



# BROADWAY PLAN

**2025 Implementation Update**

*Published May 2026*



# Acknowledgement

The Broadway Plan aims to recognize the living culture and history of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh Úxwumixw (Squamish), and səlilwətał (Tsleil-Waututh) peoples.

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

## City of Vancouver

Vancouver City Council endorsed the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) in 2013 and has designated Vancouver as a City of Reconciliation. To achieve its goals, the City established the Reconciliation Framework in 2014, which was reaffirmed by the City in 2022.

In October 2022, Vancouver City Council adopted the UNDRIP Strategy for Vancouver. All City activities including the Broadway Plan Implementation will align with, and advance, the UNDRIP Strategy's calls-to-action.

## Learn More

There are a number of resources available to learn more about the historical and current relationship the local Nations have with the land now known as the City of Vancouver. Their websites contain information about their histories, cultures, governance, and ways of affirming their continuity on these lands:

Musqueam Indian Band: [www.musqueam.bc.ca](http://www.musqueam.bc.ca)

Squamish Nation: [www.squamish.net](http://www.squamish.net)

Tsleil-Waututh Nation: [www.twnation.ca](http://www.twnation.ca)

Please visit the City of Vancouver website to learn more about the designation as a City of Reconciliation, the City of Vancouver's United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Strategy and Action Plan, and the City of Vancouver's First Peoples: A Guide for Newcomers.

[Read the City of Reconciliation webpage here](#)

[Read the City of Vancouver's UNDRIP Strategy here](#)

[Read the City of Vancouver's UNDRIP Action Plan here](#)

[Read First Peoples: A Guide for Newcomers here](#)



# Table of Contents

- 1** Implementation Progress at a Glance
- 2** Community Profile
- 3** Development Activity
- 4** Community Amenities and Infrastructure

# 1 Implementation Progress at a Glance

The Broadway Plan is a 30-year comprehensive land use plan guiding growth and change in the neighbourhoods surrounding the Broadway Subway. Since the Plan came into effect in 2022, there has been steady progress to implement the Plan, including significant development interest and activity, and advancing delivery of public amenities and infrastructure.

The purpose of this report is to provide information on progress to date toward delivery on the Plan's objectives. The City will monitor and report progress on a regular basis throughout the life of the Plan.

## Implementation Progress Highlights (as of end of 2025)

### Housing & Jobs

#### Housing Units

**+8,400** 

net-new homes approved<sup>1</sup>.  
Nearly all (96%) are rental.

#### Employment Space

**+1.9 million ft<sup>2</sup>**

of employment space approved<sup>1</sup>.

#### Social & Below-Market Rental Housing Units

**+1,750** 

net-new social housing and below-market rental units approved<sup>1</sup>.

#### Local-Serving Commercial Spaces

**+13** 

new local-serving commercial spaces approved<sup>1</sup> in residential neighbourhoods.

### Community Amenities & Infrastructure

#### Roadspace Reallocation

**+70,000 ft<sup>2</sup>**

of road space reallocated to non-car uses.

#### Childcare

**+111** 

public childcare spaces secured<sup>3</sup>.  
An additional 226 private childcare spaces) approved<sup>1</sup>.

#### Greenways

**+2.6 km** 

of new greenways<sup>2</sup> delivered (including 860 m of protected bike lanes).

#### Parks

 New park (Main & E 7th) under construction.  
Expansion of Burrard Slopes Park in planning and design.

Note:

<sup>1</sup> Approved projects reflect those which have either been approved at rezoning and/or have an issued development permit.

<sup>2</sup> Greenways are high-quality active transportation, recreation, and public space corridors that support walking, biking, and rolling for people of all ages, abilities, and identities. Reported greenway expansion reflects routes where improvements have been made to enhance comfort and safety (e.g. crossings, wayfinding, traffic calming, separated facilities etc.)

<sup>3</sup> Secured childcare spaces are those that are committed as part of a rezoning approval at Public Hearing / Council Meeting or Development Permit Board approval.

