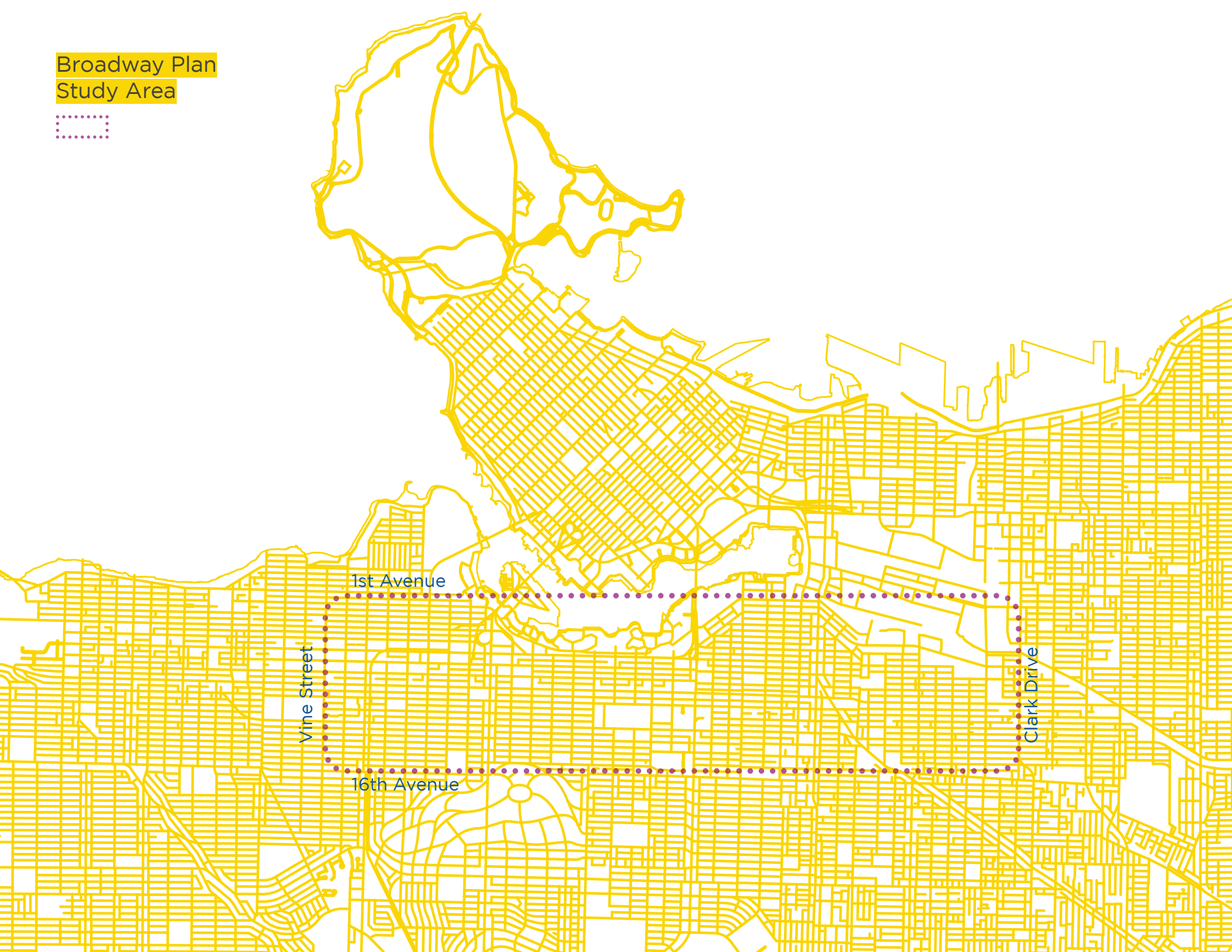




BROADWAY PLAN

Area Profile 2019



Broadway Plan
Study Area

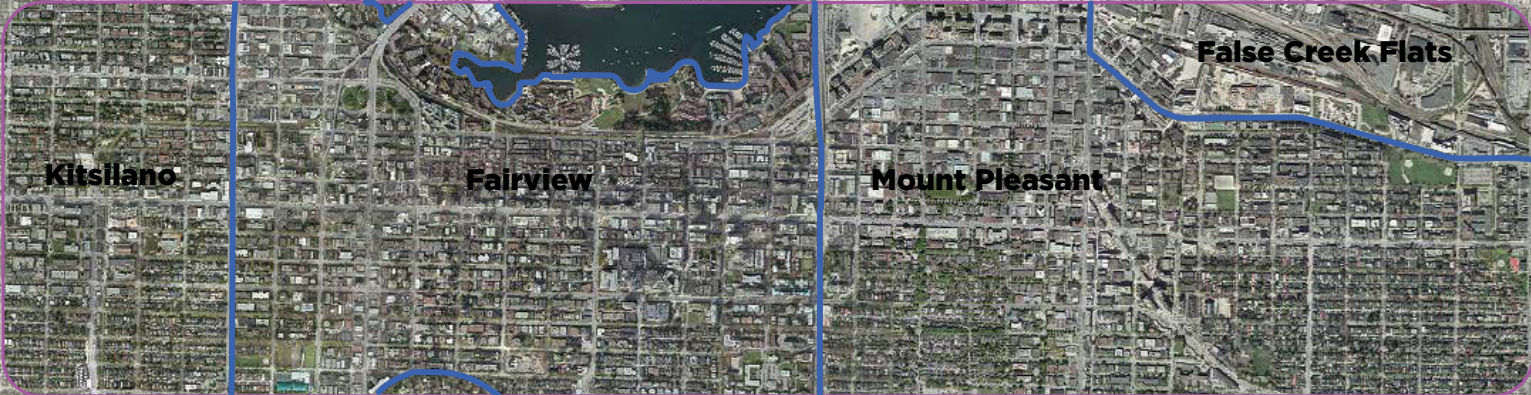


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Legend

-  Broadway Plan Study Area
-  Neighbourhood boundaries



1. INTRODUCTION AND CONTEXT

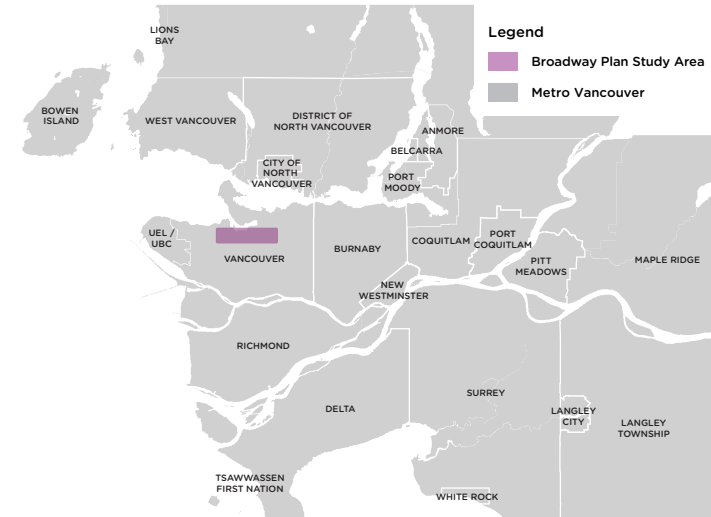
Broadway Plan Study Area

The scope of the Broadway Plan is centered on Broadway, generally from Clark Drive in the east to Vine Street in the west. The Broadway Plan study area is 860 hectares (2,125 acres) of land with 485 city blocks. It measures approximately 5.8 km from east to west, and 1.5 km from north to south. This significant area of land is central within the unceded territories of the Musqueam, Squamish and Tsleil-Waututh First Nations.

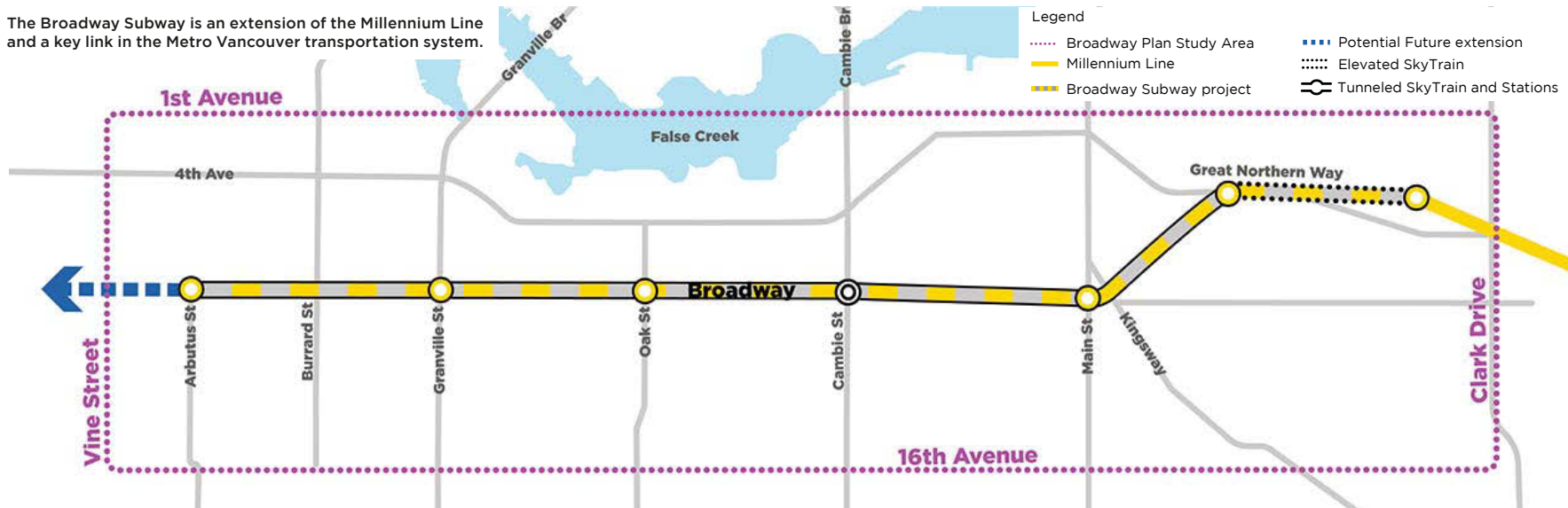
In 2016, there were approximately 78,000 people living within the study area, and 84,400 jobs.¹ Broadway Plan study area is the second largest job centre in the Province, and a key source of employment for residents throughout Metro Vancouver.

The study area includes a diverse mix of existing communities, the largest hospital in Western Canada and City Hall campus. Almost half (42%) of the units in the area are rental housing units. The busiest bus line in Canada, the 99 B-Line, runs through the study area, accommodating approximately 61,000 passengers daily².

Portions of Kitsilano, Fairview, Mount Pleasant and Strathcona neighbourhoods are included within the study area.

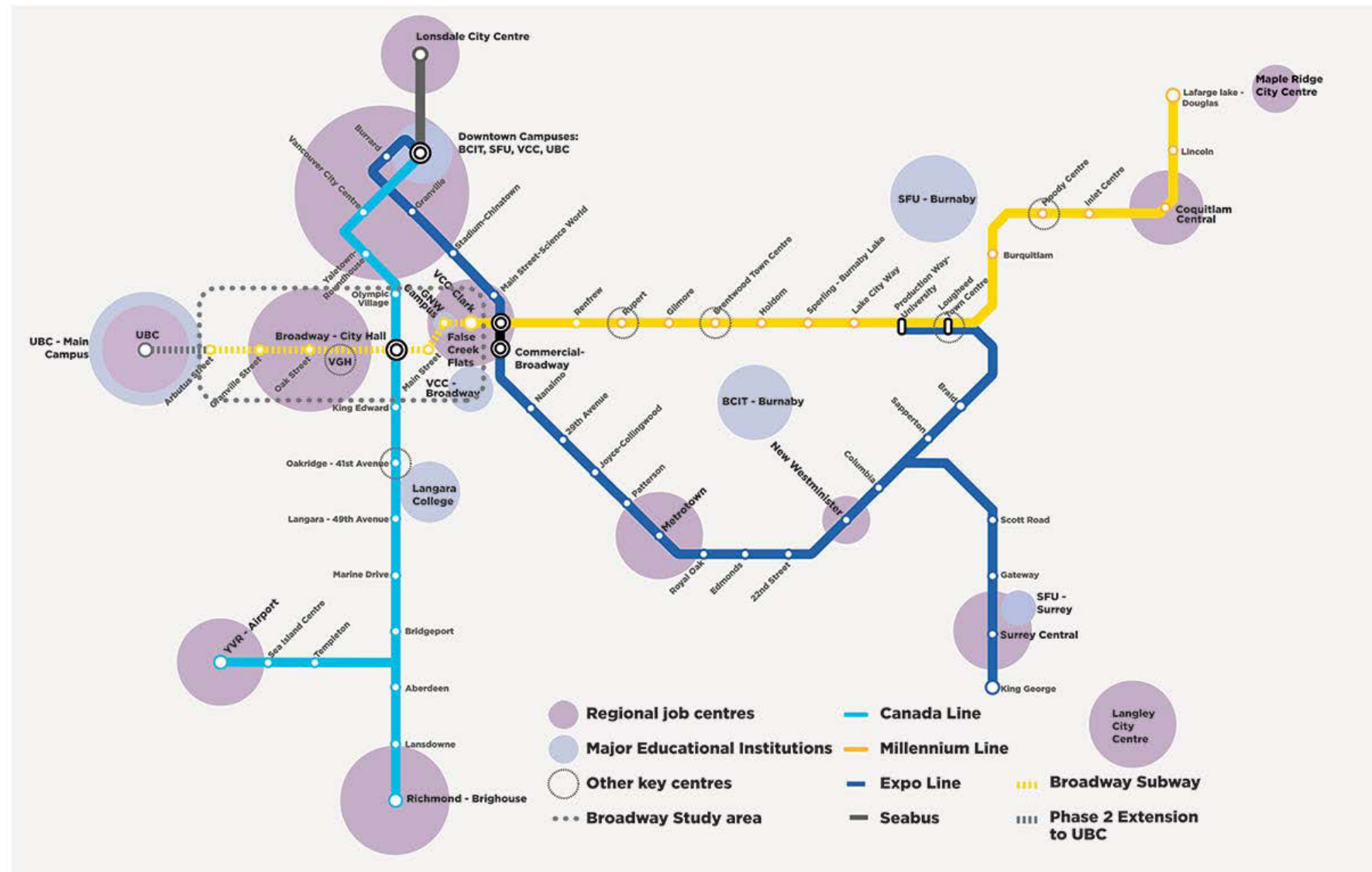


The Broadway Subway is an extension of the Millennium Line and a key link in the Metro Vancouver transportation system.



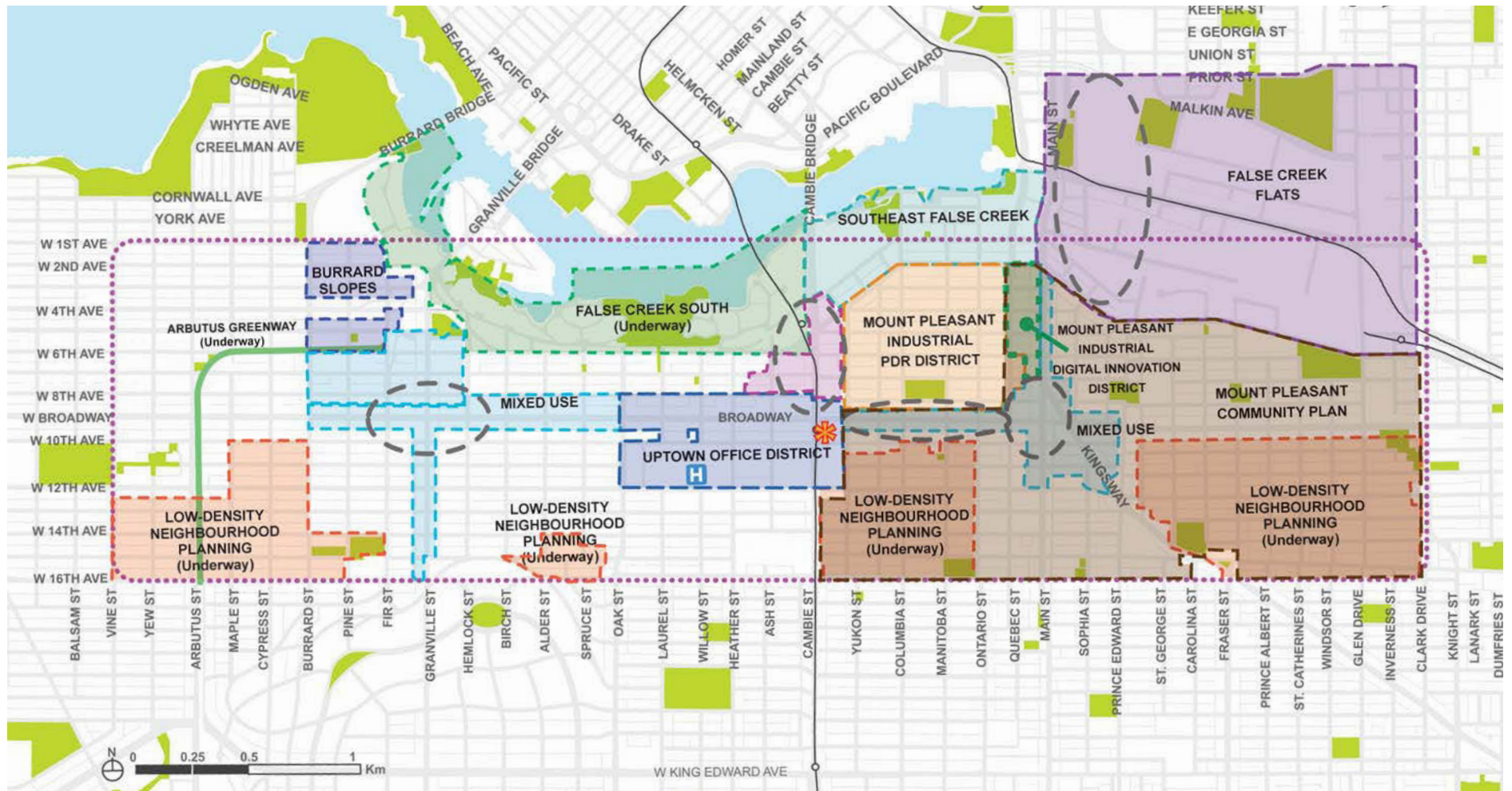
(Source: ¹Statistics Canada, 2016, ²TransLink, 2018)

Connecting Job and Innovation Centres in Metro Vancouver



Note: Area of job centres and educational institutions is proportional to the number of jobs or students

Source: Census 2006, YVR 2011 Economic Report, UBC Our Place in the Region 2009, Metro Vancouver 2011 (based on Ministry of Advanced Education, Innovation and Technology 2010)

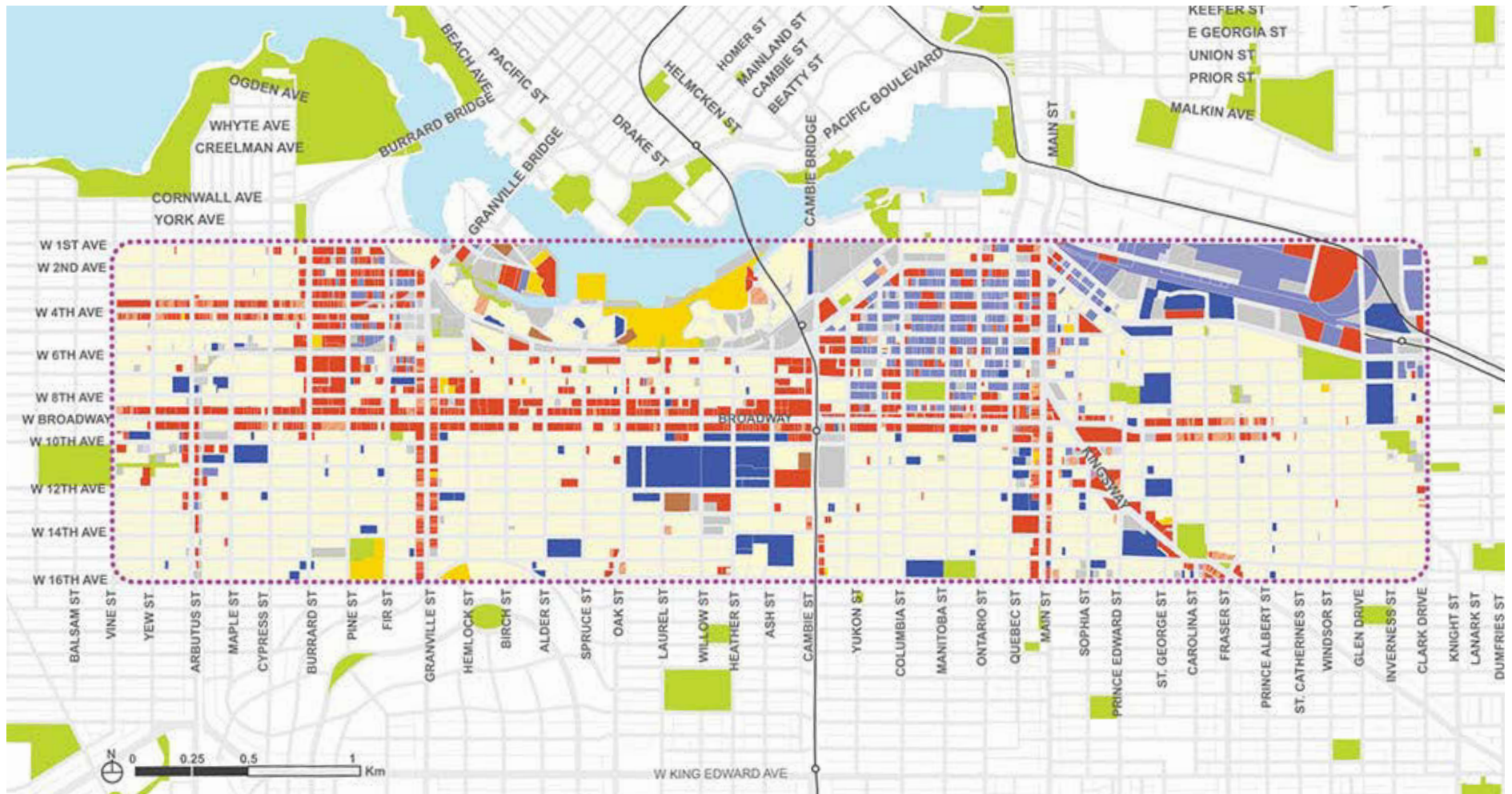


PLANNING AREAS

The map above shows applicable policies or planning programs that are recently completed, underway or upcoming in the Broadway Plan study area.

Legend

- Broadway Plan Study Area
- Existing Policy Areas
- Area identified for increased commercial density in Metro Core Jobs and Economy Study
- ★ City Hall Campus



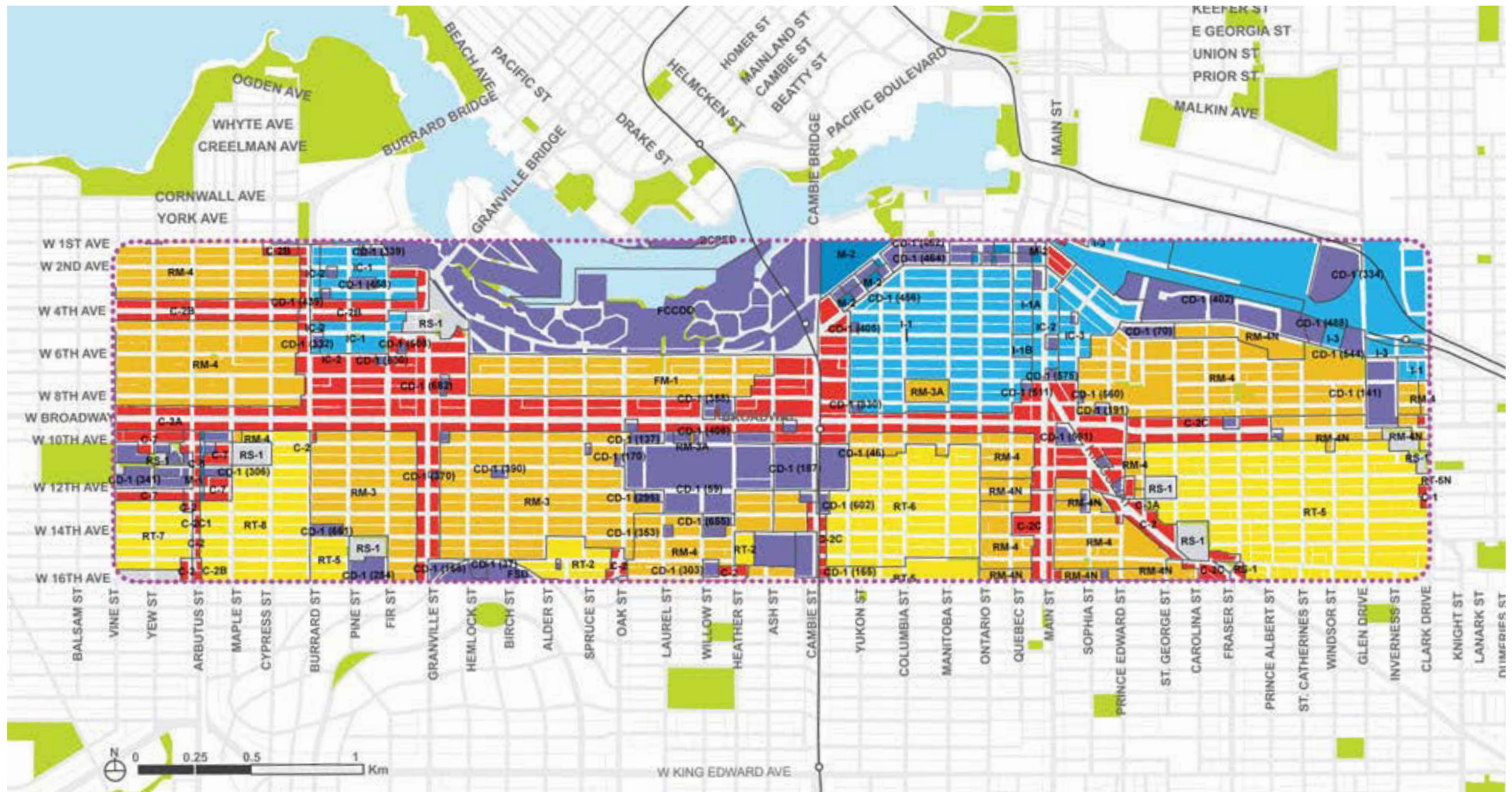
GENERALIZED LAND USE

The Broadway Plan study area is home to a variety of high density uses. It is a highly mixed use study area with commercial activities focused on the arterial streets.

Legend

- Broadway Plan Study Area
- Parks
- Primarily Residential
- Primarily Commercial
- Mixed Use
- Institutional
- Cultural and Recreational
- Open spaces
- Parking
- Industrial
- Other

(Source: BCAA, 2018)



ZONING

There are six zoning district types within the Broadway Plan study area, including: one-family, two-family and multiple dwelling, commercial, industrial and comprehensive development districts.

Legend

- Broadway Plan Study Area
- Commercial Districts (C)
- One-Family Dwelling Districts (RS)
- Two-Family Dwelling districts (RT)
- Multiple Dwelling Districts (RM)
- Comprehensive Development Districts (CD-1) / Official Development Plans (ODP)
- Industrial Districts (I/M)

*Please note that the information provided here is for general reference only.

For detailed bylaw information, refer to the Zoning and Development Bylaw 3575.

<https://vancouver.ca/your-government/zoning-development-bylaw.aspx>

Zoning Descriptions

Commercial Districts

C-1: Allows small-scale convenience commercial establishment and dwelling uses that are compatible with commercial uses.

C-2: Allows a wide range of goods and services, maintains commercial activities and personal services, and allows dwelling uses designed to be compatible with commercial uses.

C-2B: Allows a wide range of goods and services, maintains commercial activities and personal services, and encourages good design and proper use of the land.

C-2C: Allows a wide range of goods and services, maintains commercial activities and personal services, and creates a pedestrian-oriented district shopping area.

C-2C1: The intent of the District Schedule is to allow a wide range of goods and services, maintain commercial activities and personal services, and create a district shopping area.

C-3A: Allows a wide range of goods and services, maintains commercial activities and some light manufacturing, preserves the character of the District, and allows dwelling uses that are compatible with commercial uses.

C-7, C-8 (Arbutus Neighbourhood): Encourages a transition into a mixed-use community, respects the needs of existing development, and in C-8, encourages pedestrian-oriented retail uses at grade.

FC-2 (False Creek Flats Innovation District): Permit and encourage the development of a high-density mixed-use neighbourhood, including some residential and compatible industrial uses, together with job space to support a wide spectrum of economic uses, representing the broader False Creek Flats economy, including the creative, cultural and food economy, industrial production, research and development, and employment intensification.

One-Family Dwelling Districts

The primary intent of the RS zones is to maintain the single-family residential character.

RS-1: Permits one-family dwellings, with or without secondary suite and/or laneway house.

RS-7: Permits one-family dwellings with or without secondary suite and/or laneway house, two-family dwellings, as well as low density multiple dwellings on larger lots.

Two-Family Dwelling Districts

RT-5: Permits one and two-family dwellings and low-density multiple dwelling. The intent is to encourage the retention of existing residential structures. Emphasis is placed on the external design of all new buildings and additions being compatible with the historical character of the area.

RT-6: The intent of this Schedule is to encourage the retention, renovation and restoration of existing residential buildings which maintain the historic architectural style and building form consistent with the area.

RT-7: The intent of this Schedule is: to maintain the single-family residential character of the RS-7 District; on typical smaller lots, to conditionally permit two-family dwellings, multiple conversion dwellings and laneway houses; and on larger lots, to conditionally permit multiple dwellings and infill and multiple conversion dwellings in conjunction with retention of character houses.

RT-8: The intent is to encourage the retention and renovation of existing buildings which maintain an architectural style and building form consistent with the historical character of the area.

Multi-Family Dwelling Districts

RM-3: Permits medium density residential development, including high-rise apartment buildings, and to secure a higher quality of parking, open space and daylight access through floor area bonus incentives.

RM-3A: Permits medium density residential development, including low-rise apartment buildings, and to secure a higher quality of parking, open space and daylight access through floor area bonus incentives.

RM-4, RM-4N: Permit medium density residential development, including a variety of multiple dwelling types, to encourage the retention of existing buildings and good design, and to achieve a number of community and social objectives through permitted increases in floor area. The RM-4N District differs from the RM-4 District in that it requires evidence of noise mitigation for residential development.

FM-1 (Fairview Slopes): The intent is to enhance the small-scale residential character of the Fairview Slopes neighbourhood by encouraging retention of the existing houses and permitting new low-profile residential development which may include some compatible commercial, light industrial, and ancillary uses, designed to optimize the amenities inherent in the topography and location of this neighbourhood.

Comprehensive Development Districts/Official Development Plans

CD-1: A separate bylaw exists for each area or site zoned CD-1 which is tailor-made to the intended form of development.

(FCCDD) False Creek Comprehensive Development District: The intent is to encourage high standards of design and development throughout the False Creek Basin.

(FSD) First Shaughnessy District: The intent of this District Schedule is to protect the distinct estate character of First Shaughnessy by conserving protected heritage property and maintaining the single-family character of First Shaughnessy while allowing increased dwelling unit density with multiple conversion dwellings, infill buildings, coach houses and secondary suites.

Light Industrial Districts

The primary intent is to permit light industrial uses that are generally compatible with one another and with adjoining residential or commercial districts.

I-1: It is also the intent to permit advanced technology industry, and industry with a significant amount of research and development activity. Service commercial uses compatible with and complementing light industrial uses are also permitted but not offices or retail stores.

I-1A, I-1B: Complementary commercial uses, including office and retail, with a particular focus on digital entertainment and information communication technology use, are also permitted, subject to the limitations in this schedule.

I-2: Permits industrial and other uses that are generally incompatible with residential land use but are beneficial in that they provide industrial and service employment opportunities or serve a useful or necessary function in the city. It is not the intent, however, to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

I-3: Permits high technology industry, and industry with a significant amount of research and development activity. It is also the intent to permit light industrial uses that are generally compatible with one another and with adjoining residential or commercial districts.

IC-1, IC-2: It is also the intent to permit advanced technology industry, industry with a significant amount of research and development activity, and commercial uses compatible with and complementing light industrial uses. The general intent of external design regulations in the IC-2 District is to achieve a form of development compatible with the function and character of abutting major streets.

IC-3: Permits a mix of light industrial, live arts and theatre, residential and related uses that are generally compatible with adjoining residential and commercial districts. Service uses compatible with and complementing light industrial uses and a limited number of office uses are also permitted, but not general retail stores. In the False Creek Flats, north of Great Northern Way, additional discretionary height and density may be considered where 20% of the residential floor area is used for social housing or where all of the dwelling units are secured market rental housing. The general intent of the external design regulations is to achieve certain public objectives with respect to the historic Brewery Creek water course.

Industrial Districts

M-1, M-2: The intent is to Permit industrial and other uses that are generally incompatible or potentially dangerous or environmentally incompatible when situated in or near residential districts but that are beneficial in that they provide industrial employment opportunities or serve a useful or necessary function in the city.



First Nations Canoe Burrard Inlet, 1880 (Source: City of Vancouver Archives)

2. FIRST PEOPLES

We would like to acknowledge that we are on the unceded territory of the Musqueam Indian Band, Squamish and Tsleil-Waututh Nations.

It is important to recognize that this section is not intended to tell the Musqueam Indian Band, Squamish or Tsleil-Waututh Nations historical and present occupation and stewardship of the land, their history is theirs to tell. Rather, we are hoping to provide a starting point of learning about the importance of places to local Nations within the Broadway Plan study area.

The Broadway planning process aims to recognize the living culture and history of the Musqueam, Squamish and Tsleil-Waututh peoples.

The City of Vancouver is on the traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples. The Nations have a spiritual, cultural, and economic connection to the land since time immemorial. Vancouver and 95 percent of British Columbia are located on the unceded territory of First Nations. The term unceded acknowledges the dispossession of the land and the inherent rights that the Nations hold to the territory. The term serves as a reminder that Musqueam, Squamish and Tsleil-Waututh have never left their territories and will always retain their jurisdiction and relationships with the territory.

City of Vancouver

Vancouver City Council has endorsed the United Nations Declaration on the Rights of Indigenous Peoples, in 2013, and has designated the City as a City of Reconciliation. In 2014, we committed to achieve the following goals:

- » Strengthen local First Nations and Urban Indigenous Relations,
- » Promote Indigenous peoples arts, culture, awareness and understanding, and
- » Incorporate First Nations and Urban Indigenous perspectives for effective City services.

There are a number of resources available to learn more about the historical and current relationship the Nations have with the land which is now known as the City of Vancouver.

Their websites contain plentiful information about their histories, cultures, governance, and ways of affirming their continuity on these lands:

Musqueam Indian Band:
musqueam.bc.ca

Squamish Nation:
squamish.net

Tsleil-Waututh Nation:
twnation.ca

Please visit our website to learn more about Vancouver's designation as a City of Reconciliation and the Musqueam, Squamish and Tsleil-Waututh Nations:

vancouver.ca/people-programs/city-of-reconciliation.aspx
vancouver.ca/files/cov/First-Peoples-A-Guide-for-Newcomers.pdf

3. CHRONOLOGICAL TIMELINE

We acknowledge that this timeline is not a comprehensive list, particularly in relation to the history of the Musqueam Indian Band, Squamish and Tsleil-Waututh Nations. It is intended to provide an insight into planning, development and transportation events within the Broadway Plan study area.



16,000-11,000 BC to 1800s

The Musqueam, Squamish, and Tsleil-Waututh First Nations were situated on the traditional territory that today is also Vancouver. For many thousands of years there were seasonal camps along the False Creek waterfront, an abundant place for fishing, harvesting, and hunting. Before the Indian Act created a reserve, in 1876, the **seasonal village of Señákw (Squamish) or səháʔqʷ (Halkomelem)** existed at the location of today's Vanier Park.



1890

The **streetcar system launched** and spurred a pattern of shopping streets along routes and stations. Its rapid growth allowed people to live in south-side neighbourhoods like Fairview and Mt Pleasant and travel to work Downtown.

1886 Vancouver was incorporated as a City.

1915

UBC officially opened in 1915, on the site of Vancouver General Hospital in the city's Fairview district

1915

Newly formed Vancouver Harbour Commission approved a 35-acre reclamation project to turn **a large sandbar into an industrial area, later named Granville Island.**

1930

St. George's Greek Orthodox Church opened at W 7th Avenue and Vine, **establishing Kitsilano as the heart of Greektown.** By the 1970s, Greek was the second most common language in Kitsilano.

1942

North Fairview and Mount Pleasant had a thriving **Japanese-Canadian enclave until World War II**

1936

Vancouver City Hall opens at 453 W 12th Avenue, making Vancouver the first major Canadian city to locate its city hall outside its downtown

1929

Point Grey, South Vancouver and Vancouver amalgamated and the City's first and only master plan, called **the Bartholomew Plan**, was prepared but was never adopted.



1885

British company, Lauchlan Hamilton, began to survey and **name Vancouver's early streets.**



1906

Heather Pavilion was built to relocate the Vancouver General Hospital (VGH) from Downtown to Fairview. Over the next 100 years, VGH grew into Canada's second largest health facility campus.



1909

Ninth Avenue is renamed Broadway at the request of business owners around Main Street, which had become a thriving, trendy high street by this time.

1911

Lee Building is built at Main and Broadway. This 7-storey brick-and-stone-faced building dominated the newly renamed corner and was for many years the largest commercial building outside the downtown core.



