



# BROADWAY PLAN

## Council Report on Plan Implementation

March 29, 2023



- ① Broadway Plan Overview
- ② Implementation Items Coming to Council
  - Upcoming Zoning Amendments
  - Fixed Rate CAC Framework
  - Protected Views to City Hall
  - False Creek Flats Plan amendments
  - Pace of Change Policy
- ③ Next Steps and Other Implementation Actions

# ① Broadway Plan Overview

# Broadway Plan Overview

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





# The Vision for Broadway

*A bold plan to address the climate emergency*



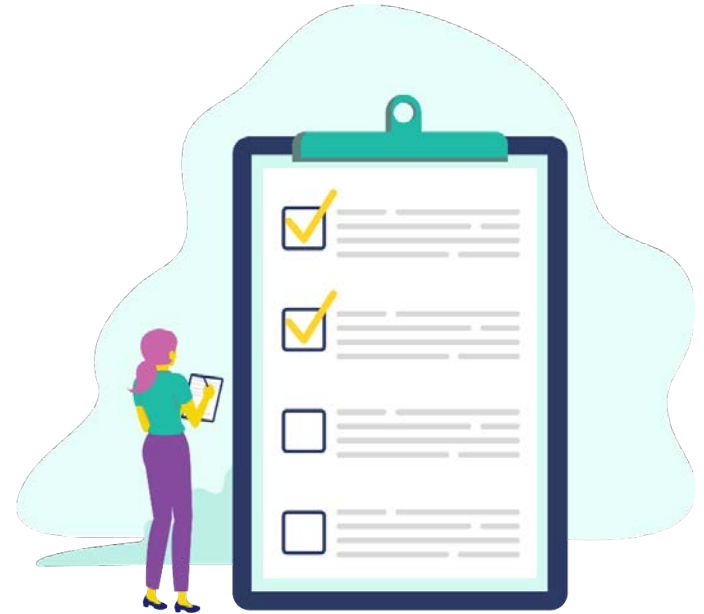
- Villages
- Centres
- Residential areas
- Industrial/employment areas
- Green spaces

## 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.*

Implementation work will continue through the life of the Plan

- Delivery of new housing, job space, public amenities and infrastructure
- Ongoing work and collaboration with the Host Nations
- Plan monitoring and reporting
- Plan amendments as needed



96

Rezoning  
enquiries

4

Rezoning  
applications

These projects present considerable opportunity to deliver on the Plan objectives in the near term, including new:

- Secured rental and social housing
- Employment space
- Public realm improvements
- Community amenities

## Primary purpose of this report:

*Address policy items with implications for new development to help advance rezoning and development projects more efficiently*

## Broadway Plan implementation in context

- Beginning of Plan implementation – too early to draw conclusions
- Future implementation reports back anticipated
- Partnership commitments to regular monitoring, reporting, and Plan amendments as necessary