# 2 Community Profile

## Data Source

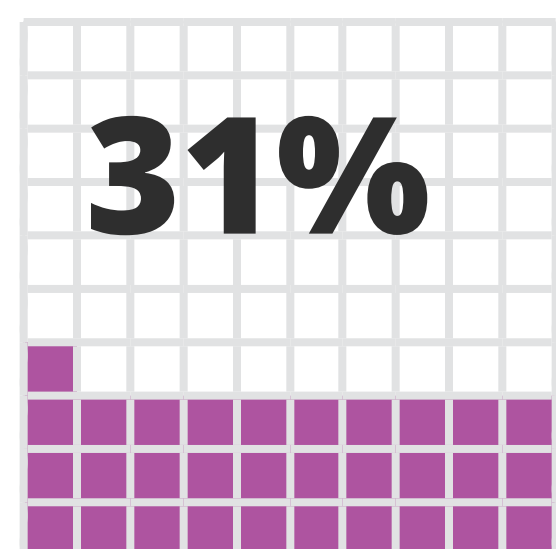
The community profile reflects data from the 2021 Census conducted by Statistics Canada. Census data was compiled using dissemination areas that generally correspond to the Broadway Plan area<sup>1</sup>.

## People

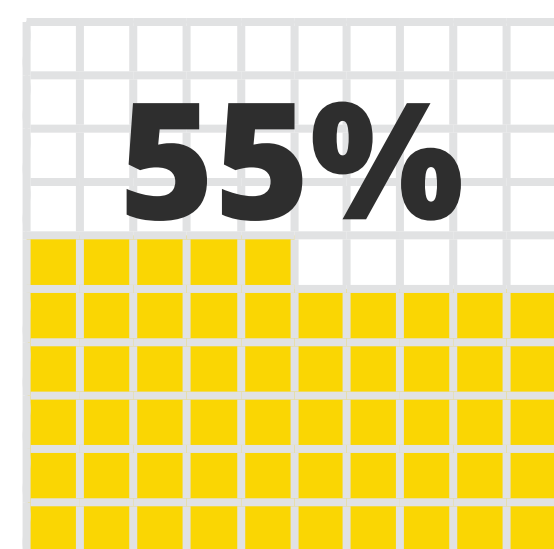
### Broadway Plan Population

71,745

### Percentage of residents who are visible minorities



Broadway Plan



City of Vancouver

Proportion of residents who identify as a visible minority in the Broadway Plan area is **24%** lower than the city overall.

