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**CC:** ["City Manager's Correspondence Group - DL"](#)  
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**Date:** 5/10/2021 4:21:51 PM  
**Subject:** Memo - Broadway Plan and Station Area Street Design Update  
**Attachments:** Memo - Broadway Plan and Station Area Street Design Update.pdf

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Dear Mayor and Council,

Please see the attached memo from Lon LaClaire. A short summary of the memo is as follows:

- In 2019, Council endorsed the Broadway Plan Guiding Principles, which highlight the desire to enhance Broadway as a Great Street with wider sidewalks and street trees. Staff has also heard strong desires through engagement to prioritize the accessibility, enjoyment (e.g. strong retail and patios to support local businesses) and walkability of Broadway.
- The conversion of the street will be achieved over the long term. However, on the blocks where the stations are located, final curb locations will be built when the streets are restored after construction and portions of the public realm will be built in their final form.
- The Broadway Plan team will be engaging with stakeholder groups, BIAs, local businesses, owners and residents within close proximity of the new stations over the coming weeks to seek input on the design the priorities for Broadway. Broader community engagement will be carried out between May 18th and June 15th on <https://shapeyourcity.ca/broadway-station-blocks>.
- Phase 2 of the Broadway Plan engagement concluded at the end of April. A detailed Emerging Directions Engagement Summary is expected to be publicly available in late May / early June.
- Phase 3 of the planning process (general building heights and forms, high level public realm framework, and more detailed policy directions) is anticipated for late spring /early summer 2021. Staff expect a draft plan for Council's consideration by end of 2021, though challenges associated with the ongoing pandemic may affect timelines.

If you have any questions, please feel free to contact Lon LaClaire at 604-873-7336 or [lon.laclaire@vancouver.ca](mailto:lon.laclaire@vancouver.ca).

Best,  
Paul

**Paul Mochrie** (he/him)  
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City of Vancouver  
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməŋ̱əm (Musqueam), lúw̱úʷmesh (Squamish), and səliwətał (Tseil-Waututh) Nations.

## MEMORANDUM

May 10, 2021

TO: Mayor and Council

CC: Paul Mochrie, City Manager  
Karen Levitt, Deputy City Manager  
Katrina Leckovic, City Clerk  
Lynda Graves, Administration Services Manager, City Manager's Office  
Maria Pontikis, Director, Civic Engagement and Communications  
Anita Zaenker, Chief of Staff, Mayor's Office  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Theresa O'Donnell, General Manager, Planning, Urban Design and Sustainability  
Kevin McNaney, Director, Special Projects, Planning, Urban Design and Sustainability  
Paul Storer, Director of Transportation  
Steve Brown, Manager, Rapid Transit Office

FROM: Lon LaClaire  
General Manager, Engineering Services

SUBJECT: Broadway Plan and Station Area Street Design Update

RTS #: N/A

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This memo is intended to provide an update to Mayor and Council on the Broadway Plan, Broadway Street Design Process and upcoming community engagement.

### **Broadway Plan**

The Broadway Plan will be a 30-year comprehensive area plan focusing on opportunities to integrate new affordable housing, job space and amenities around the Broadway Subway. The study area is generally from Clark Drive to Vine Street, between 1<sup>st</sup> and 16<sup>h</sup> Avenues.

Phase 2 of the planning process concluded at the end of April after broad community engagement on the Broadway Plan Emerging Directions in a virtual/online format. The emerging policy directions included areas for growth and change, high level policy directions by topic, and the concept for Broadway as a Great Street. Engagement opportunities included a six week virtual open house (Feb. 16 to Mar. 31) with interactive content and a survey, public workshops,

partnerships with “Community Champions” organizations (e.g. Mt. Pleasant Neighbourhood House), and stakeholder meetings and workshops. Over 2,600 surveys were completed and over 400 people participated in the other engagement activities. A detailed Emerging Directions Engagement Summary is expected to be publicly available in late May/early June.

Moving into Phase 3 of the planning process, community engagement on the Refined Directions (general building heights and forms, high level public realm framework, and more detailed policy directions) is anticipated for late spring/early summer 2021. Staff expect a draft plan for Council’s consideration by the end of 2021, though challenges associated with the ongoing pandemic may affect timelines.

### **Broadway Street Design Process**

The conversion of Broadway to a Great Street will be achieved incrementally over the long term, in coordination with utility upgrades, development, and other construction works. However, on the blocks where the stations are located, the final curb locations will be built when the streets are restored after construction and portions of the public realm will be built in their final form. With the subway providing a significant increase in the people-moving capacity of Broadway, there is an opportunity to reallocate vehicle space towards walking and improved public realm while ensuring that surface transit and goods movement continues to be reliable. The proposed cross-section of two road lanes in each direction plus turn bays provides opportunities to:

- Coordinate the placement of ventilation grilles and other critical subway infrastructure along the curb and within the utility boulevard
- Provide accessible pedestrian space and enhance public realm
- Better accommodate the large number of people accessing the transit stations
- Minimize impacts on existing buildings and entrances
- Improve access to businesses, during and after construction

While the location of the subway infrastructure along Broadway is fixed, there is an opportunity to define the space between the constraints to enhance the public realm and meet the many needs along Broadway. Decisions around the use of this opportunity space will be part of upcoming engagement.

### **Upcoming Street Design Engagement**

Staff will be engaging with stakeholder groups, BIAs, local businesses and property owners along Broadway over the coming weeks to seek input on the design and priorities of the opportunity spaces. Broader community engagement will be carried out between the May 18<sup>th</sup> and June 15<sup>th</sup> on [Shapeyourcity.ca/broadway-station-blocks](https://shapeyourcity.ca/broadway-station-blocks). Notification for the street design engagement will be carried out using a mix of print and digital approaches:

- Approximately 15,000 notification letters sent to all residents and businesses within the Broadway station block sites
- Broadway Plan amplify opportunities for Street Design Engagement through its email Listserv of about 1,678 contacts
- City of Vancouver social media platforms including Facebook and Twitter

## **Implementation and Future Engagement**

Street improvements along the station blocks are expected to be implemented around 2024 following the subway construction. While this phase of engagement is focused on the Broadway Subway station blocks, there will be future opportunities for ideas and feedback on places for public life throughout the Broadway Plan area. The upcoming Broadway Plan Refined Directions engagement in the summer will cover public space policies and directions. This will include Broadway as a Great Street and public realm opportunities on the remainder of Broadway.

If you have any questions regarding the information in this memo, please do not hesitate to contact me.



Lon LaClaire, M.Eng., P.Eng.  
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