

What We Heard: Broadway East

*** Denotes discussion item*

Proposed Street Design

- ******In the event of underground rapid transit for Broadway (UBC Line extension), reduce travel lanes from six to four and restrict parking lane use as a bike lane and bus pull-out.
- ******This would allow for larger building setbacks, a wider boulevard for more trees, a better human scale, protection with awnings, perhaps a bike lane and maintain some parking, maintain existing buildings with redeeming qualities.
- ******E Broadway could function like W Broadway at Macdonald and further west.
- What happens in interim, prior to rapid transit line?
- Ecstatic about reduction from six lanes to four lanes. More green – trees, parks, sidewalks. More open space – parks, plazas.

Movement

- Create a north-south bike route on St. George St. (as there is none between Main and Fraser) with connections to Great Northern Way (considering future students who need linkages to housing). Integrate the bikeway with the St. George Rainway.
- Consider pedestrian crossing(s) at Carolina, St. George, Guelph, Prince Edward Streets as new development occurs?
- ****** Cycle lane on Broadway – with reduction in lanes and parking still available, there's too much traffic. Cycle route is one road away. I am a cyclist!
- ****** Increase in residential numbers means increased traffic along Broadway. Restrict daytime hours to avoid street reduced to one lane at times.
- ****** Revive the trolley!

High Street (500-blk to 700-blk)

- ******Business Incubation- double-fronting businesses on laneways where backs of buildings become more of a front.
- ******Consider using one or two street tree varieties to establish a pattern within the "High Street" area to Main perhaps?
- Smaller, incremental development parcels & frontages.
- Ground-oriented, active retail and walkable experiences.
- I'm anxious about losing our low-cost neighbourhood retail/commercial as new building raises costs of space, e.g. Dollar Store and Best Value Market east of Fraser, and Buy-Low in Kingsgate Mall. Also, Rhizome Café and Our Town near Kingsway.
- Question economic feasibility of a "High Street" six blocks from transit node, with reduced bus service on Broadway.
- ****** Concern surrounding small frontage lots and future development. Due to economies of scale, smaller frontage lots present a financial deterrent, resulting in older derelict buildings remaining past their economic life.
- What do you have along Broadway as exits to "away from the main/high street? How do you promote those enclaves?

- Are there any proposed “through-ways” on the property seams of businesses providing greater permeability regarding E Broadway and the laneway?

St. George Rainway

- Express and showcase a series of experiences.
- Maintain the pedestrian and water focus.
- Consider traffic-related elements.
- Consider daylighting opportunities beyond St. George Rainway E.g. North China Creek.

Kingsgate Mall

- Opportunities reflected in proposed concept include:
 - Open space on east end
 - Active edges, including Kingsway edge with ground-oriented retail E.g. Woodward’s project mix and 24/7 activities.
 - Urban Plaza to support “Uptown Heart”
 - Mix of smaller floor plates – grocery store, townhouses.
 - Potential adult education facility with Vancouver School Board.
 - Re: heights: Recognize RIZE at 215’ – consider transition/position, including how it supports urban design. E.g. an Artist’s Mews.
- Site has great potential, can play a significant role in the revitalization of Broadway East.
- ** Youth employment? Encourage local business to accept work experience from high schools (i.e. opportunity with VSB at Kingsgate Mall site).
- ** More cultural/outdoor gatherings (esp. from non-profits around the area).
- ** Spoke of many public plaza/green space opportunities on Kingsway site – what about shadowing from the RIZE.
- ** Gradual build/height to avoid “wall” feeling off street.
- ** The mall site may support additional height and density than currently shown. The tremendous potential of successful public realm, permeability, retail, VSB space, plaza etc. should be exploited and not necessarily be linked to the RIZE site.
- ** I’m worried that the contentious process of the RIZE rezoning will influence the height/density of the Kingsgate Mall redevelopment. This is a tremendous opportunity to add capacity to the community near rapid transit and should be navigated carefully.
- ** We already have Shopper’s. Why are you thinking about another big drugstore? Ditto on Buy-Low and we don’t need another big grocery.
- ** Walkability at 5 Minutes – How does the Kingsgate potential redevelopment change the balance along Broadway? What will you have to walk to in each section of the road/neighbourhood?

Public Open Space

Proposed street-to-park conversion, Prince Albert St. @ Mount Pleasant Neighbourhood House

- Create European-style 'lay-by' for MPNH drop-offs and parking, where two lanes on the south are calmed and separated by a narrow median.
- Mini park at Prince Albert and E Broadway needs to balance needs of businesses and the community.
- Perhaps only remove one lane at Prince Albert, west of MPNH, so there is still one lane for driving through (providing access to auto body shop), and one lane for parking/drop-offs depending on the time of day.
- Need strong traffic calming with signs, "local traffic and drop-offs only".
- **How about just weekend closure and/or a regular event on Saturdays with a partial closure?

Street Closure – Fraser St. from E Broadway to E 8th Ave

- ** Include community-oriented paved space with substantial rain covering (glass) and interactive public art (that is activated by rain water), with water flowing into a rain garden in the northern half (native plants) including places where kids can play with the water.
- ** Use the plaza to recognize the diversity of the surrounding residents through art, with particular attention to First Nations public art with the new Aboriginal Housing Society complex next door.
- Create reserved space for food trucks.
- South of Sahalli Park with a plaza – awesome! But what about traffic? This is a major doorway to the neighbourhood.
- Plaza at Fraser and Broadway – include art, murals etc. and themes of water and diversity.
- Plaza/garden/walkway – great idea. This stretch of road is underused. Include mosaics and art benches.
- **Can we close Fraser, north of E Broadway to E 8th and leave the lane open?
- Street closure on Fraser St. – where's the park, where's the plaza.

Other

- Suggest a partial street closure on Carolina St. from south of E Broadway to the lane to create patio space for Seb's and Anna's Cake House, and for future adjacent restaurants. Tighten the street by removing one or two lanes of parking at the north end of Carolina where it meets E Broadway.
- Plan for places to gather and hold events.

Art

- Implement attractive “pop” art installations on the facades and sidewalks on the big sites (400-blk E Broadway) to create interest in this “dead zone” and keep people wanting to walk all the way, east to west from Kingsgate Mall to Prince Albert.
- Now is the time to identify potential locations for public art through the public realm plan work.
- ** No public art without open public consultation – should be treated like a zoning variance – notice on the location; accept comments, public hearing before approval.

Overall proposed concept

- Will six storeys on north side of E Broadway reduce the sun on my porch in the afternoons, at Prince Albert and E 8th Ave? Maybe lower would be better.
- Proposed concept reflects an employment and service focus in the 400-block
- Rapid transit doesn’t motivate the ideas.
- ** Please elaborate on Brewery Creek concept.
- ** Please elaborate on plaza concept at SE corner of Main/Broadway.
- ** Concern surrounding under-utilized land near a rapid transit station. Density should be increased to maximize development and reduce the need for personal vehicles.