## ② Implementation Items Coming to Council

# Upcoming Zoning Amendments

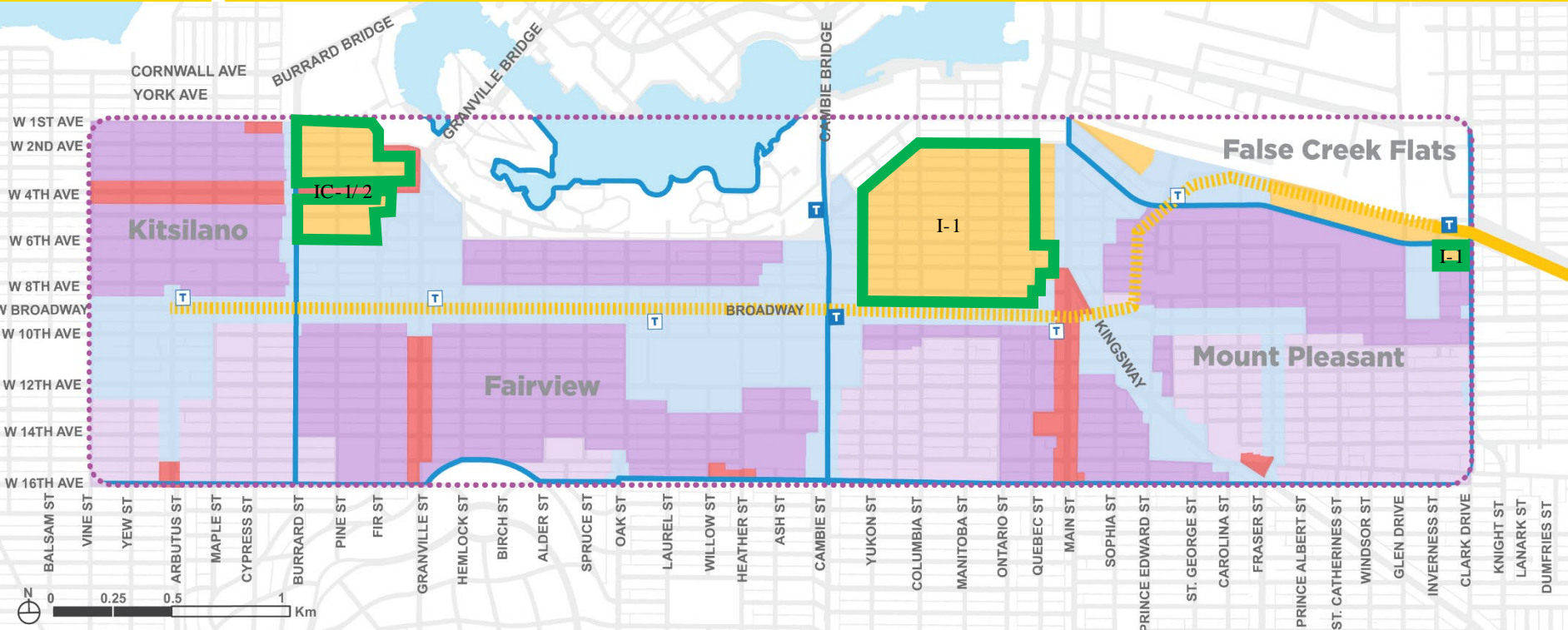
# Upcoming Zoning Amendments

In late spring 2023 staff will be recommending zoning amendments (i.e. “pre-zoning”) for select areas of the Plan

- Help deliver on the Broadway Plan policy directions
- Expedite approvals for routine projects
- Reduce uncertainty for applicants



# Industrial / Mixed-Employment Zones



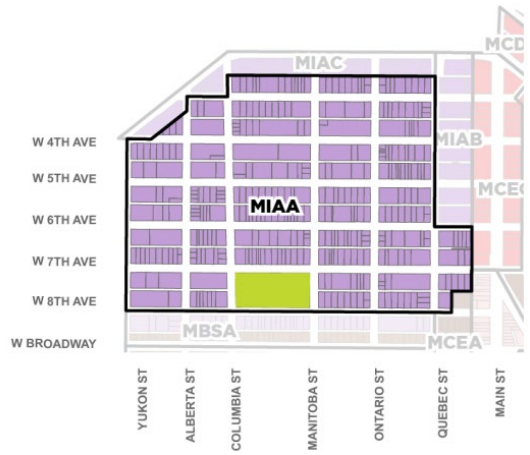
- Legend**
- Broadway Plan Area
  - Future Broadway Subway
  - T Existing Rapid Transit Station
  - T Future Rapid Transit Station
  - Millennium Line
  - Neighbourhood boundary
  - Character Area
  - Existing Low Density Areas
  - Centres
  - Industrial/Employment Areas
  - Existing Apartment Areas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

 **Broadway proposed Industrial and Mixed Employment zoning amendments**

# I-1 Industrial Amendments

## Broadway Plan Policy:

### 10.1 Mount Pleasant Industrial Area - Area A

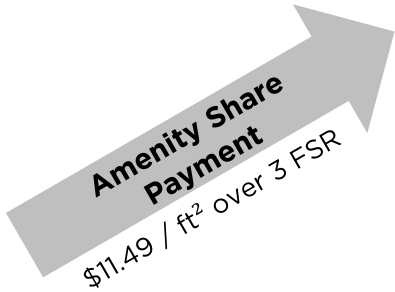
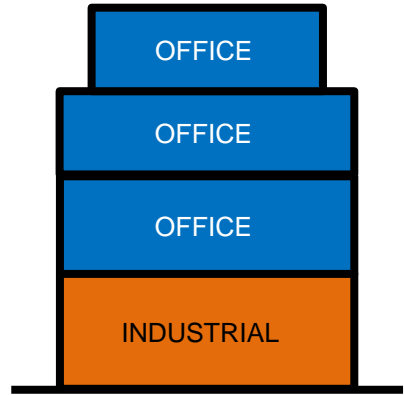


INDUSTRIAL/  
EMPLOYMENT

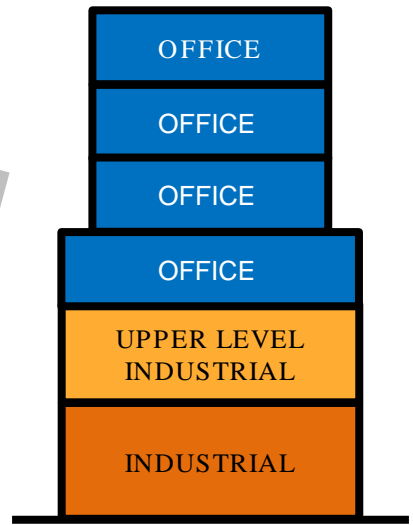
#### Intent

Strengthen the heart of the Mount Pleasant Industrial Area as a vibrant creative production area by enhancing its light industrial function while strategically increasing opportunities to support the innovation economy.

*Current*  
I-1 Zoning:  
3.0 FSR  
60 ft



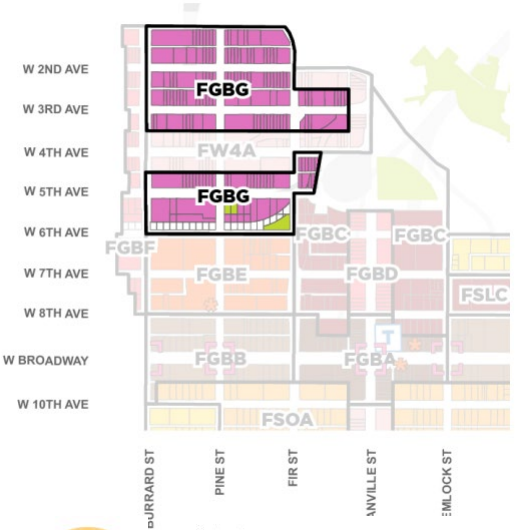
*Proposed*  
I-1 Amendments:  
4.5 FSR  
100 ft



