

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
To: ["Direct to Mayor and Council - DL"](#)
Date: 6/22/2022 10:01:07 PM
Subject: [Broadway Plan news release \(June 22, 2022\)](#)

Good evening Mayor and Council,

Following the final approval at this evening's Council meeting, I am writing to inform you that the City will be issuing the below news release tonight on the Broadway Plan.

We have included a detailed list of all approved amendments for media to reference at the end of the release.

Best,
Paul

Broadway Plan approved by Council ***30-year plan integrates housing, jobs and amenities with subway***

Neighbourhoods along Broadway have a new roadmap for the future after Vancouver City Council approved the Broadway Plan tonight, providing a 30-year framework that will integrate new housing, job space and amenities with the Broadway Subway.

"The Broadway Plan is an important opportunity for our city to leverage the significant investments in the Broadway Subway that improves transit access to the rest of the city and the region," said Theresa O'Donnell, General Manager of Planning, Urban Design and Sustainability.

"It's a plan that will work to meet the needs of today's residents and generations in the future by adding much-needed housing for all incomes, especially renters. This plan will create more job space near transit to support our growing economy and will make it easier to live, work, and get around in lively, diverse neighbourhoods."

The Broadway Plan helps Vancouver address some of our biggest challenges – the housing crisis, economic growth and the climate emergency. The Plan will shift more new development to rentals, including secured and non-market rental homes, and will add housing with easy access to transit, jobs, and amenities. With an emphasis on walkable, complete neighbourhoods, the Plan supports Vancouver's [Climate Emergency Action Plan](#) target of ensuring 90 per cent of people can live within an easy walk or roll of their daily needs by 2030.

Over the next 30 years, key goals of the Broadway Plan include:

- ☐ Adding up to 30,000 additional homes for all income levels. Approximately 46% of these new homes will be market rental; 12% will be social housing; 7% will be below-market rentals, and 34% will be market strata.
- ☐ The City's strongest renter protections ever to help tenants stay in their neighbourhoods at affordable rents, including the right of first refusal for existing tenants to return to redeveloped buildings with new homes that are an appropriate size for their household, and at their current rent or a 20% discount on city-wide average market rents, whichever is less.
- ☐ Strengthening Central Broadway's role as an employment centre with new space for up to 42,000 jobs.
- ☐ Supporting reconciliation through housing, heritage, public realm and sustainable water management initiatives.
- ☐ Preserving and enhancing the shopping village areas on West 4th Avenue, South Granville and Main

Street.

- Transforming Broadway into a Great Street, which provides improved walking and rolling routes and enjoyable public spaces, including a commitment to build a AAA (all ages and abilities) safe active transportation lane along Broadway to increase safety and livability.
- Providing over \$1 billion of public benefits in Mount Pleasant, Fairview and Kitsilano over the first 10 years of the plan:
 - Delivering \$96 million for new or enhanced parks
 - Securing 400 new or renewed childcare spaces
 - Renewing and expanding the Firehall Library and Mount Pleasant Neighbourhood House
 - Preserving and renewing arts, cultural and music spaces
- Creating Vancouver's first area-wide blue green system with a network of connected park-like streets that manage water and protect the ecosystem.
- Continuing to protect public mountain views in key locations throughout the area.

Learn more about the plan at: shapeyourcity.ca/broadway-plan.

Background:

The Broadway Plan will guide growth and change in the area that is generally located east to west between Clark Drive and Vine Street, and north to south between 1st and 16th Avenues.

Broadway is one of the vital connectors in the city and region and the area's population is estimated to grow by up to 50,000 people over the next 30 years. As Vancouver's second downtown, it's home to the second largest job centre in B.C. and runs through several neighbourhoods: Kitsilano, Fairview and Mount Pleasant.

The Broadway Plan was created with the input of the community through three years of public engagement which included: more than 130 different events such as in-person or virtual open houses and workshops, walking tours, pop-ups, and office hours; thousands of survey responses; and input from other channels.

The Plan was also developed in coordination with the [Vancouver Plan](#), the overarching, strategic land use plan that will guide growth and change for the entire city to 2050. Along with other City initiatives and priorities, the Broadway Plan is an important building block within the Vancouver Plan, and City staff have worked collaboratively to ensure that these planning processes inform each other.

