



# BROADWAY PLAN

Broadway Plan Review and Implementation | **December 11, 2024**

# Agenda

- |    |  |
|----|--|
| 01 | Broadway Plan overview                           |
| 02 | Implementation update                            |
| 03 | Broadway Plan review and proposed policy changes |
| 04 | Growth and change                                |
| 05 | Broadway Public Realm Plan                       |
| 06 | Civic District (City Hall Campus)                |

# 01. Broadway Plan Overview

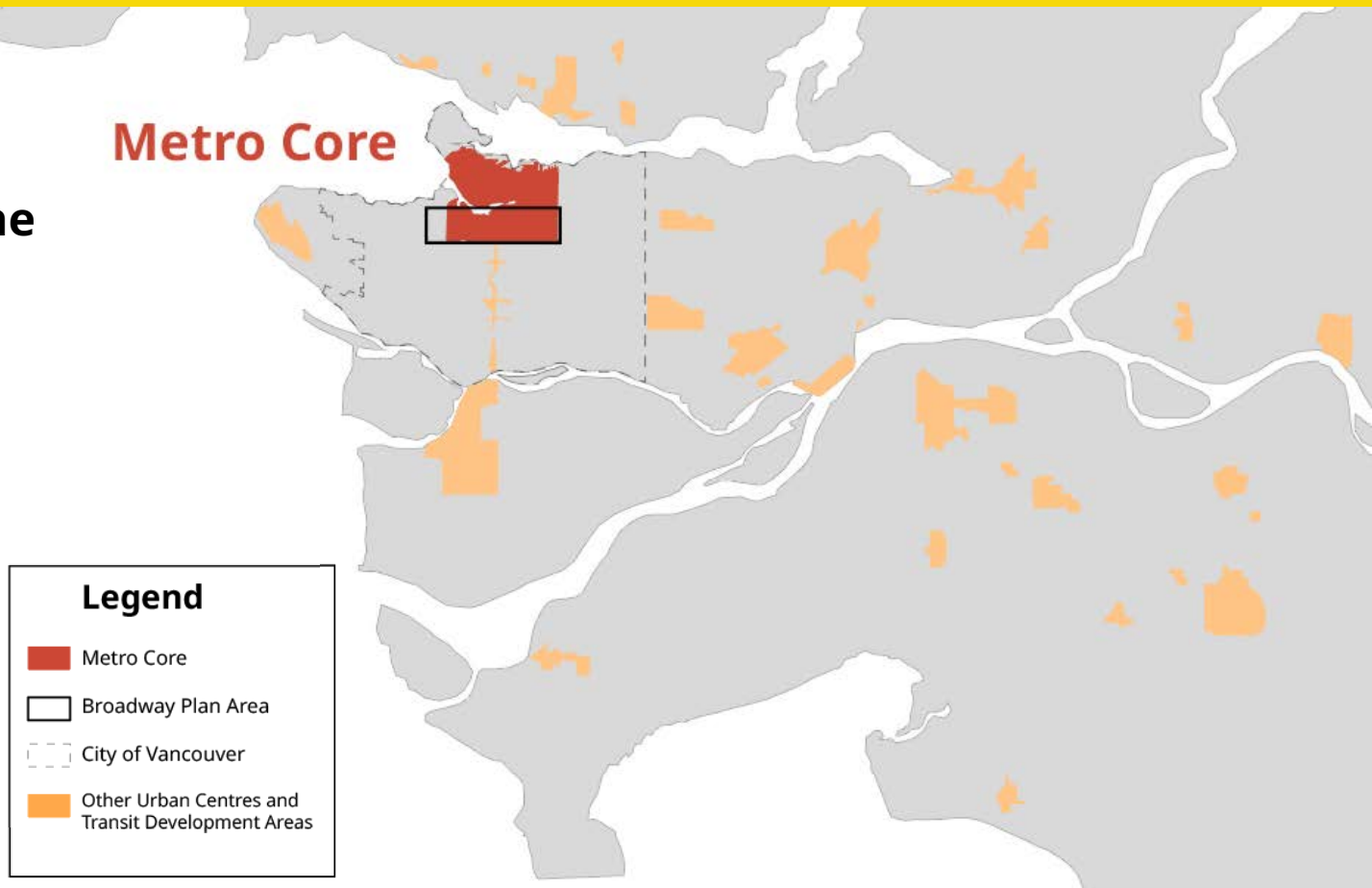


# Broadway Plan area

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



**Vancouver's  
Metro Core is the  
largest urban  
centre in the  
region.**



# The Broadway Opportunity

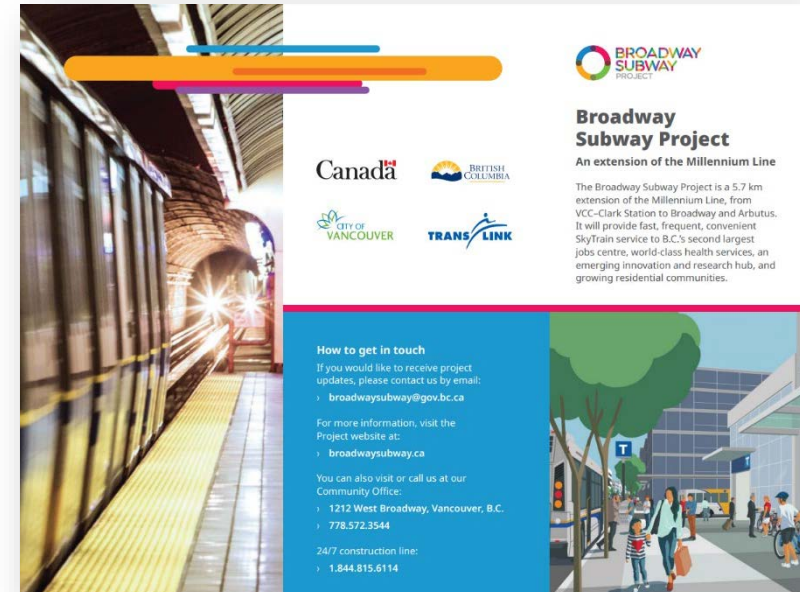


New rapid transit to  
Central Broadway  
- Vancouver's "second  
downtown"

More complete,  
equitable and  
sustainable  
neighbourhoods

# The Broadway Opportunity

## Advance City-wide Policy Goals & Deliver on Regional and Provincial Partnerships



**BROADWAY SUBWAY PROJECT**

### 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](mailto:broadwaysubway@gov.bc.ca)

For more information, visit the Project website at:

- > [broadwaysubway.ca](http://broadwaysubway.ca)