# IC-1/2 Mixed Employment Amendments

## Broadway Plan Policy:

### 9.7 Granville/Burrard Slopes - Area G

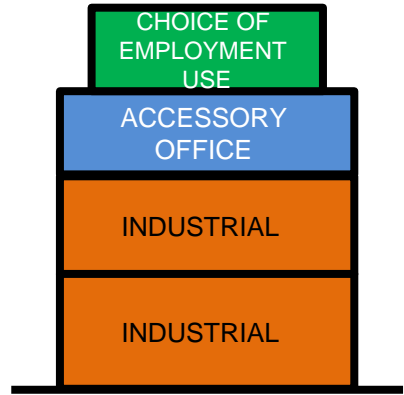


**INDUSTRIAL/  
EMPLOYMENT**

**Intent**

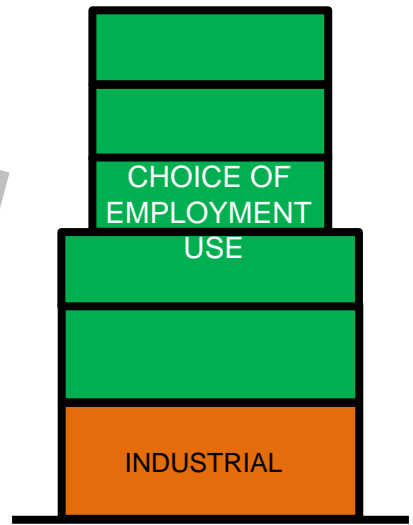
Enable increased height and density to support innovation and creative economy uses and incentivize the delivery of traditional light industrial functions (production, distribution and repair) in the Burrard Slopes Mixed Employment Area.

*Current*  
IC-1/2 Zoning :  
3.0 FSR  
60 ft



**Amenity Share  
Payment**  
\$11.49 / ft<sup>2</sup> over 3 FSR

*Proposed*  
IC-1/2 Amendments:  
4.5 FSR  
100 ft





Additional changes to the zoning will:

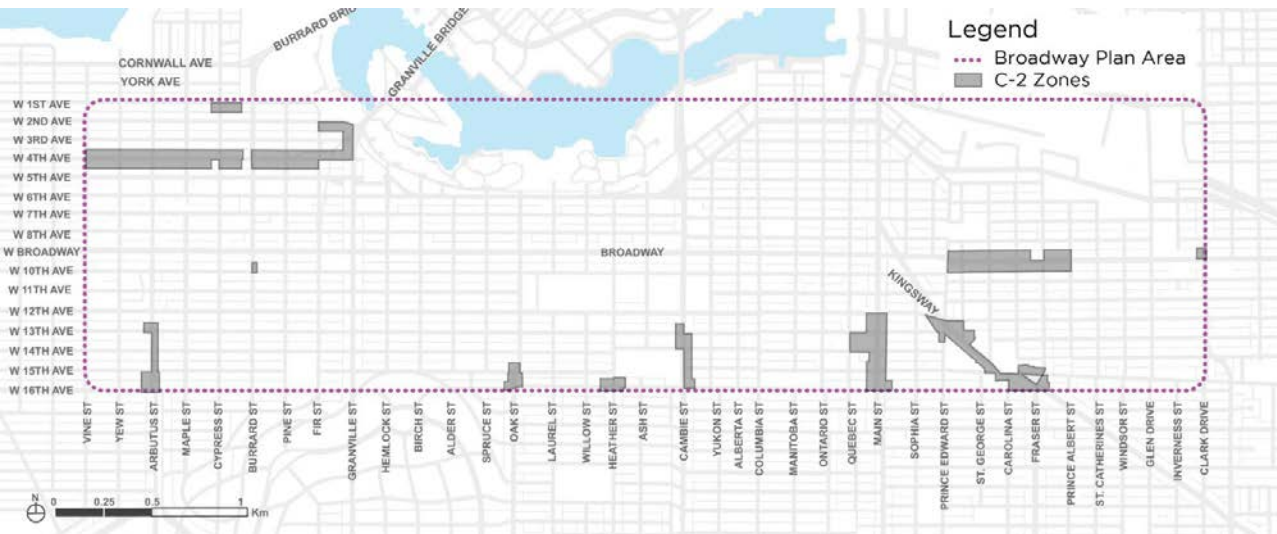
- Provide greater flexibility for industrial uses
- Support arts and culture in these areas



# C-2 Commercial Zones

Proposed changes would enable 6 -storey mixed -use residential rental projects in the Broadway Plan area.

These allowances currently exist in other C -2 zones throughout the city.