-30-

Note to editors, please find the complete list of all Council amendments below:

- A. THAT Council approve the Broadway Plan, generally as attached in Appendix A with the following amendments:
 - i. That Appendix A, page 283, section entitled "Exceptions and Notes", in regards to solar access policies, be amended by adding the following: "New buildings should minimize shadowing impacts on independent school yards, particularly during school hours.";
 - ii. That Appendix A, section 12.1.3, entitled "Right of First Refusal", be amended by adding the words "or at the tenant's current rent, whichever is less", to the end, to read as follows:

“Offer the right of first refusal to existing tenants to return to a new rental unit at a 20% discount to city-wide average market rents by unit type for the City of Vancouver as published annually by the Canada Mortgage and Housing Corporation (CMHC) in the Rental Market Report, or at the tenant’s current rent, whichever is less.”;

- iii. That Appendix A, section 12.1.3, entitled “Right of First Refusal”, be amended by adding the following separate paragraph at the end:

“Further, require that all tenants of buildings being demolished for redevelopment are offered units appropriate for them as defined by CMHC occupancy standards with consideration for tenant preferences and additional needs as identified in the Tenant Needs Assessment at their same rent or provided with a rent top up option as per the policy before issuing a demolition permit.”

- B. THAT Council endorse the Broadway Plan Priority Implementation Strategy, generally as attached in Appendix B.
- C. THAT, subject to Council approval of the Broadway Plan, Council approve amendments to the *Development Contribution Expectations Policy in Areas Undergoing Community Planning*, generally as attached in Appendix C, to remove application to the Broadway Plan area.
- D. THAT, subject to Council approval of the Broadway Plan, Council approve amendments to the *Community Amenity Contributions Policy for Rezoning*, generally as attached in Appendix D, to include the Broadway Plan area as a separate CAC application area.
- E. THAT, subject to Council approval of the Broadway Plan, Council repeal the *Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process* that had been adopted by Council on June 20, 2018, attached for reference as Appendix E;
FURTHER THAT Council direct staff to continue processing active rezoning applications in the Broadway Plan area, which meet the conditions set out in the *Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process*, provided that, a complete rezoning application must have been submitted prior to Council’s consideration of the Broadway Plan.
- F. THAT, subject to Council approval of the Broadway Plan, Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Zoning and Development Fee By-law to include fees for certain areas of the Broadway Plan, generally as set out in Appendix F, to be effective as soon as is practicable.
- G. THAT, subject to Council approval of the Broadway Plan, Council repeal the Kitsilano Neighbourhood Plan (1977); Fairview Slopes Policy Plan (1977); Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway (1991); Arbutus Neighbourhood Policy Plan (1992); Broadway-Arbutus Policies (2004); Burrard Slopes I-C Districts Interim Rezoning Policies and Guidelines (2007); the Mount Pleasant Community Plan (2010) and Mount Pleasant Community Plan Implementation Plan (2013);

FURTHER THAT Council direct staff to continue processing active rezoning applications in the Broadway Plan area, which meet the conditions set out in the policies listed above, provided that, a complete rezoning application must have been submitted prior to Council’s consideration of the Broadway Plan;

FURTHER THAT staff report back on how elements of the above repealed plans and policies can be incorporated into the Broadway Plan and the future Broadway Plan Implementation Plan;

AND FURTHER THAT staff report back on the feasibility of establishing community

implementation committees and potential scope.

- H. THAT Council direct staff to engage with BC Housing and CMHC and report back on opportunities for Affordable Home Ownership models within the Broadway Plan.
- I. THAT Council direct staff to make necessary consequential amendments to the Broadway Plan, as attached in Appendix A, to allow consideration of development proposals for tower buildings on sites with frontages less than 45.7 metres (150 ft.) at the discretion of the Director of Planning, where the proposal meets the following criteria:
- Sites have a minimum frontage of 30.2 metres (99 ft.);
 - The project satisfies the Plan's built form and site design principles; and
 - The applicant demonstrates that the development would reasonably mitigate development limitations on adjacent properties;

FURTHER THAT Council direct staff to make necessary amendments to the Broadway Plan to limit the number of towers to three towers per block face in the 'centres', except for the identified 'large and unique sites' and the 'Uptown/Cambie North' areas A and C; however, to achieve the Plan's built form and site design performance criteria, some block faces may not be able to accommodate three towers. Where there are two or more towers on a block face prior to adoption of the Broadway Plan, one additional tower would be considered.

