

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)

To: ["Direct to Mayor and Council - DL"](#)

Date: 9/16/2021 7:52:40 AM

Subject: [Memo - Broadway Plan Update](#)

Attachments: [Memo to Mayor and Council - Broadway Plan Update.pdf](#)

Dear Mayor and Council,

Please see the attached memo from Theresa O'Donnell with an update on the Broadway Plan program.

- The memo briefly summarizes the work undertaken to date and highlights the next steps in the process leading up to the presentation of the Draft Plan for Council's consideration in Spring 2022.
- Council will receive a briefing on October 25, 2021 prior to the next round of public engagement scheduled to go live in early November.

Should you have any questions, please contact Theresa O'Donnell (Theresa.O'Donnell@vancouver.ca).

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətaʔ (Tsleil-Waututh) Nations.

MEMORANDUM

September 15, 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
Lon LaClaire, General Manager, Engineering Services

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Broadway Plan – Update

RTS #: N/A

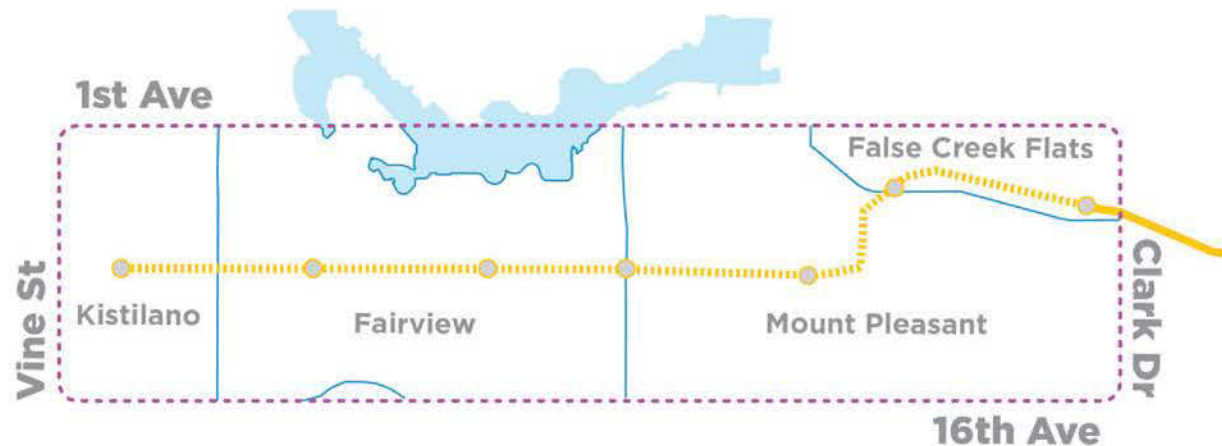
Introduction

This Memo provides Mayor and Council with an update on the Broadway Plan program, briefly summarising the work undertaken to date and highlighting the next steps in the process leading up to the presentation of the Draft Plan for Council's consideration in Spring 2022. Council will receive a briefing on October 25th, prior to the next round of public engagement scheduled to go live in early November.

The Broadway Plan is a major planning initiative focussing on opportunities to integrate development with transit along and around the Broadway Subway. In line with the Guiding Principles endorsed by Council, it aims to deliver on a wide range of City goals, including housing affordability, job space, social and cultural amenities, environmental sustainability and livability.

The area covered by the Plan is centred on Broadway, generally from Clark Drive in the east to Vine Street in the west, and between 1st and 16th Avenues (see Figure 1 below).

Figure 1: Broadway Plan Area



Planning Process to date

Phase 1: Background and Guiding Principles (March 2019 – March 2020)

The Broadway Plan program began with extensive background analysis and a comprehensive array of technical studies to provide a robust foundation for planning. Phase 1 also included the development of a set of [Guiding Principles](#) to establish key objectives for the Plan. These were shaped by public engagement and endorsed by Council in October 2019. In summary, they are:

- Support Reconciliation with First Nations and Urban Indigenous Peoples
- Foster a Robust and Diverse Economy
- Demonstrate Leadership in Sustainability and Resilience
- Support Affordable, Diverse, Equitable and Inclusive Complete Neighbourhoods
- Encourage Contextual Design
- Recognize and Enhance the Area's Distinctive Neighbourhoods and Places
- Enhance Broadway as a Great Street
- Provide and Support Healthy Transportation Options
- Create and Enhance Parks and Public Spaces

Phase 2: Emerging Directions (April 2020 – April 2021)

Informed by public input from Phase 1, as well as city-wide objectives and further technical work, staff prepared a set of draft policy directions covering a broad range of topics, including: land use and built form, housing, jobs and economy, transportation, arts and culture, community well-being, sustainability and resilience, heritage, utilities and infrastructure, and parks and public space.

These [Emerging Directions](#) include both area-wide policies and proposals that are tailored to specific sub-areas, recognising that the Plan area contains several neighbourhoods with their own distinct character, including Kitsilano, Fairview, Mount Pleasant and the False Creek Flats.

A broad and inclusive program of public engagement was undertaken in February and March 2021 to publicise and receive [feedback](#) on the Emerging Directions.

Current and Next Steps

Phase 3: Refined Directions (May - November 2021)

Staff are currently preparing Refined Directions for the Broadway Plan. These build on the Emerging Directions and provide more specific policies and proposals on key topics, such as land use, built form and height, housing tenure, job space, active transportation and public amenities.

Staff will present the Refined Directions to Council at a Briefing on October 25th, before embarking on a full round of public engagement activities in November.

Phase 4: Draft Plan (December 2021 – Spring 2022)

Following the Refined Directions engagement, staff will prepare the Draft Broadway Plan. The Draft Plan will then be subject to a final round of public engagement prior to being presented to Council for consideration in Spring 2022.

Landowner / Developer Inquiries

In order to avoid pre-empting or diverting the planning process, in 2018 Council adopted an interim [Rezoning Policy](#) which limits the types of rezonings that will be considered until the Plan is adopted.

There is significant landowner and developer interest in the Broadway Plan and as a result staff receive a large volume of inquiries relating to future development opportunities. In response, staff provide information on the planning process and the content of the Plan as it emerges, while applying the parameters of the interim Rezoning Policy to limit the number of rezoning applications considered.

Staff are aware that Council members will likely have received similar inquiries and wish to emphasise the importance of refraining from taking a position on proposals, so that Council can consider any rezoning applications that may follow adoption of the Plan with an open mind.

I hope that this Memo provides a useful update on the Broadway Plan. If you have any queries please don't hesitate to contact me.



Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

604.673.8434 | theresa.o'donnell@vancouver.ca