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

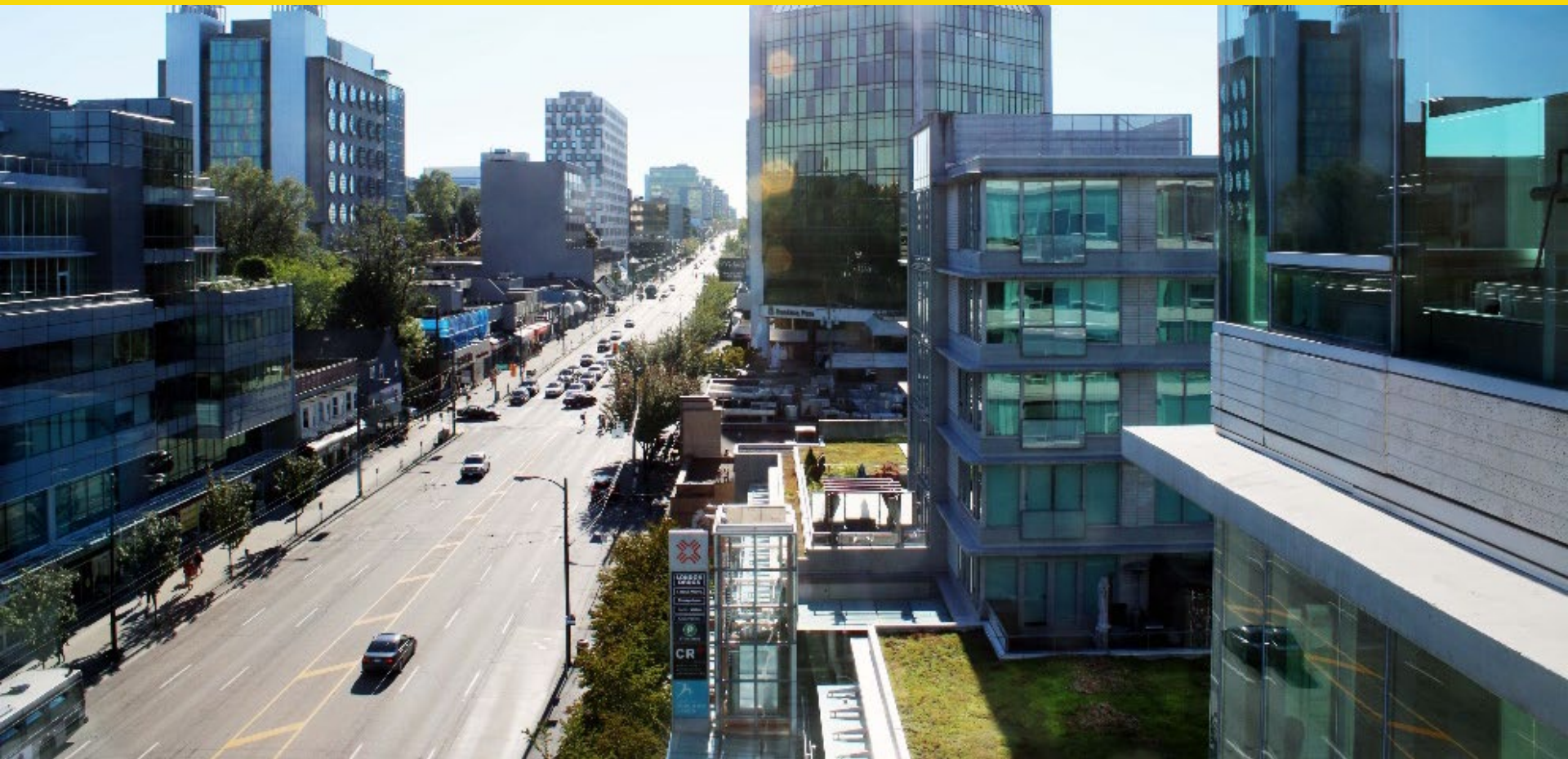
- > 1212 West Broadway, Vancouver, B.C.
- > 778.572.3544

24/7 construction line:

- > 1.844.815.6114

Logos: Canada, BRITISH COLUMBIA, CITY OF VANCOUVER, TRANS LINK

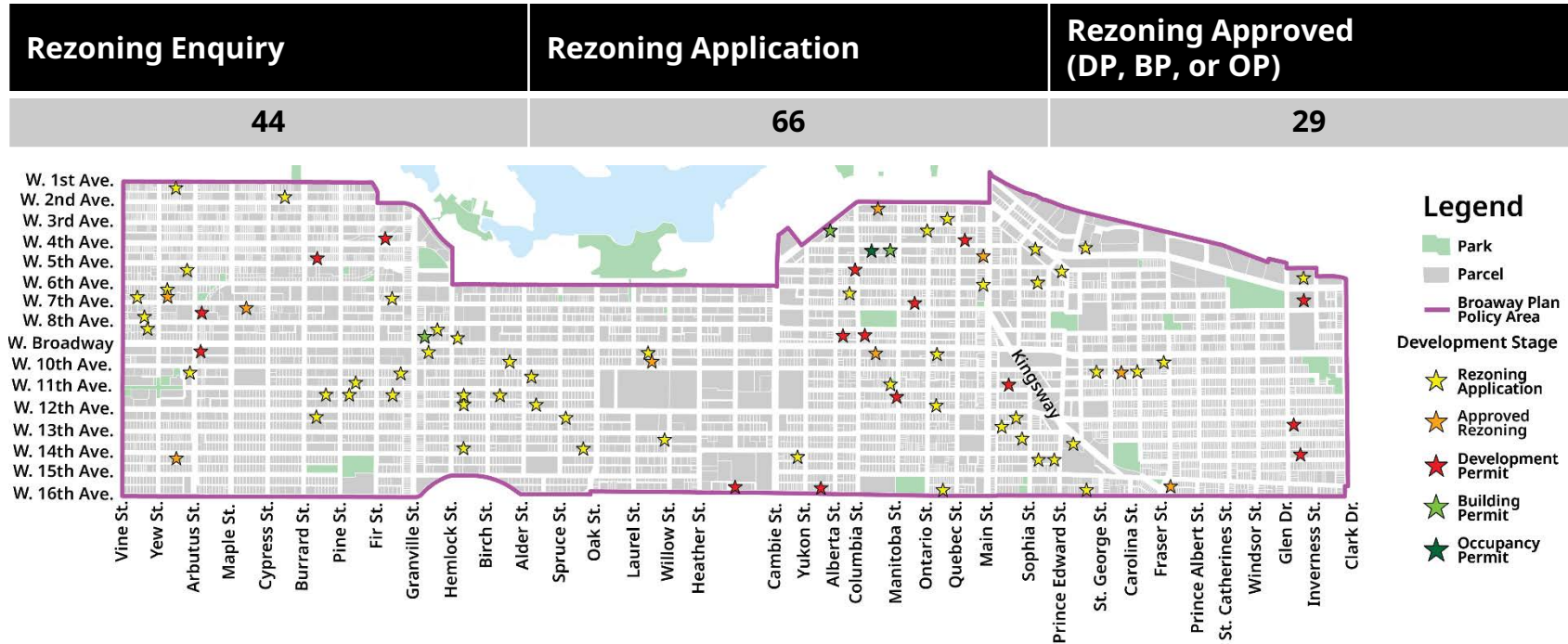
# 02. Implementation





# Development activity

## Development pipeline as of end of Q3 2024 (# of projects)

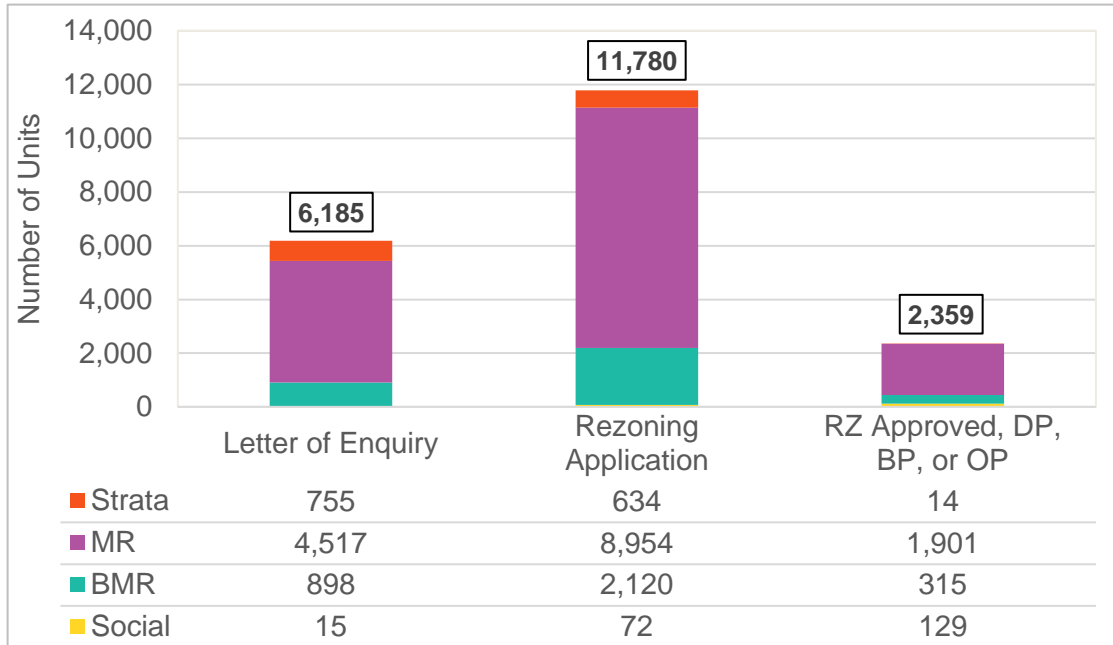


Rezoning enquiries are confidential, so locations of enquiries are not shown on this map