### Average Age

41

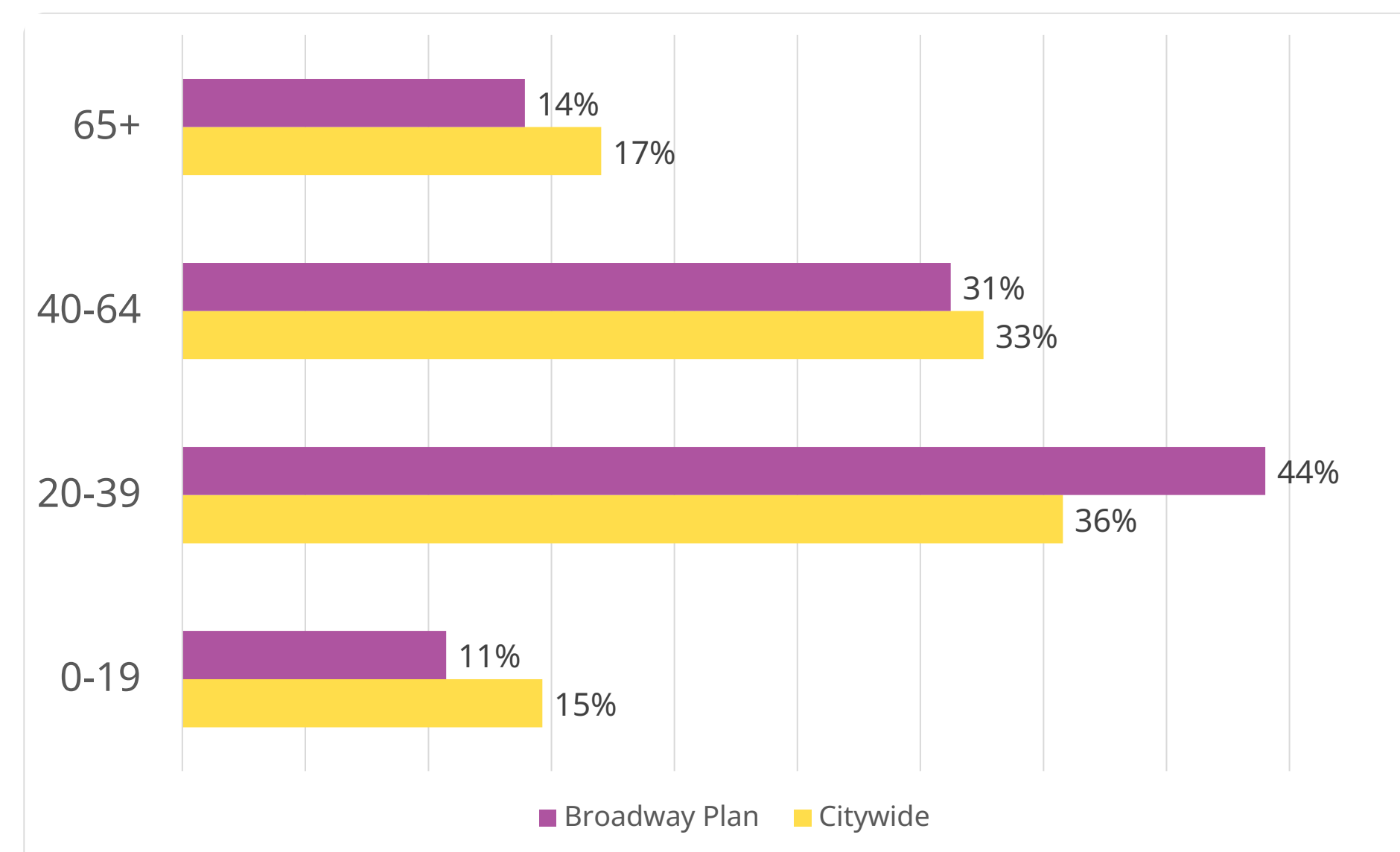


42

Broadway Plan

City of Vancouver

### Age Distribution of Residents



The Broadway Plan area has a **greater proportion** of adults aged 20 to 39 than the city overall.

## Housing

### Average Household Size

1.97 people



2.00 people

Broadway Plan

City of Vancouver

### Percentage of Households Renting

61%



55%

Broadway Plan

City of Vancouver

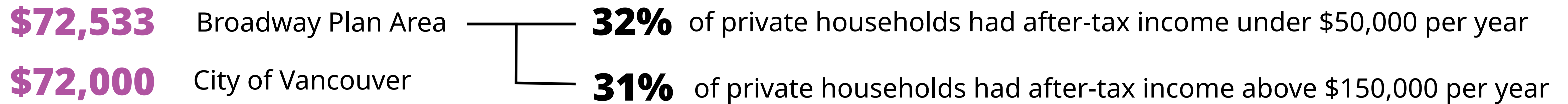
Note:

<sup>1</sup> Broadway Plan statistics presented in the Community Profile section derive from dissemination areas which generally align with the Broadway Plan but do not match exactly; some blocks outside the Plan are included, and some within are excluded.