- J. THAT, subject to Council's approval of the Broadway Plan, in order to ensure the plan delivers complete communities and access to the services and amenities people need, Council direct staff to:
1. Report back to Council on opportunities to integrate the Accessible City Strategy and the future phase 2 action plan into the Broadway Plan and the Plan implementation;
 2. Report back to Council on the reallocating a minimum of 11% of road space within the planning area to non-car uses including parks, increased tree canopy, blue-green natural features, active transportation including the School Streets Program, mini-parks, play and rest areas, food gardens, and areas to socialize;
 3. Report back after undertaking analysis and identifying an appropriate community centre provision target for the Broadway Plan area, with consideration for the fully assessed financial and economic impacts for acquisition, development, operations and maintenance, and potential for co-location with other civic facilities.
 4. Report back after undertaking analysis and identifying an appropriate park or open space provision target for the Broadway Plan area, with consideration for the fully assessed financial and economic impacts for acquisition, development, operations and maintenance, and types of open space not currently included in the Park Board's park ratio calculation.
- K. THAT Council commit to a future for the street of Broadway that increases safety and livability for families, seniors, and people with disabilities and decreases carbon emissions, and do so by reallocating surface road space to prioritize pedestrians, buses, access for people with disabilities, safe active transportation and micro-mobility, emergency vehicles, public space, and the movement of goods, and deprioritizing personal private vehicles;

FURTHER THAT Council commit to building an AAA safe active transportation lane along Broadway;

AND FURTHER THAT Council direct staff to review, analyze and report back on recommended designs and funding sources for meeting the above goals.

- L. THAT, given the projected population increase of 50,000 new residents within the Broadway Plan area over 30 years, which may happen at a faster-than-expected pace, Council direct staff to commence no later than Q2 2023 an updated Third Party Operational Review of Vancouver Fire and Rescue Services, including immediate and future staffing needs and new or expanded firehall facilities to ensure the needed capacity to ensure public safety.
- M. THAT Council direct staff to consult and work 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 of the Broadway Plan area, including on Broadway Great Street and, if there is interest, direct staff to collaborate with the Musqueam, Squamish and Tsleil-Waututh Nations on the incorporation of their values, history and art into the public realm of the Broadway Plan area, including the Broadway Great Street.
- N. THAT Council direct staff to develop and report back to Council for Council consideration, zoning changes within the plan area specifically for non-market affordable housing including co-ops, social, supportive and non-profit housing and that this work be included in the Priority Implementation Strategy contained in Appendix B so that the necessary scoping and analysis could be reported back to Council and completed through plan implementation:

FURTHER THAT Council direct staff to report back to Council on options for deepening affordability as part of the Broadway Plan implementation work and as part of the citywide work to refresh housing targets.

- O. THAT Council direct staff to report back in Q3 2023 on options for a fixed rate CAC framework for the Broadway Plan.
- P. THAT Council direct staff to explore and report back on additional incentives to advance:
- wood including mass timber in construction; and
 - zero emissions standards including Passive House;

Consideration should be given to amending the Vancouver Building By-law to allow mass timber construction exceeding 12 stories outright, relaxation of zoning requirements, increases in density, and streamlining permit requirements.

- Q. THAT Council request the Mayor write the Minister of Education and the Minister of Finance regarding the critical need to prioritize the funding of new and expanded schools along the Broadway Corridor that will meet the need of the proposed density of the Broadway Plan, including a firm commitment to fund Olympic Village school, and other schools in the vicinity;

FURTHER THAT Council direct staff to consult with the Province and VSB to help ensure that a plan is developed to deliver schools that will meet the need of the proposed density in the Broadway Plan including but not limited to:

- a. Sharing data about where and how much family housing is being projected for development within the Broadway Plan;
- b. Clearly identifying schools for expansion and sites for new schools in the Broadway plan area to address both current needs and to meet expected population growth;
- c. Planning for the funding of these new schools well in advance by, including exploring the development of an MOU's with the Ministry of Education early so that schools are

adequately funded and delivered in a timely manner.