1930-32

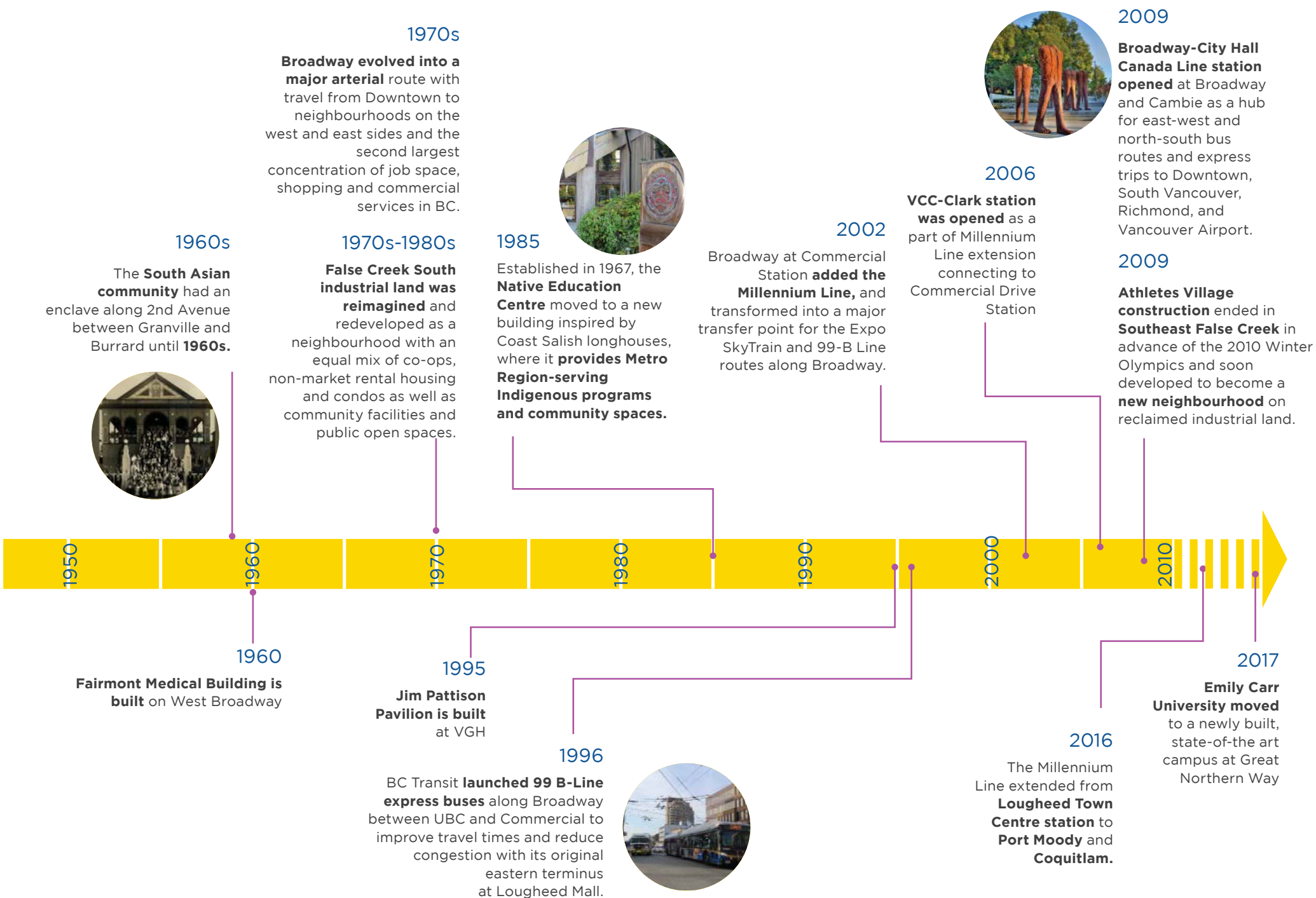
The **Art Deco Burrard Bridge is completed** and spans across False Creek, opening up travel options from Broadway and Burrard to Downtown.

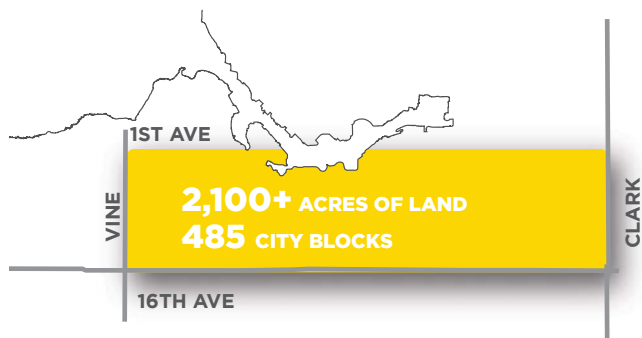


1938-90s

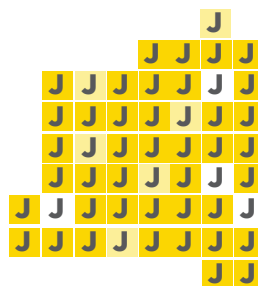
The **vibrant corner of Broadway and Granville was home to the popular eating spot, The Aristocrat** (1475 Broadway, now the location of Indigo), and later Risty's Diner, which closed in the 1990s.







84,400+
JOBS



The busiest bus line in
Canada & United States,

the **99 B-Line**,
runs through the study area

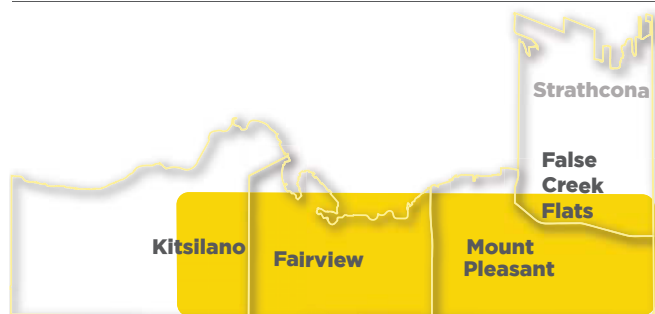
78,000+ PEOPLE



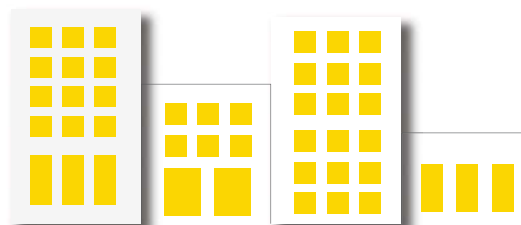
22% of workers in the
study area identify
themselves as part of sales
and service classification



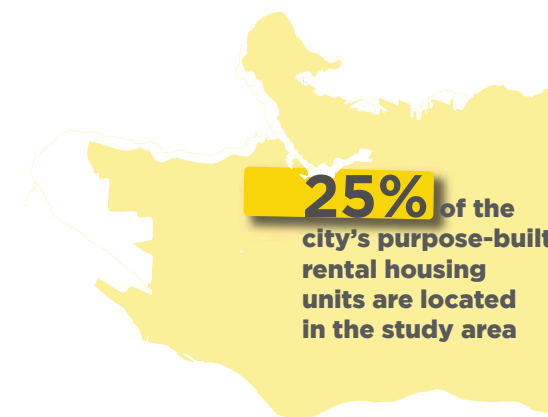
44% of Vancouver's
health related jobs are
located in the study area



4 distinct neighbourhoods
within the study area

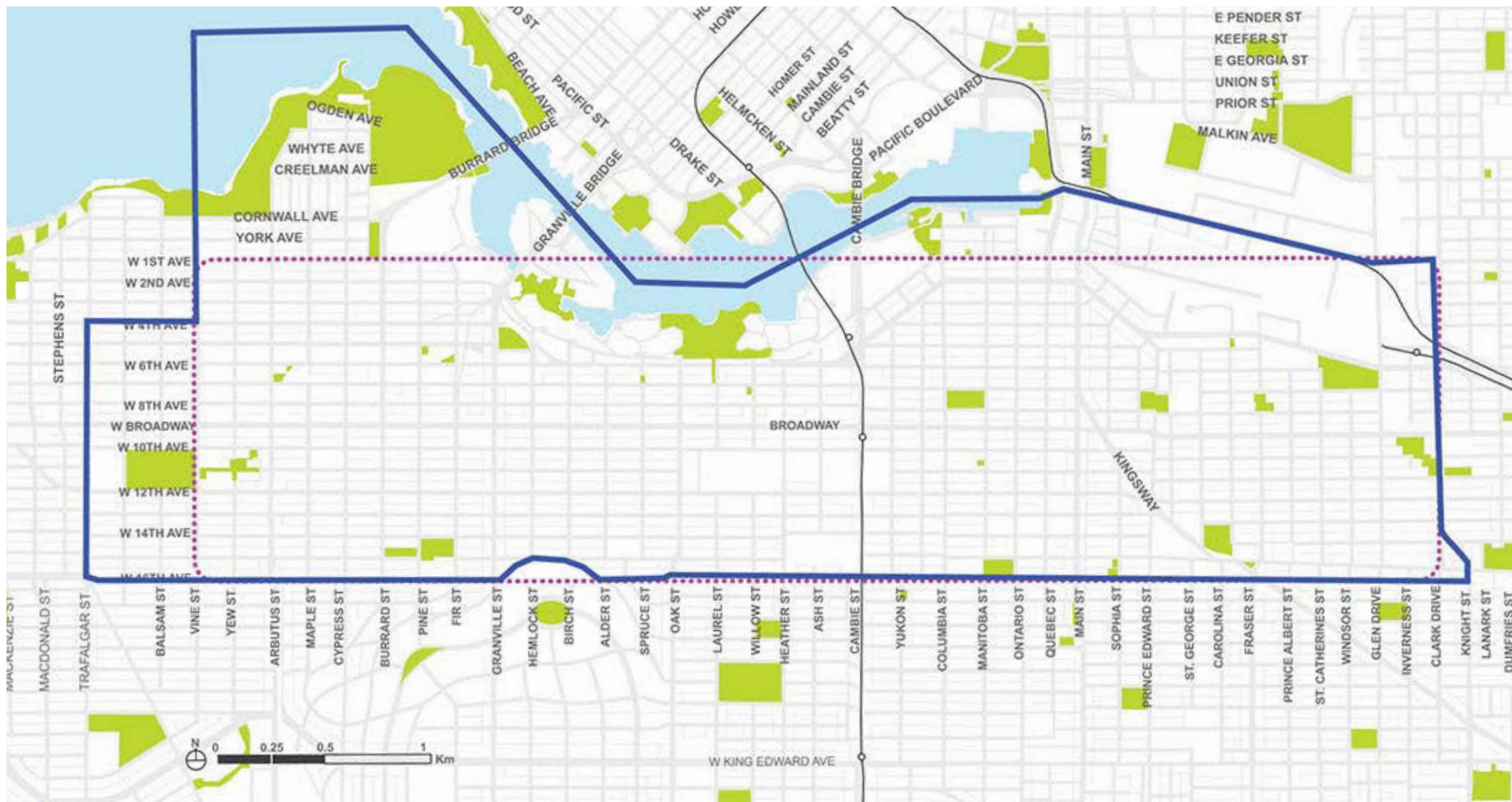


Almost half **42%**
of the units in the area
are rental housing units.





4.DEMOGRAPHICS



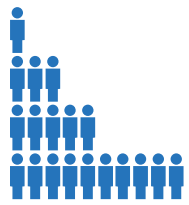
DATA SOURCE

The Broadway Plan Area Profile uses Statistics Canada Census (2001-2016) and BC Assessment (2018) data. The Broadway Plan study area and Census data area boundaries are shown in the figure above.

The Census data boundary is larger than the study area boundary and was compiled from Census tracts. An asterisk (*) indicates where information in this document is based on Census data tracts.

Legend

- Broadway Plan study area
- Census Data area
- Parks

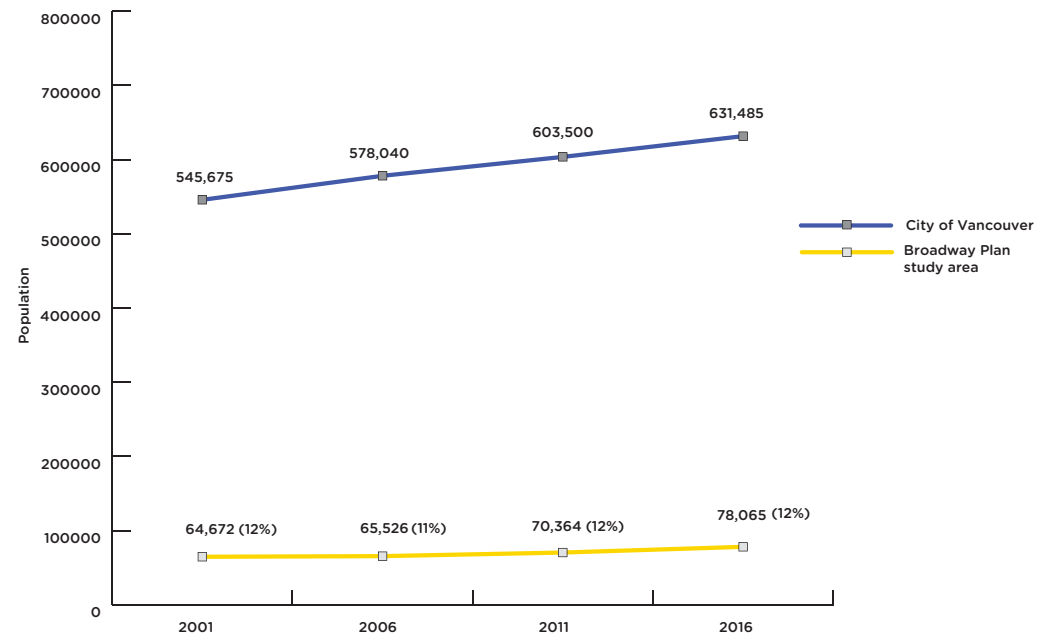


78,000
people

12%
of the City's
population

Population change: 2001 - 2016

Year	Broadway Plan study area	City of Vancouver
2001 - 2006	+1%	+6%
2006 - 2011	+7%	+4%
2011 - 2016	+11%	+5%

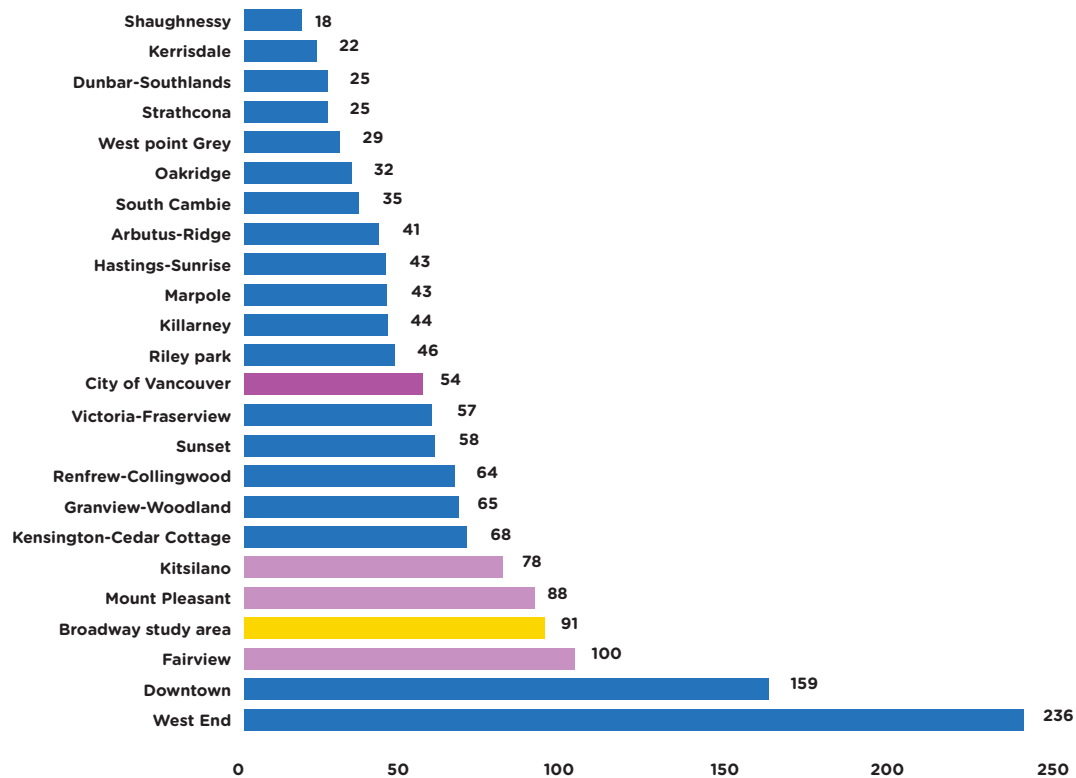


POPULATION GROWTH

The census population for Broadway Plan study area was 78,065 in 2016. From 2001 to 2016 the population in the study area increased by 20%, while in the city overall it increased by 15%.

In 2016, Broadway Plan study area contained 12% of the city's total population.

Population density of Broadway Plan study area compared with neighbourhood areas (residents/hectare)

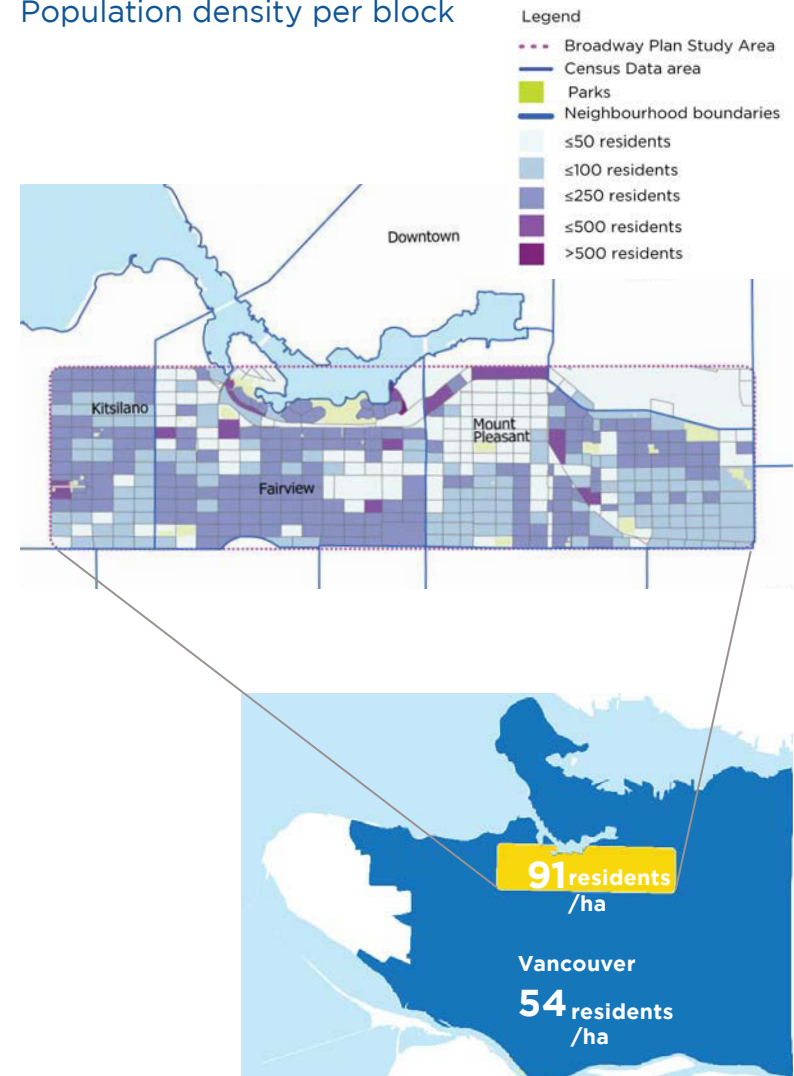


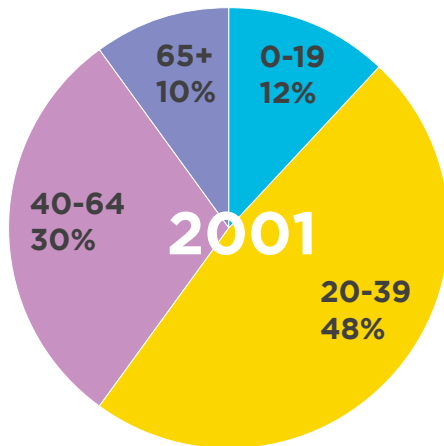
POPULATION DENSITY

The Broadway Plan study area includes parts of Kitsilano, Mount Pleasant and Fairview.

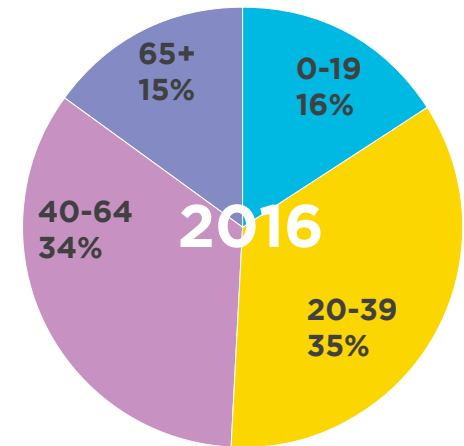
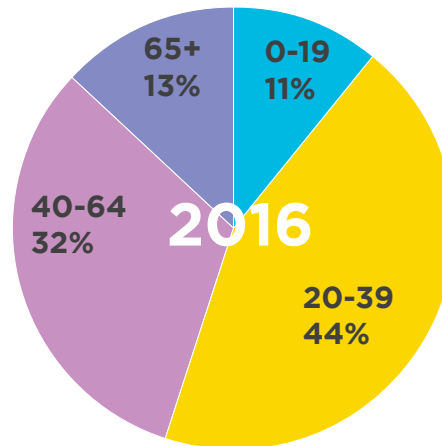
In 2016, the Broadway Plan study area had a higher population density than the city as a whole (91 residents per hectare vs 54 residents per hectare). It was the fourth most densely populated area when comparing with other neighbourhoods in the city. Fairview was the third most densely populated neighbourhood with 100 residents per hectare.

Population density per block





Broadway
Census data area



City of Vancouver

AGE PROFILE*

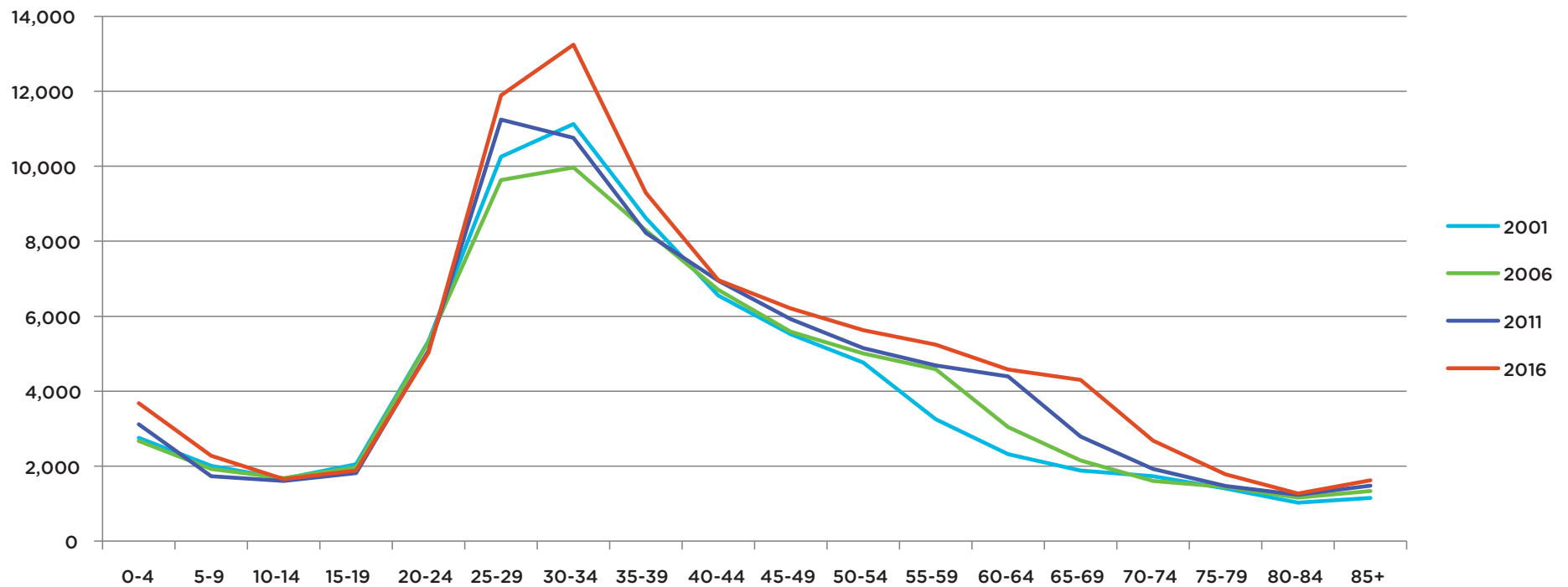
In the Broadway Census data area the 20-39 age group was the largest age group in 2001 and 2016 and a higher proportion compared to the city overall.

Within the area, while there was a 3% increase in the proportion of seniors (65+) between 2001 and 2016, it was still lower in proportion compared to the city overall (15%).

(Source: Statistics Canada, 2001 - 2016 Census)

* This information is based on the Broadway Census data area which is slightly larger than the Broadway Plan study area.

Age Profile Over Time



AGE PROFILE OVER TIME*

The age profile of the study area has a structure that changes very little over time. The 25-39 age group decreased from 2001 to 2006 but continued to increase in the following census years. The number of children and young adults remained relatively stable from 2001 to 2016.

The wave of “baby boomers” can be seen moving across the graph which means this population has remained relatively constant.

(Source: Statistics Canada, 2001 - 2016 Census)

* This information is based on the Broadway Census data area which is slightly larger than the Broadway Plan study area.

Area	Ratio of Children per Hectare
Downtown	10.65
West End	9.92
Kensington-Cedar Cottage	9.77
Sunset	8.61
Mount Pleasant	8.22
Fairview	7.96
Kitsilano	7.88
Renfrew-Collingwood	7.73
Broadway Plan study area	7.21
City of Vancouver	6.12

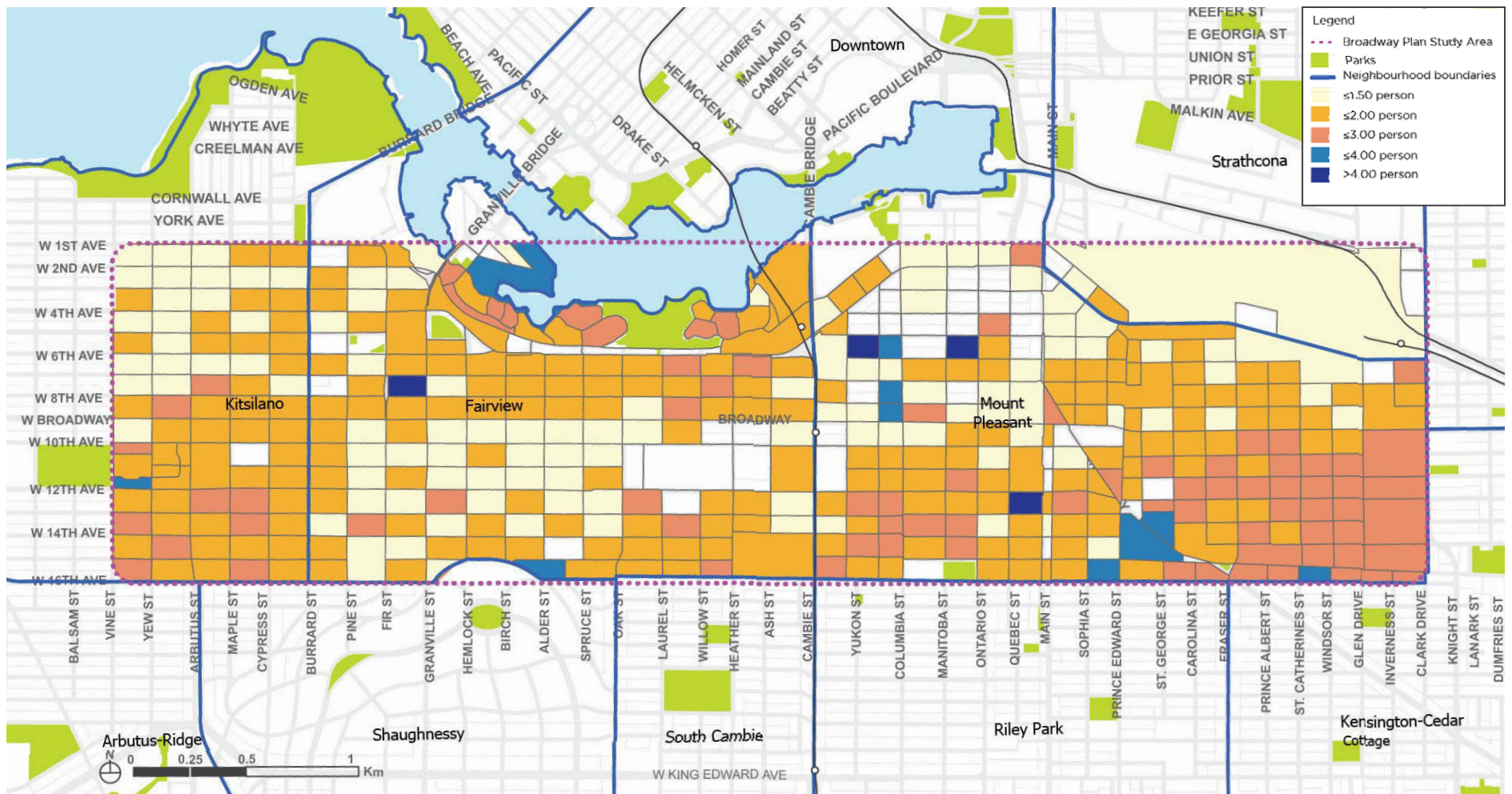
FAMILIES WITH CHILDREN*

There were 7,620 children (ages 0-14) in the Broadway Census data area which was 10.8 % of the total children in the city. The number of children per hectare (7.21/ha) was slightly higher compared to the city overall (6.12/ha). Downtown contained the highest density of children (10.65/ha) of any area in the city.

Within the Broadway Plan study area, Mount Pleasant area had the highest density of children, with 8.22 children per hectare.

(Source: Statistics Canada, 2016 Census)

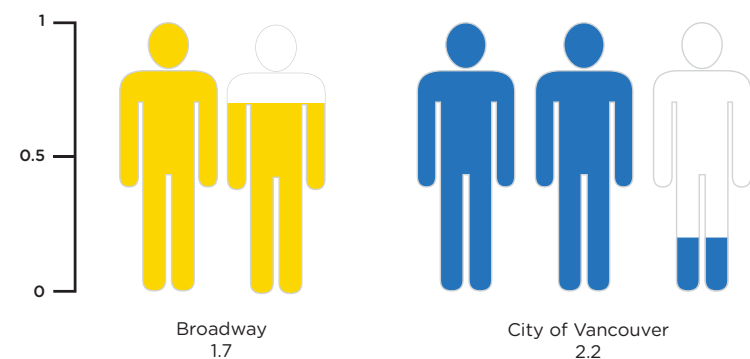
* This information is based on the Broadway Census data area which is slightly larger than the Broadway Plan study area.



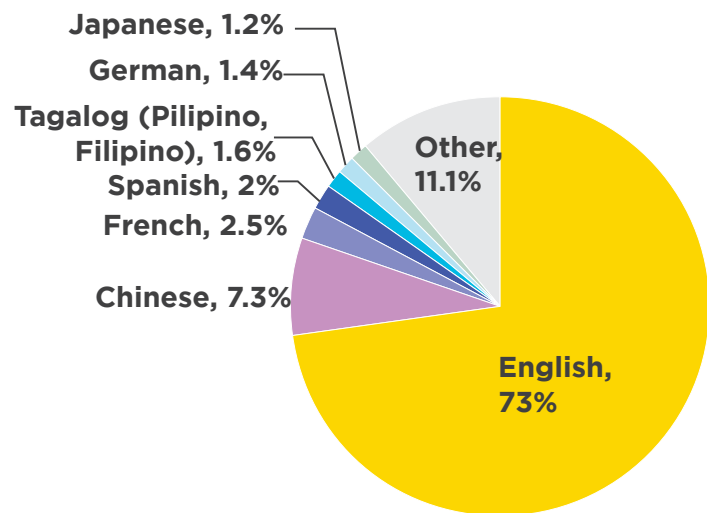
HOUSEHOLD SIZE

The average household size was lower in the Broadway Plan study area (1.7 persons) than in the city overall (2.2 persons).

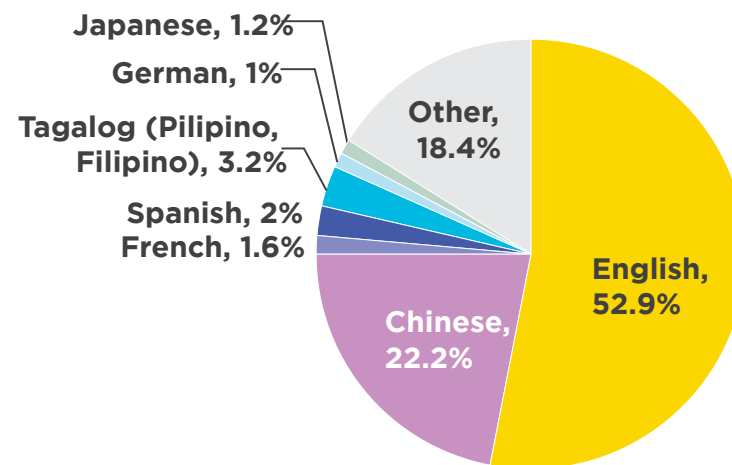
Average Size of Household



(Source: Statistics Canada, 2016 Census)



Broadway
Census data area



City of Vancouver

MOTHER TONGUE*

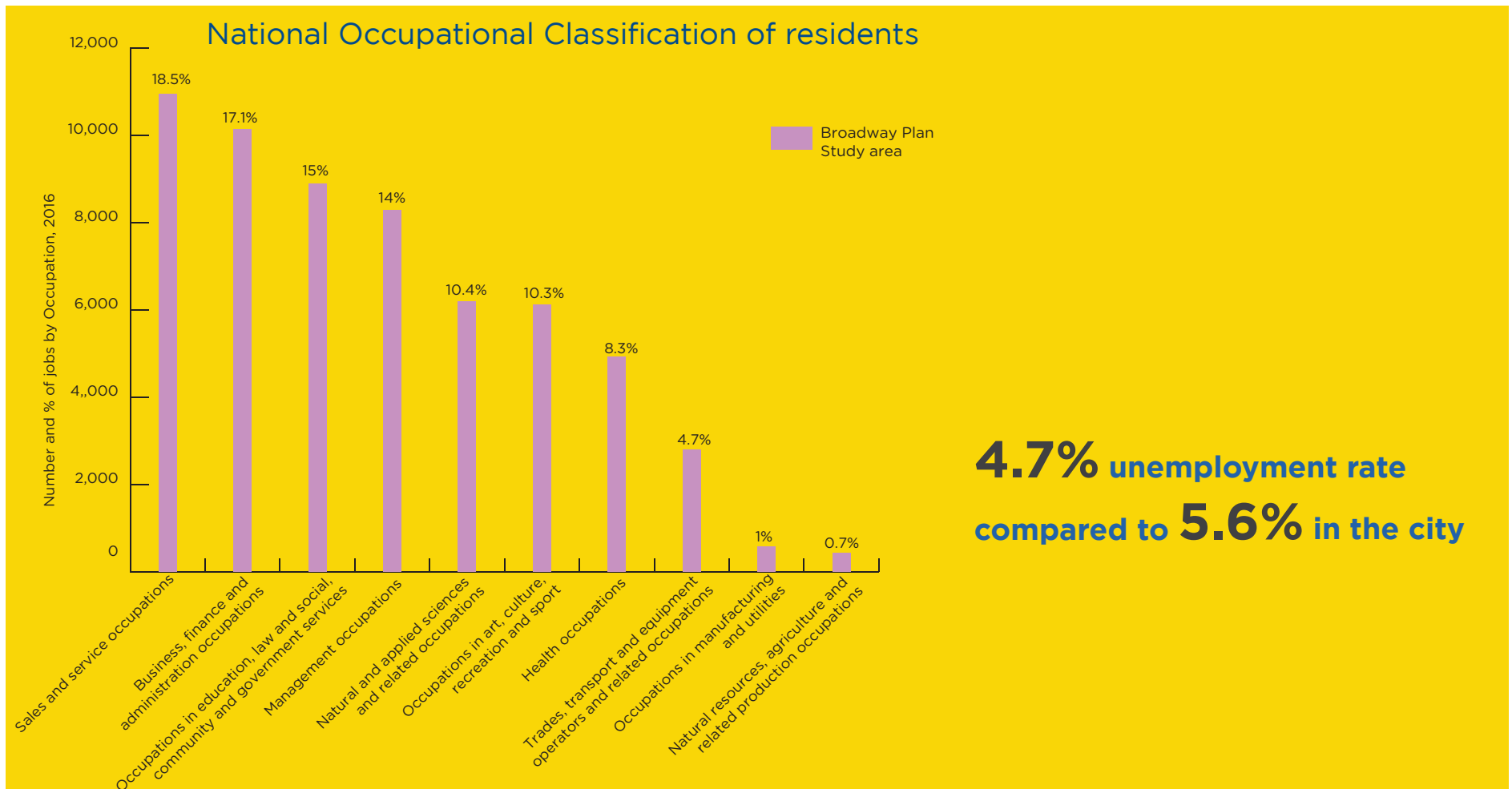
Residents whose mother tongue was English were much more predominant in the Broadway Census data area (73%) compared to the city overall (52.9%).

The Broadway Census data area had a much lower proportion of residents whose mother tongue was Chinese¹ (7.3%) compared to the city overall (22.2%).

¹ Chinese includes: Cantonese and Mandarin

(Source: Statistics Canada, 2016 Census)

* This information is based on the Broadway Census data area which is slightly larger than the Broadway Plan study area.