Rezoning application/rezoning approved updated as of November 27, 2024

# Development activity: housing

## Over 20,000 housing units in the development pipeline



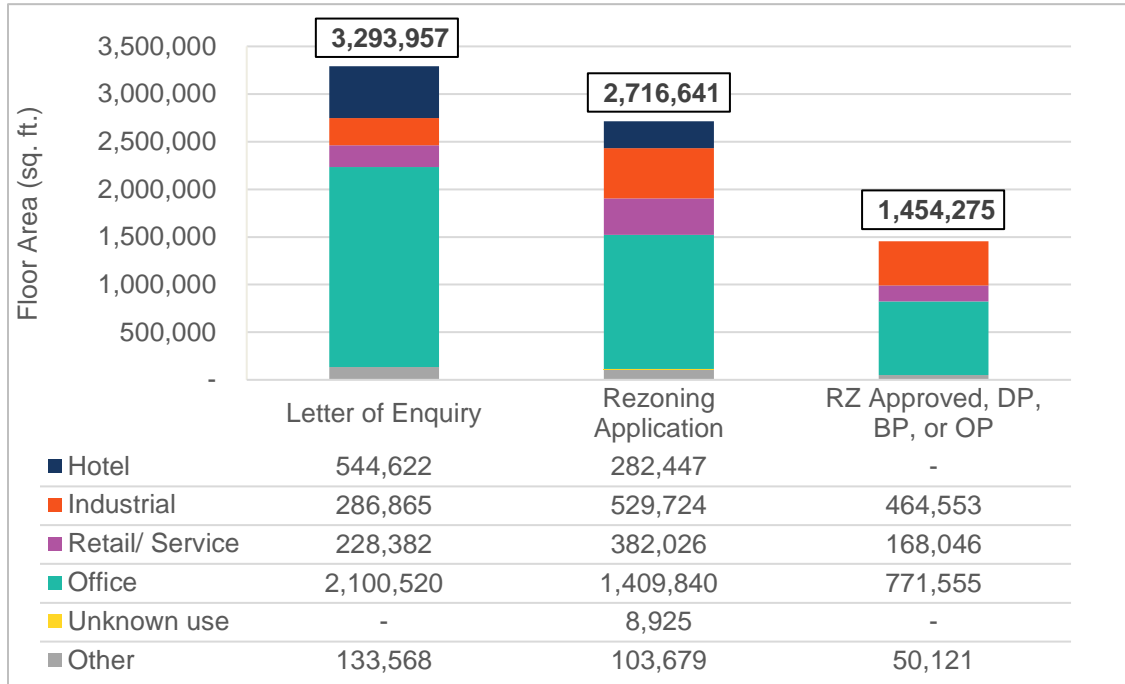
- 15,372 units of secured market rental housing
- 3,333 units of below-market rental housing
- Limited strata development interest due to current poor market conditions

Total residential development pipeline at end of Q3 2024 (# of units)

Rezoning application/rezoning approved updated as of November 27, 2024

# Development activity: job space

## Over 7.4 million sq. ft. of non-residential space in the development pipeline



- 4.2m ft<sup>2</sup> of office
- 1.2m ft<sup>2</sup> of industrial
- 827k ft<sup>2</sup> of hotel (~1,300 rooms)
- 778k ft<sup>2</sup> of retail/service

Total non-residential development pipeline at end of Q3 2024 (floor area sq. ft.)

Rezoning application/rezoning approved updated as of November 27, 2024

# Other development highlights

## In application or approved



~400 **hotel rooms**



25 **small-scale commercial**  
spaces in residential areas



500+ **childcare spaces**



1.5 acres of new **public**  
**space**



Approx 50,000 ft<sup>2</sup> of new  
**arts and cultural space**



# 03. Broadway Plan Review



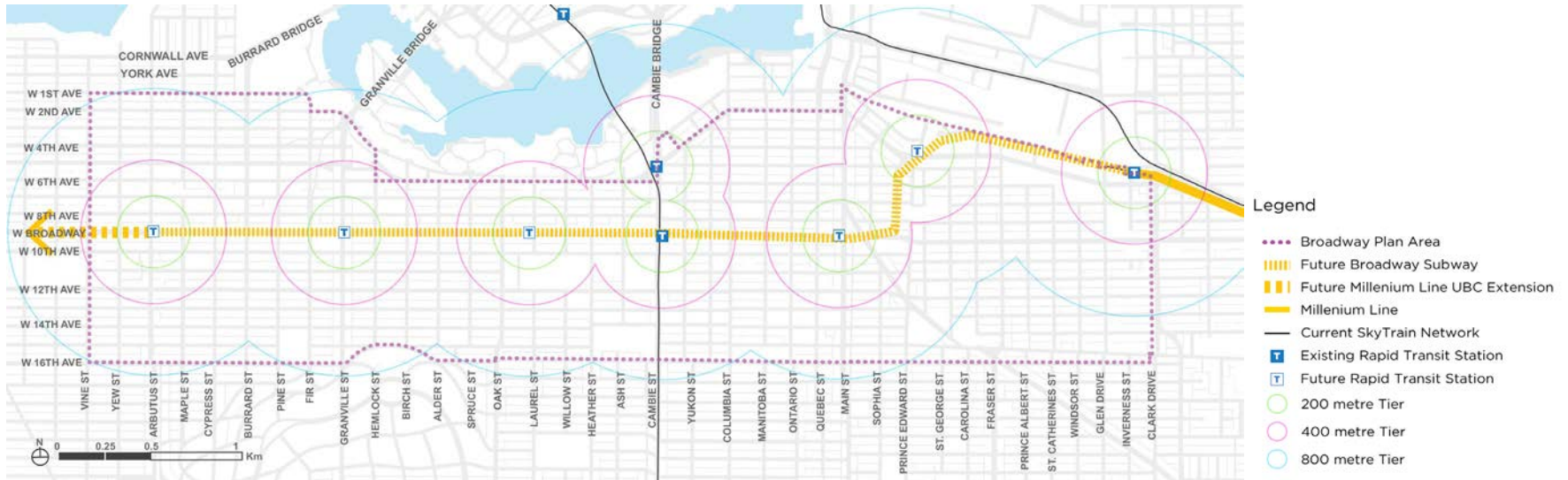
## 2024 review of Plan undertaken to:

- Align with new Provincial TOA legislative requirements
- Address issues arising through early rezonings
- Adjust policy to respond to emerging priorities and recent Council decisions (e.g. view cone changes, incentives for hotel development)

The proposed **policy amendments meet or exceed TOA legislative requirements**. The Broadway Plan already provides significant development capacity, which will increase with these changes.

# Transit-Oriented Areas (TOA) Legislation

In December 2023, the Province passed new legislation for land use planning near transit.



**Eight TOAs within Broadway Plan area**

# Land use policy changes

Some land use policies in the Broadway Plan need to be harmonized with the legislation, as well as the updated Public View Guidelines.

## Areas where land use policy changes are proposed



## Categories of changes

1. Villages
2. Low-density residential areas
3. Centres



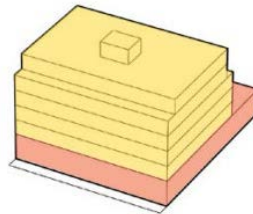
# #1: Villages



## Main Street Village

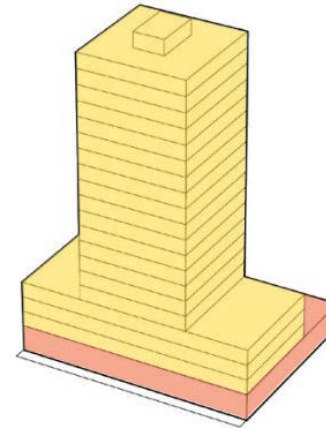
### Current policy

- Up to six storeys and 3.0 – 3.7 FSR
- Commercial required at grade



### Proposed policy

- Within 200m of SkyTrain: up to 20 storeys and 5.0 FSR
- 200-400m of SkyTrain: up to 12 storeys and 4.0 FSR
- Commercial required at grade
- Residential uses limited to rental housing with 20% secured at below-market rents