# 2 Community Profile

## Employment

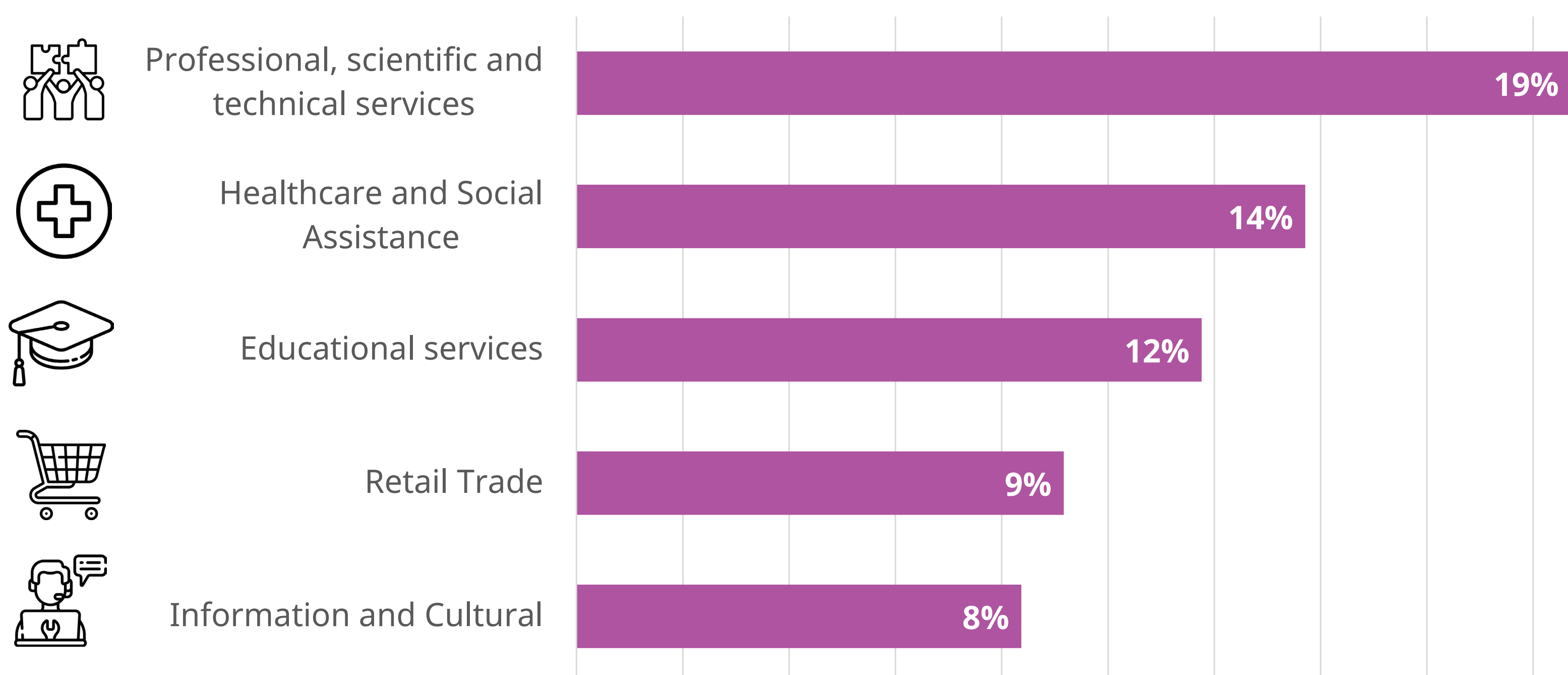
### Median Private Household Income (After Tax)