Broadway Plan C -2 zoned areas



## Rationale:

- Align with Broadway Plan
- Standardize regulations across the city
- Streamline rental housing delivery

Fixed Rate CAC Framework

# Establishing Fixed Rate CACs

**Council directed staff to report back with a fixed rate CAC framework.**

Staff are developing a “fixed rate development contributions” policy, to include:

- Fixed rate CACs
- Any project where amenity contributions are set and a CAC is not negotiated (e.g. in -kind contributions)

March 29, 2023

*Policy framework provided to Council for information*

Q2-Q3 2023

*Financial testing, industry engagement, and policy development*

Q4 2023

*Final policy recommendations presented to Council*

Some types of projects are better suited to fixed rate contributions than others

### Fixed Rate Contributions

- Standard projects with little variation
- Projects with clear policy on in-kind amenity contributions or affordability requirements
- Existing fixed rate projects



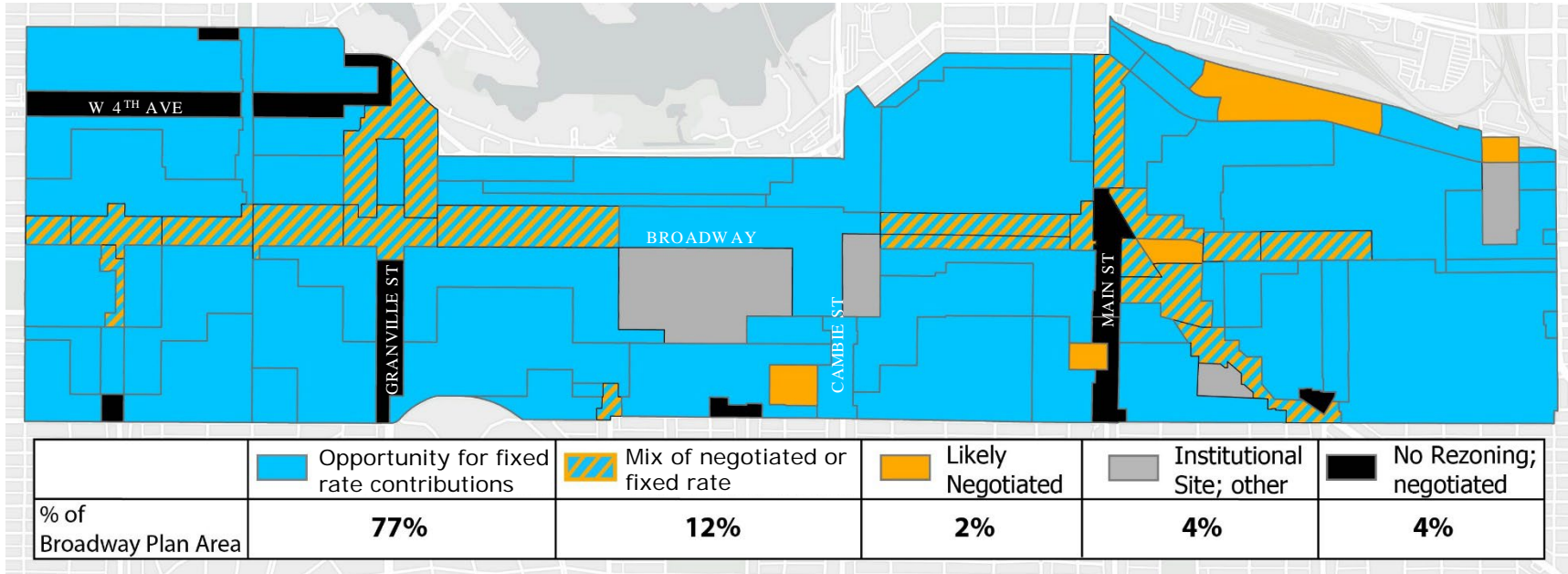
### Negotiated Contributions

- Large and unique sites
- High value projects
- Areas where there are many choices of use within policy
- Projects with a mix of many different uses



# Preliminary Analysis

## Potential areas for fixed rate development contributions based on preliminary analysis



\*This map is for illustrative purposes only. More detailed technical analysis and financial testing will inform final policy recommendations.