EMPLOYMENT*

The top three occupations of the employed residents who lived in the Broadway Census data area were:

- » Sales and Services (10,965 jobs) 18.5%
- » Business, Finance and Administration (10,155 jobs) 17.1%
- » Occupations in Education, Law and Social, Community and Government Services (8,895 jobs) 15%

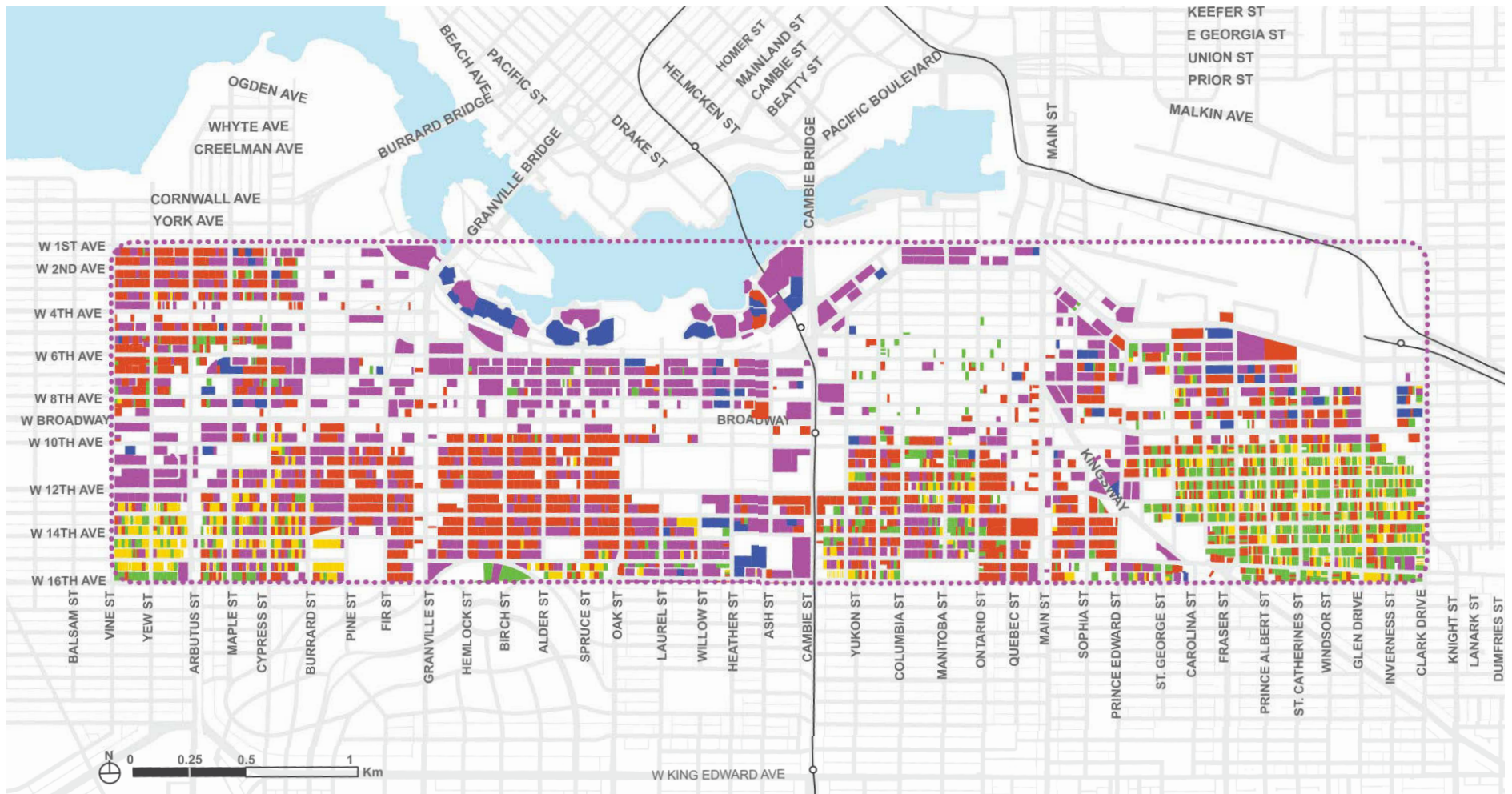
The unemployment rate of Broadway Census data area was 4.7% in 2016, which was lower than in the city overall (5.6%).

(Source: Statistics Canada, 2016 Census)

* This information is based on the Broadway Census data area which is slightly larger than the Broadway Plan study area.

5.HOUSING





HOUSING TYPE

The housing stock in the Broadway study area is obtained from City of Vancouver tracking systems, as well as 2018 BC Assessment data. The map above shows only the residential building types listed on the legend. This map only shows non-market, purpose-built rental, and strata ownership housing with three or more dwelling units of their respective tenure type.

Legend

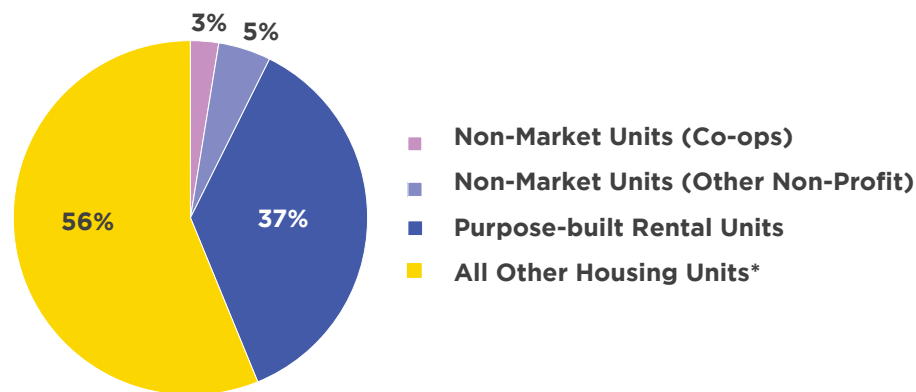
- Broadway Plan Study Area
- Non-market Housing (3 or more units)
- Purpose-built Rental Housing (3 or more units)
- Strata Ownership Housing (3 or more units)
- Duplex Housing
- Single-Family Housing

(Source: City of Vancouver and BCAA, 2018)

Residential dwelling type	Broadway Census data area	% of total	City of Vancouver	% of total
Non-Market Units (Co-ops)	1,372	3%	5,741	2%
Non-Market Units (Other Non-Profit)	2,554	5%	20,495	7%
Purpose-Built Rental Units	19,602	37%	69,276	22%
All Other Housing Units**	29,927	56%	213,903	69%
TOTAL	53,455	100%	309,415	100%

***Includes owner-occupied and secondary rental such as rented condos and basement suites.*

Broadway Census data area housing mix*



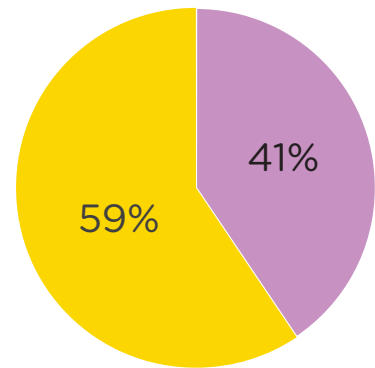
In 2017, Broadway comprised approx. 25% of the city's purpose-built rental housing units

Data on housing stock from City of Vancouver tracking systems as well as 2016 Census show approximate numbers of residential units within the Broadway Census area. The Broadway Census area contains a significant amount of purpose-built rental housing, comprising approximately 37% of the housing units.

(Source: Statistics Canada, 2016 Census, City of Vancouver Non-Market Housing Inventory, 2018, City of Vancouver Purpose-Built Rental Inventory, 2017, Coriolis Consulting Corp. Purpose-Built Market Rental Inventory 2009)

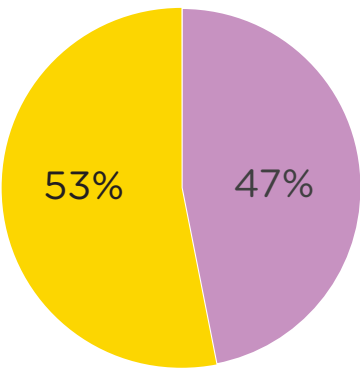
* This information is based on the Broadway Census data area which is slightly larger than the Broadway Plan study area.

Broadway Census Data Area



■ Owner Households
■ Renter Households

City of Vancouver



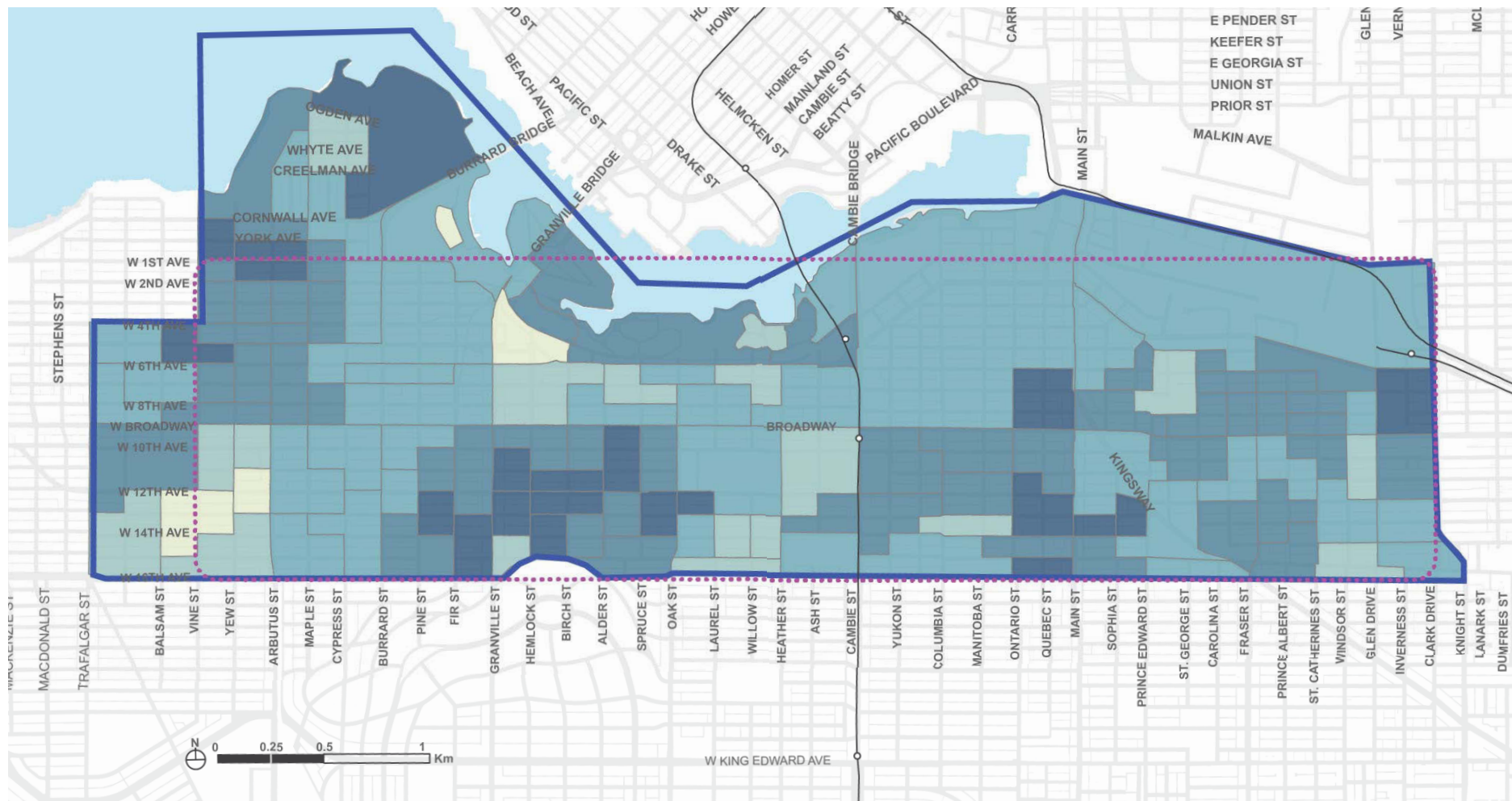
	# of owner households	# of renter households
Broadway Census Data Area	20,490	30,040
City of Vancouver	133,160	150,745

20% of the city's renter households are located in the Broadway Census Data Area

HOUSEHOLD TENURE*

The 2016, Statistics Canada census program provides information on how many households rent their home. 59% of households in the Broadway Census data area rent their home, while 53% of all households in the city rent. In 2016, there were over 30,000 renter households in the Broadway Census data area.

(Source: Statistics Canada, 2016 Census)
* This information is based on the Broadway Census data area which is slightly larger than the Broadway Plan study area.



RENTER HOUSEHOLDS*

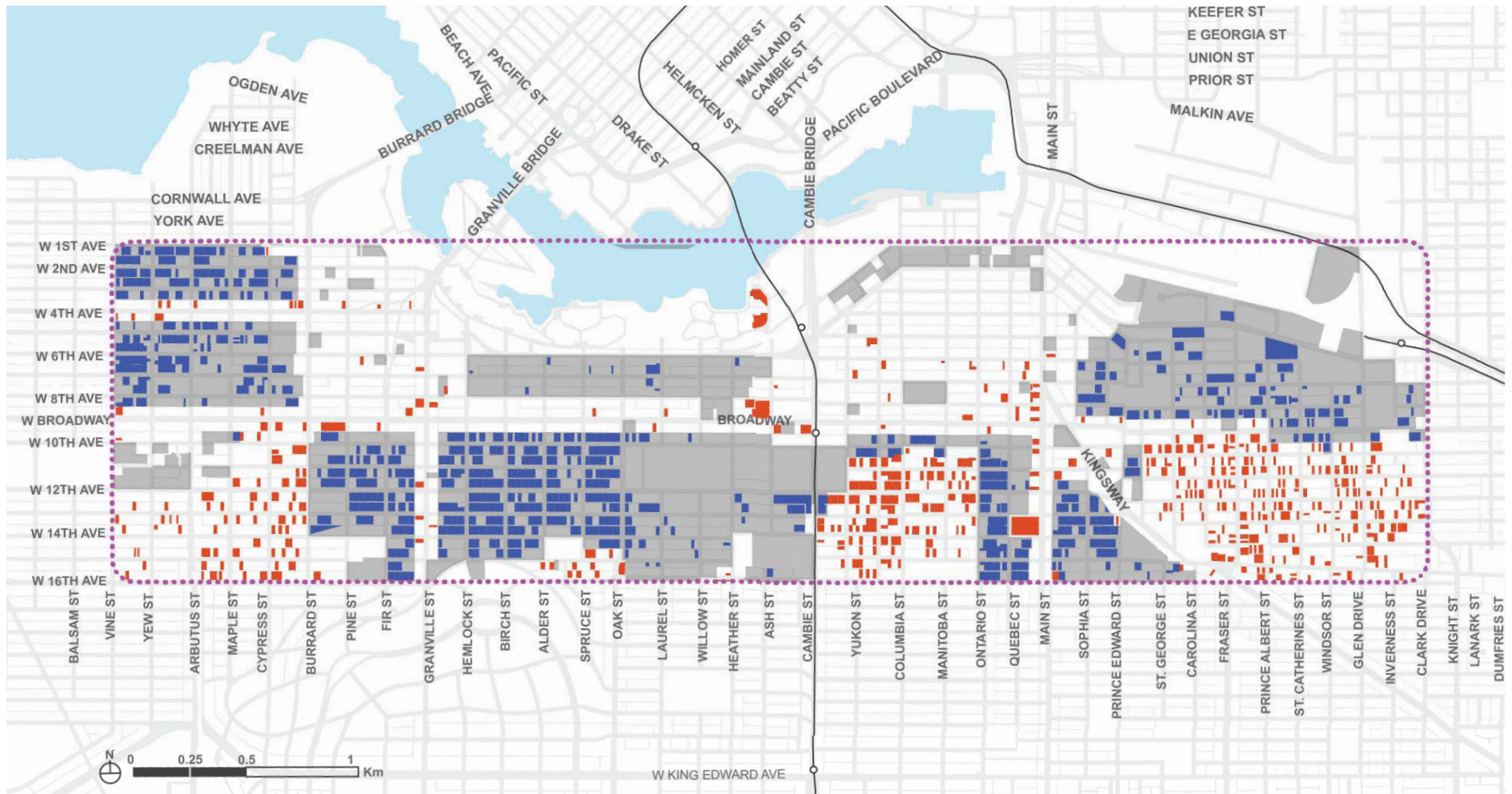
2016 Census data show that a large proportion of renter households are concentrated in specific areas of the Broadway Plan study area. There is a high proportion of renter households south of Broadway near Granville Street in Fairview, west of Burrard Street and north of Broadway in Kitsilano, and various areas throughout Mount Pleasant.

Legend

- Broadway Plan Study Area
- Census Data area
- 0 - 20% Renter Households
- 21 - 40 % Renter Households
- 41 - 60% Renter Households
- 61 - 80% Renter Households
- 81 - 100% Renter Households

(Source: Statistics Canada, 2016 Census)

* This information is based on the Broadway Census data area which is slightly larger than the Broadway Plan study area.



RENTAL HOUSING STOCK ODP

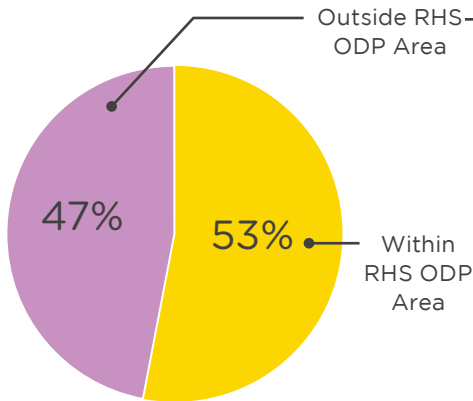
The Broadway Plan study area contains zoning districts covered by the Rental Housing Stock Official Development Plan (RHS ODP). The RHS ODP is a by-law that contains requirements for rental unit replacement. The plan requires that redevelopment projects with three or more dwelling units replace every demolished rental unit. The RHS ODP area covers RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, FM-1, and CD-1 zoning districts.

For more information on the RHS ODP, visit:
<https://bylaws.vancouver.ca/ODP/RHS.pdf>

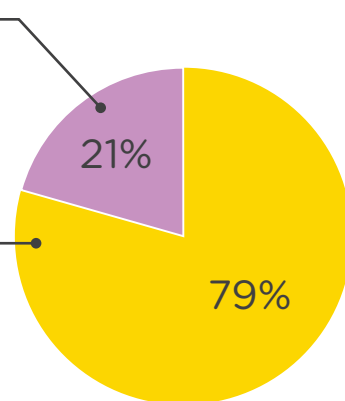
Legend

- Broadway Plan Study Area
- Rental Housing Stock ODP Area
- RHS ODP Rental Housing
- Non-RHS ODP Rental Housing

Purpose-Built Rental Buildings



Purpose-Built Rental Units



■ Within RHS ODP area (rental replacement required)

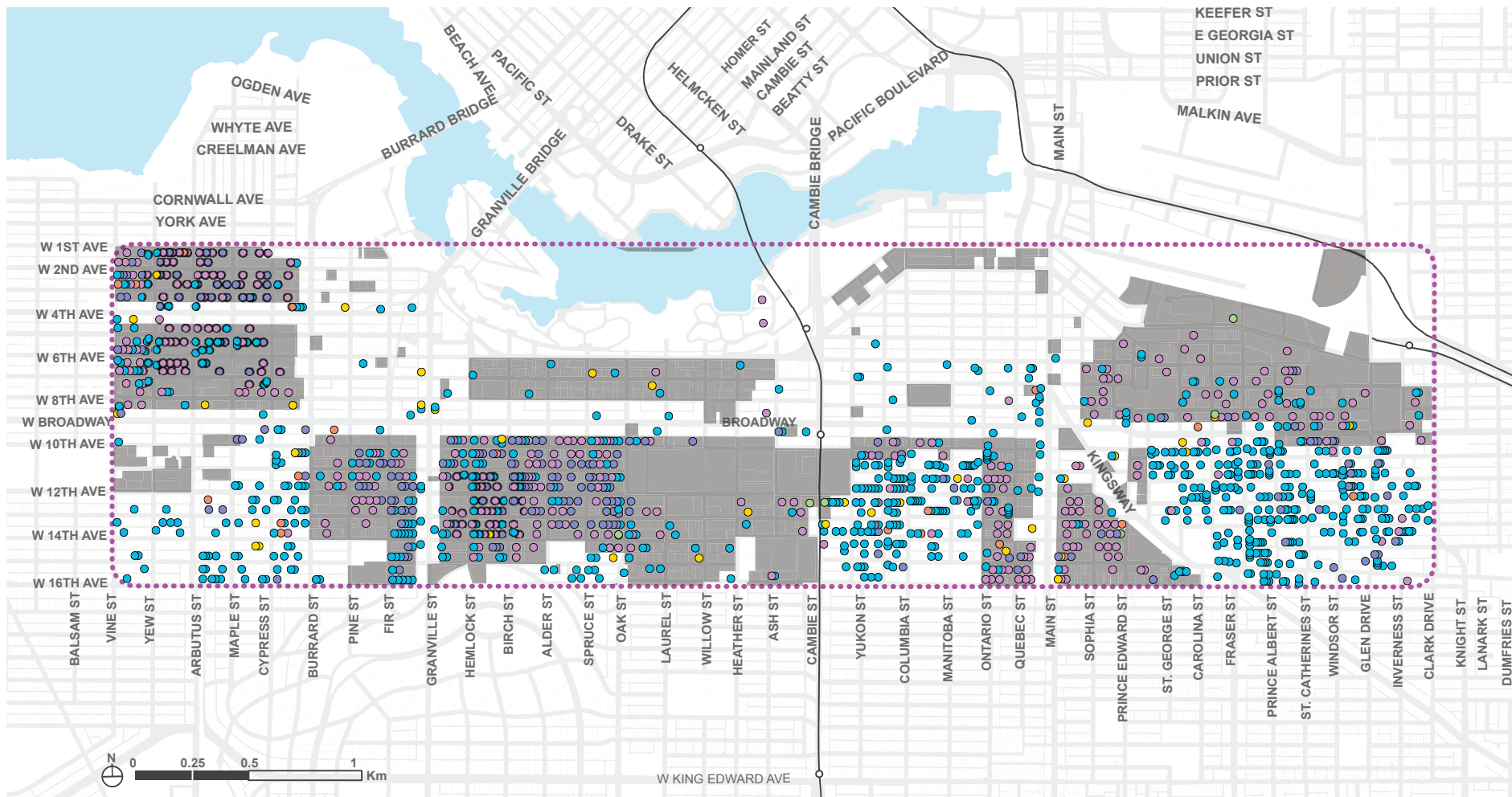
■ Outside RHS ODP area (rental replacement not required)

Broadway Plan Study Area purpose-built rental housing*	# of total buildings	# of total units
Within RHS ODP Area	721	13,553
Outside RHS ODP Area	639	3,512

PURPOSE-BUILT RENTAL HOUSING WITHIN RHS ODP AREA

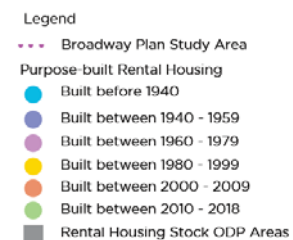
In the Broadway Plan study area, the number of existing purpose-built rental buildings (with three or more purpose-built rental units) within the RHS ODP area and outside the RHS ODP area are similar. However, almost 80% of the existing purpose-built rental units (in buildings with three or more purpose-built rental units) in the Broadway Plan study area are covered by the RHS ODP. This is because purpose-built rental building forms within the RHS ODP area are generally higher density (e.g. apartment buildings), while outside the RHS ODP consist of more lower density forms.

**Purpose-built rental housing only includes market rental buildings with three or more purpose-built rental units*



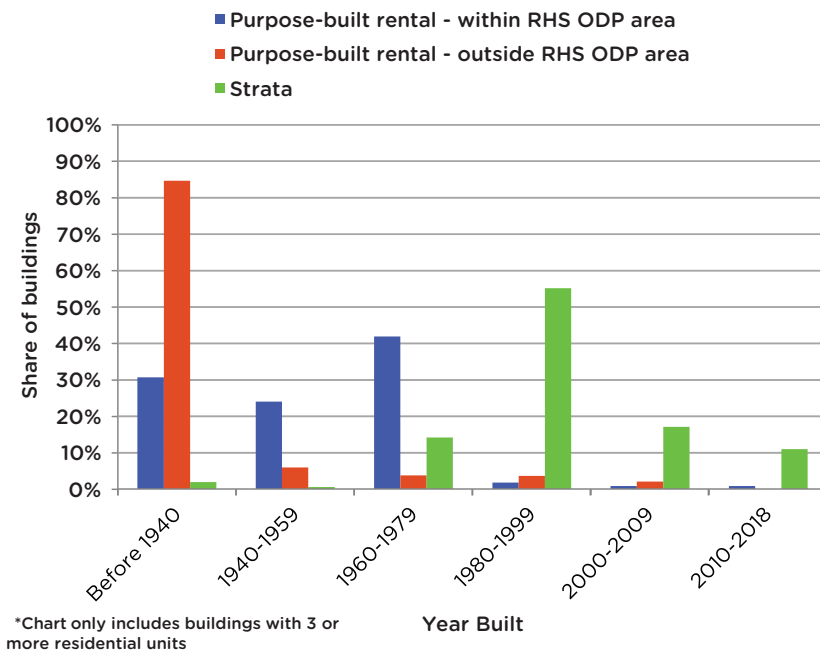
PURPOSE-BUILT RENTAL HOUSING AGE

The age of purpose-built rental housing buildings (with 3 or more units) in the Broadway study area varies greatly. The map above shows the location of purpose-built rental housing built in different periods.

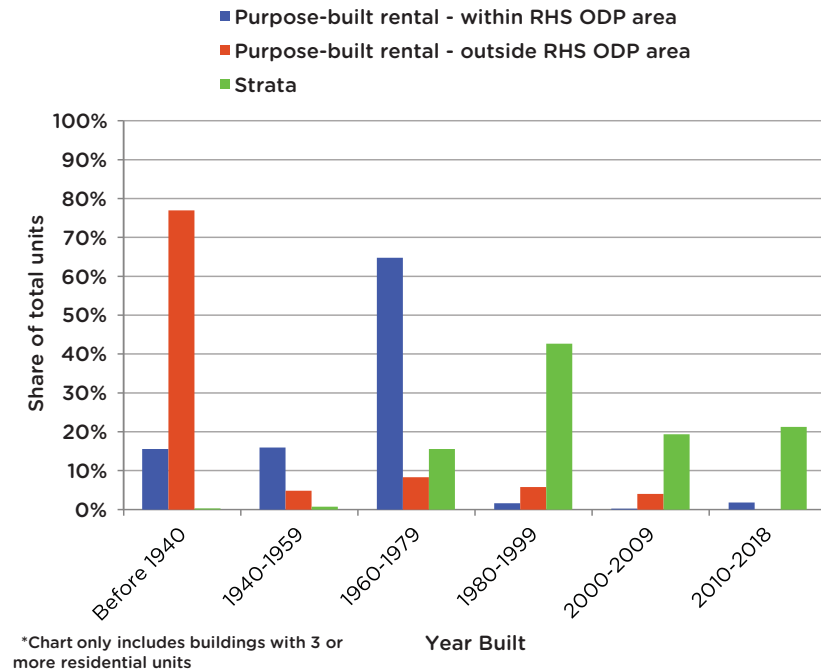


(Source: City of Vancouver and BCAA, 2018)

Multi-Family Residential Buildings by Year Built



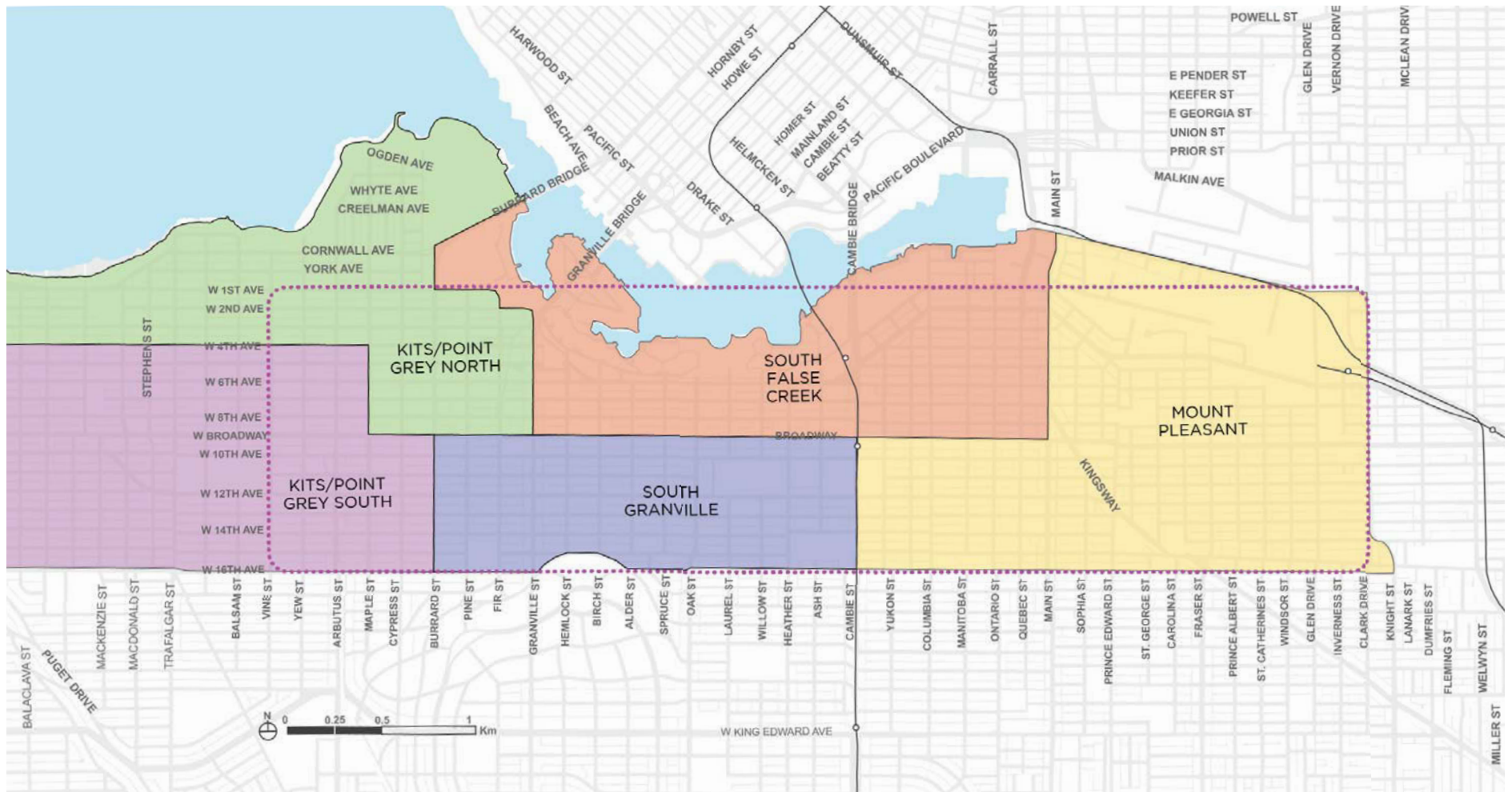
Multi-Family Residential Units by Year Built



MULTI-FAMILY HOUSING BY AGE

Building age and the period housing was built greatly affects affordability, rents, housing costs and built form. For that reason, it is important to examine residential building age. Within the Broadway Plan study area, much of the purpose-built rental housing was built before 1980, while most of the strata ownership housing was built after 1980.

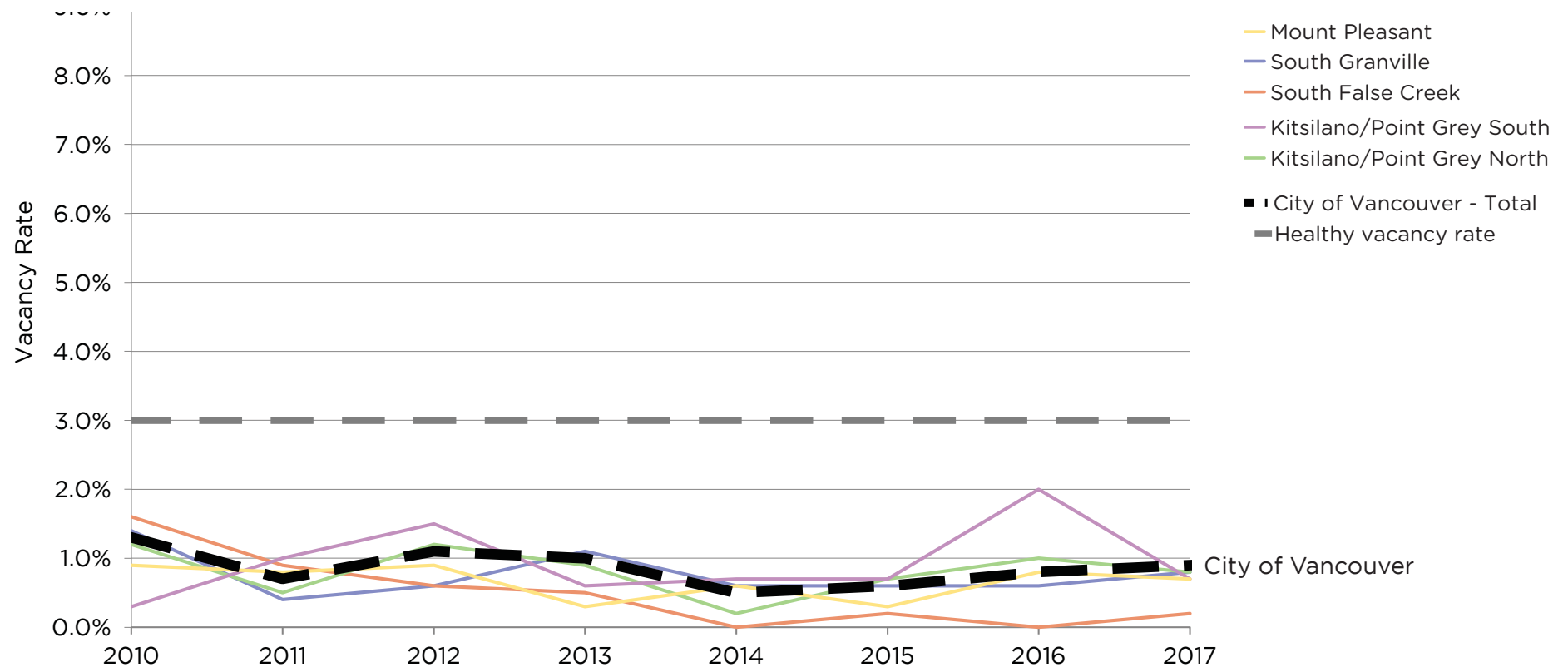
Approx. 96% of purpose-built rental units within RHS ODP areas
and approx. 90% of purpose-built rental units outside RHS ODP areas
were built before 1980



Canada Mortgage and Housing Corporation Zones

Canada Mortgage and Housing Corporation (CMHC) publishes a wide variety of housing data. As shown above CMHC areas do not align completely with the Broadway Plan study area; however, the data available is useful in helping analyze the housing trends relevant to the Broadway Plan study area.

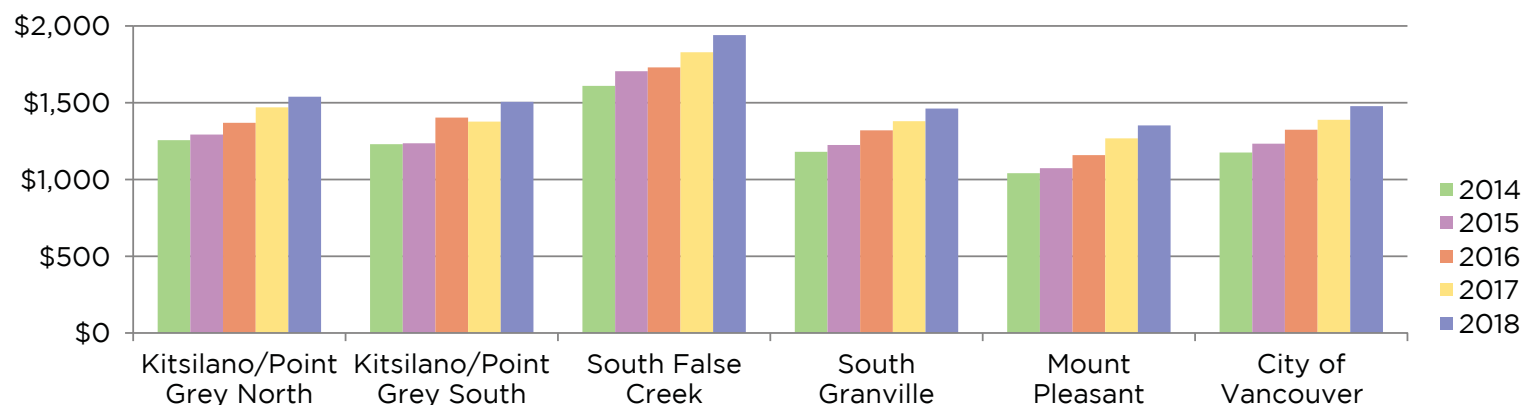
Private purpose-built rental apartment vacancy rate



PURPOSE-BUILT RENTAL VACANCY RATE

Data from CMHC illustrate the vacancy rate over time for various areas of the city for private purpose-built rental apartment units. Since 2010, the CMHC areas within the Broadway Plan study area have consistently had vacancy rates at or below 1.5%, with the exception of Kitsilano/Point Grey South and South False Creek. Since 2014, South False Creek had the lowest vacancy rates below 0.5%. A minimum healthy vacancy rate is considered to be 3%.

Average monthly rent for private purpose-built rental apartment unit, 2014-2018



Average monthly rent for private purpose-built rental apartment unit by bedroom type and approximate income to afford, 2018

CMHC area	Studio	Annual income level*	1-bedroom	Annual income level*	2-bedroom	Annual income level*	3-bedroom +	Annual income level*	Average of all unit types	Annual income level*
Kitsilano/Point Grey North	\$1,140	\$45,600	\$1,471	\$58,840	\$2,039	\$81,560	\$2,775**	\$111,000	\$1,539	\$61,560
Kitsilano/Point Grey South	\$1,050	\$42,000	\$1,386	\$55,440	\$1,987	\$79,480	\$2,920	\$116,800	\$1,506	\$60,240
South False Creek	\$1,331	\$53,240	\$1,813	\$72,520	\$2,398	\$95,920	***	***	\$1,941	\$77,640
South Granville	\$1,185	\$47,400	\$1,427	\$57,080	\$1,913	\$76,520	\$2,172	\$86,880	\$1,462	\$58,480
Mount Pleasant	\$1,304	\$52,160	\$1,273	\$50,920	\$1,789	\$71,560	\$1,686**	\$67,440	\$1,352	\$54,080
City of Vancouver	\$1,198	\$47,920	\$1,411	\$56,440	\$1,964	\$78,560	\$2,427	\$97,080	\$1,478	\$59,120

AFFORDABILITY

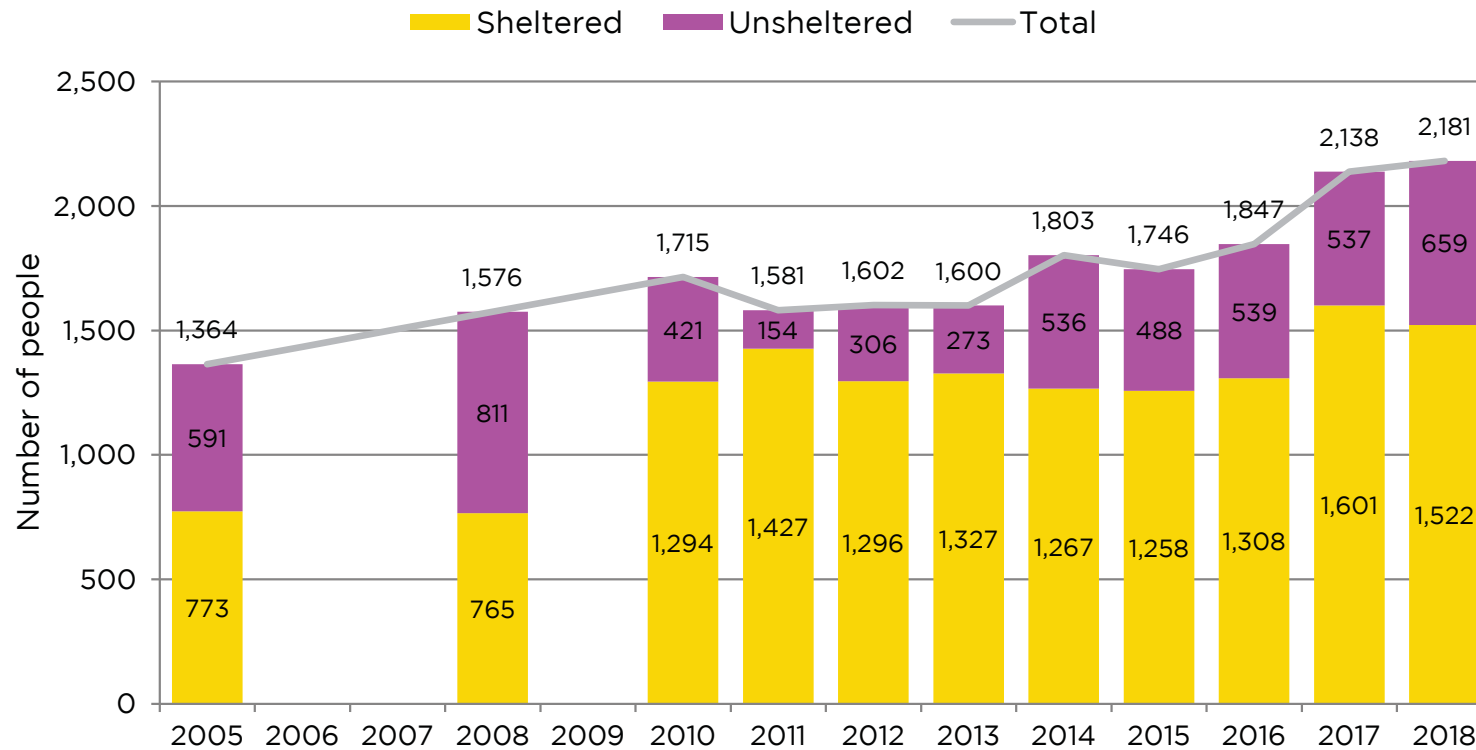
Average rent for a private purpose-built rental apartment unit has increased since 2010 in each of the CMHC areas within the Broadway Plan study area, as well as the city as a whole. Additionally, average rent in private purpose-built rental apartment units differs by bedroom type and location. In 2017, Mount Pleasant was the CMHC zone with the lowest average rent for a combination of all unit types and South False Creek was the highest.