### Low-Income Measure, After Tax

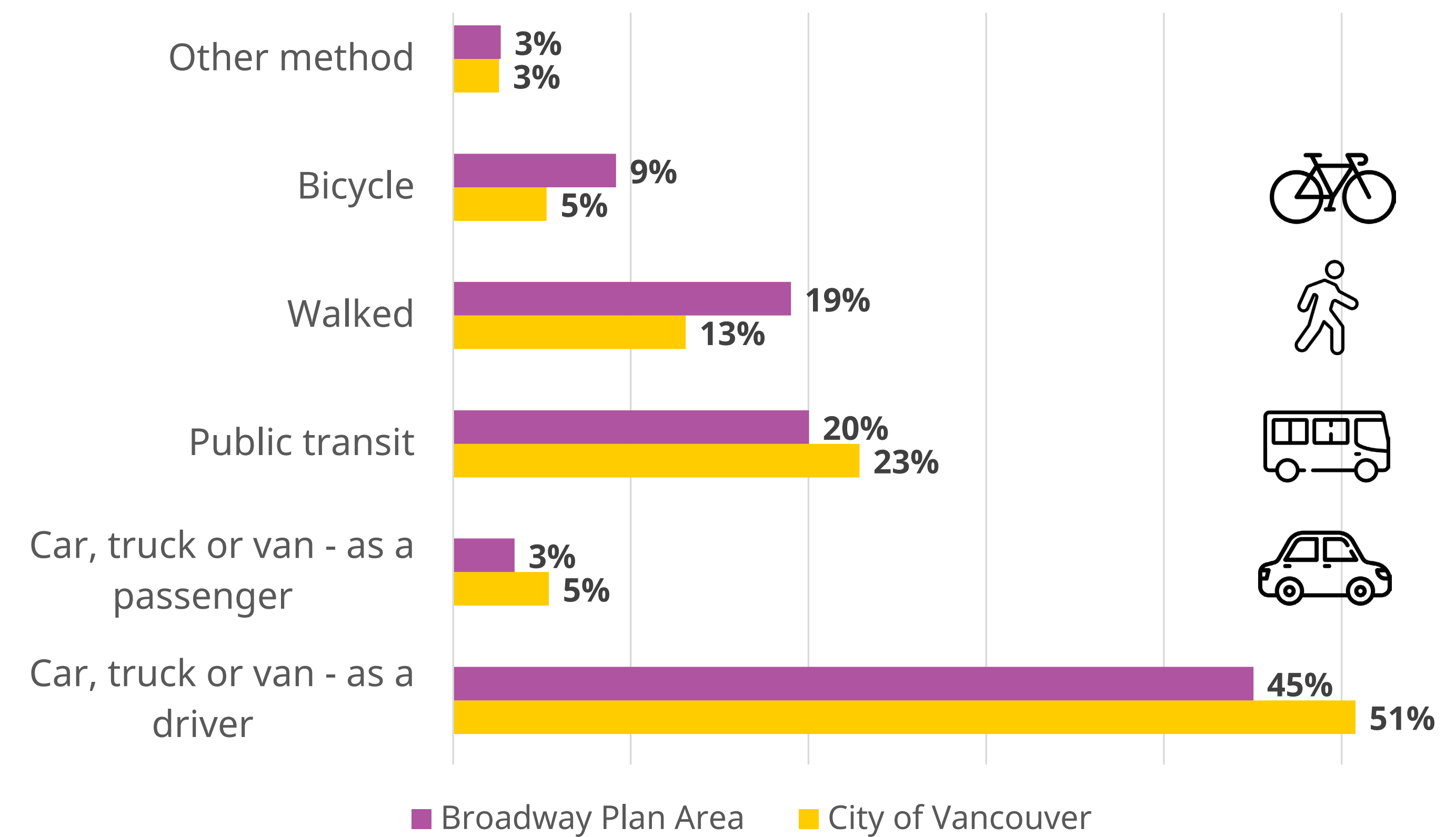
**11%** of Broadway Plan area residents living in private households were below Statistics Canada's Low-Income Measure, After Tax (LIM-AT). This is slightly lower than the city-wide rate of 13%.

### Most Common Employment Sectors Among Broadway Plan Area Residents



The remaining **38%** of jobs are in a diverse mix of other industries.