## South Granville Village

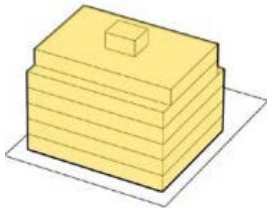


# #2: Low-density residential areas



Low-density residential areas

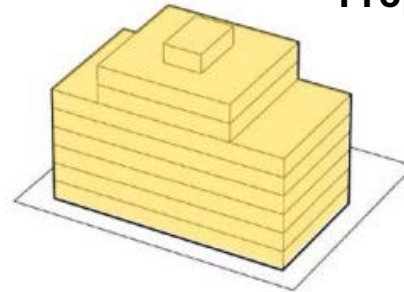
## Current policy



- Up to six storeys and 2.4 – 2.7 FSR
- Secured rental housing



## Proposed policy



- Up to eight storeys and 3.0 FSR
- Secured rental housing

# #3: Centres

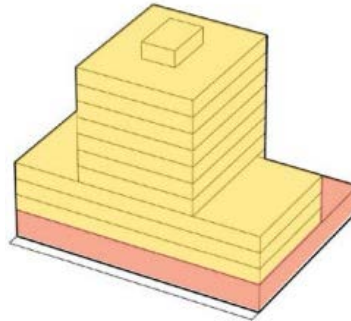
## Example



### Burrard/Granville Slopes

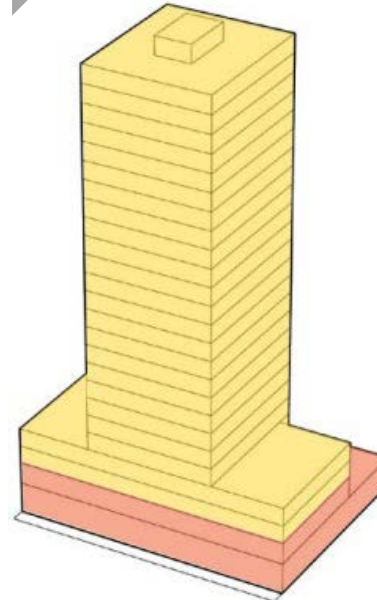
#### Current policy

- Up to 10 storeys and 4.5 FSR, contingent on protected public views
- Commercial required at grade



#### Proposed policy

- Up to 25 storeys and 8.0 FSR, dependent on site size and conditions
- Commercial required at grade
- Options for secured rental housing with below-market units, strata ownership housing, or social housing



# Tower limit policies

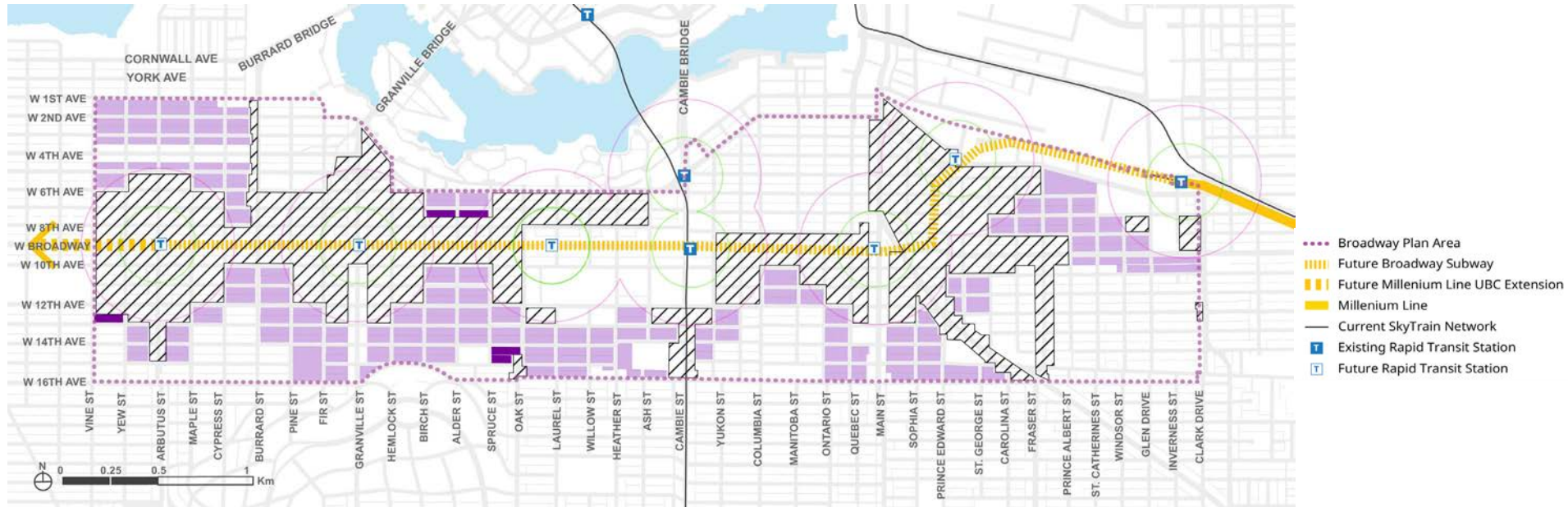
Broadway Plan has policies limiting the number of towers per block in several areas.





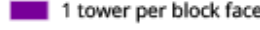


-  200 metre Tier
-  400 metre Tier
-  Centres
-  Residential Areas

# Tower limit policies

Proposing to **remove** tower limit policies in several locations.



-  200 metre Tier
-  400 metre Tier

-  1 tower per block face
-  2 towers per block
-  Removal of Tower Limits

In residential areas, **build-out will vary** depending on the existing conditions on each block. **Build-out will occur gradually** over time.

## Constraints on tower development

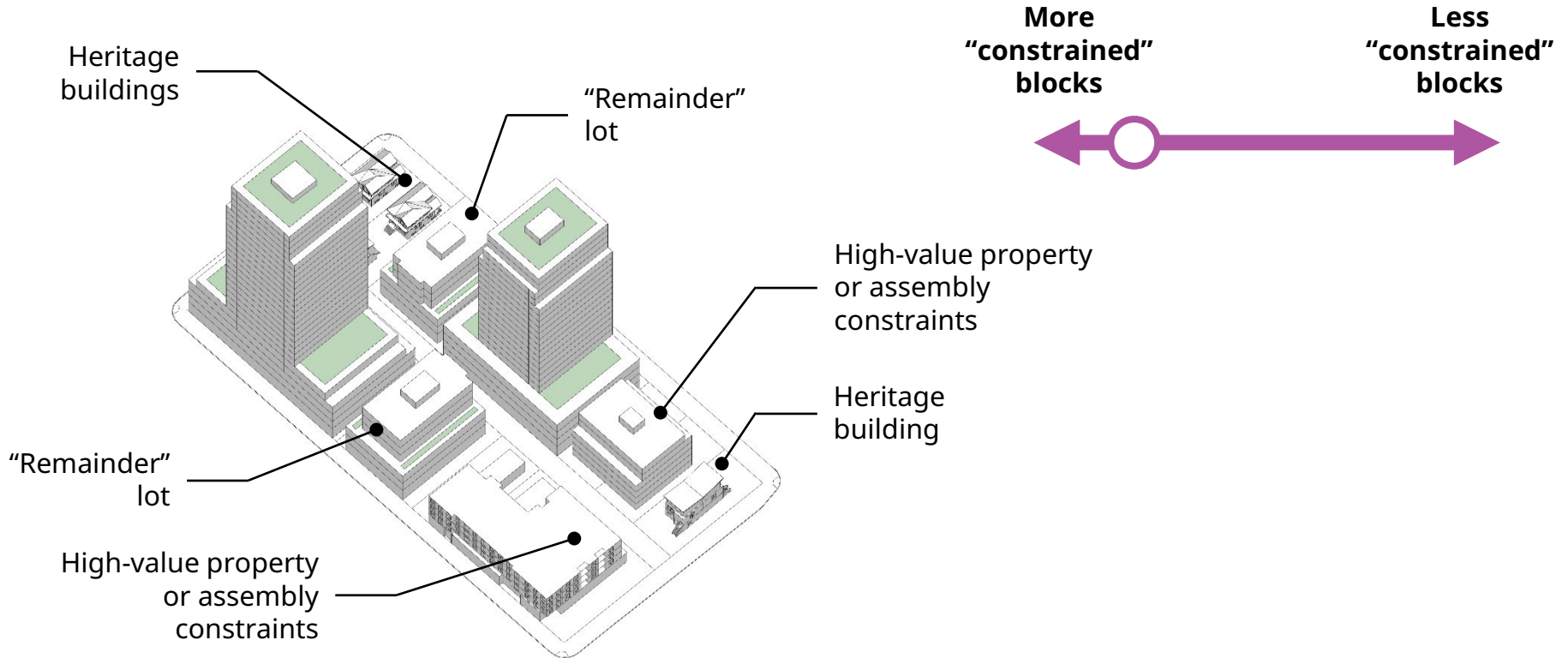
- Heritage buildings
- High-value existing buildings
- Development patterns and lot configurations
- Property assembly challenges