Data for average rents is for all private purpose-built rental units; however, average rents differ between occupied units and vacant units. In 2018 in the City of Vancouver, average rent for vacant purpose-built rental units was approximately 20% higher than average rent for occupied purpose-built rental units.

**Annual income level estimates the approximate annual household income required to comfortably afford respective housing costs. Annual income level is calculated by assuming 30% of annual before tax income is spent toward rent.*

*** Data not available from CMHC to protect confidentiality or because the data is not statistically significant.*

City of Vancouver homeless count



HOMELESSNESS

Homelessness affects individuals living throughout the city, including the Broadway Plan study area. Information from the City of Vancouver Homeless Count is collected each year over a 24-hour period in March. Since 2015, the number of people experiencing homelessness across the city, both in shelters and on the streets, has increased each year. From 2011-2018, the homeless population in Vancouver has grown at an average annual rate of 5%, while the average annual growth rate of the city's estimated population from 2011-2017 has been 1.4%.

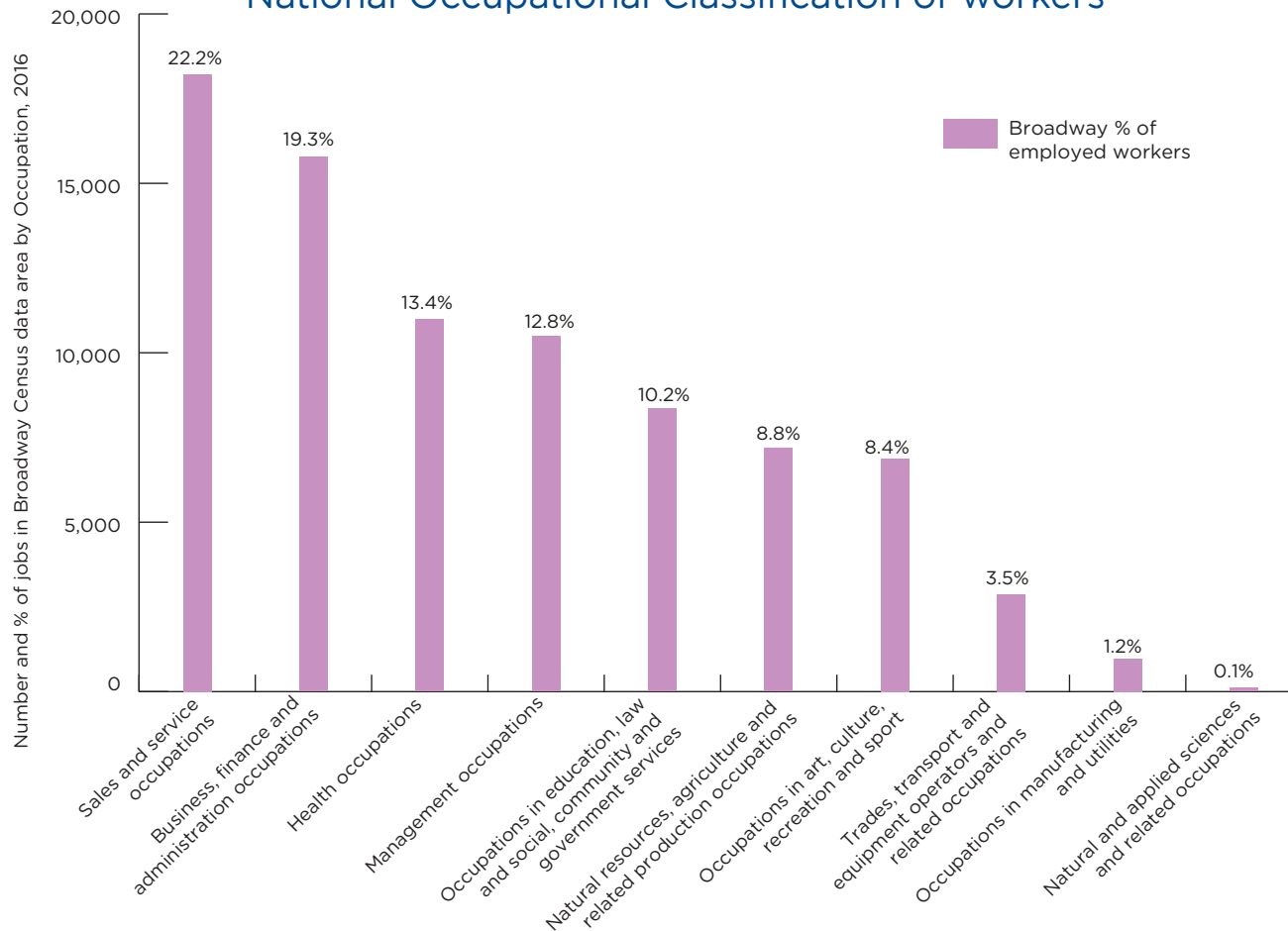
(Source: City of Vancouver Homeless Count and Statistics Canada annual population estimates by age and sex)



6.ECONOMY



National Occupational Classification of workers



TOP 3 OCCUPATIONS IN BROADWAY

- 1 Sales and service
- 2 Business, finance and administration
- 3 Health occupation

44% of Vancouver's health related jobs are located in the area.

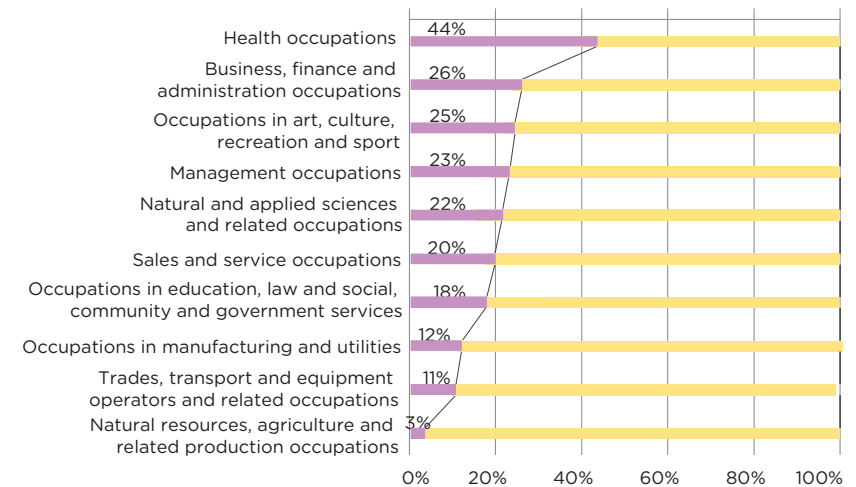
EMPLOYMENT*

In 2016, the most common occupations in the Broadway Census data area were in Sales and Services category. This occupation category employed 22.3% (18,210) of all workers. The next most common occupations were:

- » Business, Finance and Administration (15,775 jobs) 19.3%
- » Health Occupations (10,985 jobs) 13.4%

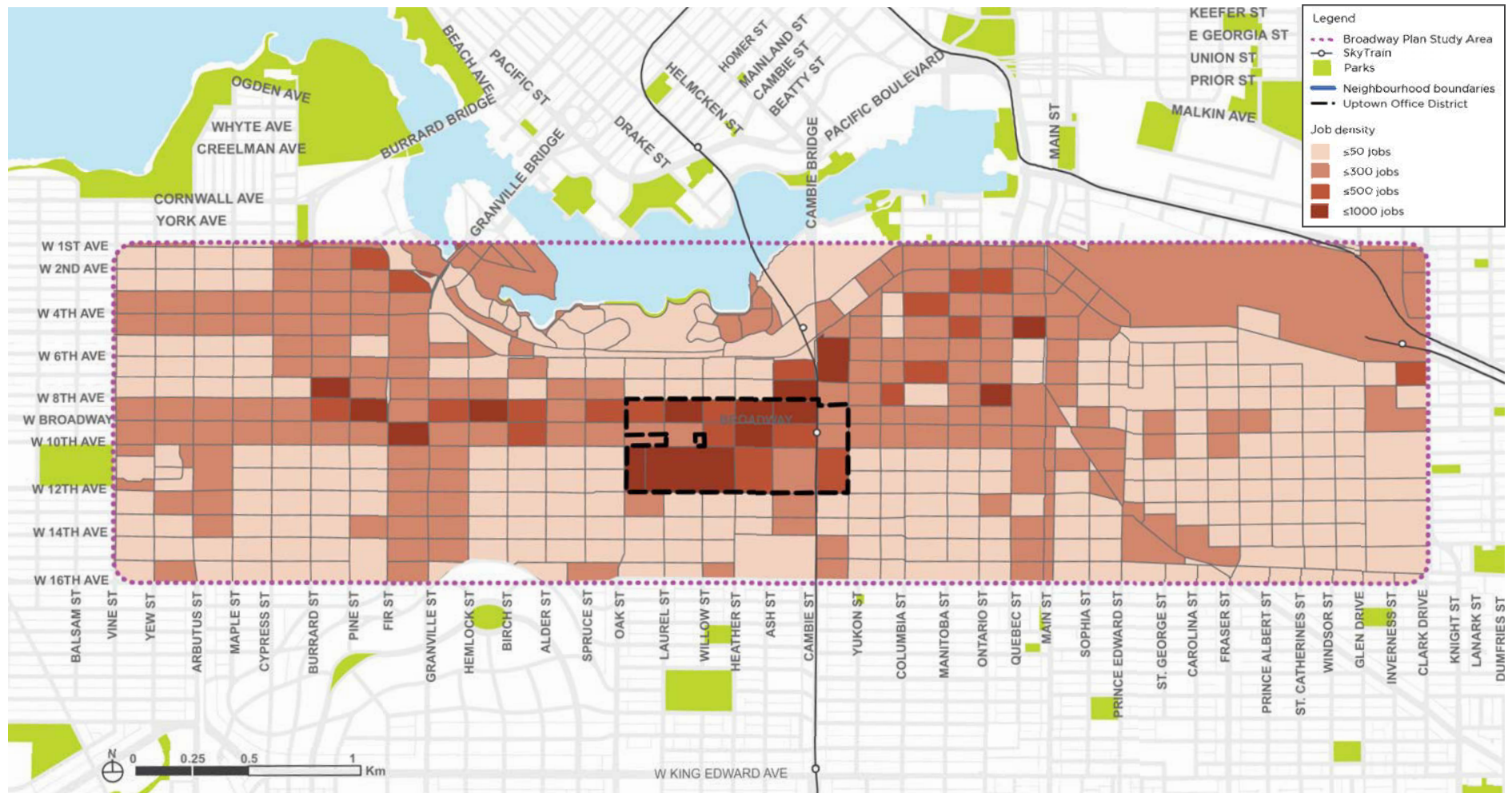
Almost half (44%) of the city's Health related jobs were located in the Broadway Census data area.

Share of City jobs located in the Census data area



(Source: Statistics Canada, 2016 Census)

* This information is based on the Broadway Census data area which is slightly larger than the Broadway Plan study area.

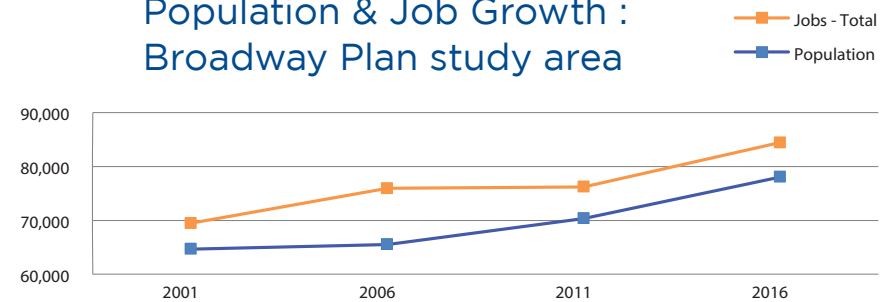


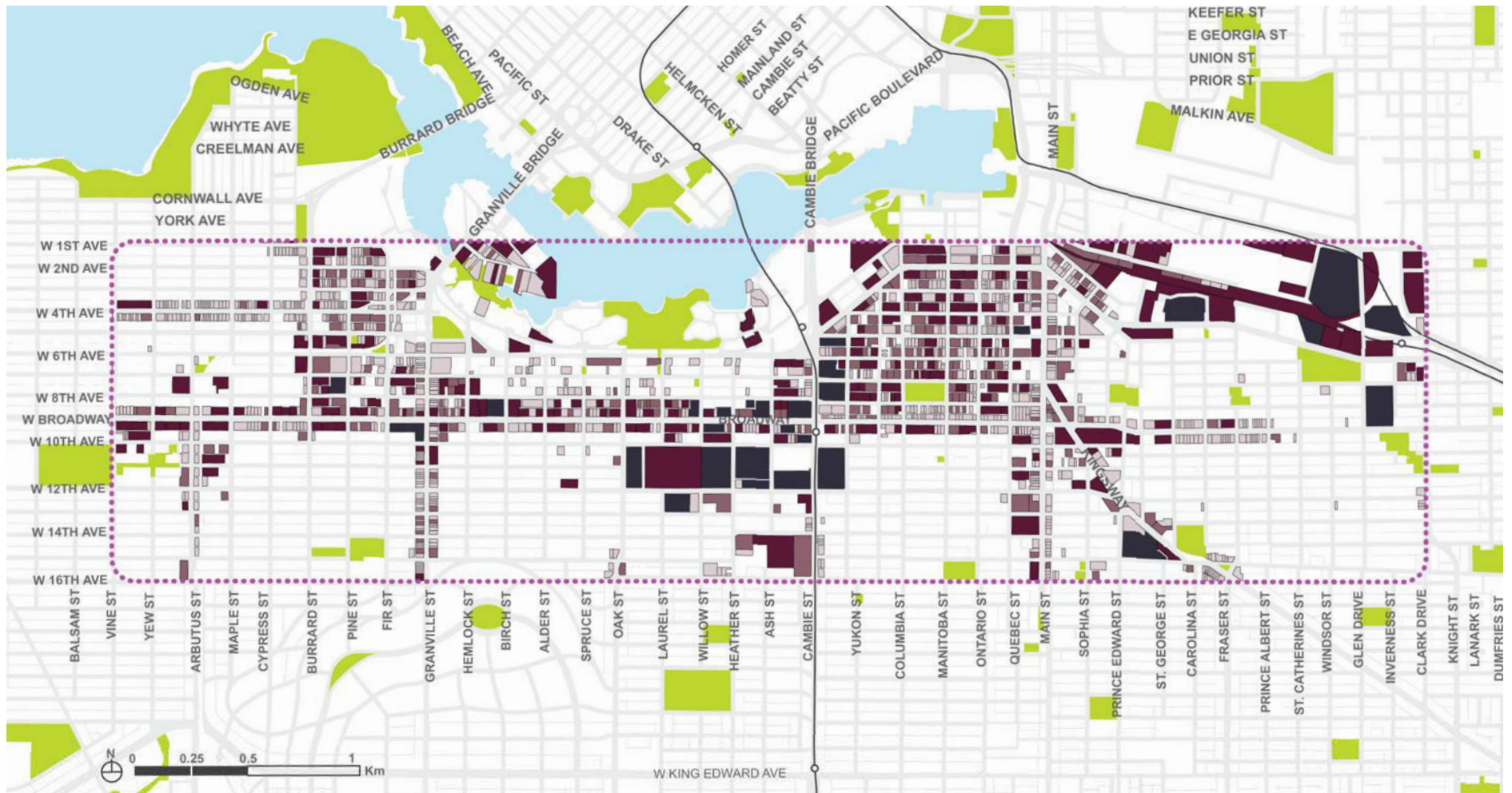
JOB DENSITY

There were approximately 84,400 jobs located in the Broadway Plan study area in 2016. This is approximately 20% of all jobs in the City of Vancouver (420,000 jobs). The number of jobs increased by 22% from 2001 to 2016. This aligns with the 21% increase in jobs in the City of Vancouver over that time period. The study area had an average of 86 jobs per hectare. The Uptown Office District had the highest job density (approximately 190 jobs per hectare).

(Source: Statistics Canada, 2001 - 2016 Census)

Population & Job Growth : Broadway Plan study area





JOB SPACE FLOOR AREA

There is a total of 24.7 M sq. ft. of job space in the Broadway Plan study area.
This includes office, institutional, industry and retail floor area for each parcel.

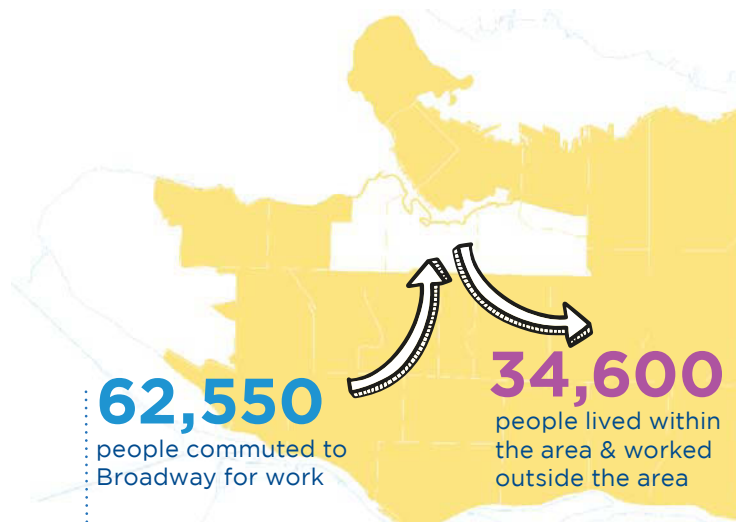
Legend

- Broadway Plan Study Area
- SkyTrain
- Parks

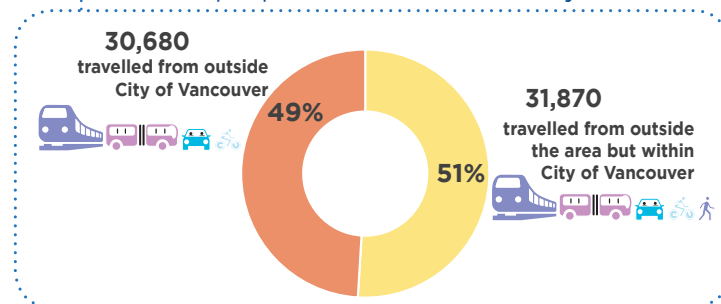
Job space area sq. ft.

- 1 to 10,000
- 10,000 to 20,000
- 20,000 to 120,000
- 120,000 to 1,080,000

(Source: City of Vancouver and BCAA, 2018)



Where do people commute to Broadway from?



12,835
people (14% of residents)
worked & lived in the
Broadway Census
data area



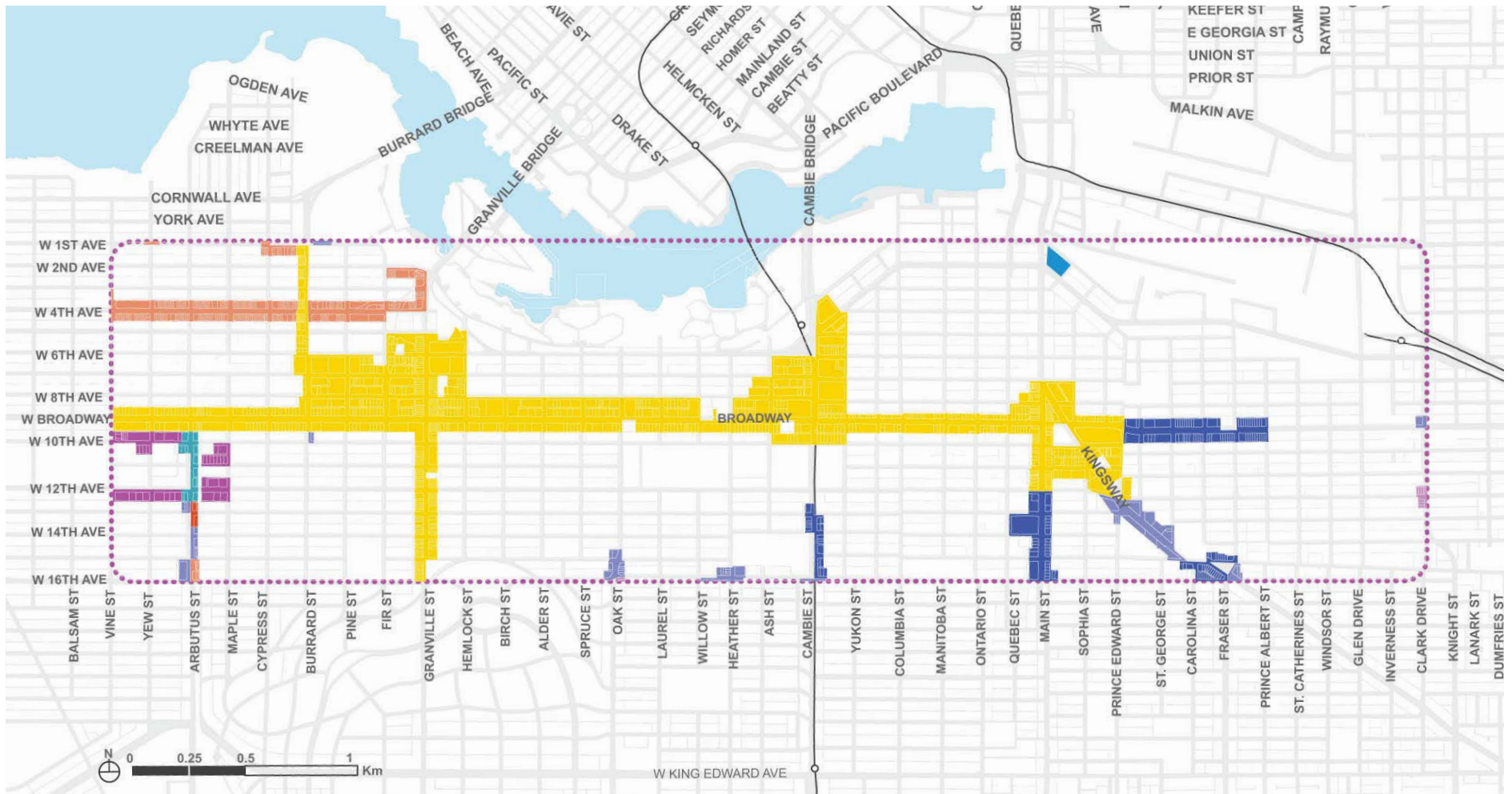
LOCATION OF EMPLOYMENT*

In 2016, 62,550 people commuted to Broadway Census data area for work of which 30,680 (49%) traveled from outside City of Vancouver.

Of the 89,277 residents in the Broadway Census data area, 34,600 (39%) worked outside the Broadway Census data area.

(Source: Statistics Canada, 2016 Census)

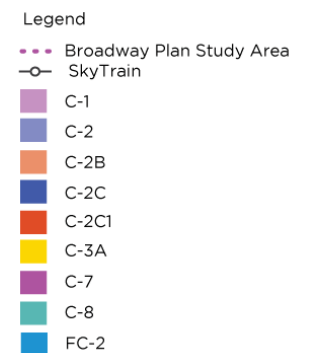
* This information is based on the Broadway Census data area which is slightly larger than the Broadway Plan study area.

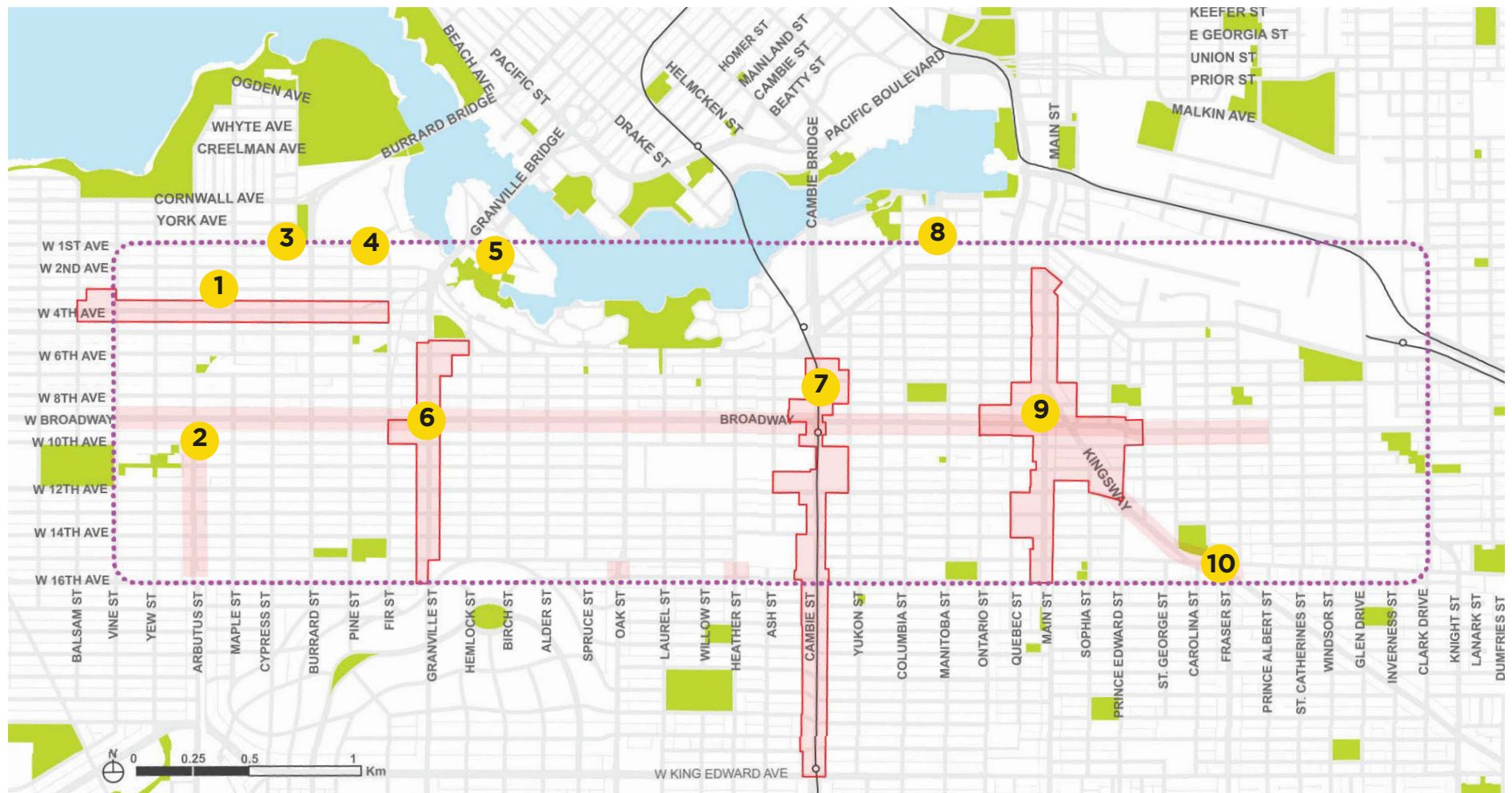


COMMERCIAL ZONES

There are eight nine of commercial zones within the Broadway Plan study area, of which more than 90% is zoned C-3A.

Definitions can be found on page 10 “Zoning Descriptions”.





LOCAL BUSINESS AND COMMERCIAL STREETS

Broadway, 4th Avenue, Granville Street, Cambie Street, Main Street and Kingsway are the major commercial streets in the study area. There are four Business Improvement Associations (BIA) across the Broadway Plan study area - West 4th, South Granville, Cambie Village and Mount Pleasant.

The Broadway Plan study area has a series of diverse and unique shopping districts that contribute greatly to the sense of place. Some landscapes are more focused on the pedestrian, while other areas place a much greater emphasis on the automobile. The retail mix includes restaurants, food retails, liquor services, public markets, fitness centres and entertainment as well as community services.

- Legend
- Broadway Plan Study Area
 - SkyTrain
 - Parks
 - Business Improvement Association
 - Commercial Street
 - Shopping District

10 distinct shopping districts

1. 4th Ave

A pedestrian scaled shopping district in Kitsilano with a variety of retail and dining opportunities.

2. Arbutus Walk

Running south from Broadway at Arbutus, this small collection of shops serves a primarily local clientele with more regional serving retail focused on Broadway.

3. W 1st Ave

Just off Burrard St. this local shopping and service district provides an interesting mix at a pedestrian scale.

4. 'The Armory'

An emerging retail district for the design community including, furniture and other housing and design supplies.

5. Granville Island

A top tourist destination in the city and region, Granville Island combines fresh food market shopping with artisans, restaurants and entertainment.

6. South Granville

An interesting collection of art galleries, furniture, clothing and other retail, with some dining and larger scale regionally serving stores.

7. Cambie Village

Located on one of Vancouver's primary heritage boulevards, Cambie Village has 55% of businesses belonging to either retail or restaurant. There's also a wide range of shopping, covering everything from big box retailers to boutique shops.

The northern end of Cambie provides large format retail, stacked in a much more urban configuration.

8. Olympic Village

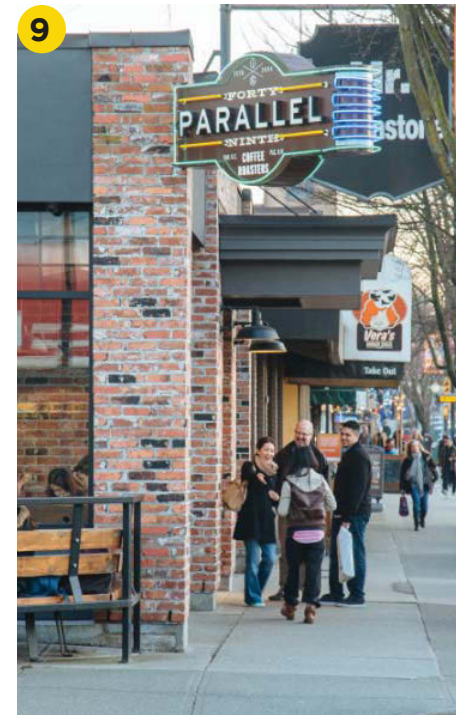
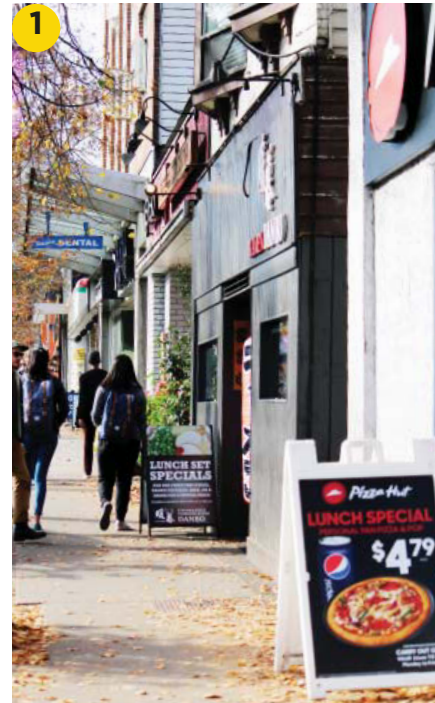
Located on the water's edge in Southeast False Creek, Olympic Village provides a high amenity district with a focus on dining and local serving retail.

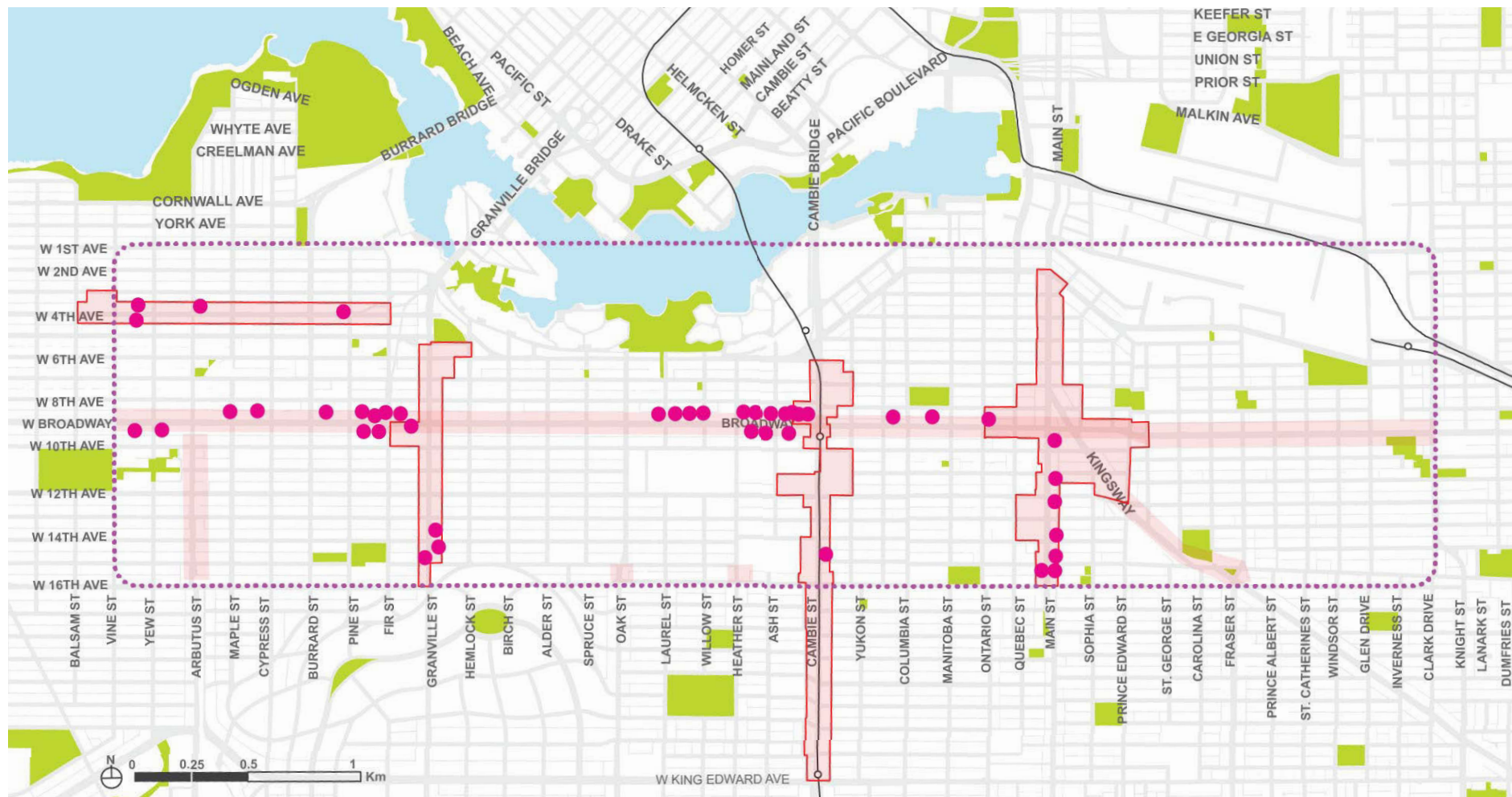
9. Main Street

As the commercial heart of Mount Pleasant, Main Street provides the retail and dining focus in this community. A variety of subareas and focuses line the long stretch and include a series of interesting heritage assets that give an historic feel to much of the district.

10. Fraser Triangle

At the meeting place of Fraser St, Kingsway, and 15th Ave, a unique, locally serving shopping block has emerged providing arts focused retail and gallery space, as well as dining opportunities.





PATIOS



- Legend
- Broadway Plan Study Area
 - SkyTrain
 - Parks
 - Business Improvement Association
 - Commercial Street
 - Patios
- Estimated locations of patios in the Broadway Plan study area.



TEMPORARY ACCOMMODATION

In 2017, Metro Vancouver welcomed over 10.3 million overnight visitors, the fourth consecutive year of record growth. Temporary accommodation in the city is permitted through the Zoning and Development Bylaw as Hotels, Bed and Breakfast Accommodations, or Short-term Rental Accommodations. The operational differences between each type of accommodation are that:

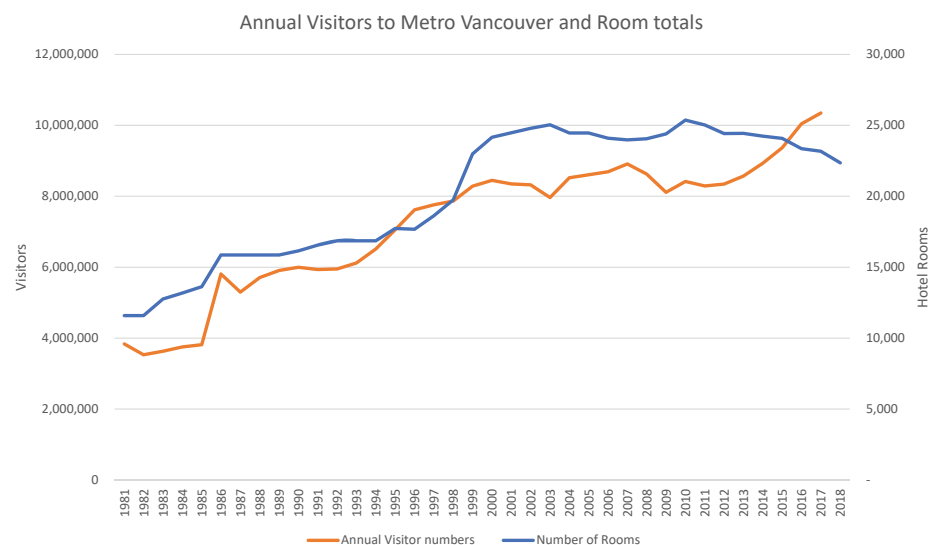
- » Hotels are wholly commercial establishments providing temporary accommodation ;
- » Bed and Breakfasts operate from a residence where one or two bedrooms are used as temporary accommodation, and where breakfast is included as part the accommodations; and

- » Short-term Rental Accommodation is a home, or a room within that home, that is rented for less than 30 consecutive days at a time from the operator's principal residence. These accommodations are often advertised through websites such as Airbnb.