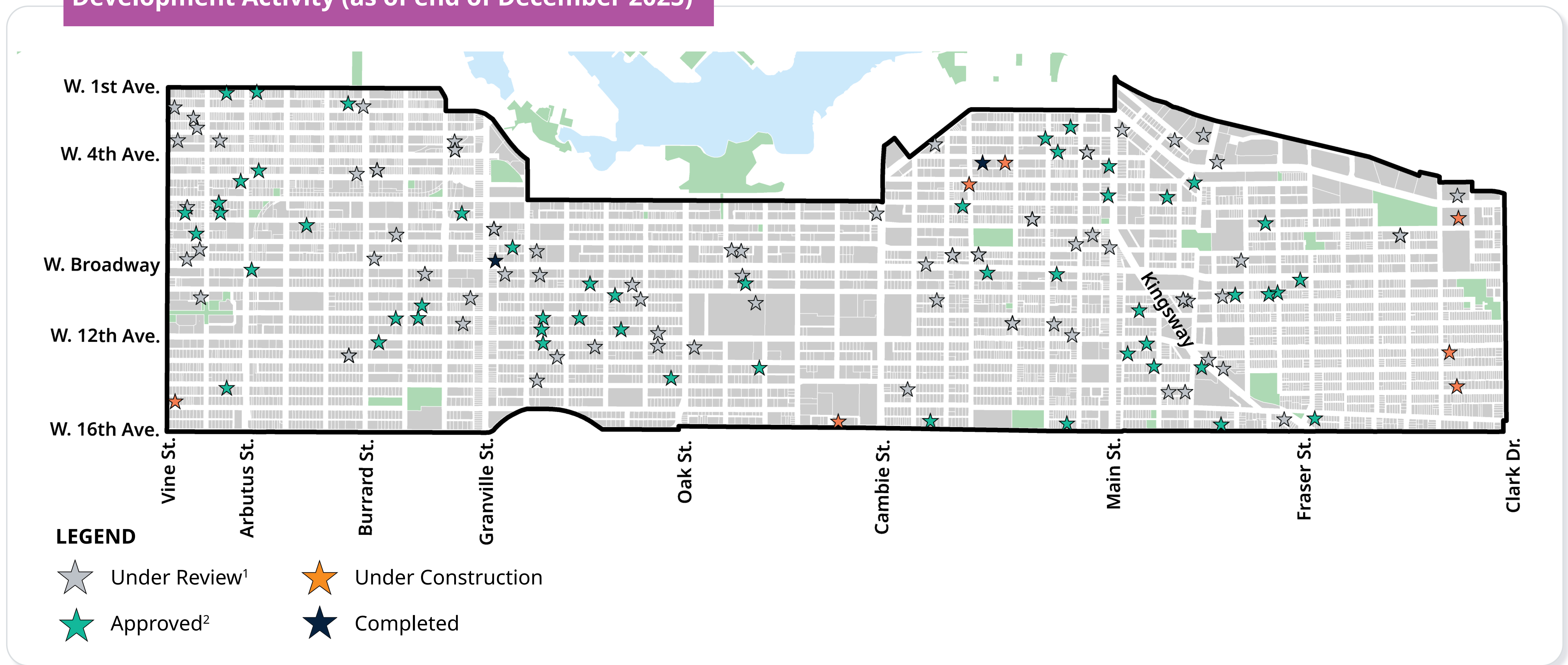
### Mode of Travel to Work for Residents with Usual Workplace



# 3 Development Activity

As part of Broadway Plan implementation, staff monitor development activity in the Plan area, including the number of development projects at different stages, as well as the types of housing and job space in the pipeline. The map below provides an overview of development activity across the Broadway Plan area.

Development Activity (as of end of December 2025)



Note:  
 1 Under Review reflects active projects which have either submitted a rezoning application or development permit and have paid required application fees.  
 2 Approved projects reflect those which have either been approved at rezoning and/or have an issued development permit.

# 3 Development Activity

## Housing and Tenant Protections

Tracking housing delivery helps assess whether the Plan is meeting its objectives, such as enabling diverse, affordable housing options near rapid transit, and implementing new tenant protections and supports.

### Key Takeaways

**~8,400**

net-new homes have been approved<sup>1</sup> under the Plan.

**96%**

of approved<sup>1</sup> homes under the Plan are for rental housing.

**~3,300**

homes which include 2+ bedrooms have been approved<sup>1</sup>.

