



Closing Remarks

May 31, 2022



1. Public Engagement
2. Protecting Tenants
3. Low Rise Alternatives
4. High Rises and GHGs
5. Parks and Open Space
6. Protected Bike Lanes on Broadway
7. A Robust, Flexible Framework



1. Public Engagement

- Variety of in-person and virtual events, activities and tools.
- Inclusive participation from the area's diverse communities including renters, multicultural groups, local businesses, youth, community leaders and residents.
- Neighbourhood-based approach, focusing on both local and city-wide interests and issues.
- Plan has evolved and changed in response to feedback.



2. Protecting Tenants

Three key measures:

1. Increase supply of rental housing, focused on areas with relatively few existing renters.
2. Set heights and densities to enable incremental renewal of buildings as they age, but not to promote redevelopment.
3. Introduce the strongest renter protections in Vancouver's history to ensure existing renters can stay in their neighbourhoods.



3. Low Rise Alternatives

Extensive economic testing shows additional height and density is required to deliver rental/affordable housing and job space:

- Along Broadway min. 8 FSR (20+ storeys) is required for market rental and office to be financially viable. 10-12+ FSR (30+ storeys) is required for rental with 20% BMR.
- In residential areas, min. 5.5-6.5 FSR (18-20 storeys) is required for rental with 20% BMR.
- Plan balances economic viability with neighbourhood concerns over building height.
- Wide variety of heights in the Plan, including low rise forms in Villages and residential areas.



4. High Rise Buildings and GHGs

Operational emissions:

GHG limits for new high rise buildings as approved May 2022 have reduced operational emissions by 90%, as compared to similar buildings in 2007.

Embodied emissions:

New regulations approved May 2022 provide a pathway for a 40% reduction in embodied carbon by 2030 – leading to outcomes like less concrete and mass timber construction.

Density is key to addressing the Climate Emergency:

Enabling more people to live and work in compact complete neighbourhoods close to rapid transit is the basis of Climate Emergency Big Move 1.



The House at Cornell Tech:

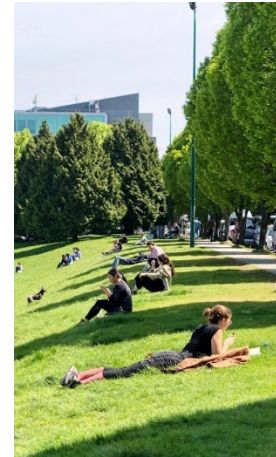
The world's first Passive House certified high-rise residential building in New York.

5. Parks and Open Space

Existing development and land costs constrain major park acquisition.

The Plan's creative strategy will deliver a variety of spaces: upgrades to existing parks, land acquisition, major developments, pocket parks, plazas, greenways, etc.

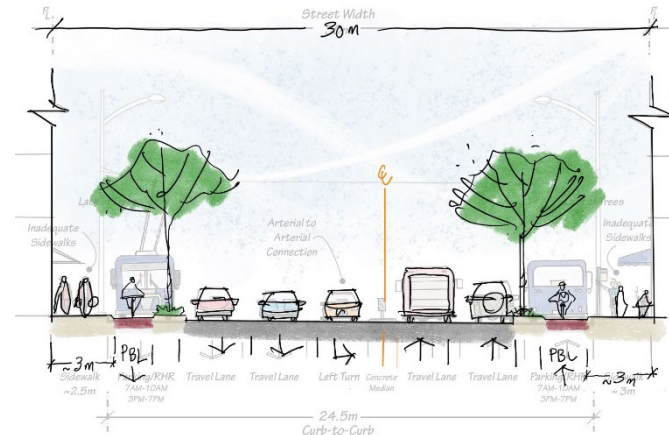
Setting a numerical target would require analysis and report back on options and implications.



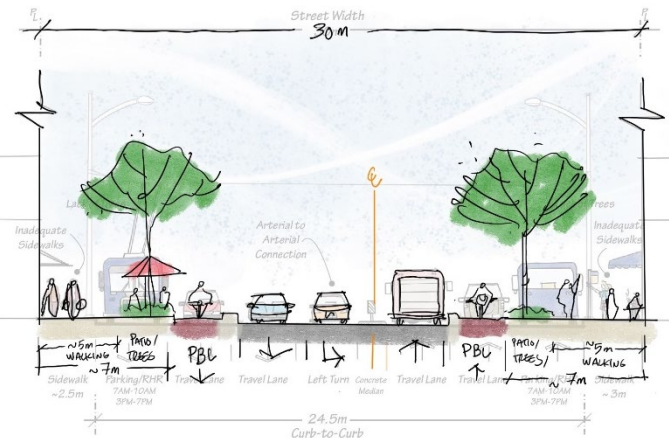
6. Protected Bike Lanes on Broadway

- Would directly serve cycling and micromobility access to Broadway businesses.
- **Could be added in two ways:**
 - Reallocating curb lanes (instead of wider sidewalks)
 - Reallocating middle lane in each direction.
- Full incremental build-out above the estimated cost of a Great Street could increase costs from approximately \$63M to \$80M.
- **If directed, staff could report back in more detail with options.**

**Protected
Bike Lanes
+ 5 Travel
Lanes (no
additional
sidewalk)**



**Great Street
(with wider
sidewalks)
+ PBL
+ 3 Travel
Lanes**



7. A Robust, Flexible Framework

A bold plan to address pressing issues: housing, economy, climate


A clear and robust, but flexible framework – not a blueprint

Comprehensive implementation strategy will refine and add detail

Opportunities for ongoing public and stakeholder engagement

Monitoring and review will enable adjustment as necessary



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