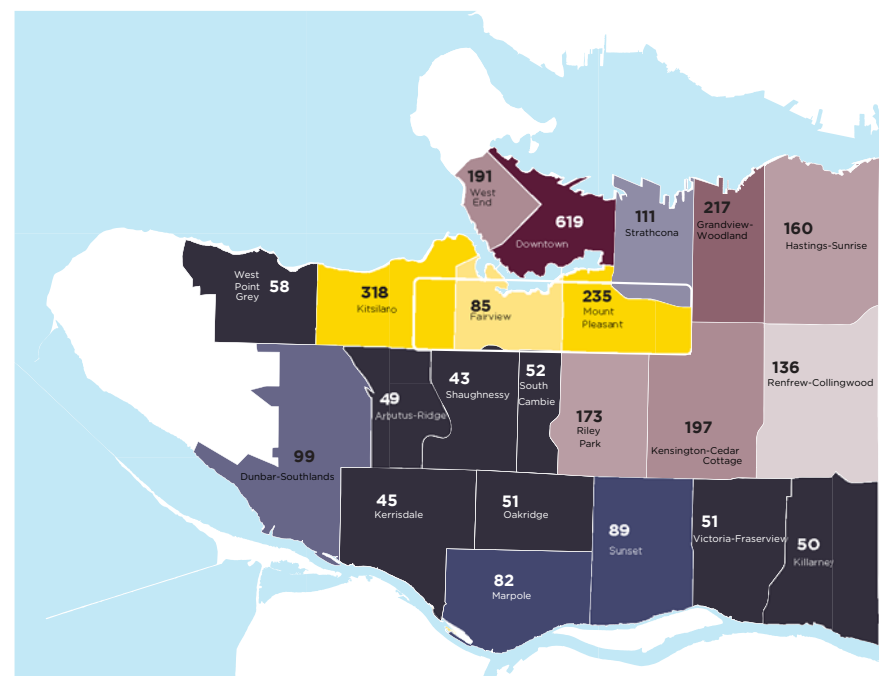
Within the study area, there are six hotels with a total of 544 hotel rooms in 2018. There was a loss of 489 hotel rooms between 2008 and 2018. The study area has nine bed and breakfasts, with a concentration around the hospital area.

Kitsilano (318) and Mount Pleasant (235) have the second and third highest number of short-term rental license operators after Downtown (619).

Trend comparison between annual visitors and the number of hotel rooms in Metro Vancouver



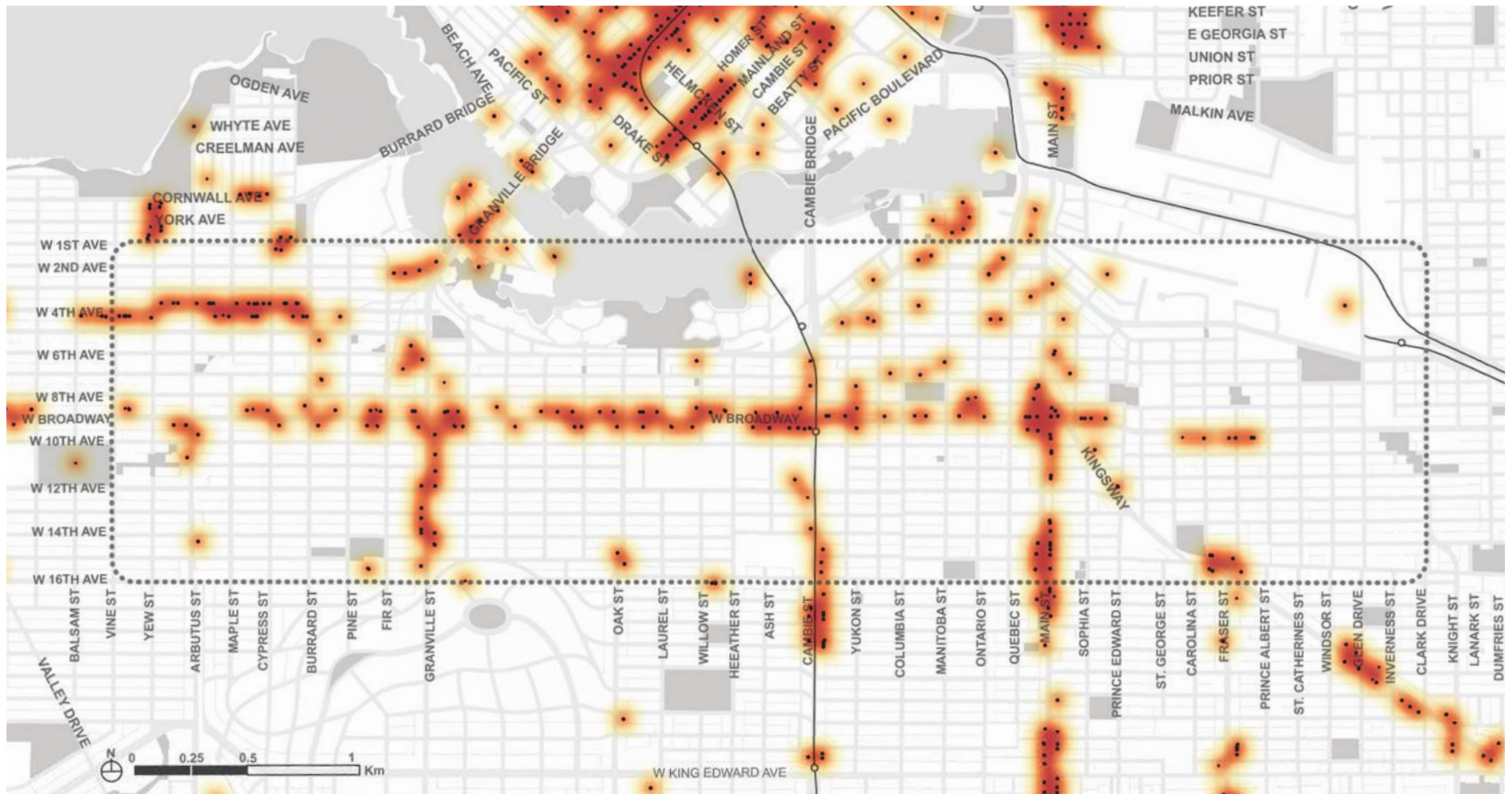
Number of short-term rental licenses issued across the city



Number of Hotel Rooms in the Broadway Plan study area (2008 -2018)

Name	Address	Year built	Hotel Rooms in 2018	Hotel Rooms in 2008	Change 2008 to 2018
City Centre Motel	2111 Main St	1954	76	76	0
Park Inn & Suites	898 W Broadway	1971	117	117	0
Holiday Inn	711 W Broadway	1973	193	193	0
Granville Island Hotel	1253 Johnson St	2001	84	84	0
Best Western Uptown	205 Kingsway	1996	69	69	0
Accommodations by Pillow Suites	2859 Manitoba St	1905	5	5	0
Hotel Indigo / Plaza 500	500 W 12th Ave	2016	converted	153	-153
Shaughnessy Village	1125 W 12TH AV	1986	converted	240	-240
Howard Johnson Plaza Hotel	395 Kingsway	1962	converted	96	-96
TOTAL			544	1033	-489

(Source: CBRE Canada, Tourism Vancouver, hotel.com and Open Data catalogue, City of Vancouver, 2018)

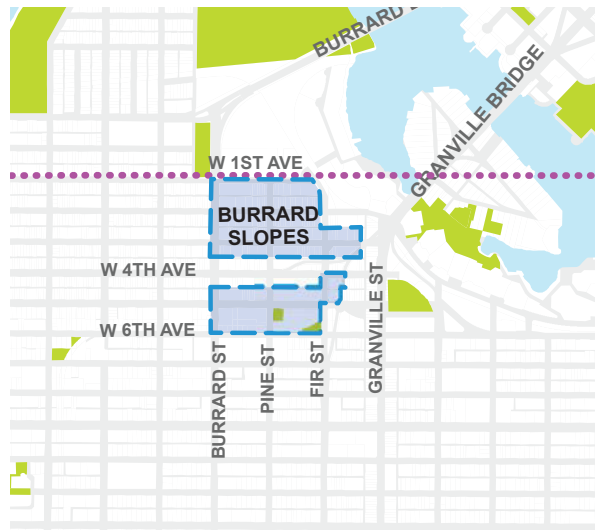


NIGHTLIFE

This heat map measures the intensity of nightlife within the Broadway Plan study area. The map approximates the establishments that are categorized as dining and drinking services, liquor primary retails and breweries in the area.

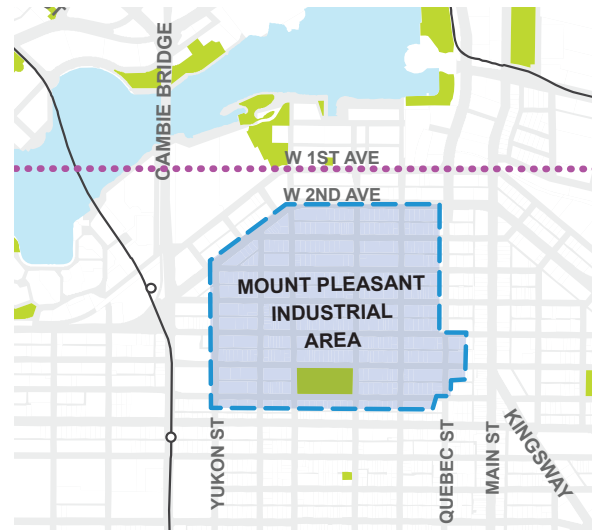
INDUSTRIAL AREAS

The Broadway Plan study area contains 14% of Vancouver's land zoned for industrial uses. Combined these areas provide approximately 14,000 jobs.



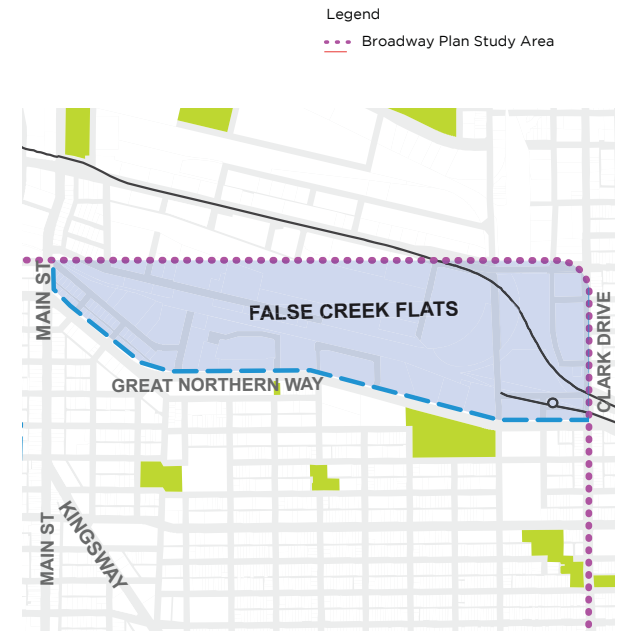
Burrard Slopes Industrial Area

The industrial area is generally between Burrard Street to Granville Street, north of 6th Avenue. This area provides diverse space and relatively lower rent compared to areas that permit extensive retail, office and residential uses. These characteristics attract key production, service and repair businesses. Some examples of these businesses include: car repair shops, food manufacturing and catering, film and sound studios, architecture and design firms, and digital printing.



Mt Pleasant Industrial Area

The Mount Pleasant Industrial Area is a centrally located dynamic area. It was initially developed as a single-family neighbourhood in the 1890s and then transformed slowly to industrial use beginning in the 1940s. For several decades, Mount Pleasant has provided affordable production, distribution and repair space serving all of Vancouver. Zoning changes in 2013 expanded the range and intensity of innovation economy users including digital, interactive and entertainment uses, creative uses and breweries, all adding to the interest and energy of the area.



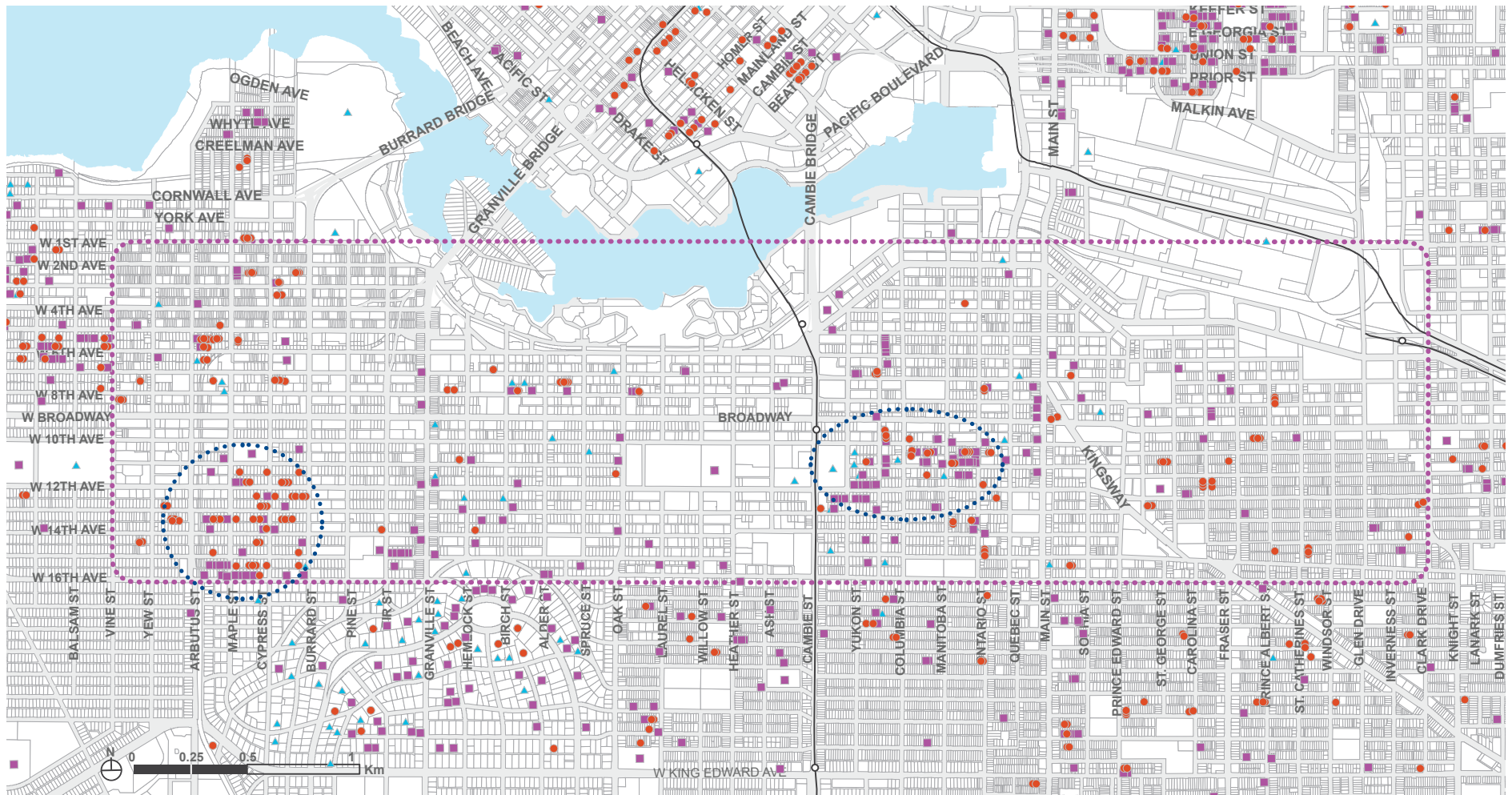
False Creek Flats

The False Creek Flats plan identifies the industrial area between Main Street and Clark Drive, north of Great Northern way as the Creative Campus sub-area. The area is centrally located within an emerging cluster of the innovation economy with the sub-area anchored by the emerging institutional campus at Great Northern Way. This campus includes a new home for the Emily Carr University of Art + Design as well as the Centre for Digital Media. Drawn to the industrial character and emerging campus, a number of art galleries have recently relocated to the area joining a long-standing cluster of automotive repair and service businesses. Other recent arrivals include a new campus for Columbia College and a large brewery for Red Truck Beer.



A photograph of a modern building with a glass curtain wall and a brick-clad section. The building features large windows reflecting the sky and surrounding environment. A yellow text box in the upper right corner contains the text "7.BUILT FORM".

7.BUILT FORM



HERITAGE SITES

Heritage Register Evaluation Groups meaning

A (Primary) The site represents the best examples of a style or type of building. It may be associated with a person or event of significance, or early pattern of development.

B (Significant) The site represents a good example of a particular style or type, either individually or collectively. It may have some documented historical or cultural significance in a neighbourhood.

C (Contextual or Character) The site represents a building that contributes to the historic character of an area or streetscape, usually found in groupings of more than one building, but may also be of individual importance.

Legend

--- Broadway Plan Study Area

— SkyTrain

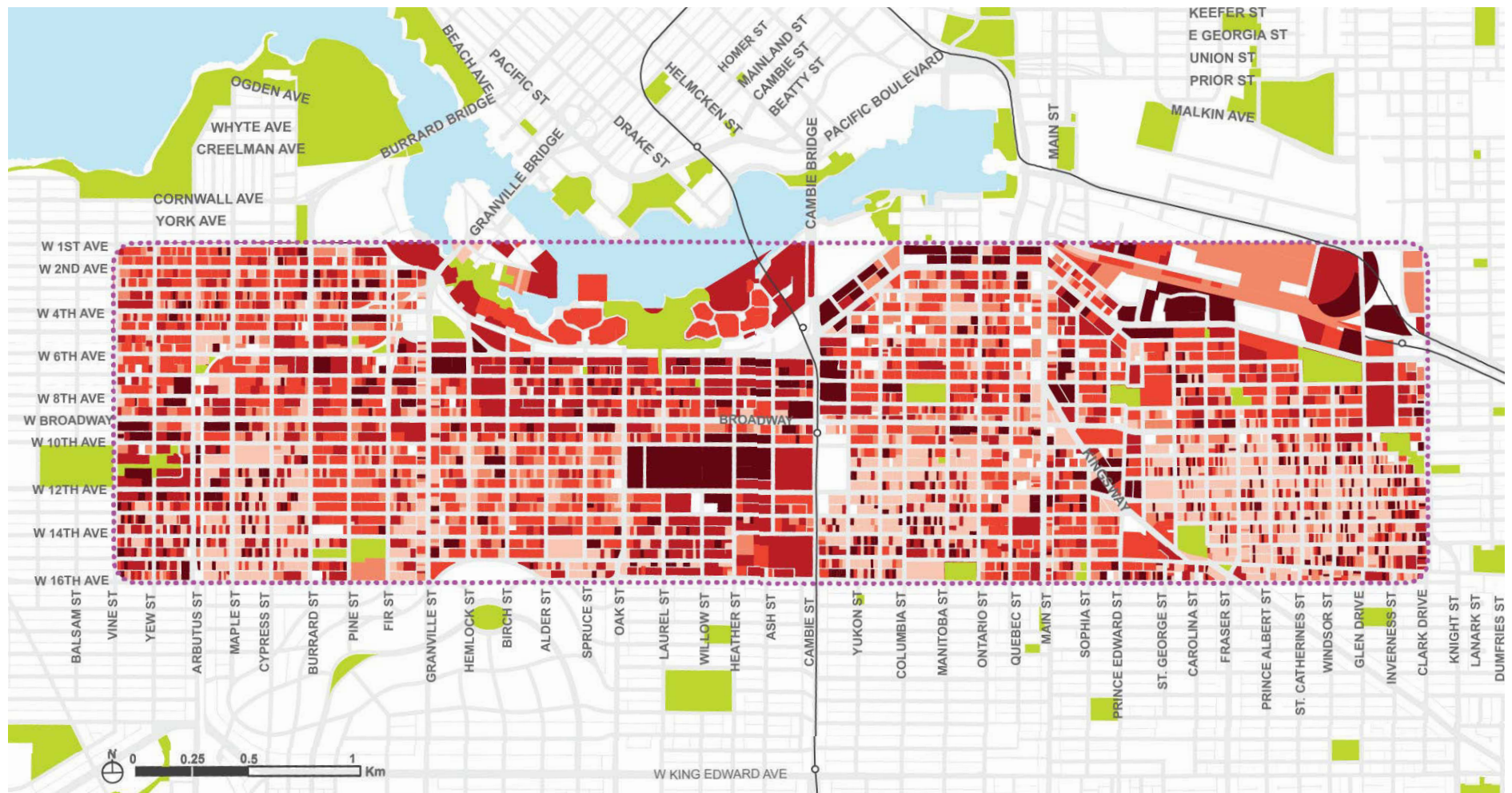
Vancouver Heritage Register
Evaluation Groups

▲ A - Primary Evaluation

■ B - Significant Evaluation

● C - Contextual or character
Evaluation

● Concentration of heritage
sites

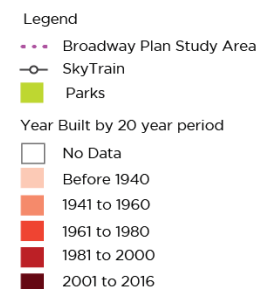


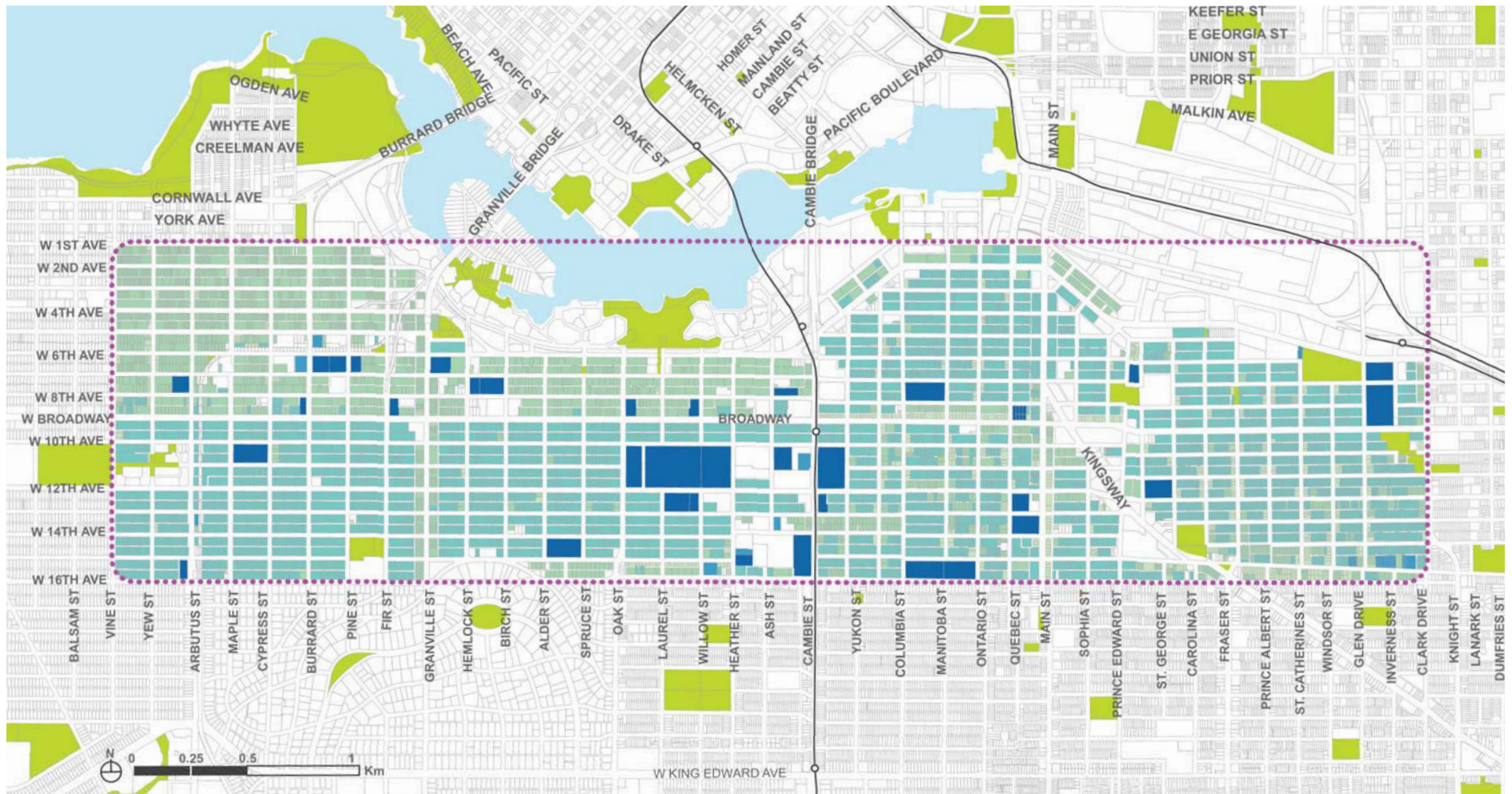
YEAR OF CONSTRUCTION

Southern portions of Kitsilano and Mount Pleasant neighbourhoods consist of older residential housing. A majority of the two-family (RT) zoned properties were constructed before the 1940s.

Between 1961 and 1980, a vast majority of multi-family (RM) dwellings across the study area and light industrial zoned properties in Mount Pleasant Industrial District (I) were constructed. This was followed by residential development in the Fairview Slope (FS). Since 1980, a range of mixed-use developments have been completed, particularly along arterial streets and on large sites such as Olympic Village, Arbutus Walk and Great Northern Way.

(Source: BCAA, 2016)





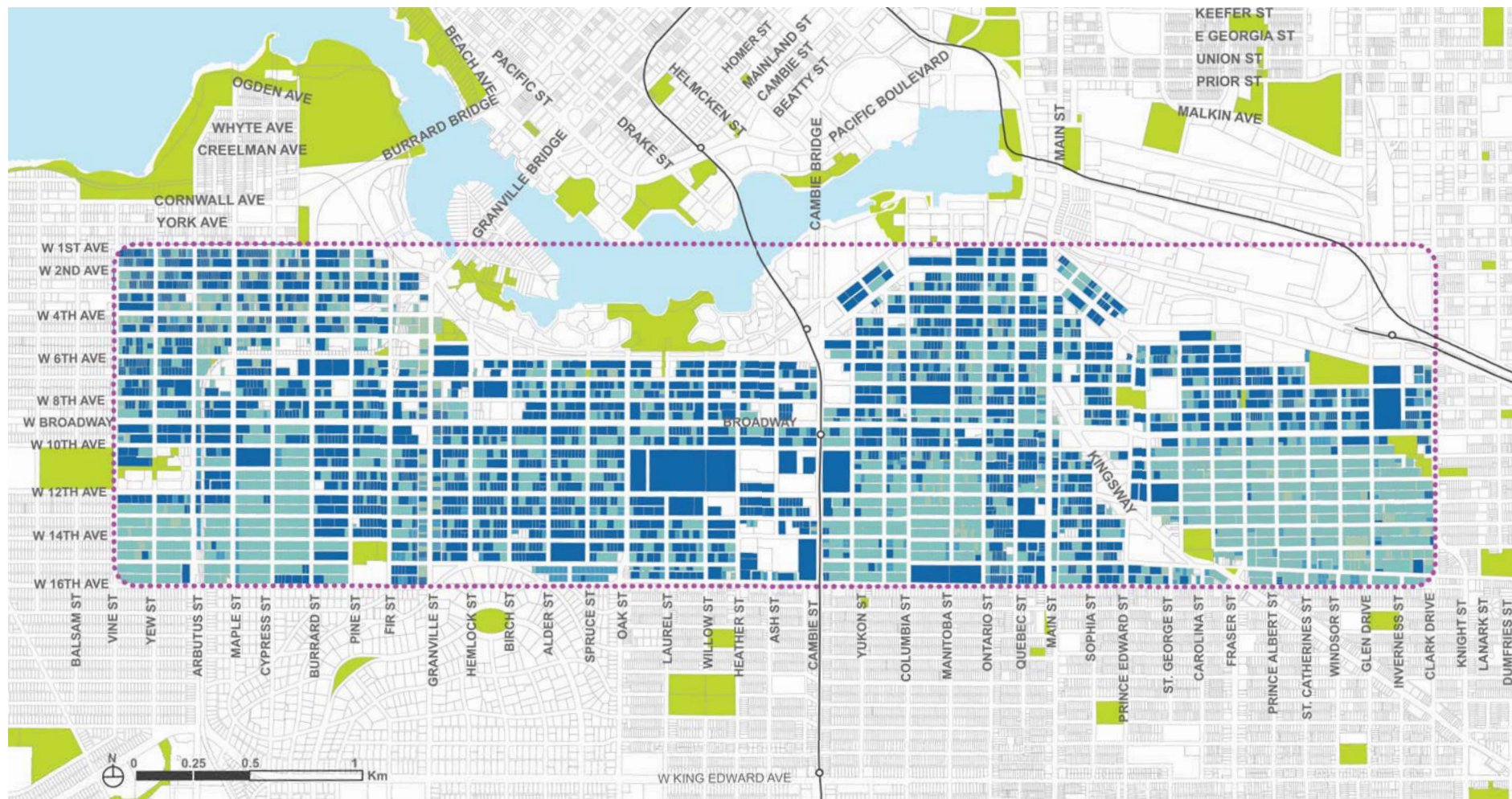
LOT DEPTH

Lot depth is measured from the site frontage, typically along the addressed street, to the back of the lot.

Generally, most of the lots along Broadway are 115 ft on north and 125 ft on south. Lots within the study area are generally 120 ft or less. The commercial areas along Granville and Main have shallow lots approximately 90 ft to 120 ft deep. The north side of Broadway between Cambie and Ontario are between 50 ft and 80 ft depth, which is considered small in the area.



(Source: BCAA, 2018)

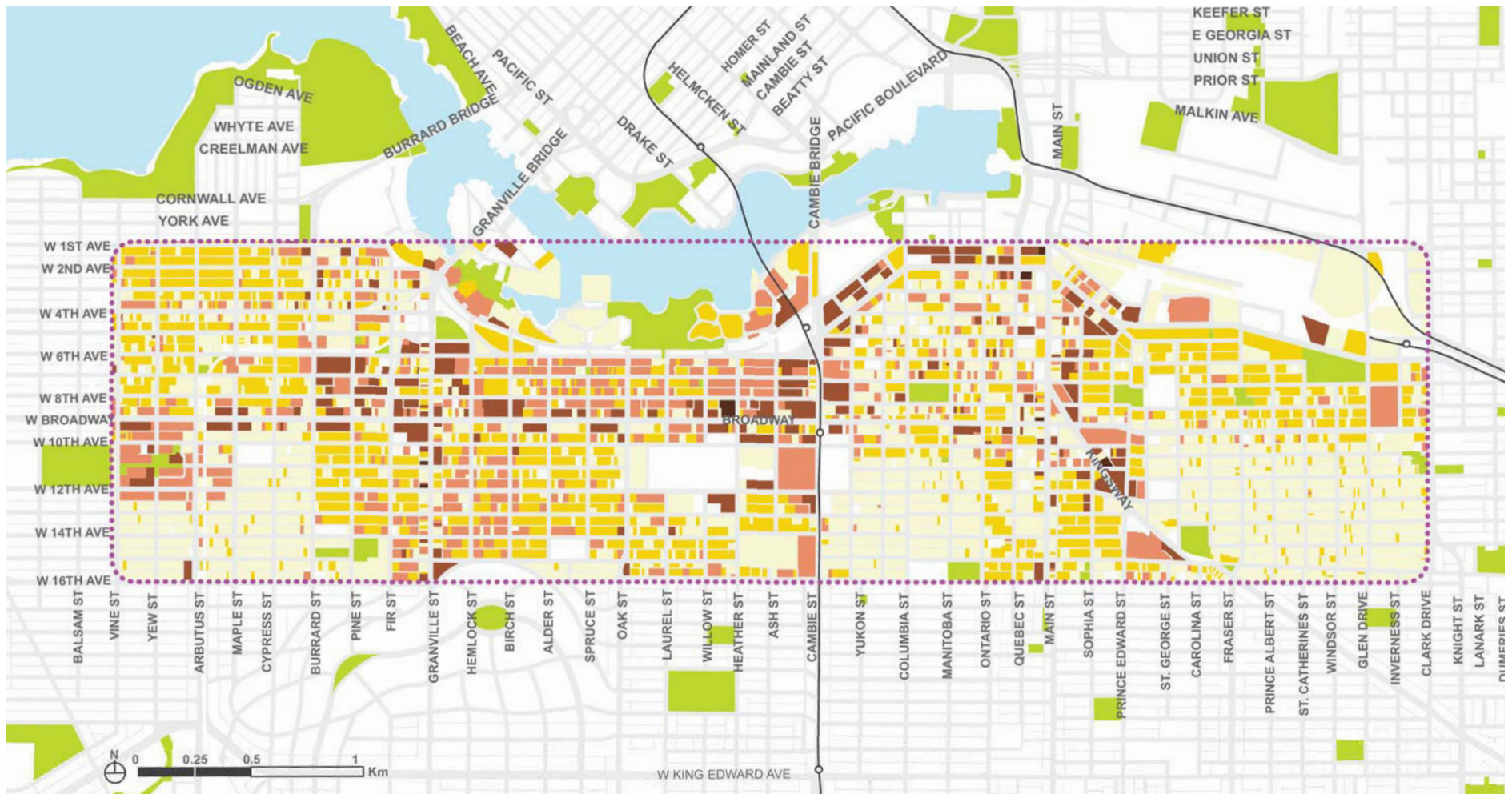


LOT WIDTH

Lot width is measured along the sites addressed frontage.

Generally, the subdivision pattern in the Broadway Plan study area are in 25 ft increments. Multi-family dwelling (RM) districts have parcels greater than 70 ft and two-family dwelling (RT) districts have lots ranging from 30 ft - 50 ft.

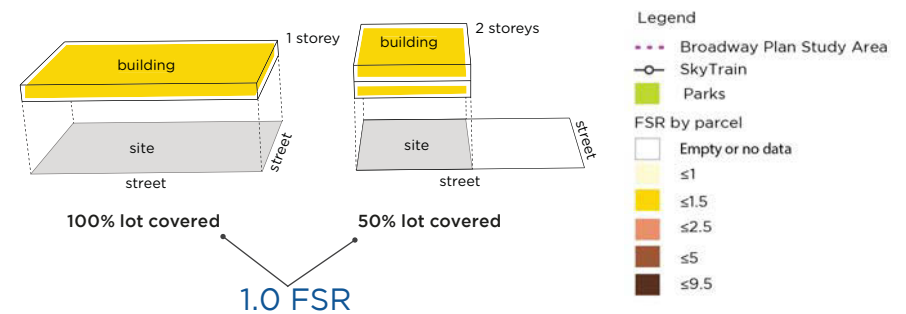


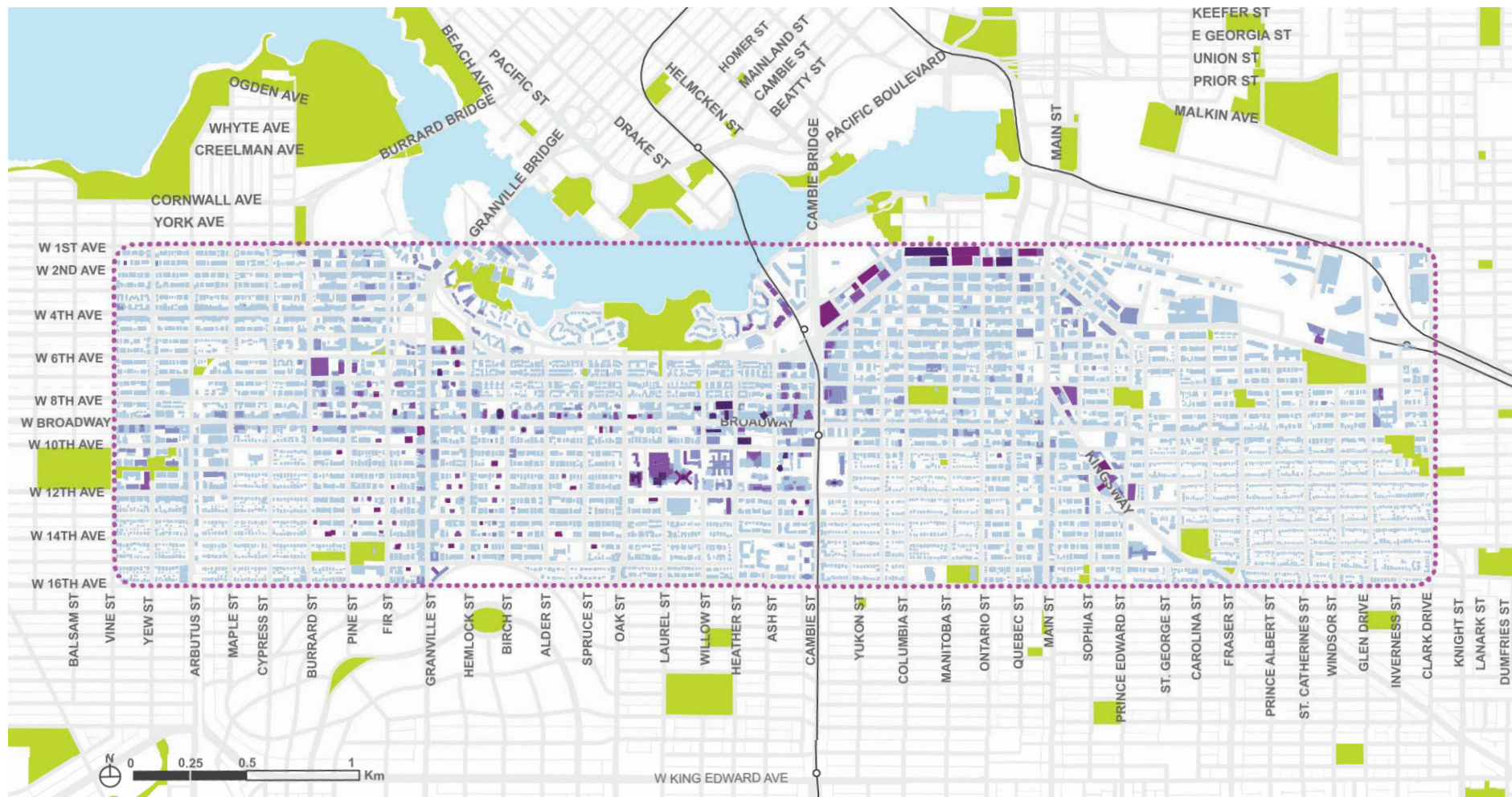


FLOOR SPACE RATIO BY PARCEL

Floor Space ratio (FSR) is calculated by dividing the total floor area (density) by the size of the site. As an example, at 1 FSR a building would cover the entire site at one storey. Alternatively, it could cover half of the site at two storeys.