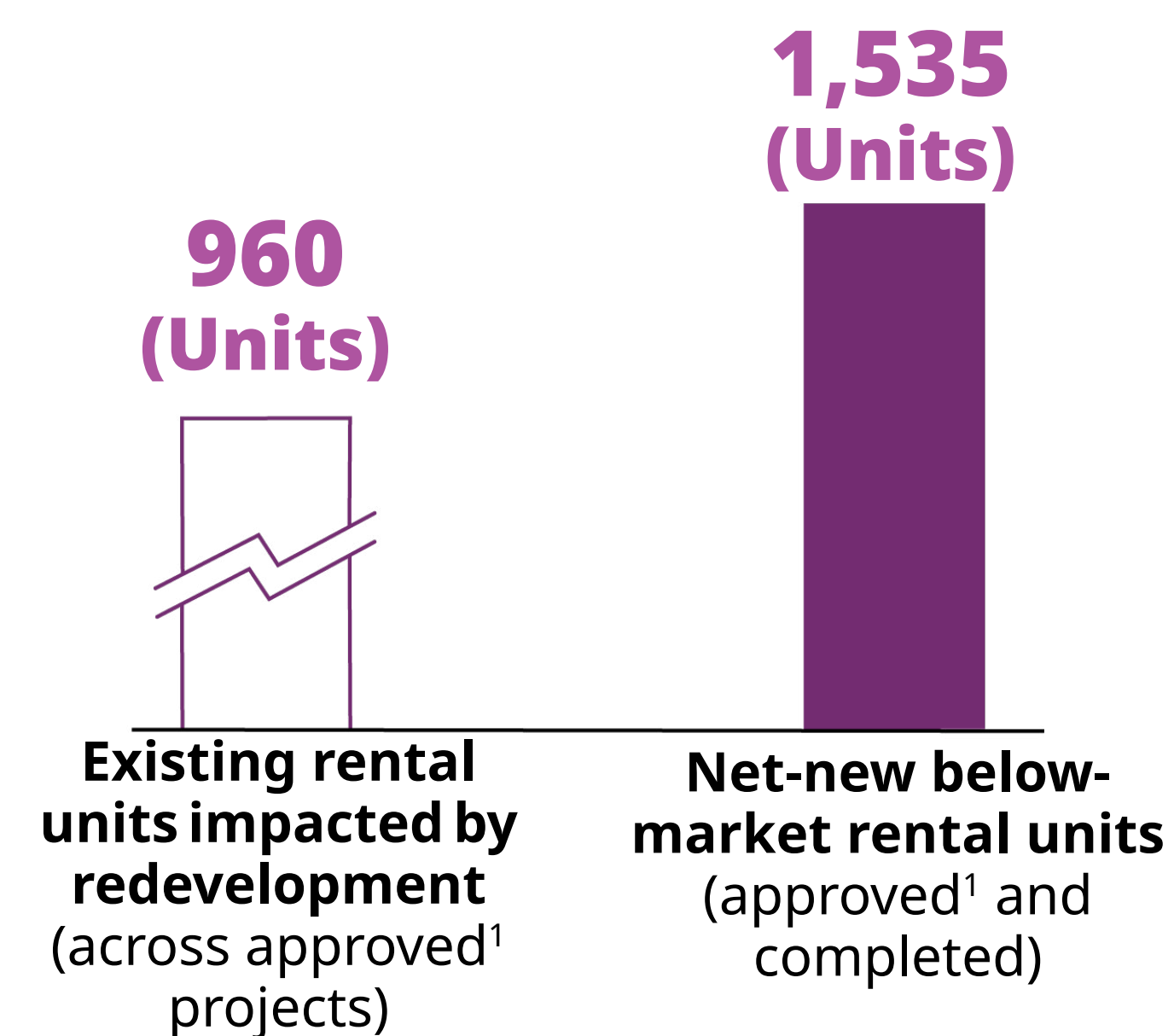
**74**

Tenant Relocation Plans underway<sup>2</sup> within the Plan area.

### Housing Delivery of Net-New Homes (Sep. 2022- Dec. 2025)<sup>3</sup>

Housing Tenure	Approved <sup>1</sup>	Under Construction	Completed
Below-Market Rental	1,490	-	45
Market Rental	6,140	-	180
Strata	345	10	-
Social	225	-	-

### Below-Market Rental Approvals<sup>3</sup>



The number of approved<sup>1</sup> and completed below-market rental units is about **1.6 times greater** than the existing rental units that would be impacted by redevelopment across approved<sup>1</sup> projects under the Broadway Plan.

Note:

1 Approved projects reflect those which have either been approved at rezoning and/or have been issued a development permit as of the end of December 2025.

2 Underway reflects Tenant Relocation Plans (TRP) at all stages of development as of the end of December 2025. For more detailed information on TRPs for which there is eligibility data available refer to [Appendix A of the Broadway Plan Implementation Memo for Q4 2025](#).

3 Figures in table and chart are rounded to the nearest five or ten.

# 3 Development Activity

## Employment Space

Monitoring non-residential development evaluates progress toward economic objectives, including intensifying industrial and employment areas, increasing office and hotel space near rapid transit, and introducing local-serving shops and services in residential neighbourhoods to support complete, walkable communities.