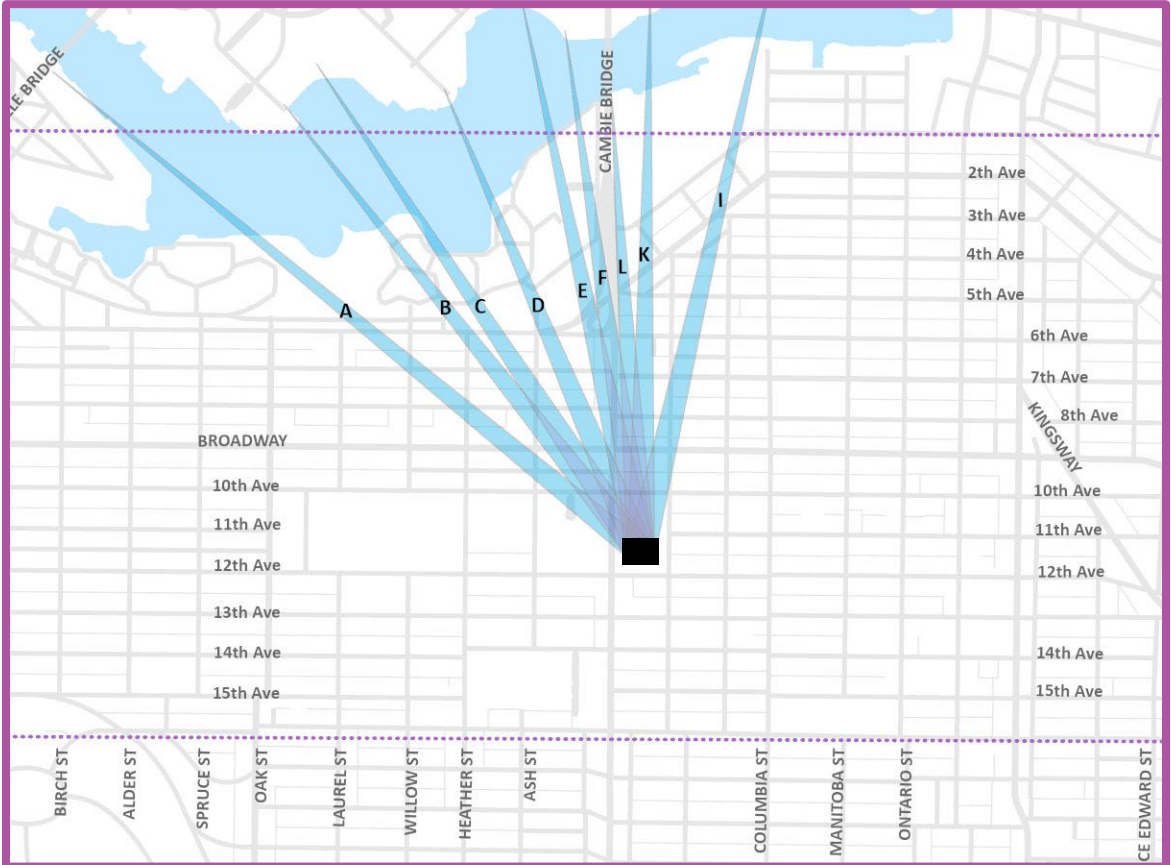
Protected Views to City Hall

# Protected Views to City Hall

- Views to City Hall and other landmark buildings are notionally shown in Central Broadway C -3A Urban Design Guidelines (adopted in 1976).
- Nine (9) protected public views of City Hall have been administered in recent decades.
- Views significantly limit building heights and capacity for job space and housing in Broadway and Cambie area, near two rapid transit lines.



# Views to City Hall (as Administered)



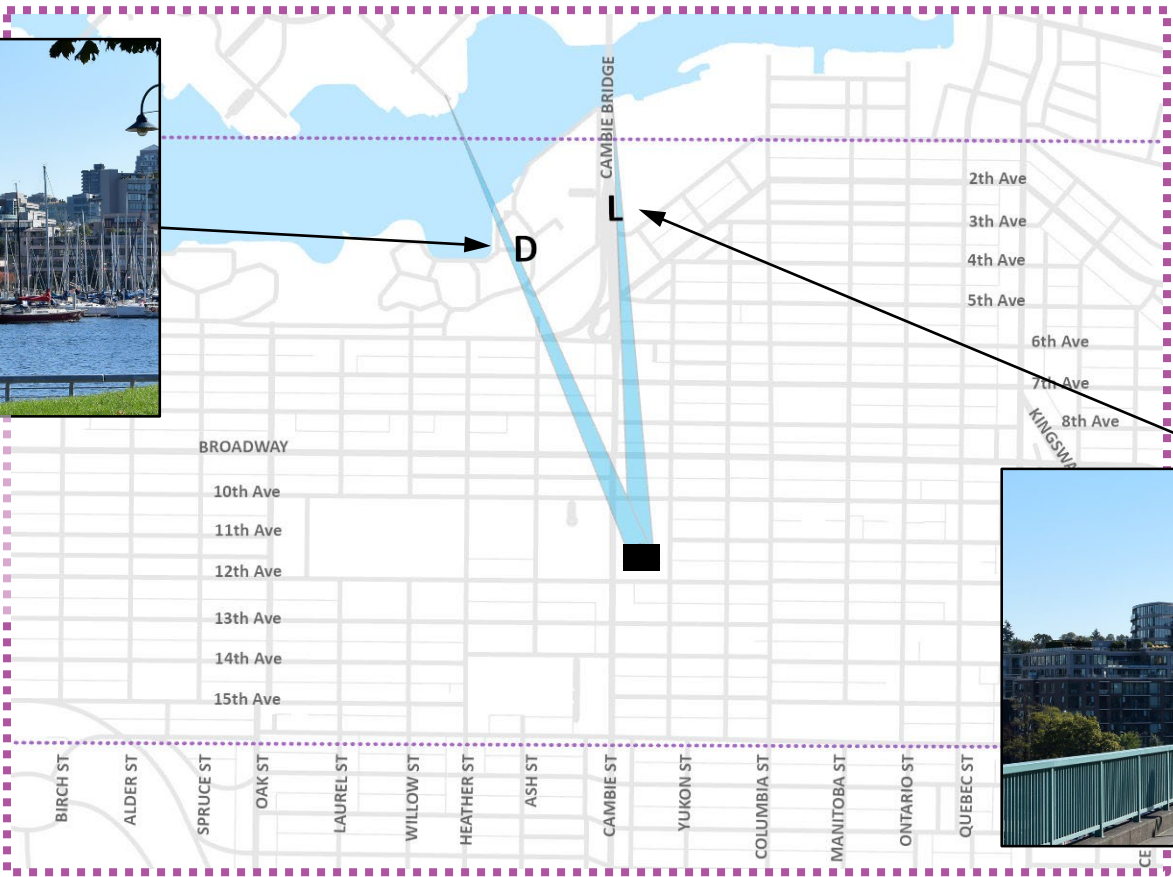
Reduce the number of protected public views to City Hall from nine to two, and include in amended *View Protection Guidelines* .

- Adds significant capacity for new job space and housing near the Broadway Subway and Canada Line.
- Improves policy clarity by centralizing protected public views within one policy ( *View Protection Guidelines* ).
- Maintains important landmark views to City Hall from Cambie Bridge and the Seawall on the north side of False Creek.

