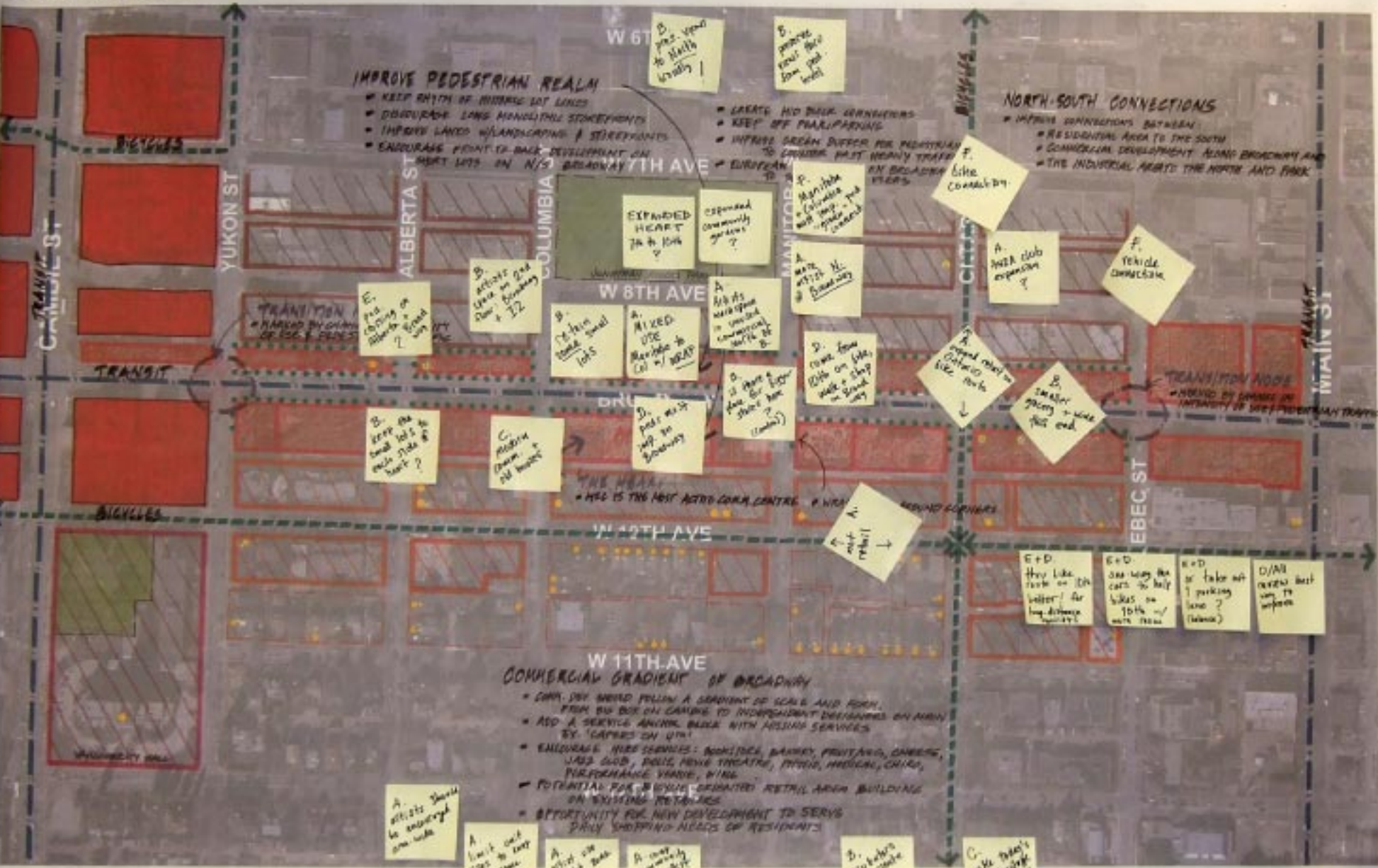


# Broadway West



**IMPROVE PEDESTRIAN REALM**

- KEEP RHYTHM OF INTERSECTING LOT LINES
- DISCOURAGE LONG MANGLING STREETS
- IMPROVE LANDSCAPING & STREETFRONTS
- ENCOURAGE POINT-TO-POINT DEVELOPMENT ON SHORT LOTS IN N/S BROADWAY

**NORTH-SOUTH CONNECTIONS**

- IMPROVE CONNECTIONS BETWEEN
- RESIDENTIAL AREA TO THE SOUTH
- COMMERCIAL DEVELOPMENT ALONG BROADWAY AND
- THE INDUSTRIAL AREAS TO THE NORTH AND PARK

**EXPANDED HEART**  
7A & 7B

**W 8TH AVE**

**W 10TH AVE**

**W 11TH AVE**

**COMMERCIAL GRADIENT OF BROADWAY**

- COMM. DEV. SHOULD FOLLOW A GRADIENT OF SCALE AND FORM, FROM BIG BOX ON CORNERS TO INDEPENDENT DEVELOPERS ON MAIN
- ADD A SERVICE ANCHOR BLOCK WITH HOUSING SERVICES BY 'CAPES ON QTR'
- ENCOURAGE MIX SERVICES: BOOKSTORE, BAKERY, FRUIT AND VEG, CAFE, JAZZ CLUB, PIZZA, MOVIE THEATRE, THEATRE, HANGAR, CHINA, PERFORMANCE VENUE, WINE
- POTENTIAL FOR 2-3 STORY SEPARATED RETAIL AREA BUILDING ON EXISTING RETAILERS
- OPPORTUNITY FOR NEW DEVELOPMENT TO SERVE DAILY SHOPPING NEEDS OF RESIDENTS

E. Pkg. for building on Alberta?

B. address and use on 2nd Ave. on Broadway & 12

B. 1/2 acre small lots

A. MIXED USE possible to Col w/ W&A

A. 1/2 acre mixed use in industrial area

B. 1/2 acre small lots on 10th Ave

B. 1/2 acre small lots on 10th Ave

B. keep the small lots in the block?

C. Modern 2-3 story

B. 1/2 acre small lots on 10th Ave

B. 1/2 acre small lots on 10th Ave

A. 1/2 acre small lots on 10th Ave

A. 1/2 acre small lots on 10th Ave

F. 1/2 acre small lots on 10th Ave

A. 1/2 acre small lots on 10th Ave

B. 1/2 acre small lots on 10th Ave

E+D. 1/2 acre small lots on 10th Ave

E+D. 1/2 acre small lots on 10th Ave

E+D. 1/2 acre small lots on 10th Ave

D/A. 1/2 acre small lots on 10th Ave

A. 1/2 acre small lots on 10th Ave

A. 1/2 acre small lots on 10th Ave

A. 1/2 acre small lots on 10th Ave

A. 1/2 acre small lots on 10th Ave

B. 1/2 acre small lots on 10th Ave

C. 1/2 acre small lots on 10th Ave