More  
“constrained”  
blocks

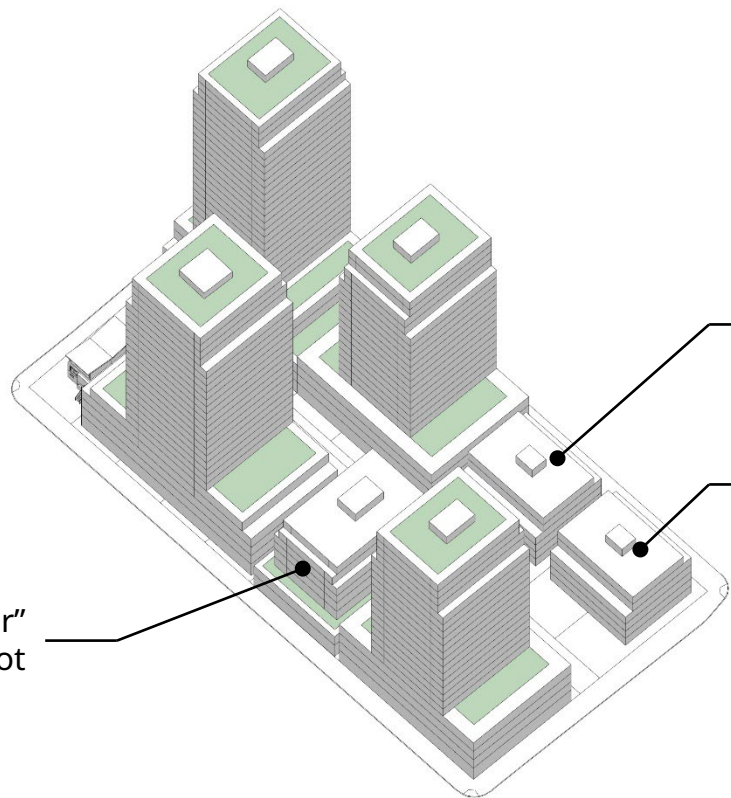


Less  
“constrained”  
blocks

# Example of a more constrained block



# Example of a less constrained block



"Remainder"  
lot

"Remainder"  
lot

High-value property  
or assembly  
constraints

More  
"constrained"  
blocks

Less  
"constrained"  
blocks





# Incentives for hotel development

Proposed changes to the Broadway Plan will **expand locations for hotel development**, as well as **incentivize hotel development** with additional height and density, and mixed-use development with residential in some areas.



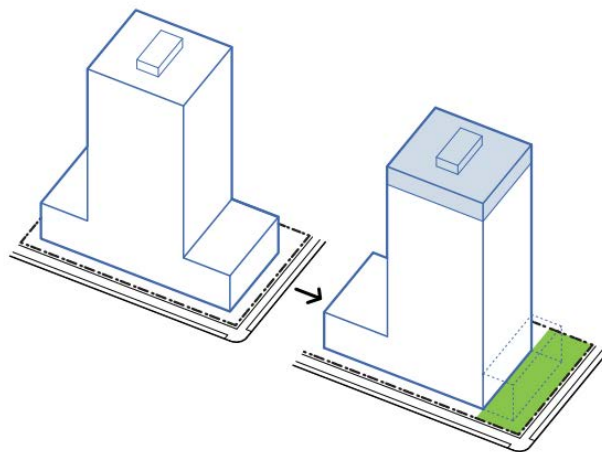
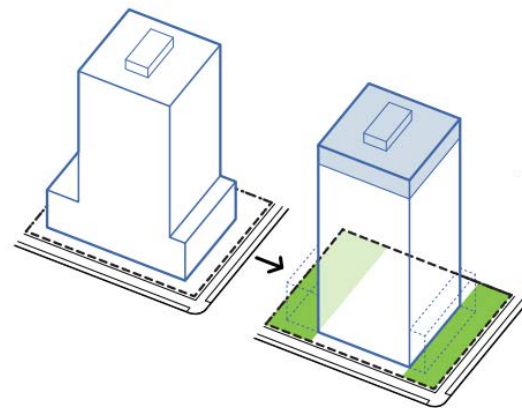
Staff also recommend increasing the 30-year target for hotel rooms in Broadway from **1,200 rooms to 3,000 rooms**.

# Building Height Flexibility

Recommending modest flexibility for building height to:

- Accommodate a **greater range of building forms**
- Enable delivery of on-site **public open space** from new developments
- Enable **heritage conservation**
- Provide **design flexibility** to allow maximum densities to be achieved on larger sites

Additional height would generally be no more than six storeys and would primarily occur on larger sites.



**Enhanced tenant protections are a central part of the Plan's equitable development approach, allowing existing renters to stay in their neighbourhoods while also enabling new rental supply.**

To support implementation, staff are:

- **Engaging with stakeholders and industry** on their experiences with the policy.
- Monitoring and **continuously improving our approaches** to ensure the policy is implementable.

# Broadway Plan review – other policy changes

## Various other policy changes proposed:

- Remove maximum **office tower floor plate** sizes for industrial/employment areas
- Integrate select built form policies and **repeal six C-3A Design Guidelines** documents
- Minor amendments for **policy clarification**



# Public engagement – key feedback themes

- Concern about **building heights and densities**, but also some support.
- Most **concern** about height/density in **residential neighbourhoods**.
- Concern about loss of **neighbourhood character**, heritage, and cultural spaces.

The existing Broadway Plan and proposed amendments include measures to help address these concerns, particularly in residential areas.



# Approaches in residential areas

Source: Peterson

Flexibility for building design to accommodate **additional open space**



**Four-storey podiums** that relate to existing scale in apartment areas



# Approaches in residential areas

## Enhancing the 'green and leafy' streetscape character

New car-free and car-light  
**greenways**



Setbacks for underground structures to  
ensure health of **mature street trees**

Setbacks for **landscaping**



# 04. Growth and change





# Development capacity estimates

	<b>Today</b>	<b>2050 capacity estimates</b>	
		<b>Previous estimate</b>	<b>Revised estimate</b>
<b>Population</b>	83,000	+ 50,000	+ <b>64,000</b>
<b>Households</b>	54,000	+ 30,000	+ <b>41,500</b>
<b>Jobs</b>	84,000	+ 42,000	+ <b>45,000</b>

## Drivers of revised estimates

- Amended policies which will enable more growth (particularly housing)
- Significant early development interest