# Views to City Hall (Recommended)



Seawall at the foot of Drake Street from the viewing point



Cambie Street Bridge along the pedestrian pathway

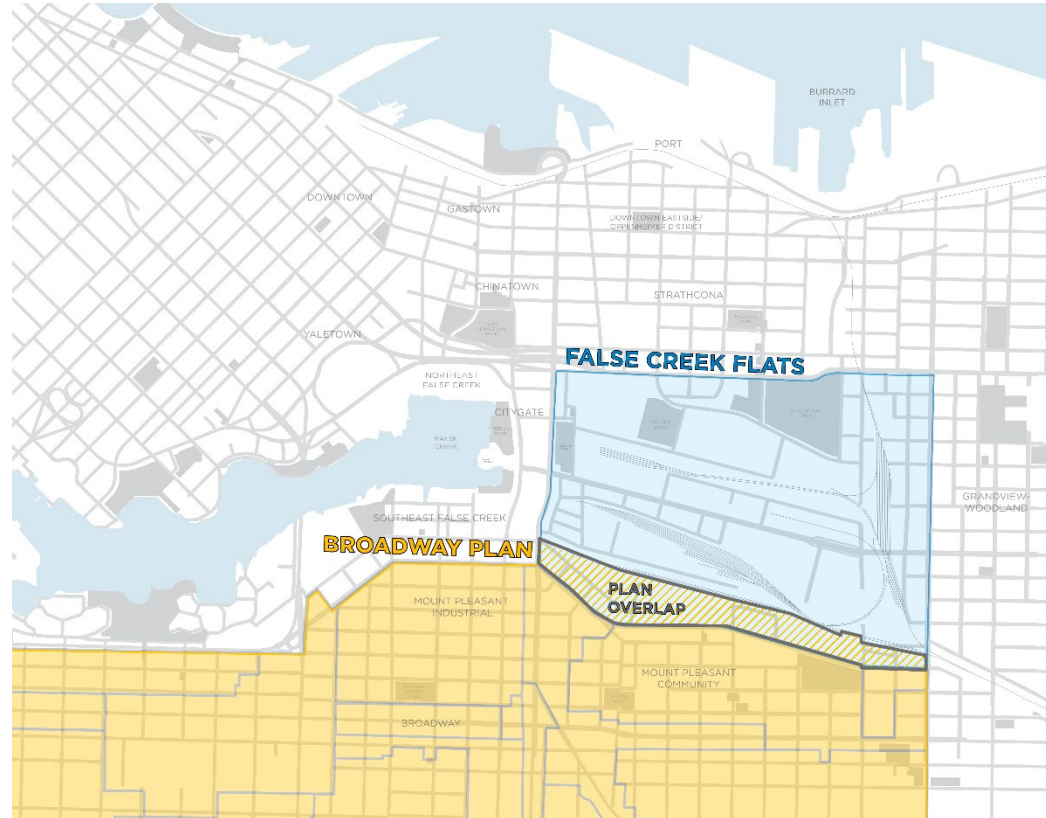


# False Creek Flats Plan Amendments



## Minor amendments to the False Creek Flats Plan

- Clarify that for areas of overlap, the Broadway Plan land use policies supersede the Flats Plan
- Ensure that rezoning allowances are clear to applicants and staff



Pace of Change Policy

# Pace of Change Policy

Council Direction:

*THAT Council direct staff to report back at a future date on a pace of change approach for the Broadway Plan, including further study on an appropriate number of applications and criteria for prioritizing applications based on their merits .*



Approximately 25% of the City's purpose-built rental housing is in the Broadway Plan area. Much of that stock is older and more affordable.

Overarching housing challenge:

How do we protect existing renters while encouraging redevelopment in the aging rental stock and new supply for future generations?

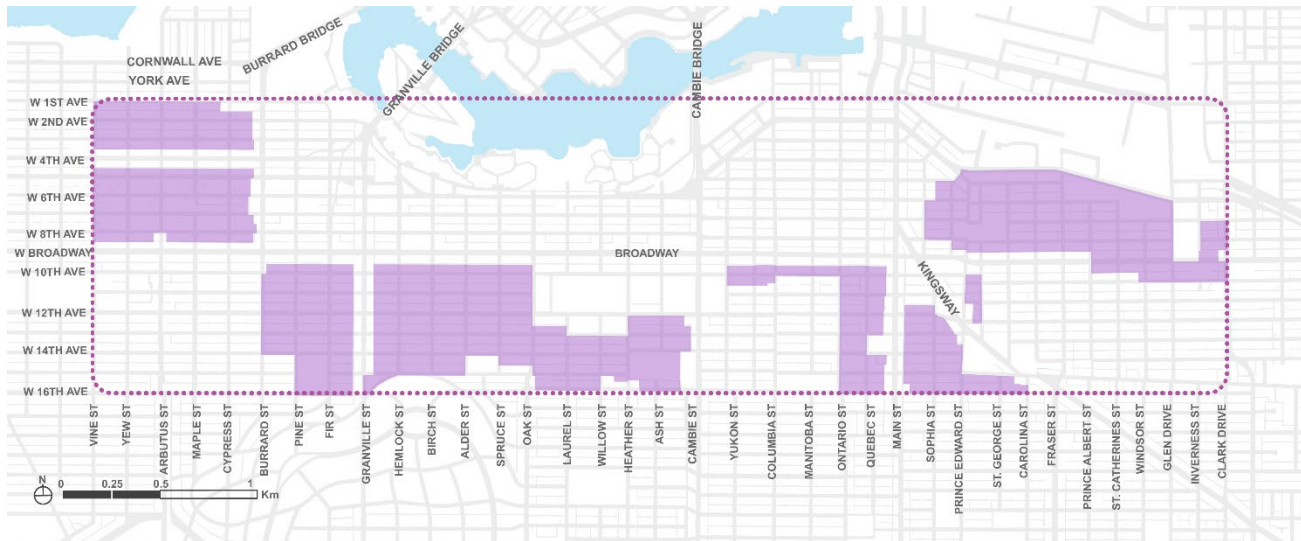


Broadway Plan Housing Approach:

- Enable significant new housing opportunities in areas without many renters (i.e. Centres / Station Areas, Low-Density Residential Areas)
- Introduce new tenant protections and set allowable densities in apartment areas to enable incremental change over time to mitigate displacement, replace existing rental affordability and add new permanently secured rental housing

# Pace of Change Approach

Focus on managing rate of redevelopment of existing apartment areas while allowing projects in all other areas to proceed.



..... Broadway Plan area

■ Areas where the Pace of Change policy would apply

~50 projects  
unaffected by  
policy

(~30 projects include  
residential uses,  
proposing ~6,300 net  
new units)

~50 projects  
impacted by policy  
(~7,400 net new units  
proposed)

## Key elements:

1. Annual limit on number of projects that impact existing rental housing allowed to proceed in existing apartment areas, with exemptions for:

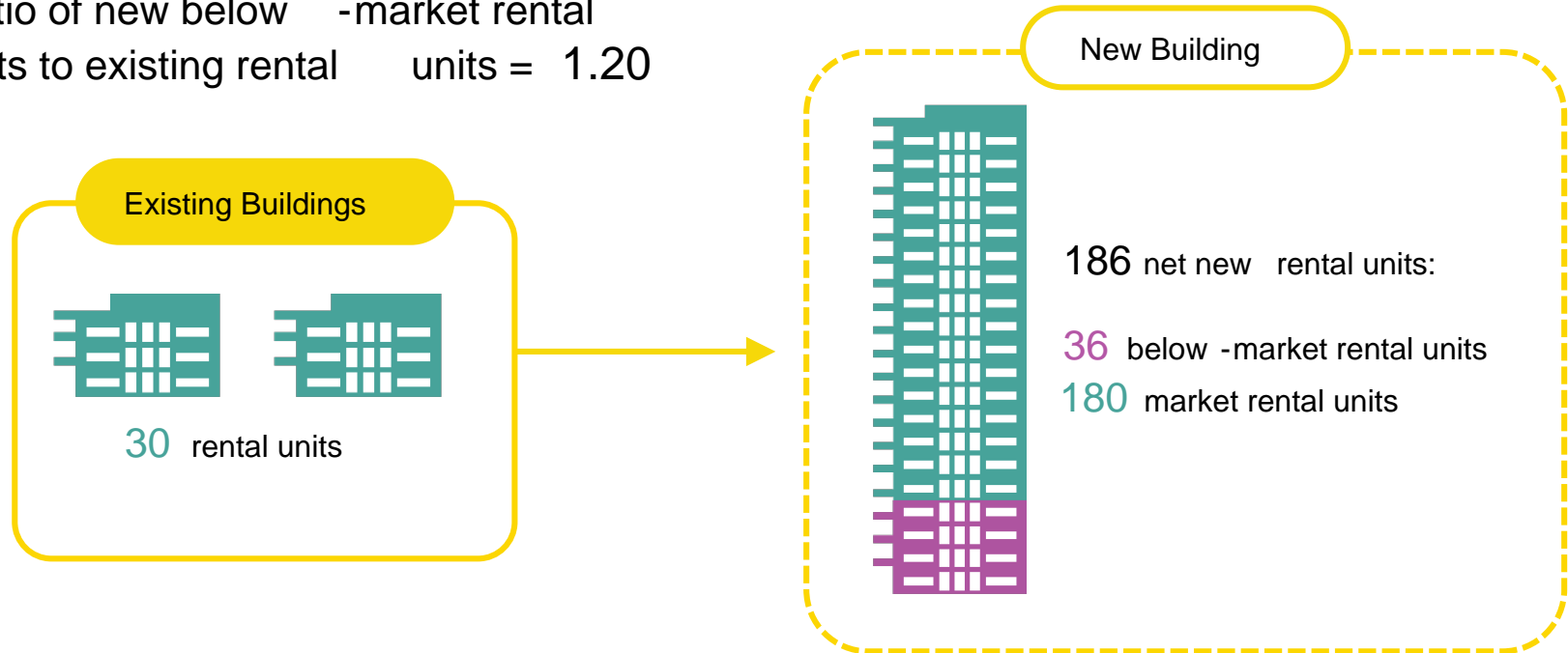
- Social, supportive and co-operative housing projects
- Projects that propose doubling existing rental housing with below-market rental
- Strata wind-up projects, infill projects

2. Simple, objective and measurable criteria to prioritize projects:

- Ratio of proposed new below-market rental housing units compared to existing rental
- Highest ratio projects are selected to proceed and fill annual quota

