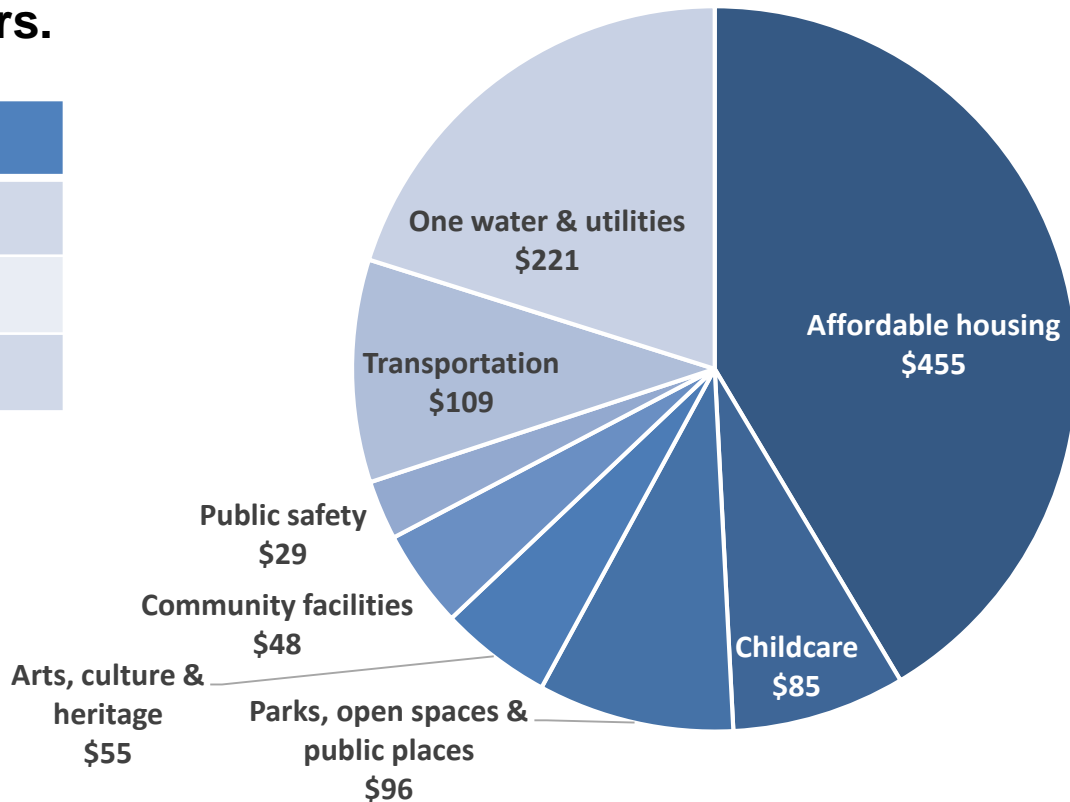
Property tax, utility fees and user fees

Public Benefits Strategy

10 Year Capital Investment Strategy totals \$1.1 billion over 10 years.

Cost of public benefits by service (\$ millions)

Funding sources	
City contributions	\$127 million
Developer contributions	\$790 million
Partnership contributions	\$182 million



Notable Investments

Affordable Housing - \$455M

- ~900 new and renewal social housing units



Childcare - \$85M

- ~400 new and renewed childcare spaces



Parks + Open Spaces - \$96M

- ~\$100 million for expansion of existing parks and acquisition of new parks
- Additional park space on large developments (e.g. GNW Campus, VGH)

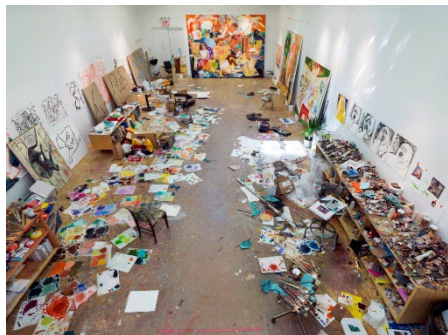


Notable Investments



Transportation + Street Use - \$109M

- ~3-4 km of Broadway as a Great Street
- ~6 km of new cycling routes and greenways
- Six Streets as Better Public Spaces and plaza spaces
- Additional transportation, public realm and public safety improvements as conditions of development