Within the Broadway Plan study area, most of the higher density built forms with more than 3 FSR are in C-3A district. Multi-family dwelling (RM) districts have parcels with mostly 1 to 1.5 FSR and two-family dwelling (RT) districts have lower density built forms with less than 1 FSR.





BUILDING HEIGHT

Majority of the Broadway Plan study area consists of buildings that are 1 to 5 storeys in height. High-rises area primarily located along Broadway in the Uptown Office District. The Jim Pattison Pavillion at VGH is the tallest building in the area, at 91.72 m (~ 300 ft).

Legend

- Broadway Plan Study Area
- SkyTrain
- Parks
- Building height (meters)
 - 0 - 15m (approx 0 - 50ft)
 - 16 - 25m (approx 50 - 80ft)
 - 26 - 35m (approx 80 - 115ft)
 - 36 - 45m (approx 115 - 145ft)
 - 46 - 95m (approx 145 - 300ft)

(Source: City of Vancouver, 2009)



WEATHER PROTECTION

Legend

- Broadway Plan Study Area
- SkyTrain
- Parks
- Business Improvement Areas

Weather Protection

- Inadequate / No Coverage
- Partial Coverage
- Good Coverage

West 4th



Good Coverage



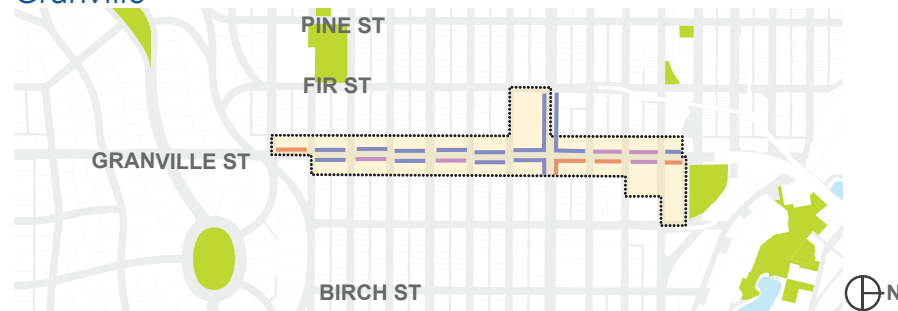
Partial Coverage



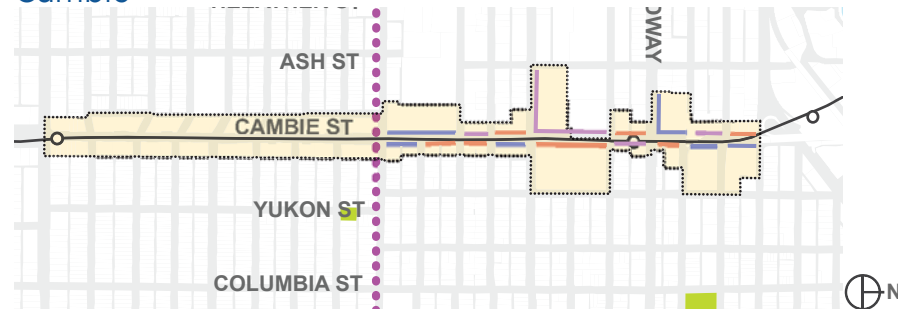
Inadequate/No Coverage



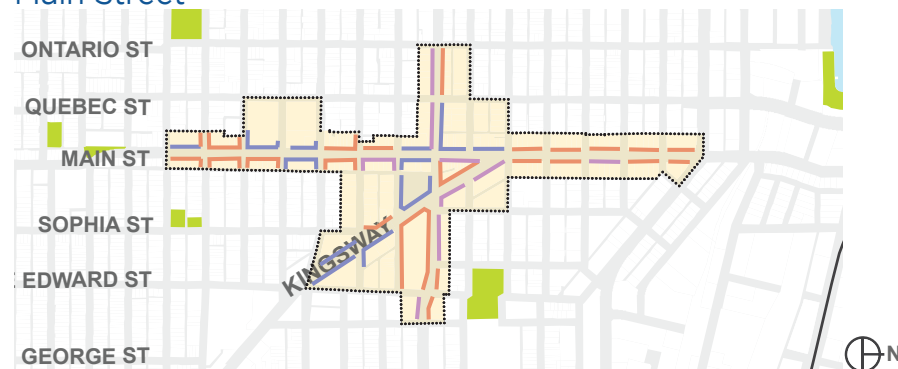
Granville



Cambie



Main Street







8.COMMUNITY FACILITIES AND SERVICES

Mount Pleasant Community
Center, library and childcare

Community and Civic Facilities



Vancouver City hall



Firehall No. 4 and Firehall Branch Library



Vancouver Police Headquarters



Vancouver General Hospital



False Creek Community Centre



Mount Pleasant Community Centre, library and childcare



Heather Civic Marina



Community garden



COMMUNITY FACILITIES

Community facilities fulfill a range of social, cultural and recreational functions and tend to primarily serve the communities in which they are situated. In most cases, the City leverages available tools and partnerships with other agencies, levels of government, and non-profit organizations to provide a range of funding for facilities and programs. Community centres are spaces in the community that are typically managed by the Vancouver Park Board and local Community Centre Associations. Examples of activities and programs include, fitness, fine arts, dance, swimming and skating. Community centres may also incorporate childcare facilities.

Legend

- Broadway Plan Study Area
- SkyTrain
- Parks
- 🏛️ City Hall
- 📖 Library
- 🏠 Community Centre
- 🏊 Swimming pool
- 🚤 Public Marina & Amenities
- 🏡 Field House
- 🏒 Ice Rink



PUBLIC SAFETY AND CIVIC FACILITIES

Public Safety includes Police, Fire and Rescue and Animal Control. The City's Civic Facilities include Administrative facilities and Service Yards, vehicle and equipment storage. These facilities fulfill diverse functions in the life of the city. Addressing issues such as public safety or enabling effective management of city assets, these important facilities play a critical role in their respective communities.

- Legend
- Broadway Plan Study Area
 - SkyTrain
 - Parks
 - City Hall
 - Firehall
 - Police
 - Community Policing Centres
 - National Works Yard



SOCIAL FACILITIES

Social facilities are spaces in the community that are typically operated by non-profit organizations. They offer programs and services that support a wide range of Vancouver's population. Diverse social facilities and amenities are located within or close to the Broadway Plan study area, serving local residents, city-wide communities and beyond. The map above shows select city-supported social service organizations in and around the Broadway Plan study area.

The Broadway Plan study area is home to many organizations focused on children and youth, including the Mount Pleasant Family Centre, two Boys and Girls Club locations, and the Broadway Youth Resource Centre.

The Mount Pleasant Neighbourhood House, located within the study area boundary, focuses on serving the surrounding neighbourhood. Meanwhile, the Kitsilano Neighbourhood House, which is located just west of the study area boundary, focuses on serving the west side of Vancouver.

Seniors-serving organizations along the study area include the South Granville Seniors Friendship Centre Society and Japanese Community Volunteer Association (Tonari Gumi).

Other key social facilities and services located in the study area serve broad populations within the region and beyond, including the Jewish Family Services Agency, the John Howard Society, and Disability Alliance BC.



EDUCATION AND CHILDCARE

Early Childhood Education and Childcare

Approximately 1,085 licensed group childcare spaces in the study area currently serve children up to age 12.

In addition to providing early childhood education and school age care to children living and attending school nearby, childcare along the study area also serves families working in the area's many employment centres. Over 200 licensed preschool spaces located along the study area also provide part time early childhood education to children ages 3 to 4 (typically half day sessions one or more days per week, September to June).

Schools, Colleges and Universities

There are 12 elementary schools and 5 secondary schools located in the study area serving children aged 5 to 18. The study area is also home to several post-secondary institutions, including Vancouver Community College's Broadway Campus, The Emily Carr University of Art and Design, and Native Education College.

- Legend**
- Broadway Plan Study Area
 - SkyTrain
 - Parks
 - Childcare Centre
 - School Age Children
 - Under 5 years old
 - Part-day Pre-School Children
 - Schools, Colleges and Universities**
 - Elementary School
 - Secondary School
 - Independent School
 - Post Secondary School

Source: BC Open Data, City of Vancouver

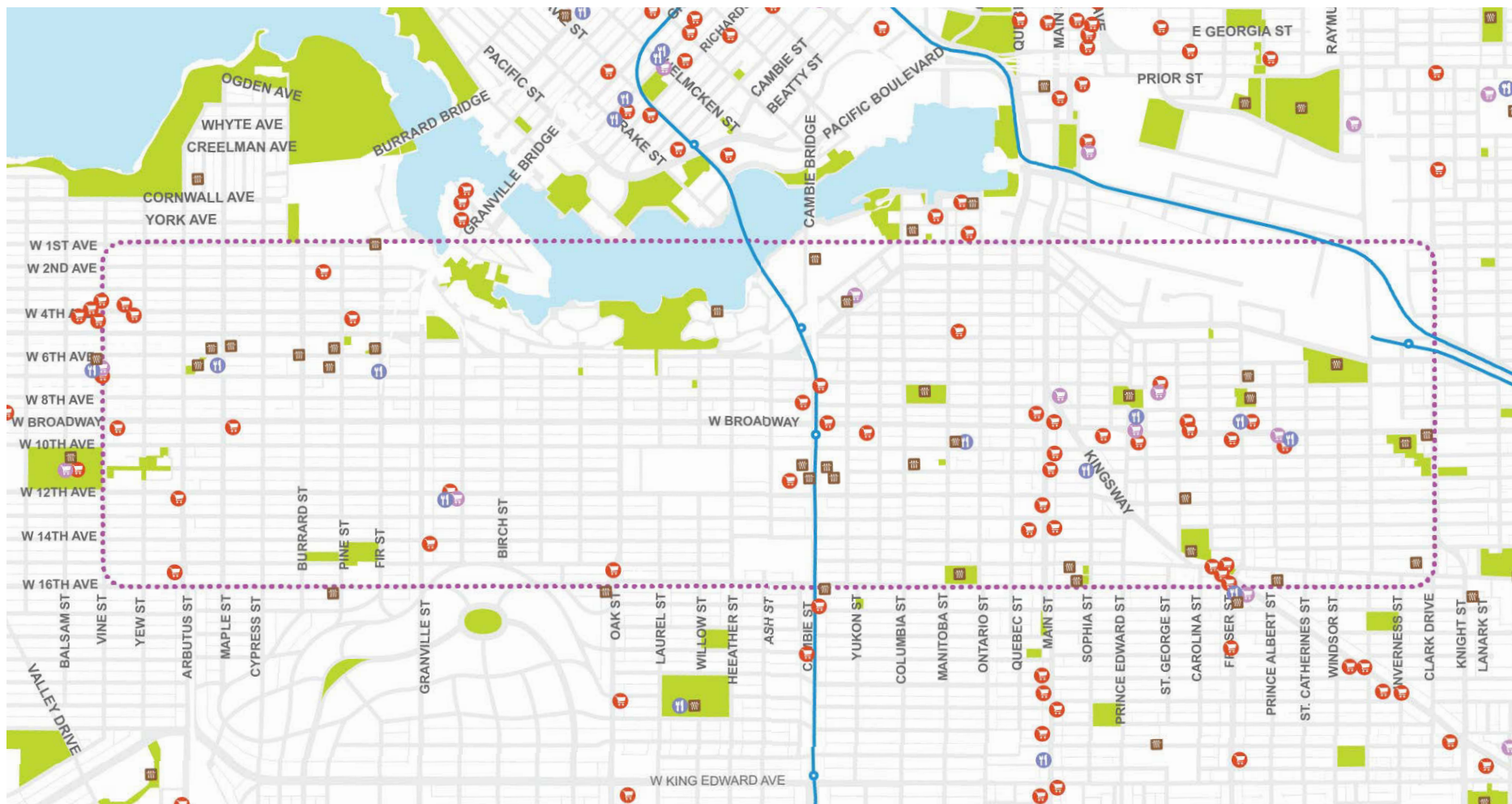


HEALTH SERVICES

The Broadway Plan study area is home to a large number of diverse health services, from community-serving clinics to major health care and health research institutions. The Vancouver General Hospital, BC Cancer, and other institutions are located at the heart of a hospital, health care and research district, constituting a large health services and employment centre. Vancouver General Hospital is the largest hospital in Western Canada.

Legend

- Broadway Plan Study Area
- SkyTrain
- Parks
- H Hospital
- H Planned Hospital
- H Hospital District
- + Community Health Centre
- ★ Mental Health and Addictions Support
- ★ Walk-in Medical Clinic
- ★ Other Health Support



FOOD ASSETS

Food assets are part of complete communities. They serve important community needs, such as having access to healthy and/or low cost food nearby and providing community building opportunities. In the Broadway Plan study area, there is significant variability in access to selected food assets. While the eastern parts of the study area are relatively well served with food retailers, there are limited options between Burrard and Cambie. Likewise, there are limited opportunities to participate in a community garden between Granville and Cambie.

(Source: Vancouver Coastal Health)

****Free/Low cost Grocery:** Free/ lower cost grocery items for individuals and families who may not be able to get enough food, for any reason, e.g. food banks, Sprouts Bulk Buying Club, Dugout Vancouver

****Free/Low cost Meal:** Both low cost and free prepared meals/snacks that are provided by various organizations and groups in the community.

****Growing food includes:** community gardens, orchards, urban farms.

****Food Retailers includes** a wide array of businesses specializing in food retail, including Specialty Food Stores; Grocery Stores or Supermarkets; Mobile or Seasonal Markets; Public Markets (e.g. Granville Island); and small grocery stores (i.e. greengrocers or produce markets).

Legend

- Broadway Study Area
- Parks
- Ⓜ Free / Low cost meals**
- Ⓢ Free / Low cost grocery**
- Growing food**
- Ⓡ Food Retailers**

9. PUBLIC SPACES





PARKS INVENTORY

EXISTING PARKS IN THE STUDY AREA | TOTAL PARK AREA: 24 hectares (60 acres)

1.	5th and Pine		11.	Guelph Park	
2.	6th and Fir		12.	Johnathan Rogers Park	
3.	Carolina Park		13.	Major Matthews Park	
4.	Charleson Park		14.	McAuley Park	
5.	China Creek North Park		15.	Mount Pleasant Park	
6.	China Creek South Park		16.	Robson Park	
7.	Choklit Park		17.	Sahalli Park	
8.	Delamont Park		18.	Sutcliffe Park	
9.	Granville Loop Park		19.	Tea Swamp Park	
10.	Granville Park		20.	Willow Park	

EXISTING PARKS ADJACENT TO THE STUDY AREA:

21.	Cedar Cottage Park	
22.	Connaught Park	
23.	Hinge Park	
24.	Lilian To Park	
25.	Seaforth Peace Park	

Legend

- Broadway Study Area
- Parks
- Primarily Residential
- Primarily Commercial
- Mixed Use
- Institutional

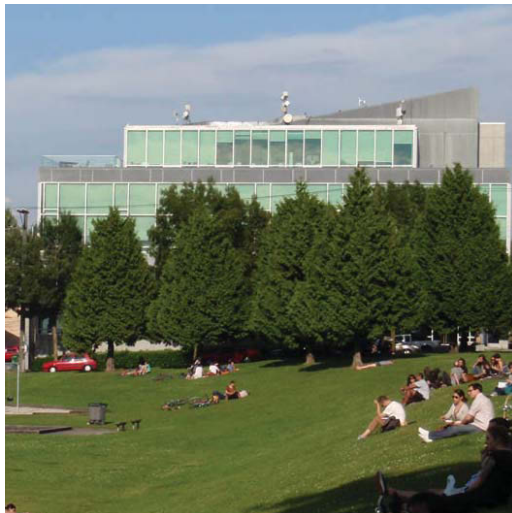
- sports field
- skate park
- sports court
- off-leash dog area
- play-ground

LOCAL PARKS

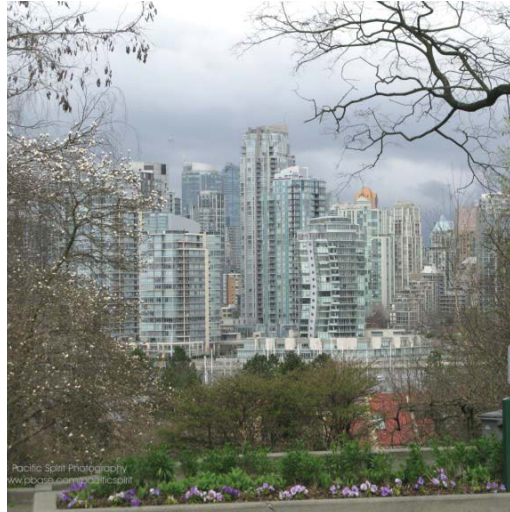
2. 5th & Pine pop-up Park



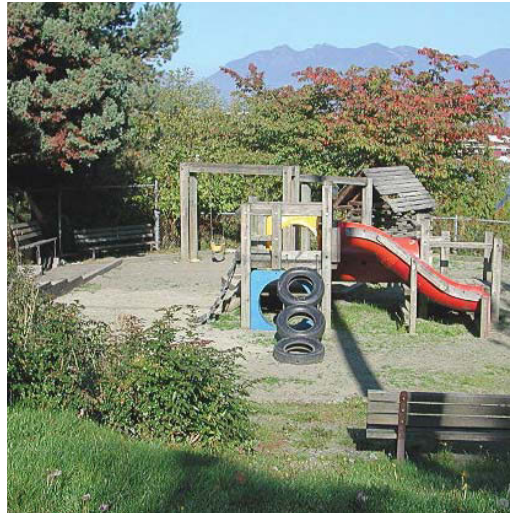
10. Jonathan Rogers Park



8. Choklit Park



16. Carolina Park



NEIGHBOURHOOD PARKS

7. Charleson Park



19. China Creek North Park



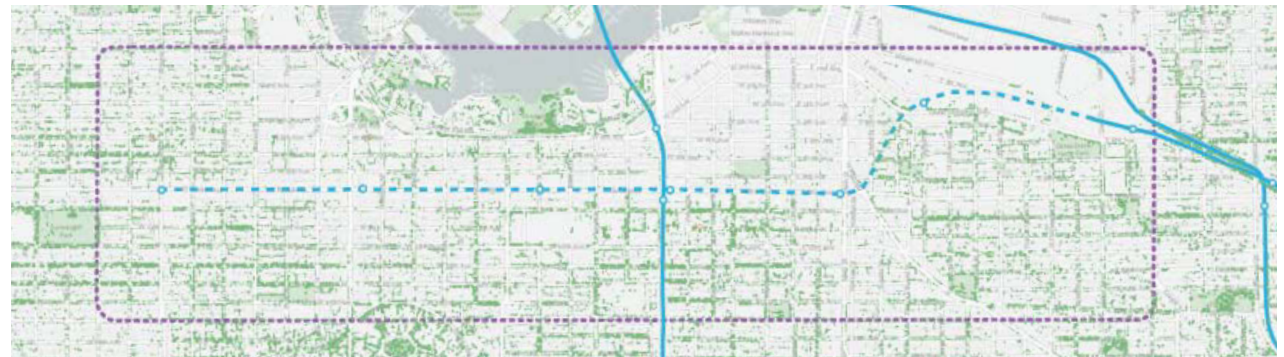
ICONS LEGEND



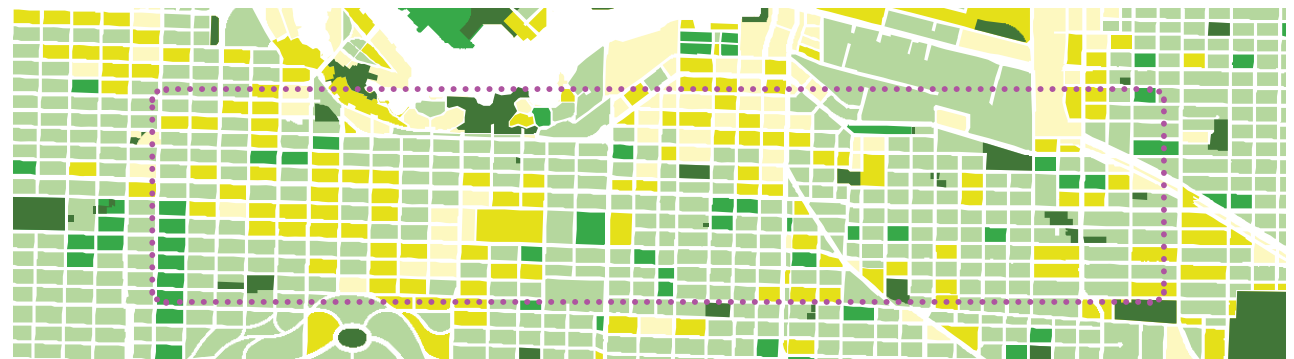
URBAN FORESTRY ANALYSIS

The Urban Forestry strategy (2018 update) measured the tree canopy by block in Vancouver. Tree canopy refers to the area occupied by tree crowns (upper leafy surface) and provides an indicator of the ecosystem services provided by the urban forest. The highest percentages, in the 20-25+% range, are located in the west side of Vancouver, largely due to the amount of tree canopy being located on private properties (private yards). In the other end of the spectrum are neighbourhoods with low coverage (5-10%) such as Downtown and Sunset.

The urban forest in the study area is 13-14% of canopy cover for Fairview and Mount Pleasant neighbourhoods. 9% of tree canopy cover in the study area is located on public lands. For comparison, the city-wide range of public canopy is around 10%. The street tree density by block is average to below average with 2-8 trees per 100 meters. Most blocks in the city have 4 to 8 trees per 100 meters. Areas significantly lacking tree canopy and density are industrial areas, area around Vancouver General Hospital and major thoroughfares, along Broadway and South Granville.



Tree canopy cover



Street tree density by block

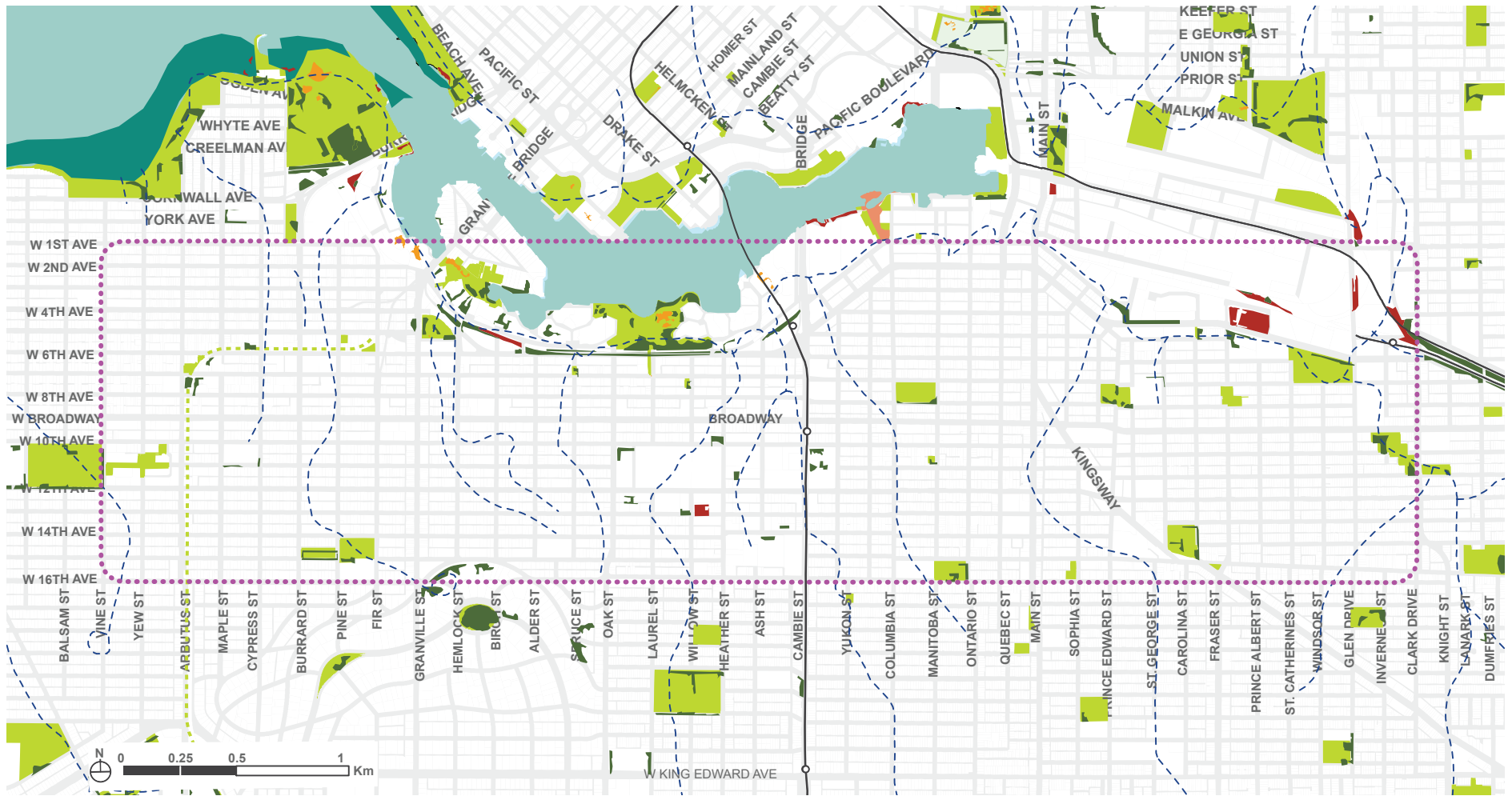
Street Trees per 100 m
< 2/100 m 2-4/100 m 4-8/100 m 8-20/100 m > 20/100 m



10.ENVIRONMENT, SUSTAINABILITY AND RESILIENCY

B I S T R O

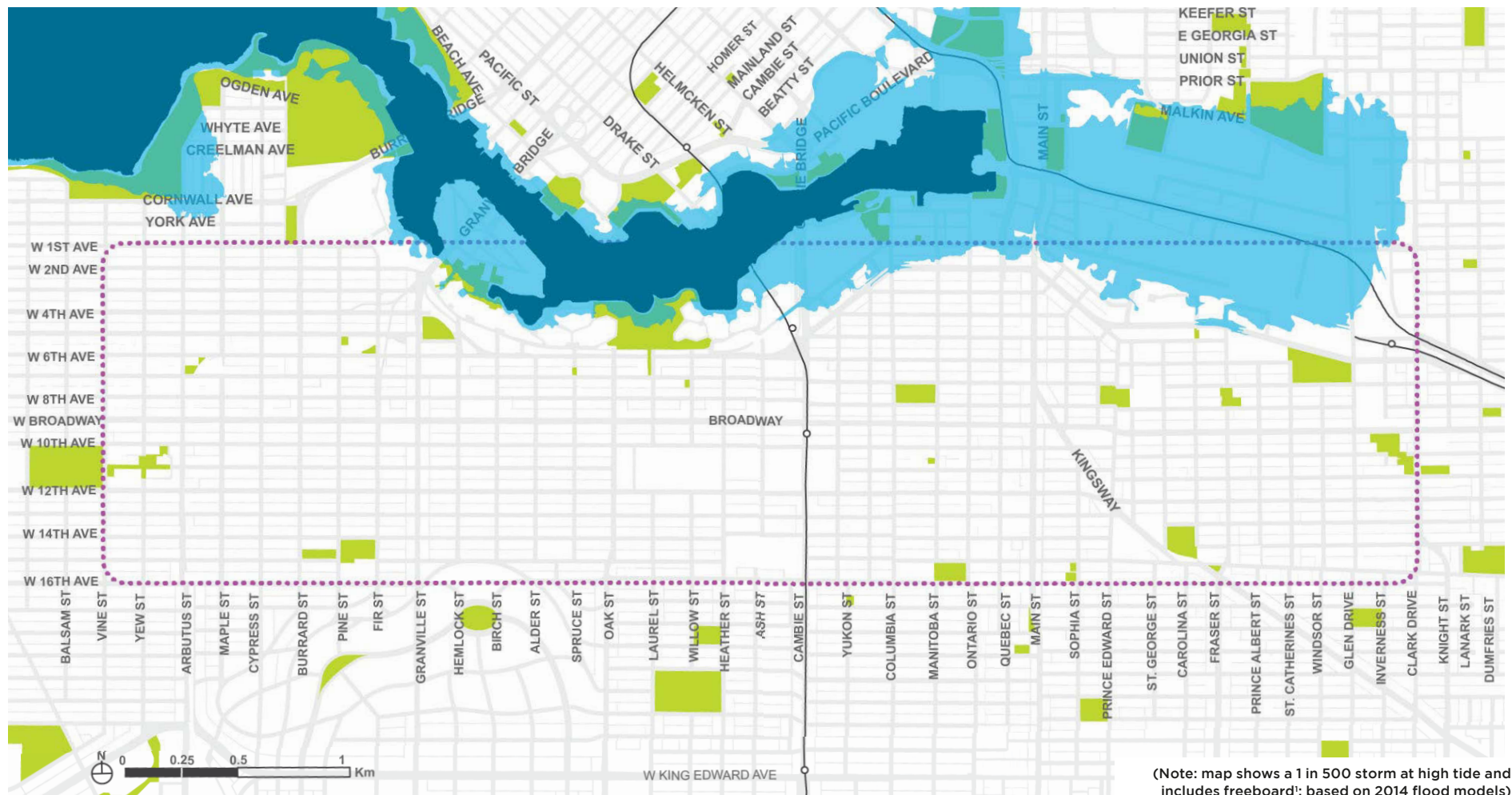




NATURAL AREAS

The few natural areas and habitat types in the study area are relatively isolated. The forested areas and wetlands are concentrated near False Creek, along the railway corridor, north of 6th avenue and in the waterfront parks, Charleson and Sutcliffe parks. In addition, there are a few meadows sparsely located.

There is a gap in aquatic habitat as there is no intertidal nor subtidal habitat in False Creek. However, this area has a concentration of historical streams coming from uphill down to False Creek.

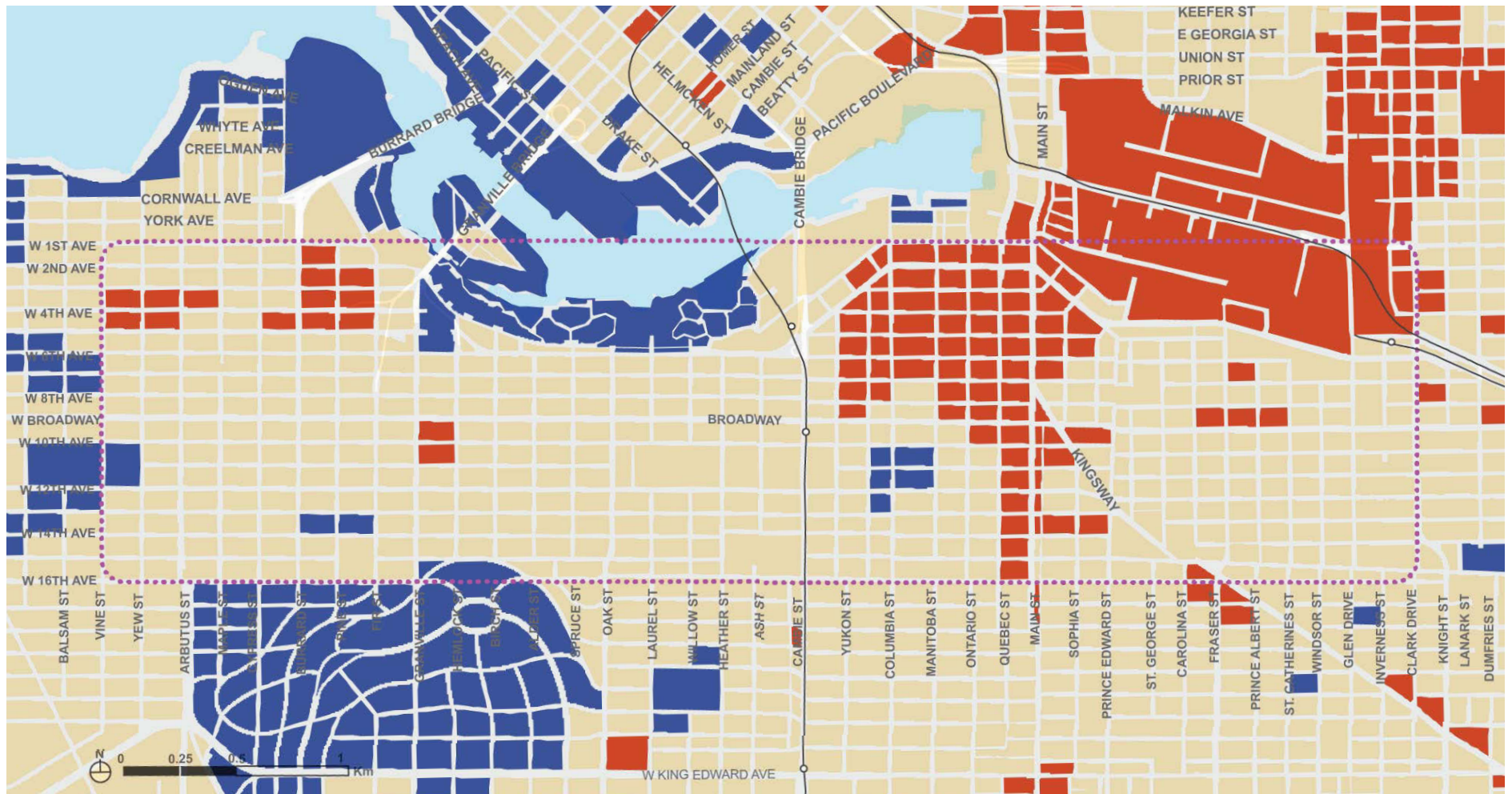


SEA LEVEL RISE

This map shows the areas vulnerable to flooding during a major storm event with 1m of sea level rise, assuming no adaptation measures are implemented. Vancouver could experience 1-2m of sea level rise before 2100.

¹Freeboard is an industry standard factor of safety applied to account for variability and uncertainty (Source: City of Vancouver 2014 flood models, prepared by Northwest Hydraulic Consultants)

- Legend
- Broadway Plan Study Area
 - SkyTrain
 - Parks
 - Existing Shoreline
 - Flood extents at 1-2 m of sea level rise



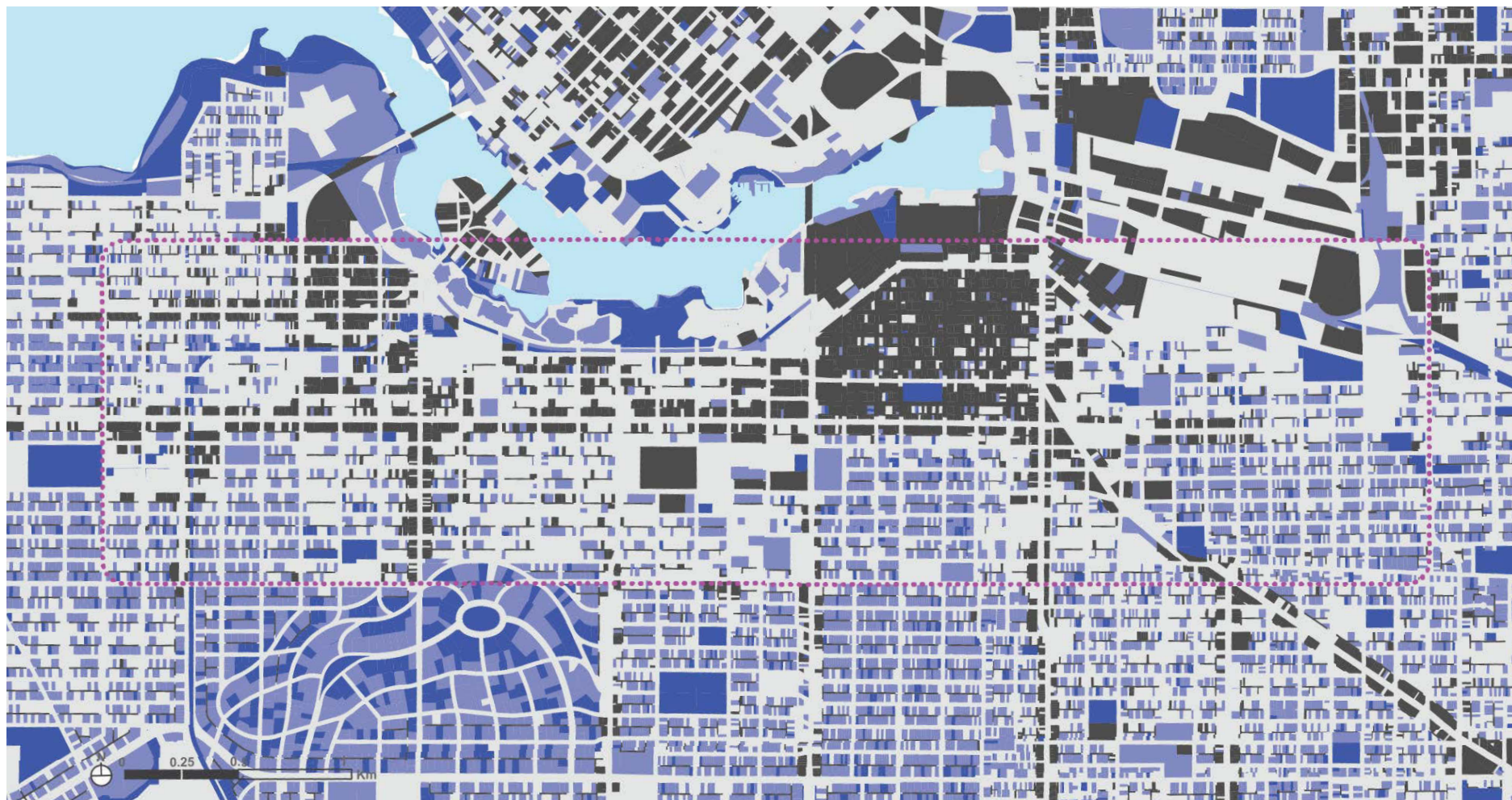
URBAN HEAT

Cities tend to be significantly warmer than surrounding rural or naturalized areas, because paved, impervious areas, like roofs and roadways, with less shading tree canopy absorb and hold heat. This phenomenon is called Urban heat island effect. Within the Broadway Area, urban heat island effect is especially pronounced in the industrial areas north of Broadway between Cambie Street and Clark Drive, and the industrial area north of 6th Avenue between Burrard Street and Granville Island. The average urban heat island observed along the corridor is approximately 40°C, which is the average surface temperature observed over the data collection period. As Vancouver's climate continues to warm, it is expected that urban heat will increase. High urban heat results in increased health issues, particularly among vulnerable populations such as young children, seniors, and the homeless. High and increasing urban heat also puts increased pressure on energy demand, air conditioning costs, air pollution and water quality.