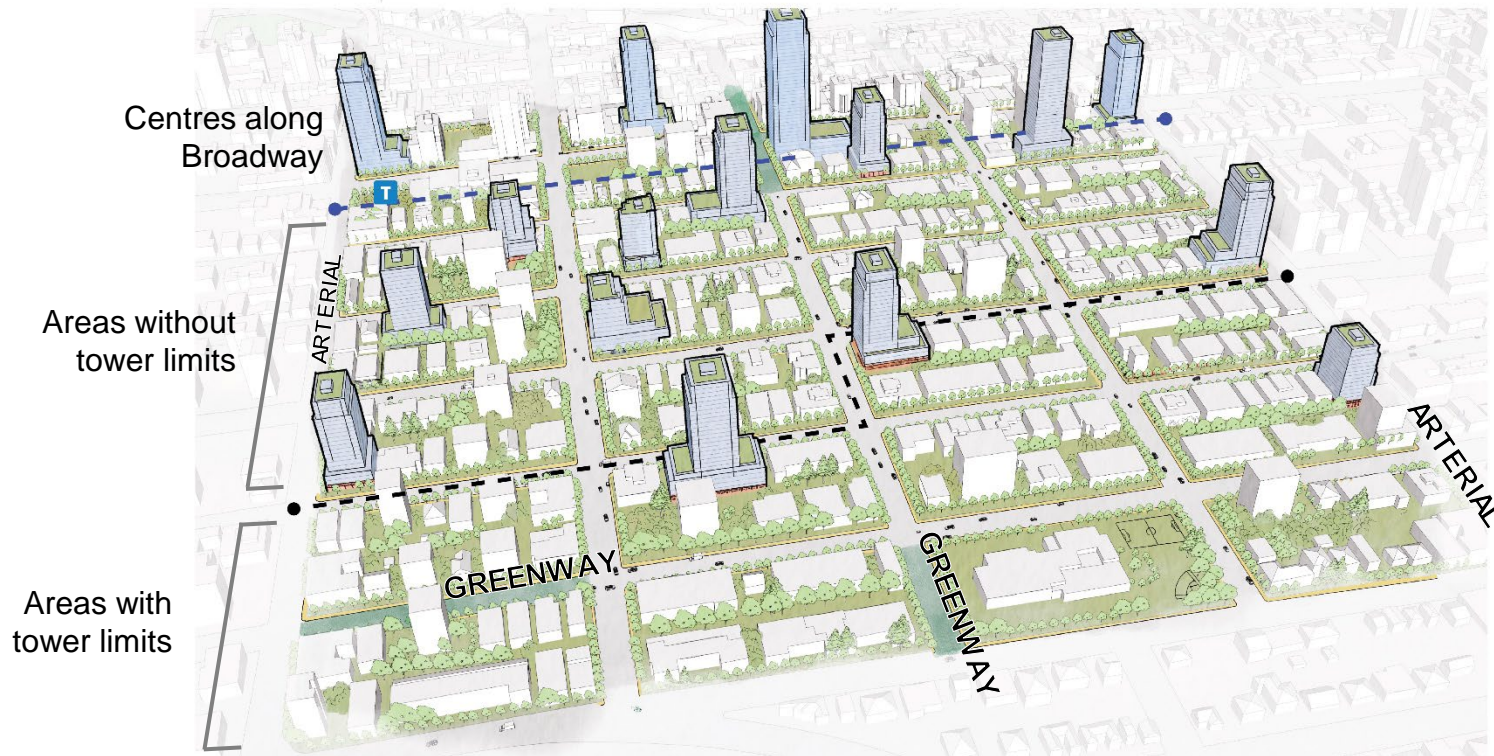
# Growth and change

Growth and change will...

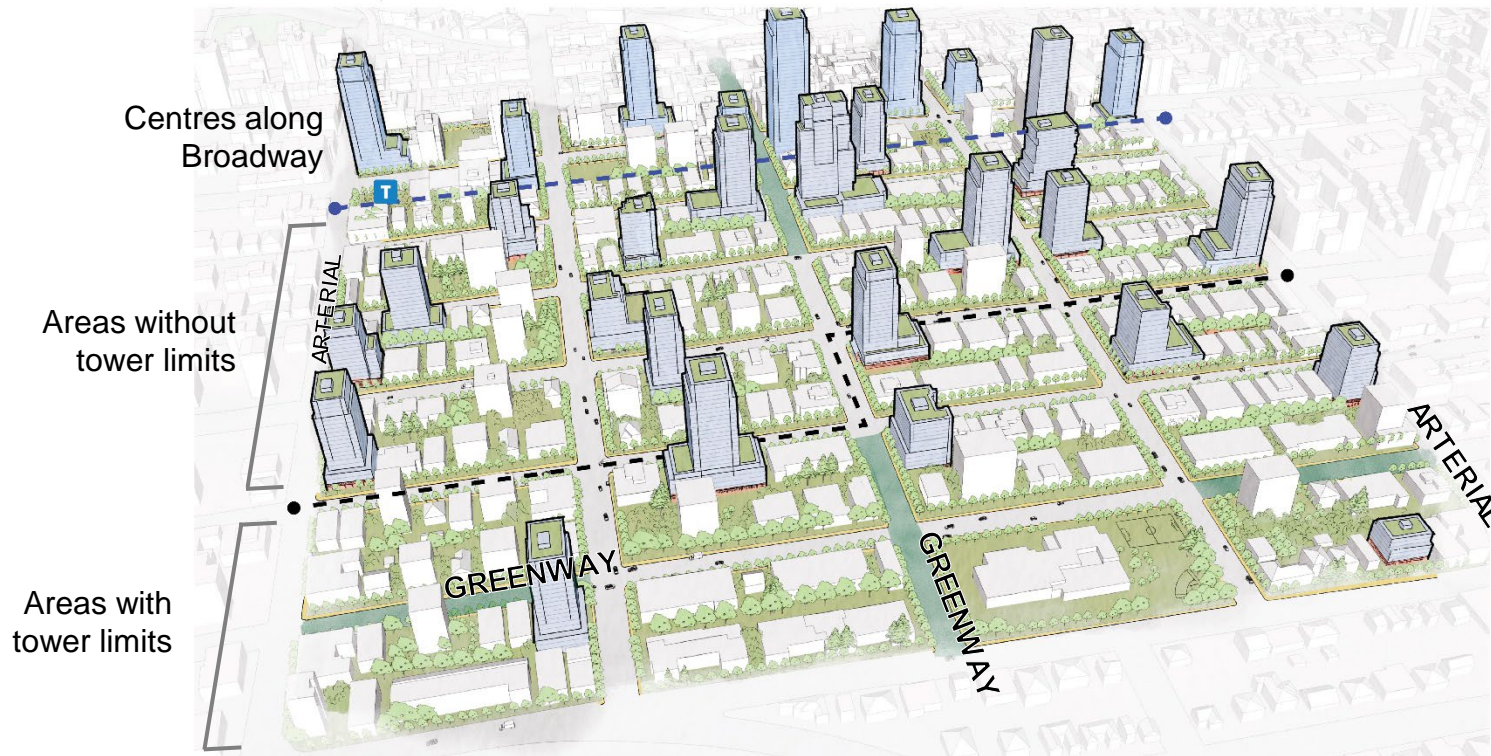
- Occur **incrementally** over time
- Be **distributed over the Plan area**, nearly 500 blocks
- Take **different shapes and forms**



# Conceptual build-out scenario – 10 years

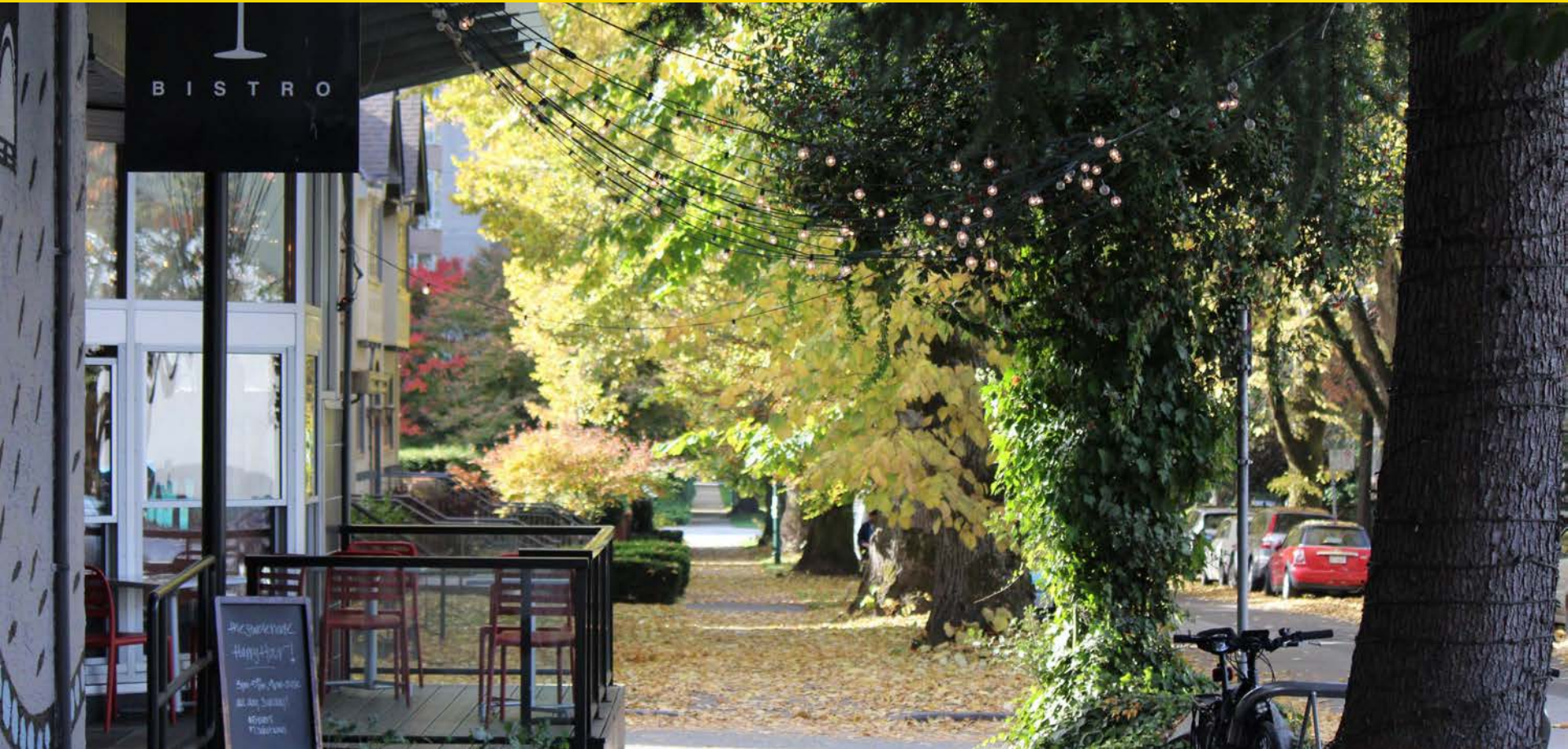


# Conceptual build-out scenario – 20 years





# 05. Public Realm Plan



When approving the Broadway Plan, Council gave direction for further work related to the public realm.