## LOWER RATIO PROJECT

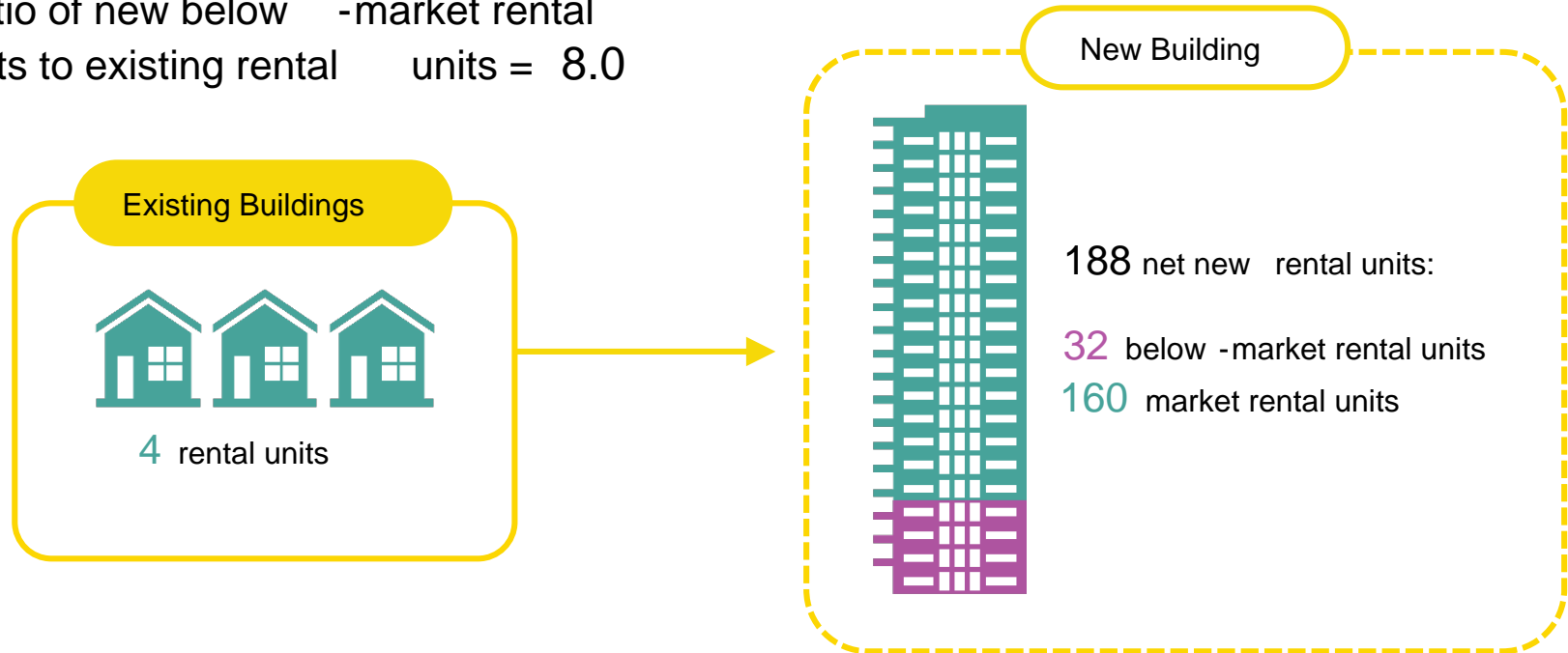
Ratio of new below -market rental  
units to existing rental units = 1.20





## HIGHER RATIO PROJECT

Ratio of new below -market rental  
units to existing rental units = 8.0



# Options for Pace of Change Approach

Policy as recommended could be amended to a higher annual project limit without impacting administration of proposed policy.

	Option 1 (recommended)	Option 2	Option 3	Option 4
Annual project limit	5	15	30	No Pace of Change
Estimated # of renter households impacted/year*	180	550	910	2,000
% of existing rental units impacted/year	1%	3%	5%	10%

\* Estimated number of tenants impacted based on known rezoning enquiries and applications in areas where policy would apply. Note this number indicates the estimated number of tenants included in the annual project limit, not necessarily the number of tenants that are moving out in a given year as each project will proceed at a different pace.

Meetings with representatives of renter service sector and members of Urban Development Institute/Landlord BC

Divergent opinions heard:

- Renter Service sector supportive of a pace of change given significant challenges renters face finding affordable rental housing in a tight market
- UDI and Landlord BC strongly opposed to a pace of change policy believing tenant protections in place are sufficient and market can address issues of relocation

# Pace of Change Policy

Staff recommend implementing a pace of change policy in the next 3 years, i.e. 5 projects annually/~ 180 renter households for the following reasons:

- There is significant redevelopment interest in the apartment areas, impacting ~2,000 renter households
- High volume of redevelopment could pose challenges for renter relocation; average rental vacancy rate ~0.5%/~110 available units
- Approach allows below -market rental stock to be built in other Plan areas and enable staff, industry and renters to work through implementation and assess effectiveness of new tenant protections

Review of policy every 3 years provides opportunity for Council to continue, revise or repeal as needed

## ③ Next Steps

- Processing rezoning enquiries and applications
- Further zoning changes to streamline development approvals:
  - Non-market and rental housing in RM/RT zones
  - C-3A design guidelines
- Public Realm Plan
  - 1% road reallocation
  - Public open space targets
  - Host Nations collaborations
- Planning of large sites (e.g. VCC, VGH)





Thank you