Urban heat data was derived from a 4-day average (August 13th, 2002; July 17th, 2004; July 23rd, 2006; and July 12th, 2008) of Landsat TM/ETM+ satellite during typical hot summer days from the SFU Remote Sensing Lab.

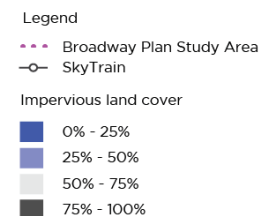
Legend

- Broadway Plan Study Area
- Average surface temperature
- <37 °C
- <37 °C - 42 °C
- >42 °C

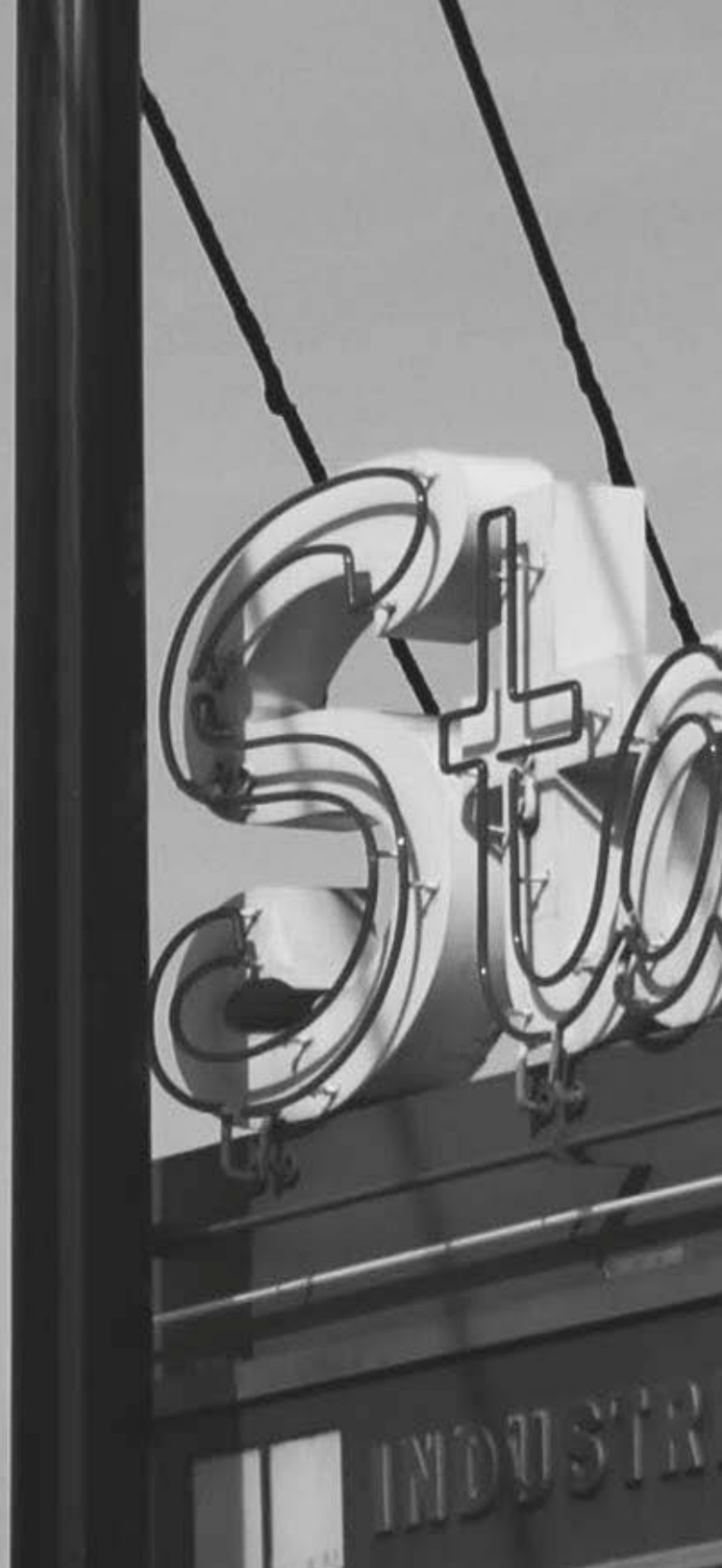


IMPERVIOUS AREAS

Impervious surfaces are paved areas, roofs, and other hard surfaces that do not allow for rainwater to soak into the ground. Vancouver, like other urban areas, is characterized by a high degree of imperviousness, and the Broadway Area is no exception. The Broadway Plan study area is approximately 63% impervious, with a great deal of variability throughout. The data shown in the map includes streets and they are approximately 50-75% impervious. The industrial area north of Broadway between Cambie Street and Main Street is roughly 80% impervious, due in large part to the lack of planted boulevards and limited green space, with the exception of Jonathan Rogers Park. Pervious areas help to prevent localized flooding, cool local environments, clean rainwater runoff, and reduce the volume of water entering the sewer system.



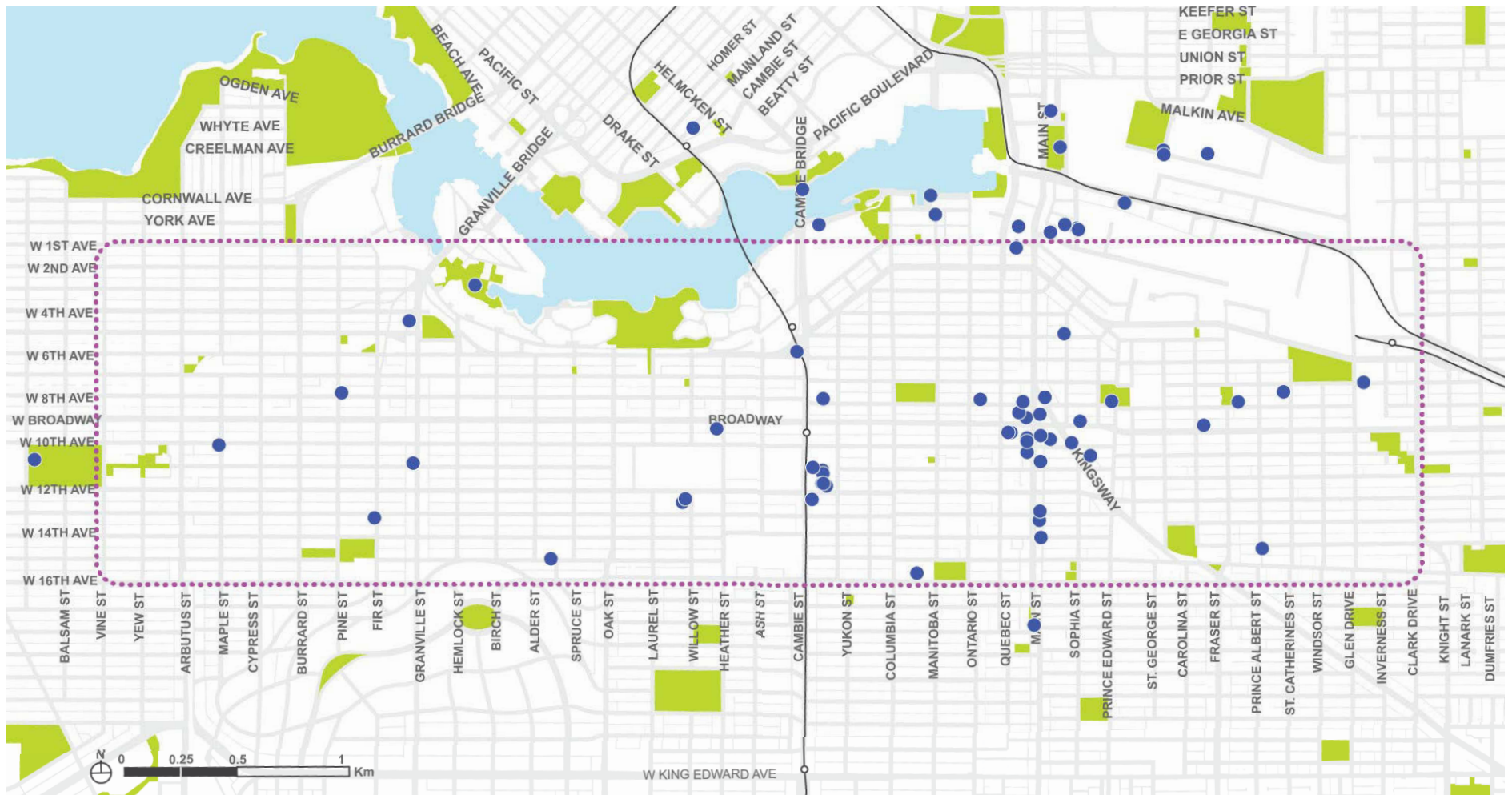
(Source: SFU Remote Sensing Lab, 2013)





11.ARTS AND CULTURE

Stanley Industrial Alliance Stage at 12th Avenue and Granville Street.



PUBLIC ART

The Broadway Plan study area includes a significant number of working artists and arts organizations. Public art has been delivered through the Civic Program (Sonny Assu’s “Kingsway Trail”) and through developer contributions (Cedric Bomford’s “Substation Pavilion”, Cameron Kerr’s “Pattern Reflection” and Antonia Hirsch’s “Double Blind”). Most of the works have been commissioned from artists working in Vancouver, supporting the local economy and relying on skilled local trades, some of which are situated in the False Creek Flats area, to assist in the realization of public artworks. There are currently concentrations of artworks along Main Street and Cambie Street. Approved works such as the art screen at the Independent on Kingsway will display works connected to local arts organizations and be managed by the Grunt Gallery, bringing new eyes to important work generated in the region.

- Legend
- Broadway Plan Study Area
 - SkyTrain
 - Parks
 - Public art



Artwork: Kingsway Trail, 2012
 Artist: Sonny Assu
 Location: Installed along Kingsway from Main Street to Boundary Road
 Photo Credit: Lila Bujold



Artwork: Substation Pavilion, 2014
 Artist: Cedric Bomford
 Location: 108 East 1st Avenue
 Photo Credit: Michael Love



Artwork: Pattern Reflection, 2017
 Artist: Cameron Kerr
 Location: Cambie and West 12th Avenue
 Photo Credit: Cameron Kerr



Artwork: Double Blind, 2008
 Artist: Antonia Hirsch
 Location: Vancouver Community College, Broadway Campus
 Photo Credit: Photo Technic



CULTURAL SPACES

Arts and cultural spaces serve residents, attract tourists, enable business development and enhance the quality of life. Cultural and creative industries are some of the world's fastest growing industries. Arts and cultural workers contribute to 7.4% of Canada's GDP¹, and Vancouver has the nation's highest concentration of artists per capita². As essential contributors to our local economy, artists and cultural workers require secure, affordable, and sustainable spaces. Cultural spaces provide opportunities for community connectedness, cultural expression, and social cohesion. They contribute to complete communities and neighbourhood identity, while also serving city-wide populations.

Broadway Plan study area is home to a wealth of vibrant arts and cultural spaces, such as the Stanley Theatre, Native Education College, Le Centre Culturel Francophone de Vancouver, Biltmore Cabaret, Grunt Gallery, and Beaumont Studios. The study area's range of spaces include artist studios to artist-run centres, cinemas, galleries, live music venues, rehearsal spaces, arts education spaces, performing arts venues, cultural centres, production spaces, outdoor event areas, multi-functional spaces, community centres, and more.

(Source: ¹Conference Board of Canada, 2007, ²Statistics Canada, 2011)

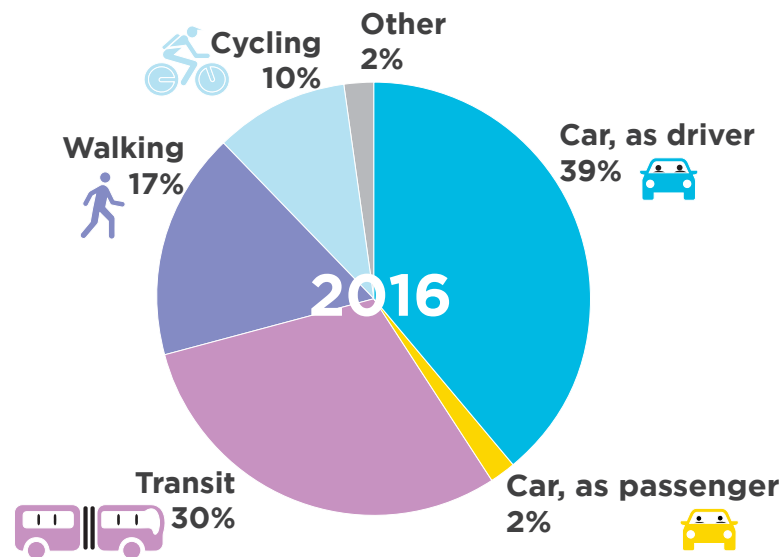
Legend

- Broadway Plan Study Area
- SkyTrain
- Parks
- 🏛️ City Hall
- 🎭 Stanley Theatre
- 🌐 Le Centre Culturel Francophone de Vancouver
- 🎭 Biltmore Cabaret
- 🎭 Grunt Gallery
- 🎭 Beaumont Studios
- 📍 Other Cultural Spaces

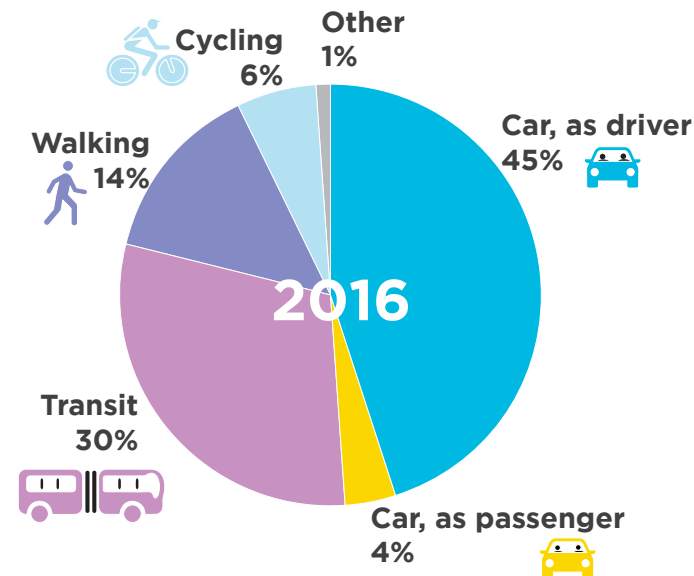
12. TRANSPORTATION



Journey to Work - Transportation Mode Choice



Broadway Plan study area



City of Vancouver

TRANSPORTATION MODE

The Broadway Plan study area is home to over 78,065 residents, with 57% of people choosing to travel to work by sustainable modes – walking, rolling, cycling or taking transit. 39% of people who live in the Broadway Plan study area drive to work, which is lower than the city average of 45%.

One-third of residents in both the Broadway Plan study area and across the City of Vancouver use transit for their journey to work. A significant proportion of people also walk (17%) or cycle (10%) to work, which is higher than the City as a whole (14% walk and 6% cycle).

(Source: Statistics Canada, Census 2016)

Sustainable modes include
walking, rolling,
cycling or taking transit

People cycling and walking in Broadway Plan Study area

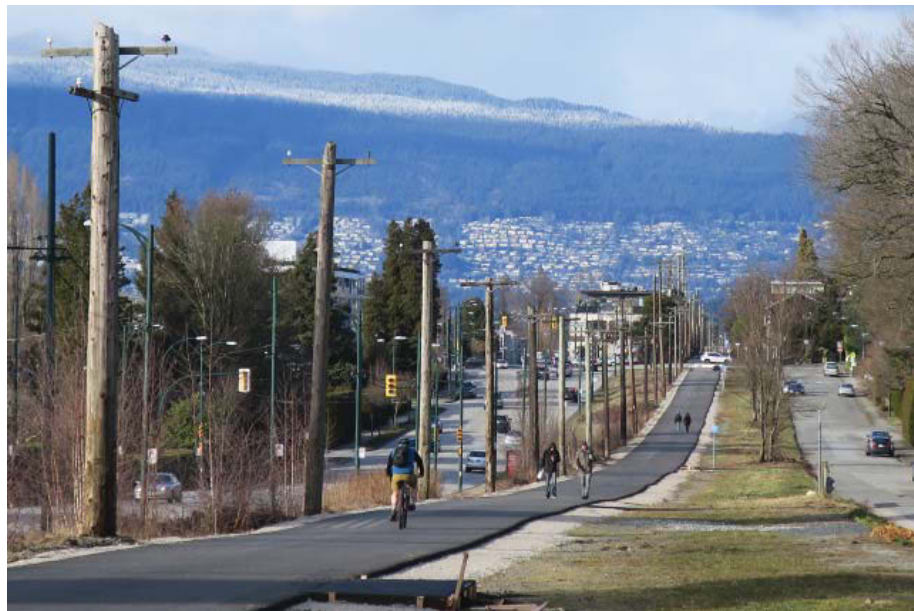


10th Avenue

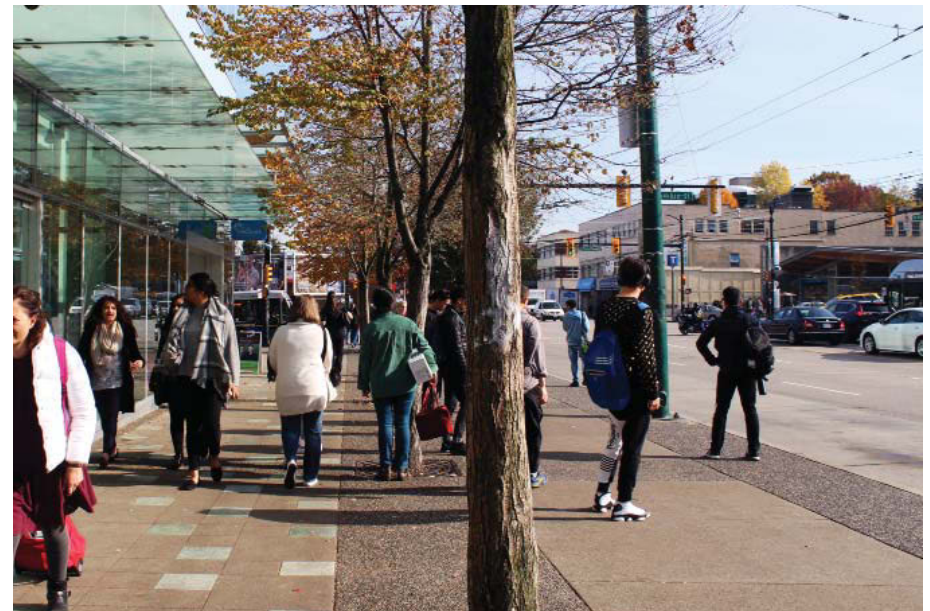


10th Avenue
bikeway is the

**2nd busiest
bike route**
in the City



Arbutus Greenway



Broadway and Cambie

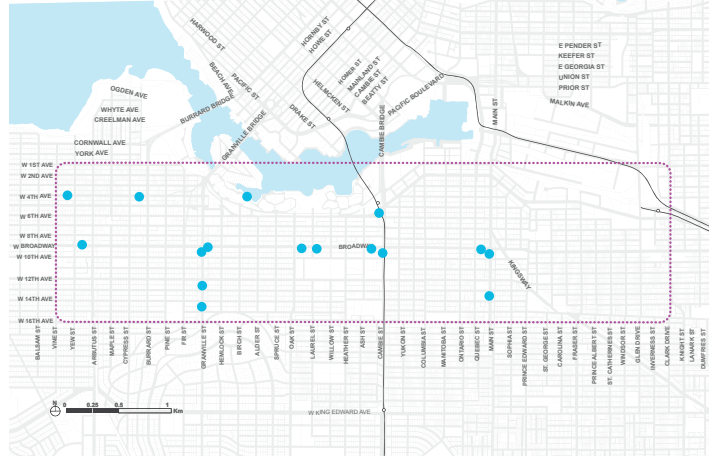
Many sidewalks in the study area carry high volumes of people walking. Pedestrian counts at 16 locations varied widely during this one day snapshot. The two busiest locations counted were at or near the intersection of Broadway and Cambie Street.



WALKING

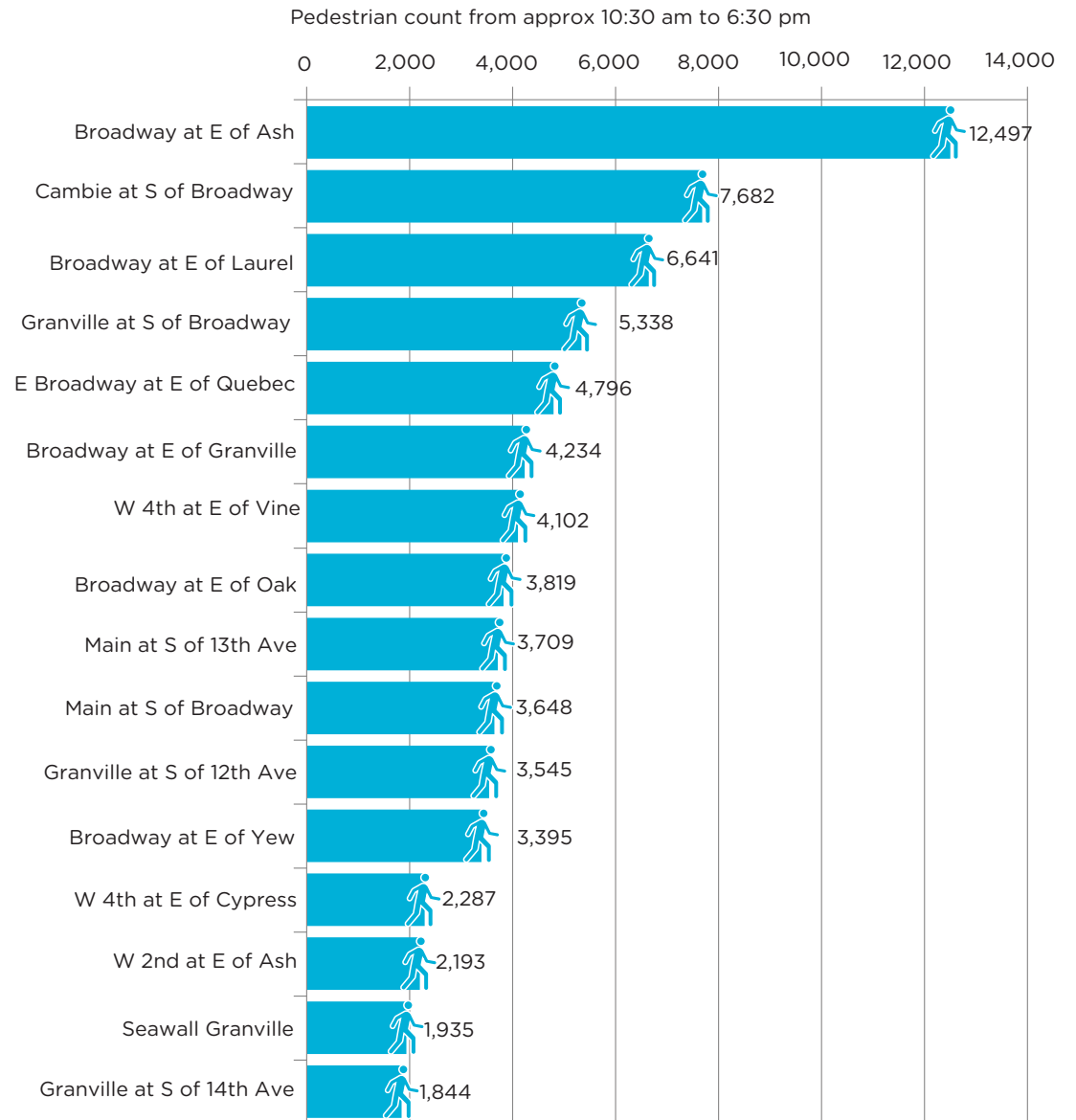
Sidewalk widths vary throughout the study area, depending on the adjacent land use, such as residential or commercial buildings. Local streets with primarily residential properties typically have a standard sidewalk width, whereas commercial 'collector' or arterial streets have wider sidewalks to accommodate more people and uses. Sidewalks serve as important public spaces, as places for people walking but also as places for social interaction, resting and lingering. Sidewalks along Broadway include street amenities like bus stops, street furniture, signage, garbage bins and bicycle racks.

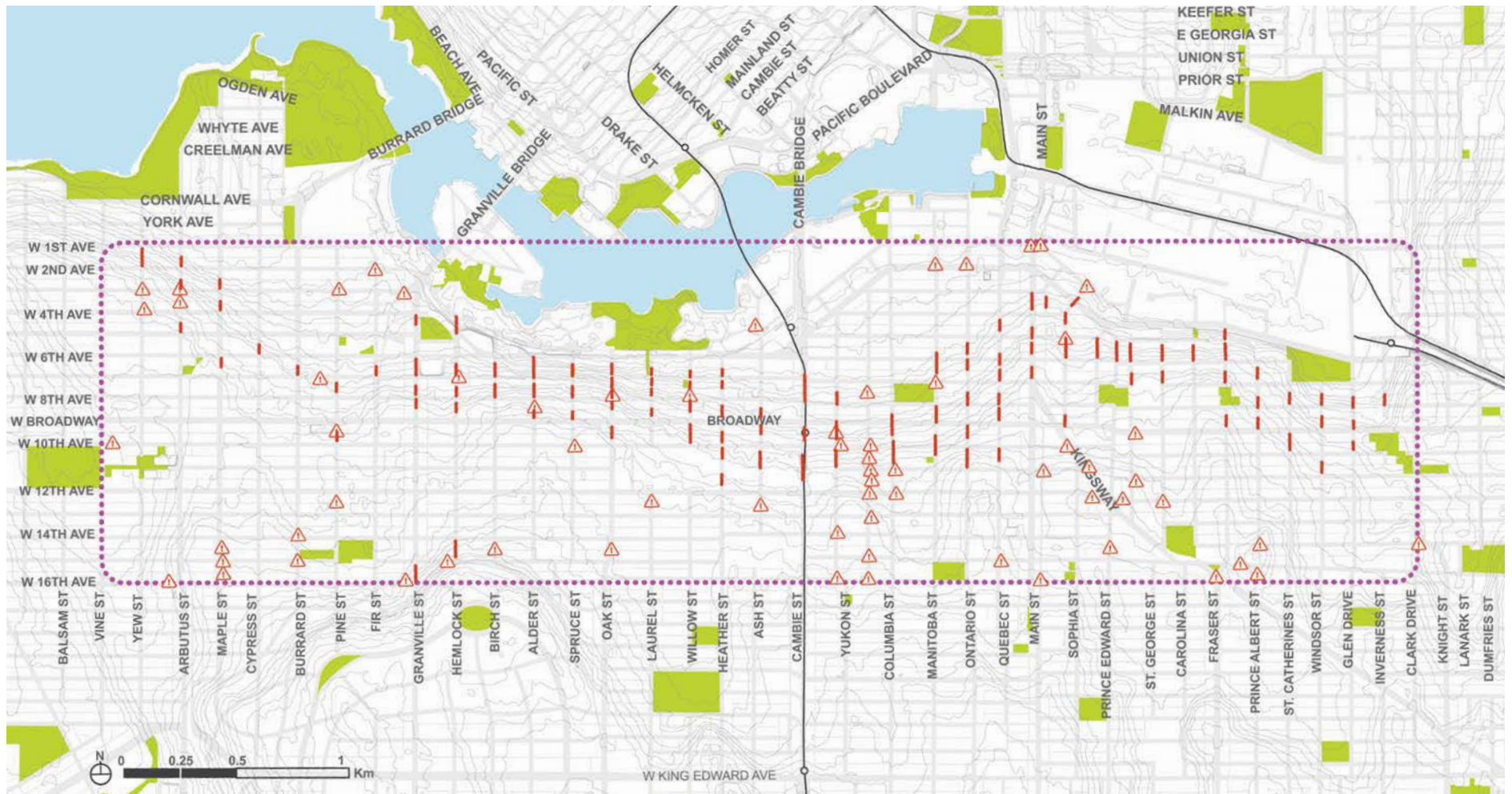
PEDESTRIAN COUNTS



Locations for pedestrian counts

Pedestrian counts at 16 locations varied widely during this one day snapshot. The **two busiest** locations counted were at or near the intersection of **Broadway and Cambie Street**.





ACCESSIBILITY

Accessible sidewalks and public spaces are important in enabling all residents and visitors to participate fully in the community. Curb ramps at intersections create access for people using wheelchairs, walkers, and strollers. Most street corners throughout the Broadway Plan study area have curb ramps, but there are some missing in various locations, especially on older sidewalks.

Many of the north-south streets in the study area have steep slopes, particularly north of Broadway. This map identifies sidewalks with more than 5% grade, which may impact accessibility.

- Legend
- Broadway Plan Study Area
 - SkyTrain
 - Parks
 - Contours at 2 m
 - Greater than 5% grade
 - △ Missing curb ramps



CYCLING

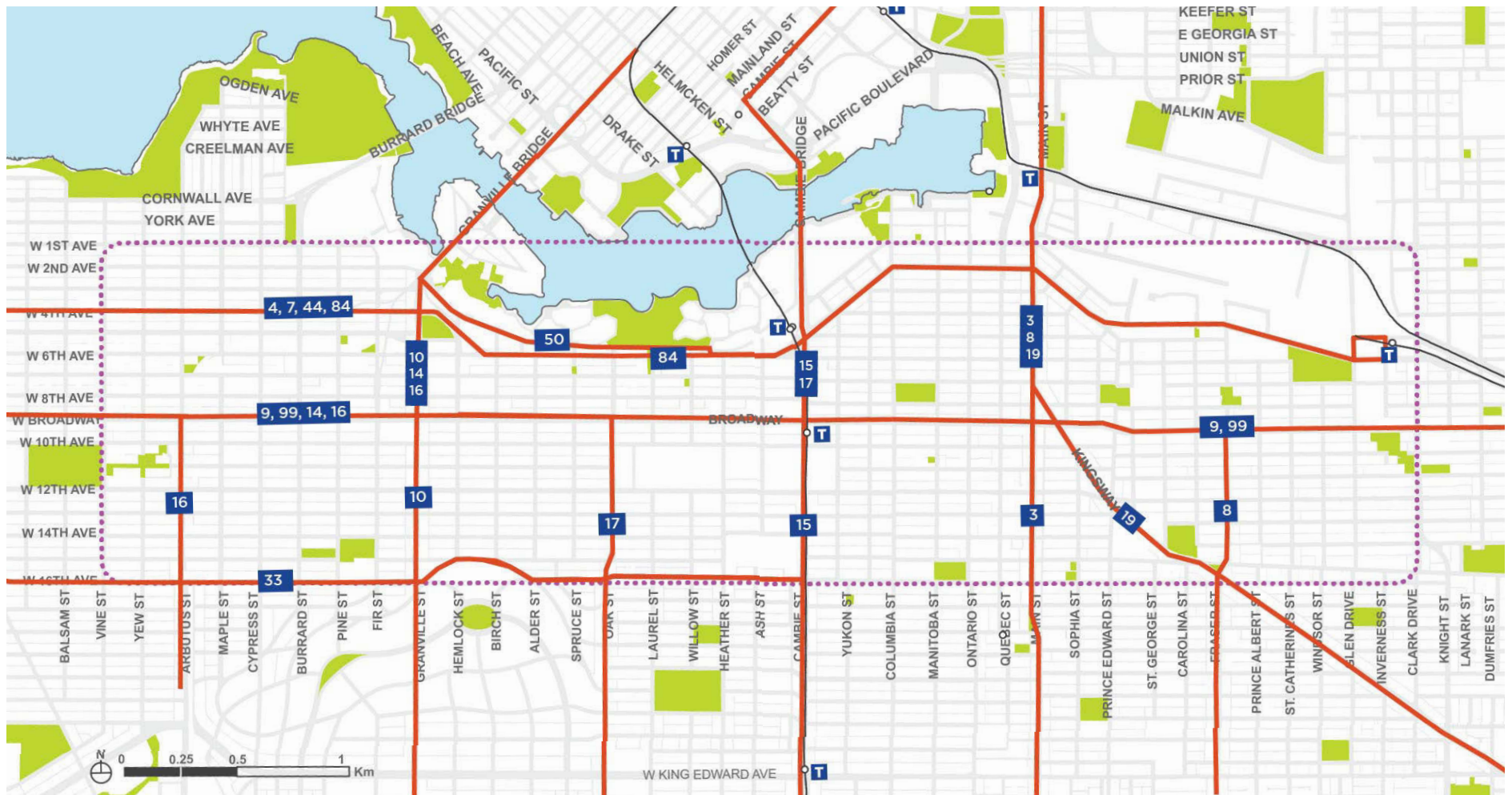
The Broadway Plan study area has a number of existing bicycle routes and greenways which connect to the rest of the city. Existing greenways in the Plan study area include Ontario Street, Central Valley, Arbutus and Seaside. The Ontario Greenway, which runs from False Creek to the Fraser River, is used by 1,900 people cycling daily, with up to 2,500 per day during the summer.

Local street bikeways in the study area include Windsor Street, Yukon Street, Heather Street, Cypress Street, as well as West 7th Avenue and the 10th Avenue bikeway. The 10th Avenue bikeway is the second busiest bike route in the city carrying between 2,500 and 3,500 people cycling daily during the summer.

There are currently 70 Mobi bike share stations in the Broadway Plan area. Overall, Mobi activity within the Broadway area makes up 22% of the total City-wide Mobi activity. The Anderson and West 2nd Avenue station (near Granville Island) is the sixth busiest Mobi station in Vancouver .

Top 3 busiest Mobi stations in the Broadway area (data collected in July 2018)

Station Name	Departures	Returns	Total	Rank in City
Anderson & West 2nd	2,509	2,903	5,412	6
East 1st & Ontario	1,476	1,717	3,193	11
West 10th & Cambie	1,184	1,189	2,373	23



TRANSIT

Broadway has the highest frequency transit in the city, with four local bus routes and the 99 B-Line which carries an estimated 61,000 average daily passengers¹. An estimated 30 percent of people use local bus service, frequent and rapid transit service to get to work in the Broadway Plan study area. TransLink and UBC estimate that there are over 500,000 pass-ups each year along the area on the 99 B-Line².

- Legend
- Broadway Plan Study Area
 - Parks
 - T Transit Station
 - Bus Transit Route
 - Canada, Millennium line and Expo Line

(Source: ¹TransLink, 2018, ²TransLink, Trip diary, 2011)

Local Bus

The Broadway Plan study area is well served by local transit on major city streets. Bus routes No.9, and No.10 provide regular and frequent service on major streets throughout the study area.

Frequent Transit Network

Vancouver's Frequent Transit Network (FTN) is a network of corridors where transit service runs at least every 15 minutes in both directions throughout the day and into the evening, every day of the week.

Frequent Transit Network routes include the 99 B-Line, the busiest bus route in Canada and the United States, and transit service on W 4th / W 6th Avenues, Arbutus, Granville, Oak, Cambie, Main, Fraser, Clark Streets and Kingsway

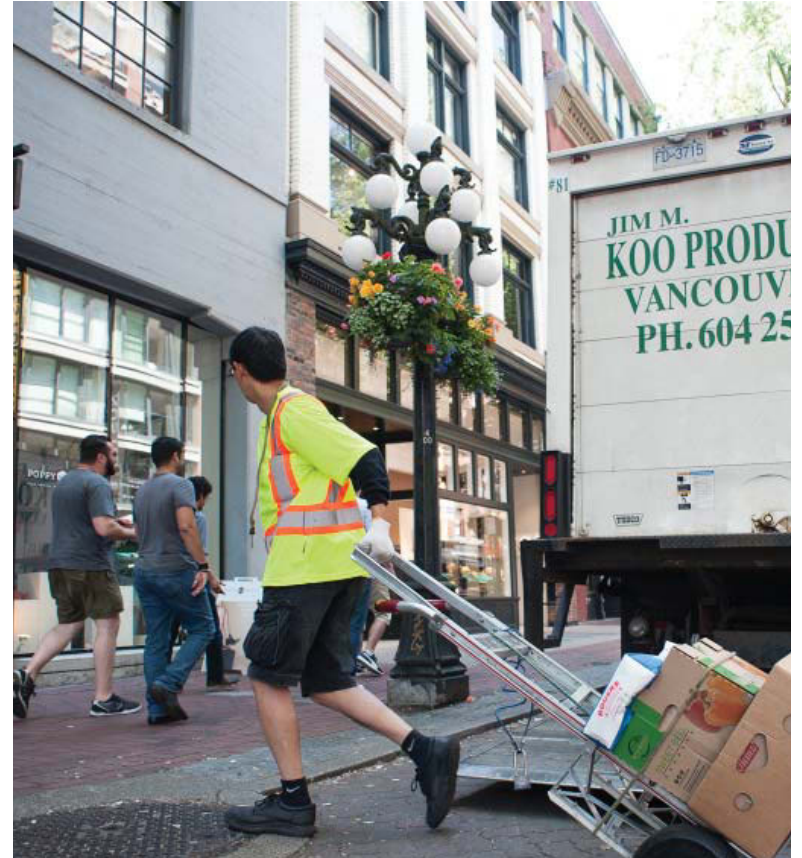
Rapid Transit

The Broadway Plan study area includes the Canada and Millennium rapid transit lines. The Broadway Plan study area currently has two Canada Line stations - Olympic Village and Broadway-City Hall, and one Millennium Line station - VCC-Clark.

NightBuses

The Broadway Plan area is also served by six NightBus routes. NightBuses provide late-night service from Downtown starting at 2am, and operate every half hour or better, seven days a week. The NightBuses that operate in the study area include N8, N9, N10, N15, N17, and N19.

Route	# of Buses per Hour in Peak Period per Direction
99 B-Line	19
No.9 - Boundary/ UBC	13
No.10 - Downtown/ Granville	12
No.84 - VCC-Clark/ UBC	9
No.8 - Fraser/ Downtown	9
No.3 - Main/ Downtown	8
No.22 - Knight/Downtown	8
No.14 - Hastings/ UBC	7
No.17 - Downtown/ Oak	7
No.19 - Metrotown/ Stanley Pk	7
No.16 - 29th Ave Station/ Arbutus	6
No.33 - 29th Ave Station / UBC	5
No.4 - Powell/UBC	5
No.7 - Nanaimo/ Dunbar	4
No.15 - Olympic Village / Cambie	4
No.50 - Waterfront Station	4
No.258 - UBC/ West Vancouver	3



PARKING AND LOADING

The Broadway Plan study area has a variety of parking types including time-limited and metered parking, residential parking permit areas, off-street parking lots, and some unregulated parking. Commercial parking and loading is organized by managing curbside space and designating space for parking and goods movement.