- **Reallocating a minimum of 11% of road space** within the Plan area to non-car uses.
- Identifying an appropriate **park or open space provision target**.
- Consulting and **working with the Musqueam, Squamish and Tsleil-Waututh First Nations** to understand their interest in visibly incorporating their values, history and art into the public realm.

# Overview of the Five Key Moves

There are **five Key Moves** to help guide the transformation of the public realm in the Broadway Plan area



**#1** Elevate MST cultural visibility in the public realm



**#2** Transform Broadway into a Great Street



**#3** Add More Public Spaces



**#4** Complete Neighbourhood Routes

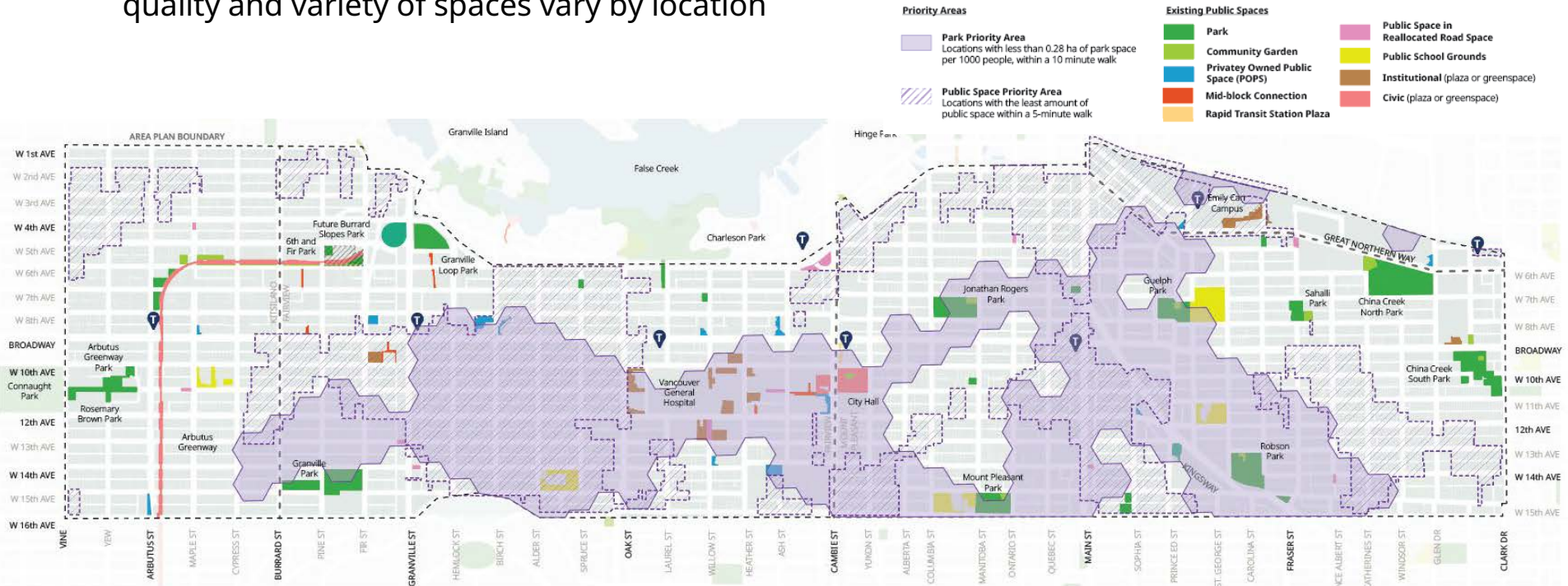


**#5** Nurture Nature



# Public space challenges

- **Low provision of public spaces** in the Plan area – approx. 83 acres or 4.4% of total land area
- **Fairview** and **Mount Pleasant** have some of the **lowest park provision** city-wide
- While most people are **within a 5-minute walk or roll** of at least one public space, the amount, quality and variety of spaces vary by location



# The Broadway Approach

- Improve existing spaces for **greater variety and intensity of use**.
- Strategically **acquire new land for public spaces**.
- **Reallocate road space** to improve and expand the public realm.
- Design new spaces to be **flexible and serve more users**.
- Ensure strong **connections to existing public spaces** that are nearby.
- **Coordinate public realm improvements** for cost-effectiveness.



# Public space and park targets

## By 2050

- Approximately **25 acres of additional public space** (30% increase from today)
- Of that public space, just over **half should be park or park-like space** (13 acres)
- A minimum of **11% of existing road space will be reallocated** to non-vehicle uses

## Public space includes:

- Parks
- Plazas
- Privately-owned public spaces (POPS)
- Public school yards



# Broadway as a Great Street

A minimum of 11% of road space on Broadway will be reallocated to non-car uses, including:

- Wider sidewalks and boulevards
- Green infrastructure
- Larger trees
- Patios
- Spaces for seating

## Accessible design features



## Enhanced pedestrian realm



## Rain water tree trenches under widened blvds



## More larger trees and rain gardens



# Road Space Reallocation Opportunities

- Meets Council’s direction to reallocate **11% of road space to non-car uses**
- Over 30 years, will result in several **car-free** or **car-light streets**, as well as **reduced on-street parking**
- Road space reallocation is a **key method to help deliver new public space**



# Conceptual illustrations of new public spaces

There are a variety of ways existing road space can be reallocated to create new public spaces.



## Musqueam and Tsleil-Waututh Nations

- **Partnerships** on design of new public spaces
- **Indigenous biodiversity, food production, and water** in the public realm
- Spaces for **cultural practice**
- **Culture and education** woven throughout the public realm

# Public engagement – key feedback themes

## Community and stakeholders

- **Reallocation of road space** for new public spaces
- Expansion of **green spaces**
- Improved **pedestrian and cycling networks**
- **Accessibility** of public spaces and basic infrastructure like **benches and washrooms**
- Maintenance of **parking, loading, and vehicle access**





## The Public Realm Plan will be delivered incrementally over 30 years.

- Delivered through a combination of **contributions from development, capital projects, and partner funding**.
- Delivery is **flexible, both in terms of timing and cost** (type of treatment). Approaches to delivery will be **determined by availability of funding** at the time.
- Parks and public spaces are expected to be **incrementally improved** alongside neighbourhood growth.



# 06. Civic District



# Civic District: Background



- Civic District is one of the 'Large and Unique Sites' in the Broadway Plan
- REFM is representing the City as landowner and applicant
- PDS is representing the City as regulator
- Policy to guide rezonings will be added to the Broadway Plan
- Rezoning application for the North Block anticipated in 2025