- R. THAT in recognition of the importance of public amenities to support growth and livability, particularly the provision of parks and green space, Council direct staff to report back bi-annually on the status of anticipated community amenity contributions from the Broadway Plan area, as well as opportunities for further refinement of the public amenities strategy that could support an increase in delivery of park and green space and community facilities above the projections included in the Plan.
- S. THAT further to Appendix A, section 12.1.9, Council direct staff to conduct a robust education and awareness campaign to ensure renters in the Broadway Plan area understand the enhanced protections they are entitled to, and further that staff explore creating dedicated liaisons for tenants in the area through the Renters Centre.
- T. THAT Council request that the Mayor write the Premier requesting assistance from his government concerning current provincial funding opportunities and regulatory adjustments in order to expedite the approval and permitting of rental and social housing that substantially comply with the policies contained within the Broadway Plan.
- U. THAT, subject to Council approval of the Broadway Plan, Council direct staff to work with senior government, industry, and tenant groups as applicable to develop new policies to monitor and protect affordability found in existing purpose-built rental buildings that considers:
- a) Creating an accurate rent roll for purpose built and secondary rentals in the Broadway Plan area;
 - b) Rent stabilization for existing units based on rent rolls, tying rent to units;
 - c) Rate of change analysis and reporting in order to monitor and mitigate any increase in renovictions, tenant clear-outs, and the effectiveness of new tenant relocation and protection measures; and
 - d) Amending the Empty Home Tax property status declaration for multi-unit purpose-built rental to list all tenancy agreements, and replacing the current exemption that requires only one unit within the building be rented for six months with new requirements proportional to current vacancy rates in the City of Vancouver.
- V. THAT, subject to Council approval of the Broadway Plan, Council direct staff to provide regular reporting objectives and progress of the Plan, including but not limited to population demographics, rate of change, tenant protections, property inflation, retail and business continuity, tree canopy and access to greenspace, and access to public amenities;
- FURTHER THAT all reporting will be subject to available data sources and coincide with 5-Year Performance Reports as part of the City's Supportive Policies Agreement with TransLink.
- W. THAT, subject to Council approval of the Broadway Plan, Council direct staff to report back with alternatives to policy 11.4.2 directing a consistent 4-storey podium streetwall across all residential mid to high-rise apartment zones; in order to consider public realm supporting built form options similar to the "tower-in-the-park" model seen in the West End that affords smaller floor plates, more generous side yards and landscaping, and supports enhanced, expanded tree canopy, and improved public realm;

FURTHER THAT where podium streetwall vernacular is considered in residential mid to high-

rise apartment zones, a public realm performance lens be applied in addition to the Plan's objective of private outdoor space.

- X. THAT Council direct staff to report back at a future date on a pace of change approach for the Broadway Plan, including further study on an appropriate number of applications and criteria for prioritizing applications based on their merits.
- Y. THAT, subject to Council approval of the Broadway Plan, Council direct staff to consider and report back on ways to support the urban village vernacular of walkable, eclectic, solar-accessible, treed and mixed-use streets in addition to historic high streets, to include potential and emergent villages with local serving retail/service high streets identified in 13.2, including but not limited to: Arbutus South (KBAE and KBAC) in tandem with the Arbutus Greenway; Burrard Slope (FGBF); Cambie Uptown South (FUSC); Fraser Street; Kingsway east of St George, and Broadway east of Prince Albert.
- Z. THAT staff investigate the feasibility of including provisions in the Plan to set aside sites in the Plan area for community housing developers and operators as a first step to increasing the number of non-market homes, and report back to Council with recommendations including but not limited to new financing tools like land value capture and tax increment financing that could facilitate construction and location of non market homes in the Broadway Plan.
- AA. That Council direct that the effective date of the Broadway Plan be September 1, 2022 in order to allow City staff time to revise and publish the Broadway Plan in accordance with the amendments approved by Council.