Commercial Loading

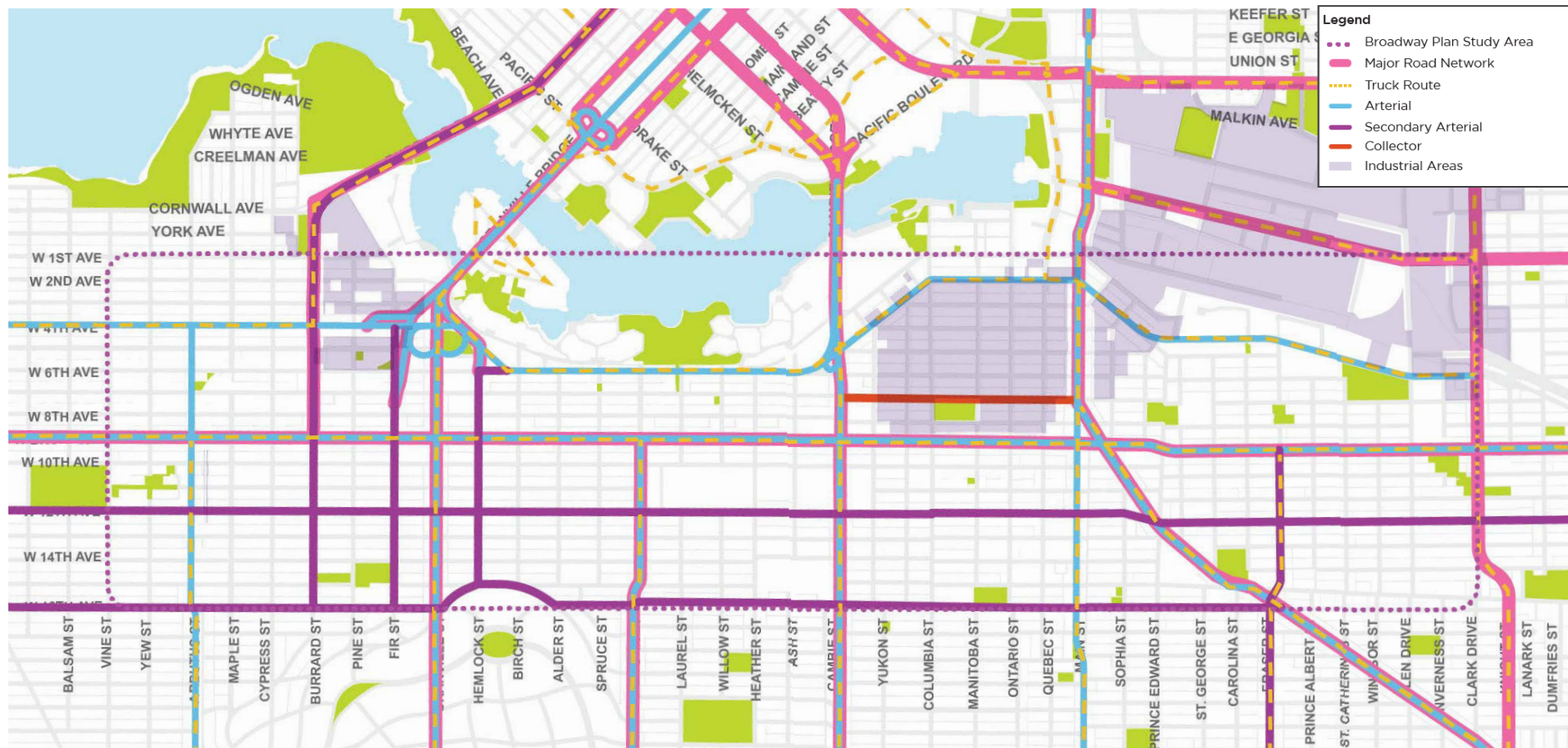
The City of Vancouver regulates and manages curbside (on-street) activity in order to support economic activity and access to goods and services. The city designates curbside zones for the purpose of goods movement

(i.e., loading and delivery), and for public access (i.e., taxis and passengers), as well as for parking.

Three different types of loading zones are regulated under the Street and Traffic By-law to support goods and people movement, including:

- » Commercial Loading Zones
- » Loading Zones
- » Passenger Zones

Combined on-street and off-street commercial, loading and passenger zones support goods and people movement in the Broadway study area.



GOODS MOVEMENT

The Broadway Plan study area is a key part of the central city and the region's Major Road Network (MRN) which includes local residential streets, collector roads and major arterial roads. Each type of street in the road network has different characteristics and serves different functions. The Major Road Network (MRN) is planned and funded by TransLink in partnership with the municipalities and supports local and regional movement of people and goods.

Broadway is a major arterial with high traffic and transit volumes, carrying an estimated 30,000 vehicles per day. Arbutus Street, Granville Street, Oak Street, Cambie Street, Main Street, Kingsway, and W 4th Avenue are classified as arterials. Burrard Street and Fraser Street, W 6th, 12th and 16th Avenues are classified as secondary arterials. W 7th Avenue is a primary collector street between Cambie and Main, while the rest of the roads in the Broadway Plan study area are considered local residential streets.

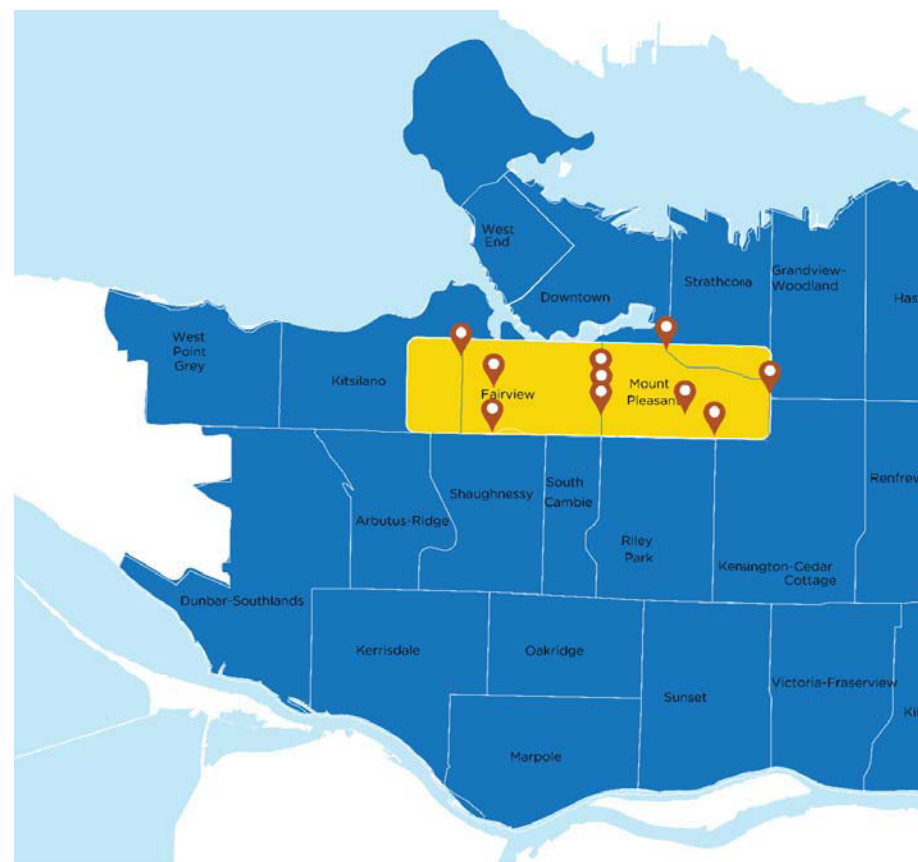
TRUCK ROUTES

Truck routes are designated routes to support large vehicle movement and the transportation of goods and services throughout the city and region. The City provides a robust grid of truck routes that supports reliability, efficiency, and the distribution of truck traffic across multiple streets. Many of the City of Vancouver truck routes are part of the Major Road Network. The Major Road Network (MRN) supports the safe and efficient movement of people and goods across the region.

Broadway is a regionally significant truck route that supports the movement of goods and people through the city. The industrial truck areas in the Plan study area include Mount Pleasant Industrial District and the western section of False Creek Flats.

Locations that include some of the highest collision rates between people walking, cycling and driving in the Broadway Plan study area.

Location	Total Collisions (2012-2016)
Granville St and Marpole Ave	598
Cambie St and W Broadway	513
Main St and E 2nd Ave	465
Granville St and W Broadway	450
Cambie St and W 12th Ave	429
Clark Dr and E Broadway	415
Burrard St and W 4th Ave	348
Fraser St and Kingsway	338
E 12th Ave and Kingsway	334
Cambie St and W 8th Ave	312

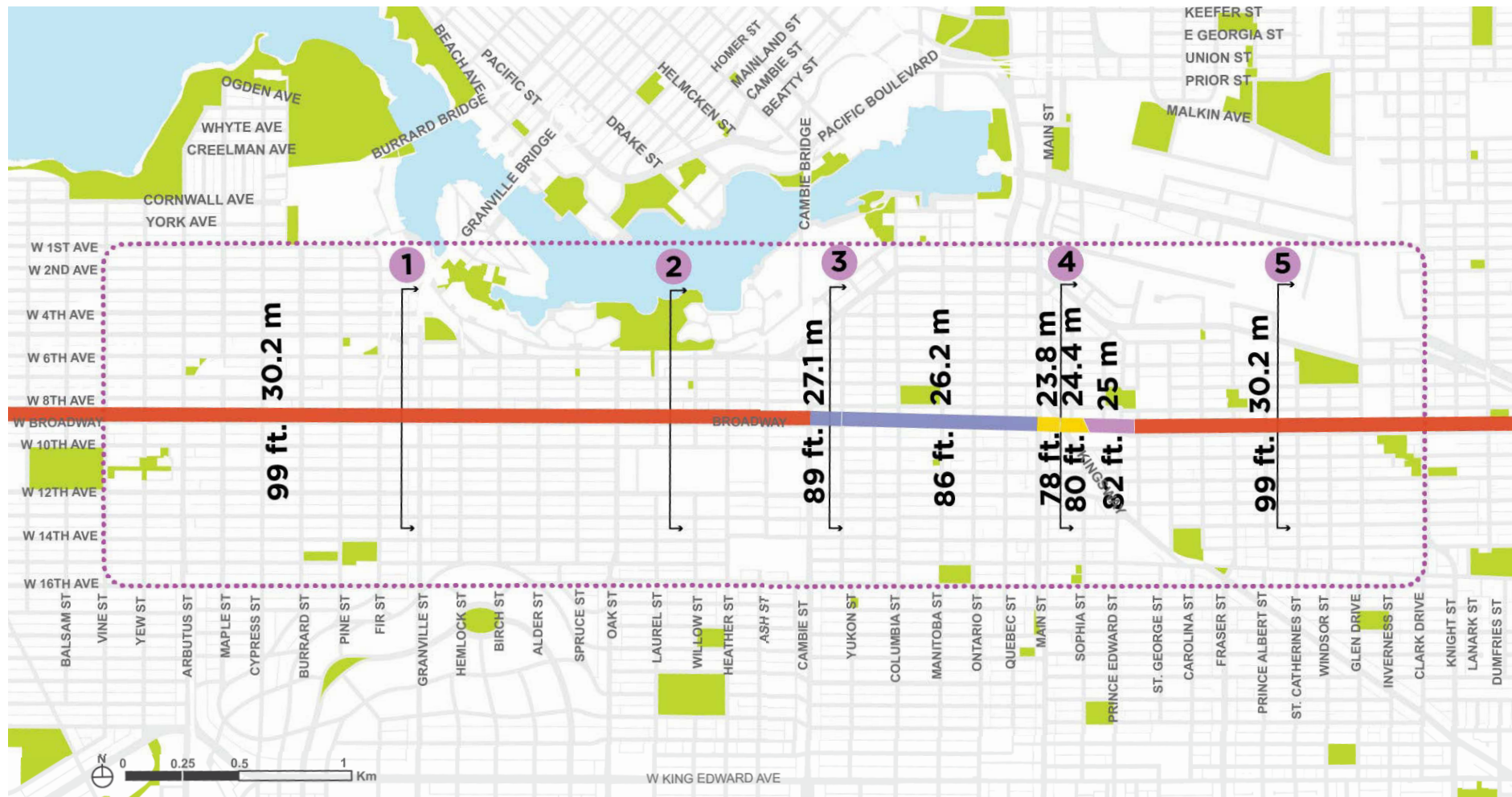


Top ten collision locations in the study area

SAFETY

To achieve our goal of eliminating traffic-related fatalities, the Moving Towards Zero Safety Action Plan outlines steps to collect and monitor injury and collision data, and recommends engineering, education and enforcement measures to make our streets safer for everyone.

The Broadway Plan study area has a high concentration of pedestrian and bicycle collisions. As a major arterial corridor with high frequency traffic and major arterial intersection crossings, Broadway Plan study area is an area with many high risk locations. Improving the safety and comfort of the study area is a key priority for the city.



STREET WIDTHS

Generally, the street width ranges from 99 ft (30.2 m) to 78 ft (23.8 m) along Broadway from Vine Street to Clark Drive. Most parts of the street is 99 ft (30.2 m) wide. The street width is measured from building face to building face across the street. Curb to curb varies from 6-7 lanes while the street right-of-way varies by several meters. Sidewalk widths vary throughout the study area. There are some portions along the street where additional sidewalk space was generated through building setbacks.

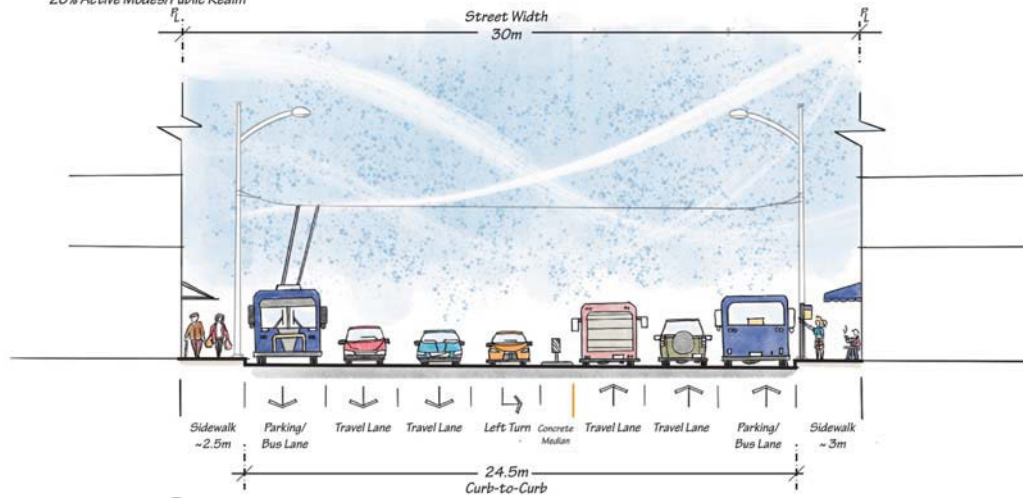
Legend

- Broadway Plan Study Area
- SkyTrain
- approx 22.7 - 24.4m (75 - 80ft)
- approx 24.4 - 25.9m (80 - 85ft)
- approx 25.9 - 27.4m (85 - 90ft)
- approx 27.4 - 28.9m (90 - 95ft)
- approx 28.9m+ (95ft+)

7 Lane Cross-section

Road Allocation:
80% Motor Vehicles
20% Active Modes/Public Realm

*Looking East



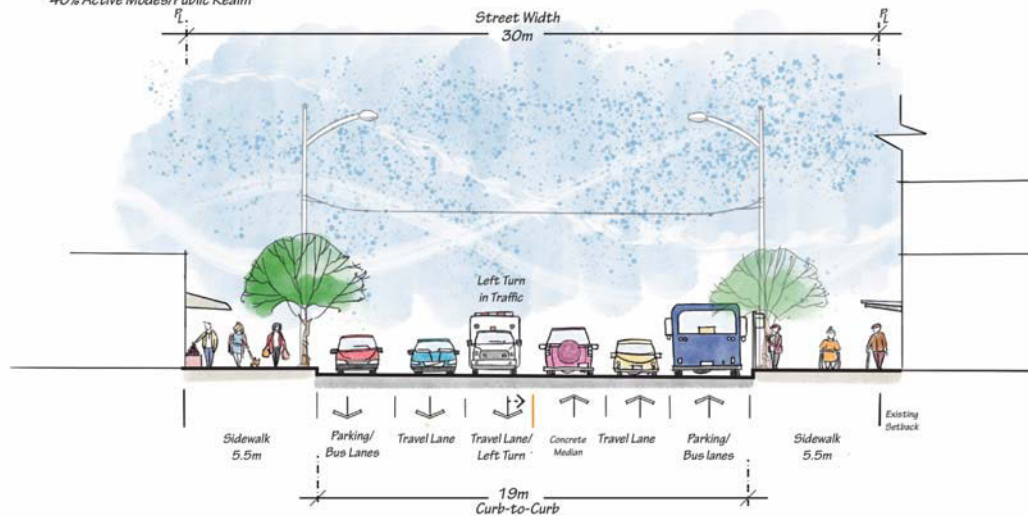
1 Broadway between Granville and Fir

As shown in the cross-sections, there are a number of segments along the corridor where sidewalk widths are below the City's current standards (5.5m). In general, approximately 60-80% of the street space is allocated to motor vehicles, and the remaining to active modes / public realm.

6 Lane Cross-section

Road Allocation:
60% Motor Vehicles
40% Active Modes/Public Realm

*Looking East



2 Broadway between Laurel and Willow

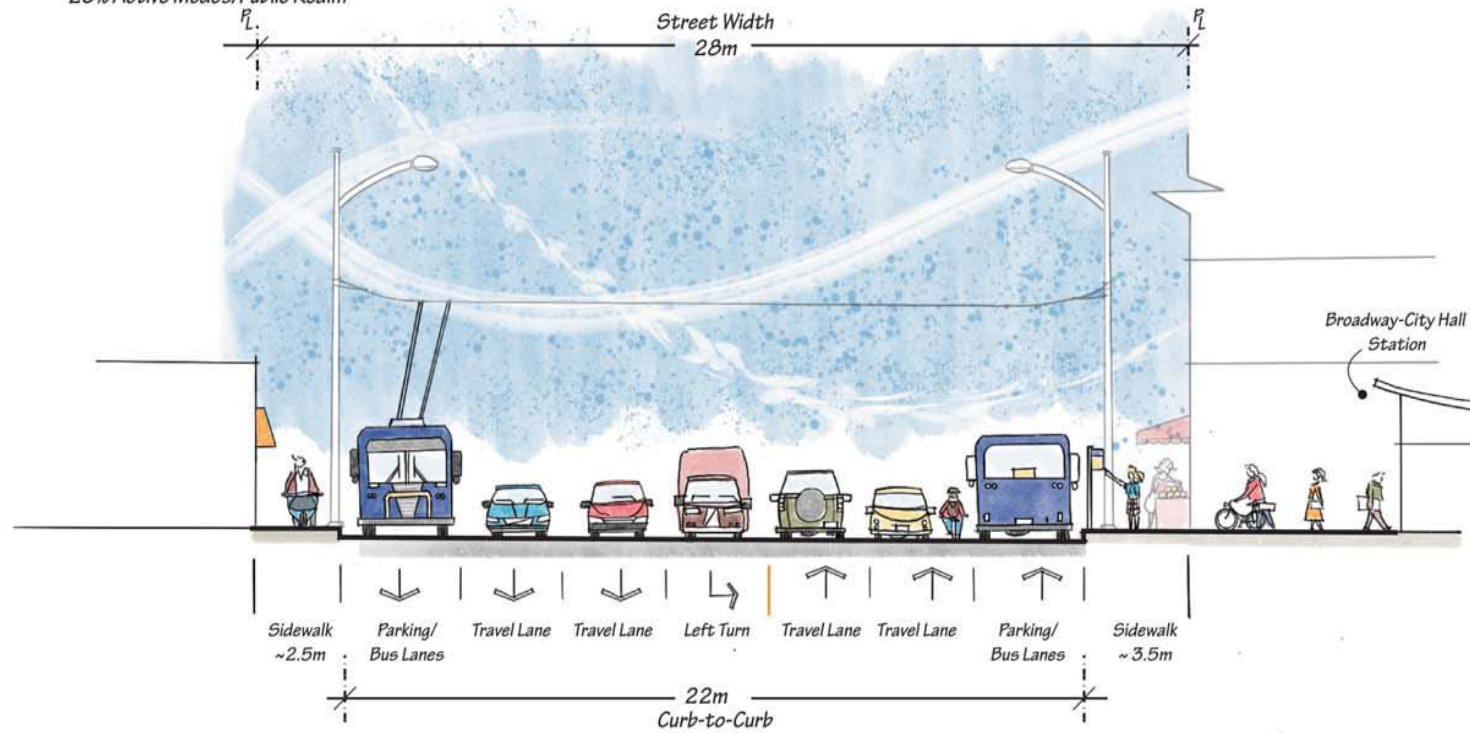
7 Lane Cross-section

Road Allocation:

80% Motor Vehicles

20% Active Modes/Public Realm

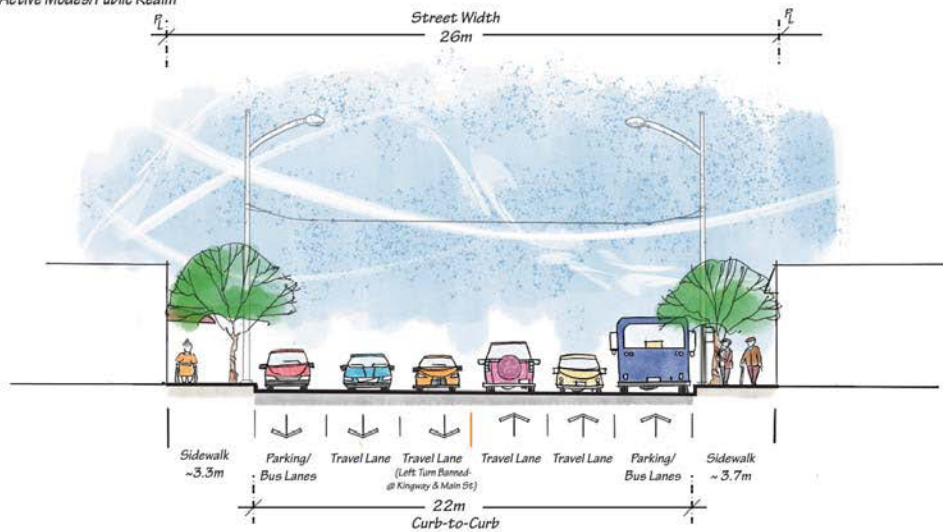
*Looking East



3 Broadway between Cambie and Yukon

6 Lane Cross-section
 Road Allocation:
 70% Motor Vehicles
 30% Active Modes/Public Realm

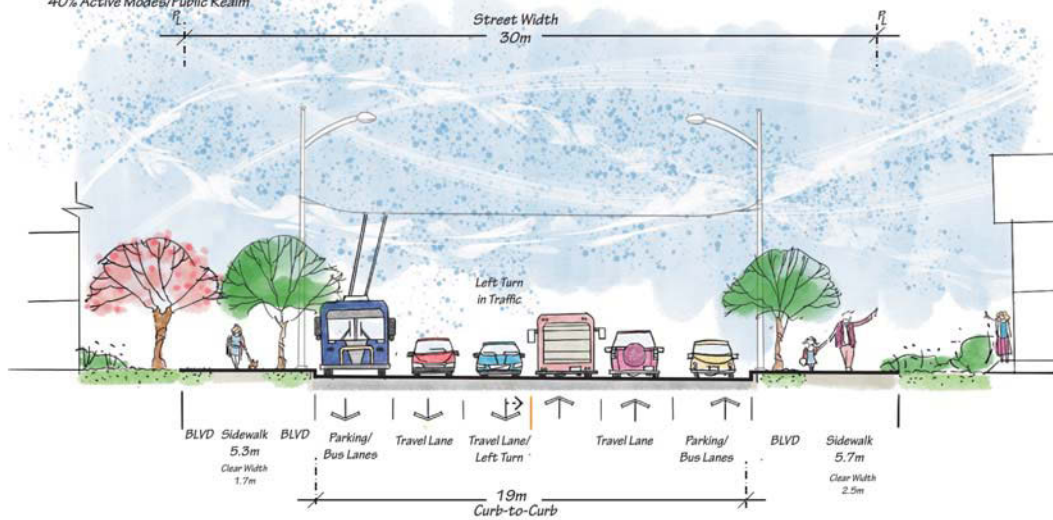
**Looking East*



4 Broadway between Scotia and Brunswick

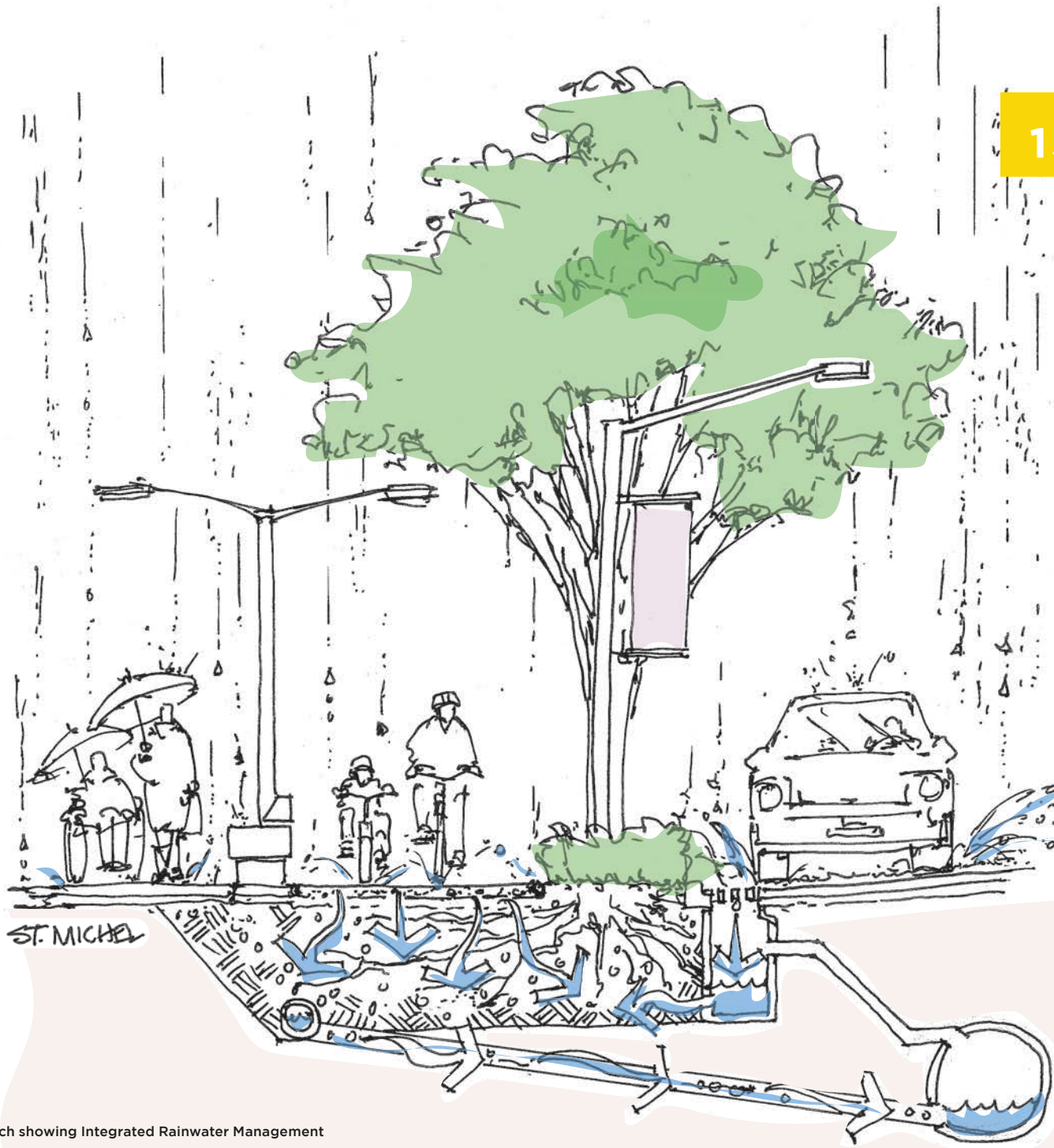
6 Lane Cross-section
 Road Allocation:
 60% Motor Vehicles
 40% Active Modes/Public Realm

**Looking East*

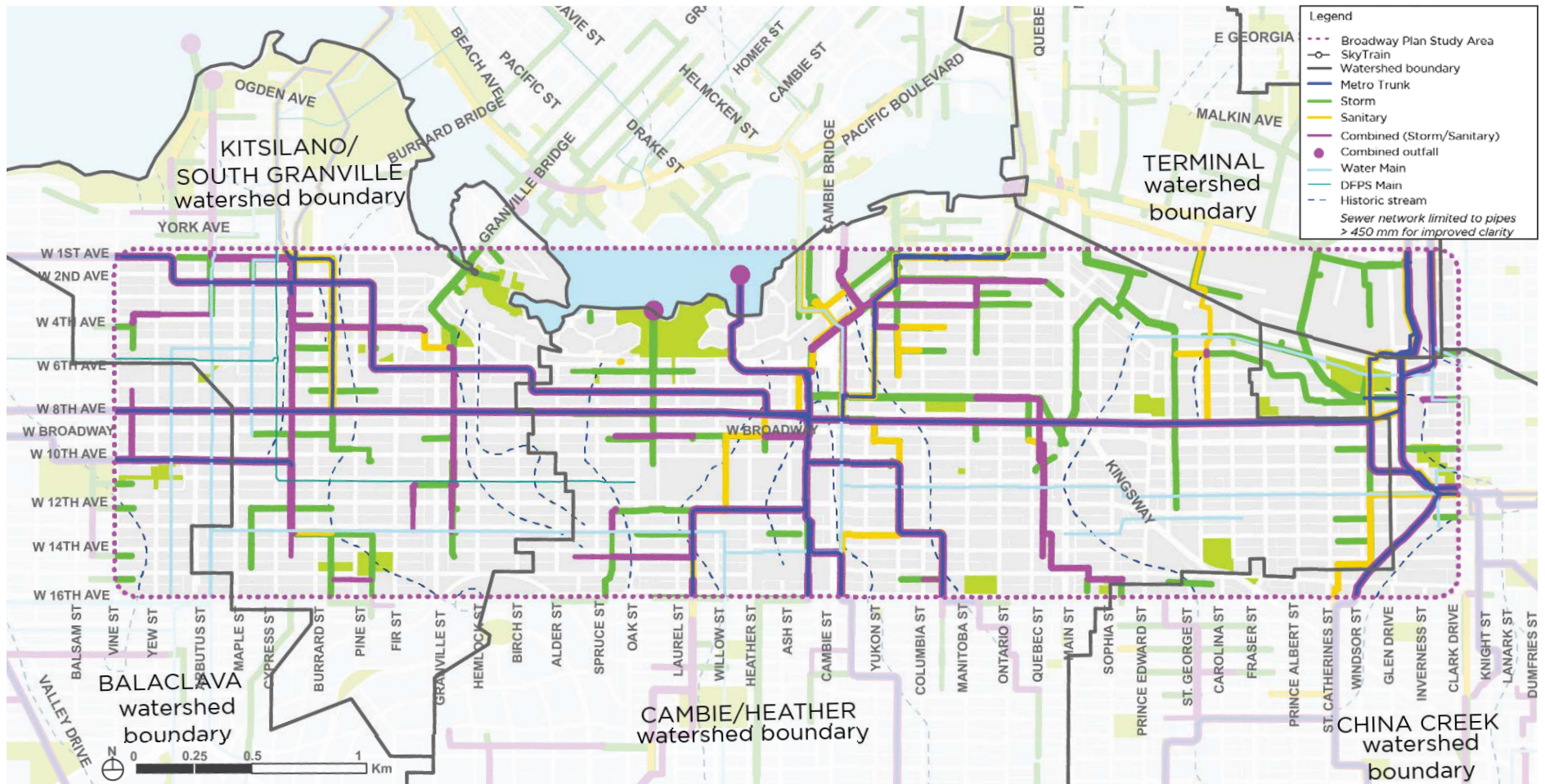


5 Broadway between Prince Albert and St. Catherines St.

13. UTILITIES



Sketch showing Integrated Rainwater Management



CURRENT UTILITIES

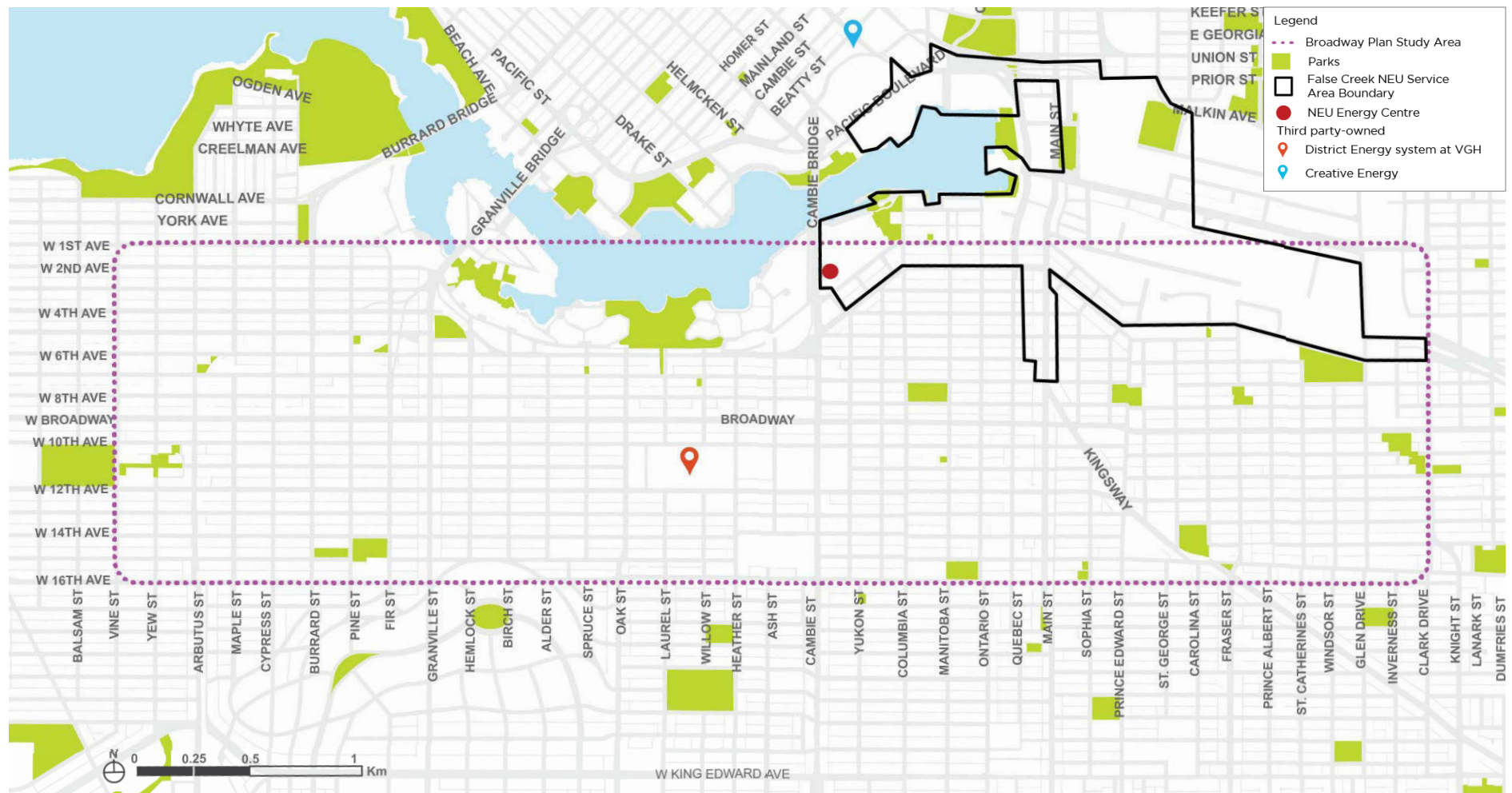
Managing the city's water (drinking water, rain water and wastewater) for health and sanitation is a fundamental City-provided service. The overarching objective of the City's water, sewer and drainage systems is to preserve public health and the environment.

The Broadway Plan study area is serviced by a network of utilities, including water pipes that deliver treated potable water for domestic use and firefighting and a sewer system of sanitary and stormwater mains to carry wastewater away. Firefighting capacity in this area is also served by the Dedicated Fire Protection System, a specialized parallel network which can use salt water from False Creek during major emergencies, like following an earthquake.

The sewer system is a mix of combined mains, which carry both sanitary and stormwater in the same pipe, and separated sanitary and stormwater mains.

The study area intersects five watersheds, or areas where the natural topography of the city dictates the flow directions towards a single point of discharge or outfall. Under normal conditions the system transports sanitary and storm wastewater for treatment at the Iona wastewater treatment plant. During times of heavy rains, however, the volume of wastewater can exceed the capacity of the sewer system and overflow into the five outfalls that discharge into False Creek and Burrard Inlet.

Vancouver sewers were traditionally designed as combined systems, but in the early 1970s, the City began to separate them into two systems to protect water bodies from overflows and meet the provincially-mandated Liquid Waste Management Plan to eliminate combined system overflows by the year 2050.



NEIGHBOURHOOD ENERGY

The City-owned low carbon Neighbourhood Energy Utility (NEU) supplies thermal energy for heating and hot water to over 5 million square feet of development in the False Creek area. The current target for the NEU is to derive 70% of energy from renewable sources.



Neighbourhood energy infrastructure in Southeast False Creek

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16,000-11,000 BC to 1800s- Summer Camp, c. 1900, Historical Atlas of Vancouver, Photo by Edward S. Curtis

1885 - Broadway Streetscape or Streetcar, City of Vancouver Archives

1906 - Heather Pavilion, 1903-4, VGH School of Nursing Alumnae Association

1911 - 175 East Broadway, City of Vancouver Archives

1915 - Fairview Campus looking east from the roof of King Edward High School, 1917, UBC Archives, Canadian Photo Co.

1930-32 - Art Deco Burrard Bridge, Flickr by cmh2315fl

1942 - Takehare Yada Apartments, Heritage Vancouver

1938-90s - The Aristocrat corner frontage with neon signage, Vancouver Public Library; Photo by Artray, September 28, 1951

1958 - BowMac Neon, Flickr by Heritage Vancouver Society

1960s - 2nd-Avenue-Gurdwara, Vancouver Heritage Foundation

1985 - 285-E-5th, Native Education Centre

2009 - Walking Figures by Magdalena Abakanowicz, Vancouver Biennale



vancouver.ca/broadwayplan

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