# Civic District: Key Objectives



**Optimize City assets**



**Improve public safety of  
the public and City staff**



**Have a plan for City  
properties at the  
intersection of two rapid  
transit lines**



**Provide enhanced civic  
services and improved  
community amenities**

# Public engagement – key feedback themes

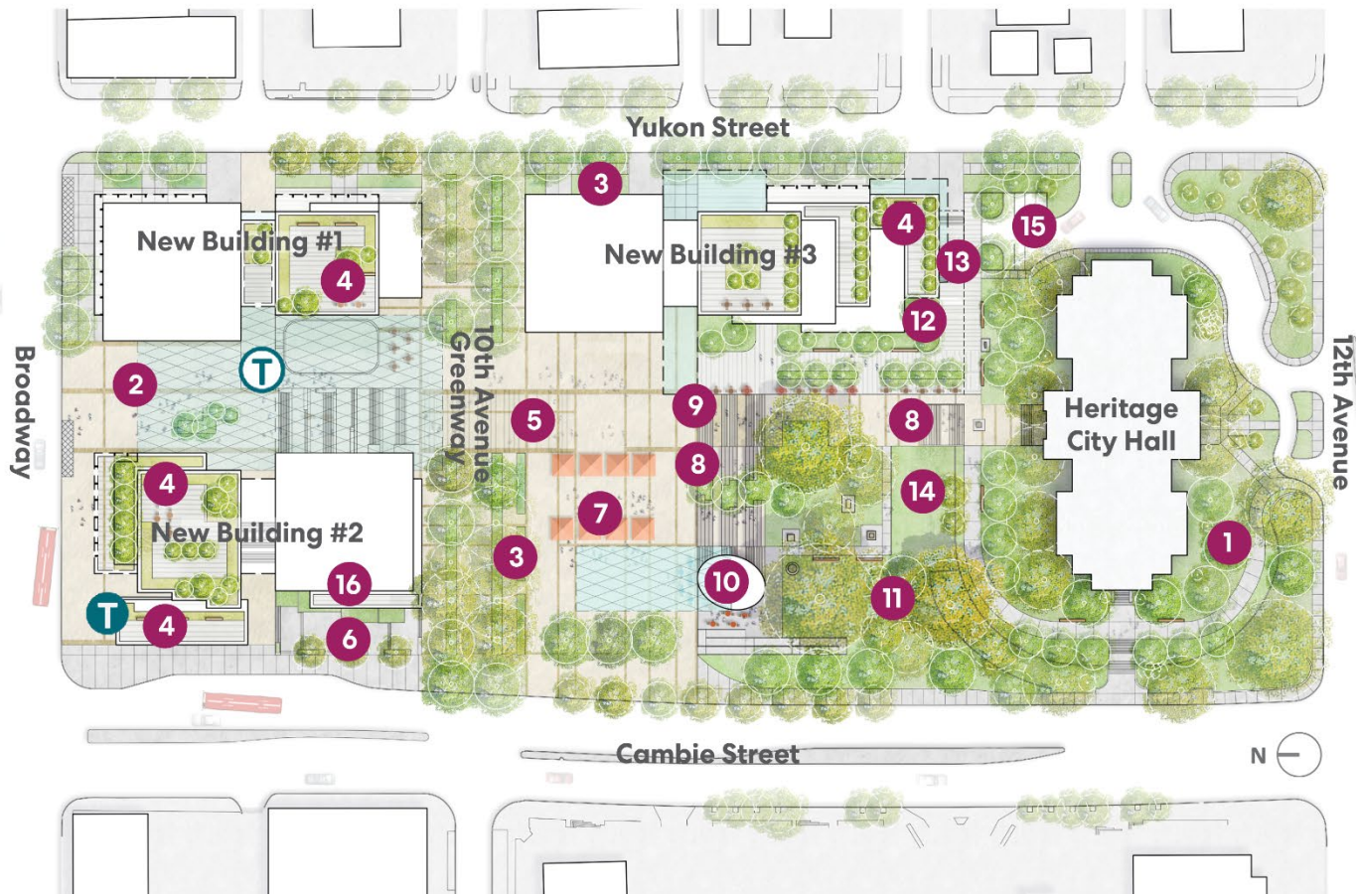
- Strong support for the preservation of **green spaces, existing trees, community garden** and enhancing green infrastructure.
- Support for **enhanced walkability** and **vehicle-light streets**, particularly West 10th Avenue.
- Emphasis on the importance of spaces that serve as **social hubs** or **gathering spaces** to foster **community interaction**.
- **Design excellence** that is visually appealing and creative, green and accessible.



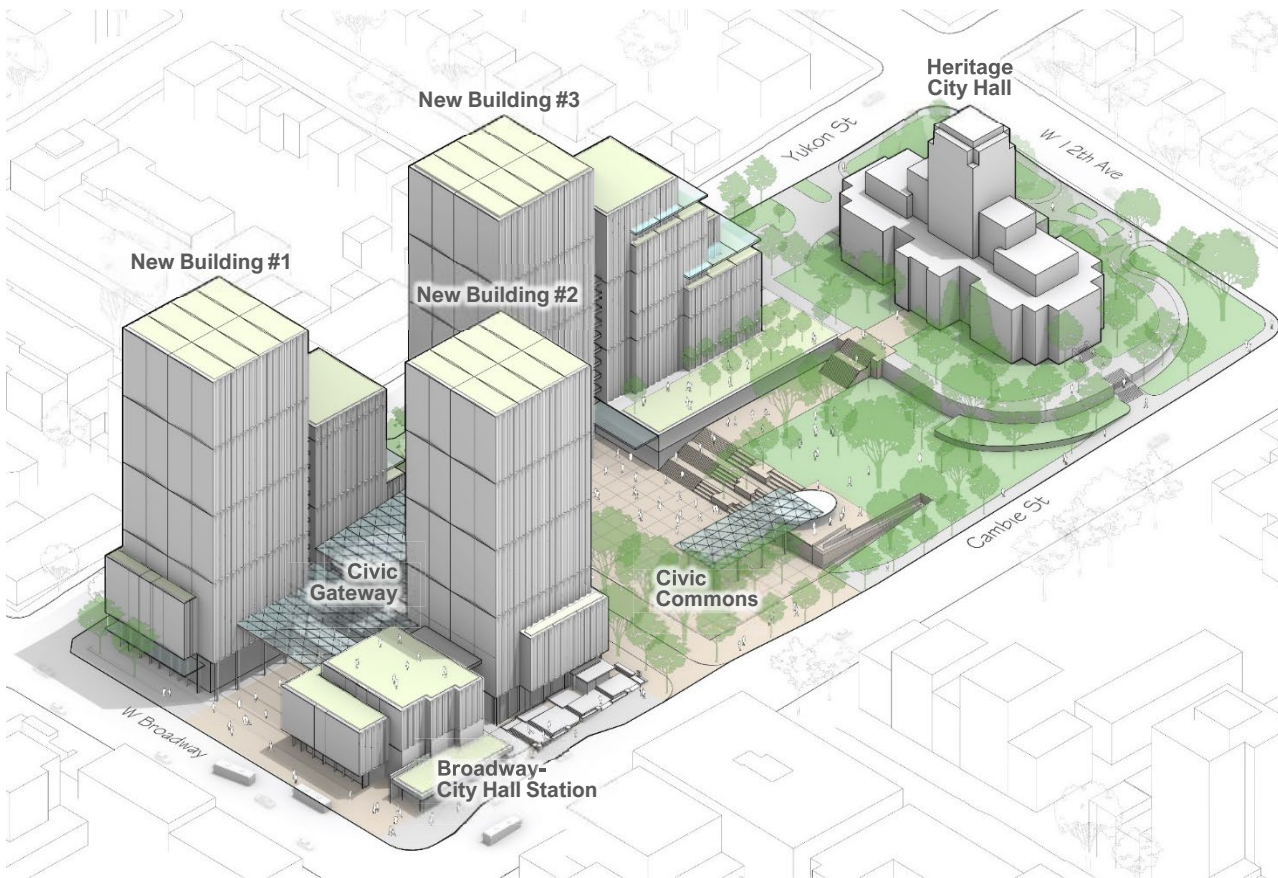
# Civic District Masterplan

## Legend:

- 1** Heritage City Hall & Landscape
- 2** Civic Gateway
- 3** Rain Garden / Bioswale
- 4** Rooftop Patios
- 5** Special Pavers for Pedestrian Crossing on 10th Ave
- 6** Existing Plaza
- 7** Civic Commons
- 8** Amphitheatre Steps
- 9** Grand Stair Access
- 10** Kiosk
- 11** Green Terrace: Preserved and Enhanced Landscape
- 12** Relocated Japanese Garden
- 13** 11th Avenue Connection
- 14** Potential Community Garden Location
- 15** Surface Parking
- 16** Potential Location for Mobility Hub
- T** SkyTrain Station Entrance
- T** SkyTrain Station Access Point



# Illustrative Development Concept



## Key features:

### North Block:

- Max. gross floor area of 65,000 m<sup>2</sup> (~700,000 ft<sup>2</sup>)
- Uses: mix of commercial uses (office, retail/service, hotel) and potentially residential
- Civic Gateway mid-block linear plaza
- Micromobility hub

### South Block:

- Max. gross floor area of 42,000 m<sup>2</sup> (~452,000 ft<sup>2</sup>)
- Uses: commercial (primarily office, retail/service) and institutional
- Civic Commons plaza and green space
- Retain and seismically upgrade Heritage City Hall
- Childcare facility



W Broadway

W Broadway

**Thank you**