Arts + Culture - \$55M

- ~24,500 sqft. of new and expanded arts production and music spaces
- Over 20,000 sqft. of work space for artist social housing units
- ~10,000 sqft. of presentation space
- Funding for public art and heritage conservation programs

Notable Investments



Community Facilities - \$48M

- Renewal and expansion of Firehall Library Branch, or other library
- Renewal and expansion of the Mt Pleasant Neighbourhood House
- Planning and design for renewal and expansion of an existing recreation facility



Public Safety - \$29M

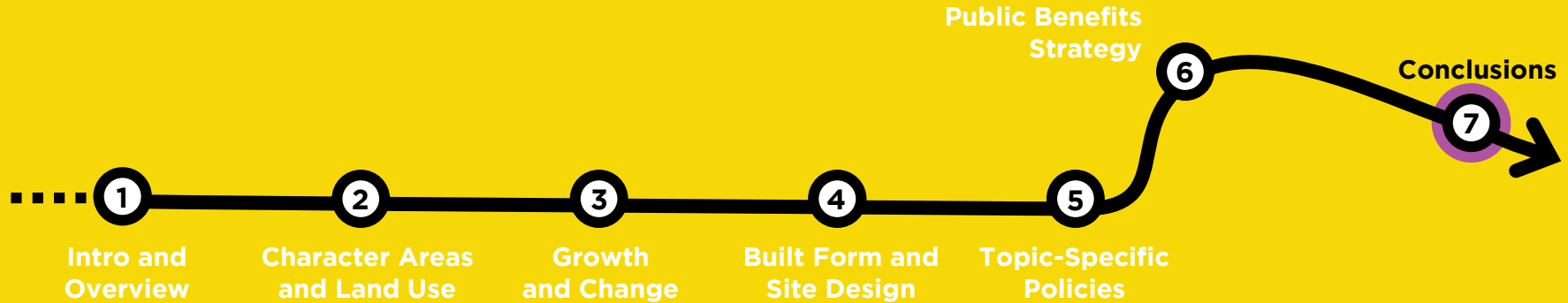
- Expansion of Fire Hall #4
- A new community policing centre in the area



One Water - \$221M

- New combined sewer separation projects
- New stormwater trunks and outfalls for sewer separation and sea-level rise adaptation
- ~\$60 million of public realm green rainwater infrastructure

Last Stop: Conclusions



Draft Plan Survey Results

3,600+ survey responses on the draft Plan.

The % of survey respondents indicated that they “really like” or “like most aspects” of the draft plan:

Kitsilano:

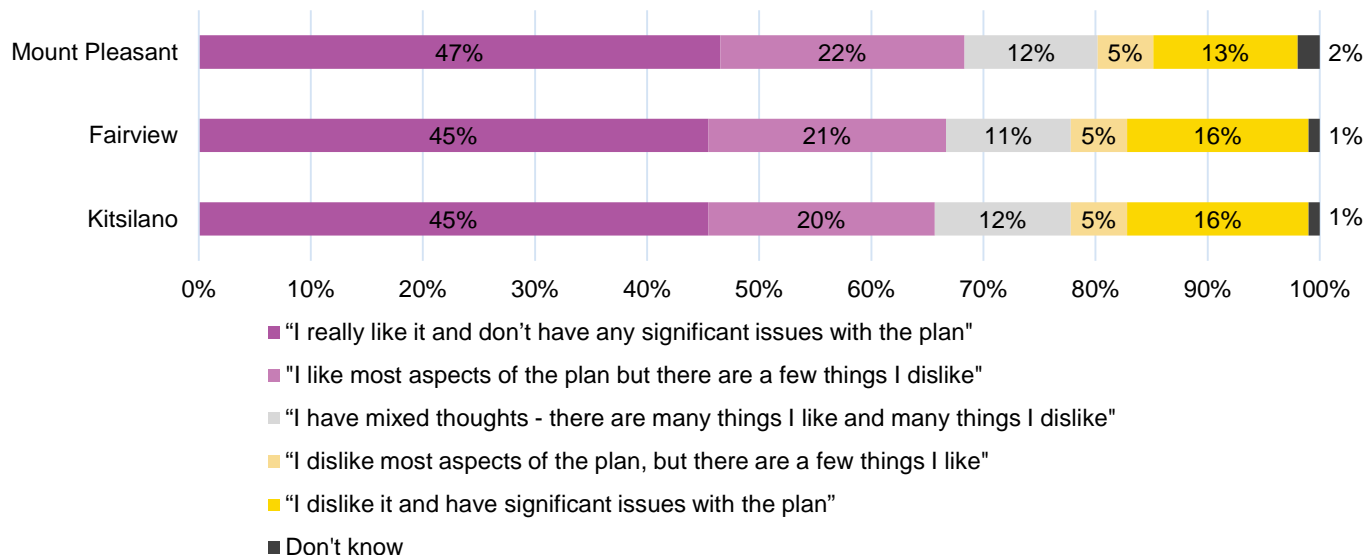
65%

Fairview:

66%

Mt Pleasant:

69%



The Broadway Plan Opportunity

Broadway Plan will:

- Deliver new homes and jobs close to rapid transit
- Provide market rental, below-market rental and social housing opportunities in all neighbourhoods
- Expand the strongest tenant protections in Canada



UP TO 30,000 NEW HOMES:



The Broadway Plan Opportunity

Broadway Plan will:

- Build a stronger and more diverse economy

STRENGTHEN CENTRAL
BROADWAY AS
BC'S 2ND LARGEST
JOB CENTRE
WITH SPACE FOR
42,000
ADDITIONAL
JOBS





ALLOW FOR
NEW
SHOPS AND
SERVICES
IN ALL
RESIDENTIAL
AREAS

PRESERVE &
ENHANCE
SHOPPING
VILLAGES:
4TH AVENUE,
SOUTH GRANVILLE
& MAIN STREET



- Deliver essential actions to address the climate emergency including Vancouver's first network of blue green systems

CREATE VANCOUVER'S
FIRST AREA-WIDE
BLUE-GREEN
NETWORK



IMPROVE
WALKING & CYCLING
ROUTES



~**24KM**
OF PROPOSED
NEW GREENWAYS

~**42KM**
OF PROPOSED
NEW
AAA CYCLING
ROUTES

The Broadway Plan Opportunity

Broadway Plan will:

- Deliver over \$1 billion for public amenities over 10 years to serve the community including better parks and public realm to support livability as the area grows

PUBLIC BENEFITS IN FIRST 10 YEARS OF THE PLAN:

\$1 BILLION
IN PUBLIC
AMENITIES IN
**MOUNT
PLEASANT,
KITSILANO,
FAIRVIEW**



\$96 MILLION
FOR NEW OR
ENHANCED PARKS

RENEWAL & EXPANSION
OF FIREHALL LIBRARY
& MOUNT PLEASANT
NEIGHBOURHOOD HOUSE



400 NEW OR RENEWED
CHILDCARE SPACES

The Broadway Plan Opportunity

Broadway Plan will:

- Deliver numerous other benefits including transforming Broadway into a Great Street, protecting mountain views and enhancing Arts and Culture spaces



**PROTECT
MOUNTAIN VIEWS**



**PRESERVE
& RENEW**
ARTS,
CULTURAL &
MUSIC SPACES

A photograph of a city street intersection. In the foreground, there are out-of-focus green bushes on the left and yellow-green foliage on the right. A black traffic light pole stands in the center, with a green street sign that reads "W Broadway". Below the sign, a yellow banner with the text "Thank you" is superimposed. In the background, a modern building with large glass windows is visible, reflecting the street scene. Several pedestrians are walking on the sidewalk, and a person is sitting on the ground near the building entrance. The scene is brightly lit, suggesting a sunny day.

W Broadway

Thank you