### Employment Space Delivery (Sep. 2022 - Dec. 2025)<sup>2</sup>

Employment Space	Approved <sup>1</sup> (GFA <sup>3</sup> sq. ft.)	Under Construction (GFA <sup>3</sup> sq. ft.)	Completed (GFA <sup>3</sup> sq. ft.)
Major Office <sup>4</sup>	501,040	101,780	187,040
Commercial/Retail	320,920	39,280	34,110
Industrial	518,840	167,390	-
Institutional	10,000	34,550	-

### Local-Serving Commercial



13 projects approved<sup>1</sup> which include new local-serving commercial uses (e.g. cafe, restaurant) in residential areas.

### Featured Project



### 1477 W Broadway (The Stories)

The Stories at South Granville Station is a completed 39-storey mixed-use, transit-integrated high-rise development at the northeast corner of Broadway and Granville Street. The tower includes seven storeys of commercial space containing 103K sq. ft. of office uses and 30K sq. ft. of retail uses, including a future grocery store. It also contains 226 secure rental housing units, of which 44 are secured at below-market rents in perpetuity.

Note:

1 Approved projects reflect those which have either been approved at rezoning and/or have been issued a development permit as of the end of December 2025.

2 Figures in table are rounded to the nearest 10,000.

3 GFA (Gross Floor Area) refers to total floor area, measured to the outer surface of exterior walls.

4 Major Office refers to office space in free-standing buildings with a floor area of 20,000 sq. ft. or greater.

# 4 Community Amenities and Infrastructure

As the Broadway Plan area continues to develop and grow, there is increasing need for the renewal, replacement and expansion of community amenities and infrastructure to help meet daily service needs and support a liveable, healthy, and sustainable community. Tracking these investments helps ensure that growth is accompanied by the facilities, public spaces, and cultural assets needed to support complete neighbourhoods, advance equity and reconciliation, and enhance climate resilience.

## Transportation and Street Use

The Broadway Plan aims to repurpose the existing street network to better support walking, rolling, cycling, transit, and public space for people to gather. The Plan has a target of converting at least 11% of vehicular lanes to non-car uses over 30 years. As of the end of 2025, approximately 0.5% of total road space in the Broadway Plan area has been reallocated. By repurposing road space to non-car uses, this improves safety, supports climate objectives, and contributes to more complete neighbourhoods.

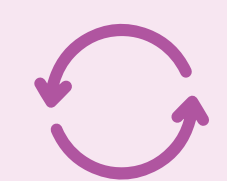
### Progress Update (2022-2025)

~ **70,000** ft<sup>2</sup> of road space reallocated to non-car uses, such as:



#### Reallocation of vehicle lanes on Broadway

to improve transit reliability between Prince Edward Avenue and Clark Street.



#### Reallocation of two vehicle lanes on Granville Bridge

to support better walking and cycling connections to and from the Broadway Plan area.

**2.6 km of new greenways<sup>1</sup> delivered**



including **860 m** of protected bike lanes

### Featured Projects



**Main - 14th Plaza**



**Granville - 14th Plaza**

The temporary neighbourhood plazas at Granville and West 14th Ave and Main and East 14th Ave are becoming permanent fixtures.

The new permanent plazas are under construction and set to open in spring 2026.

Note:

<sup>1</sup> Greenways are high-quality active transportation, recreation, and public space corridors that support walking, biking, and rolling for people of all ages, abilities, and identities. Reported greenway expansion reflects routes where improvements have been made to enhance comfort and safety (e.g. crossings, wayfinding, traffic calming, separated facilities etc.)

# 4 Community Amenities and Infrastructure

## Parks and Public Space

Public space plays an important role in supporting liveability, recreation, and social connection. The Broadway Public Realm Plan has targets to deliver 25 acres of new public space<sup>1</sup> and 13 acres of net-new parks and park-like spaces<sup>2</sup> over the duration of the Plan. As of the end of 2025, 0.26 acres of new public space had been delivered, including 0.13 acres of parks and park-like spaces.

### Progress Update (Sep. 2022- Dec. 2025)

#### Privately-Owned Public Space (POPS)

Approved

**Privately-Owned Public Space (POPS)** approved<sup>3</sup> for development in the Broadway Plan area totals **0.84 acres**.

#### Urban Park at Main St and E 7th Ave

Under Construction

**Half-block urban park** (.25 acres) located at Main St and E 7th Ave in the Mount Pleasant Neighborhood.



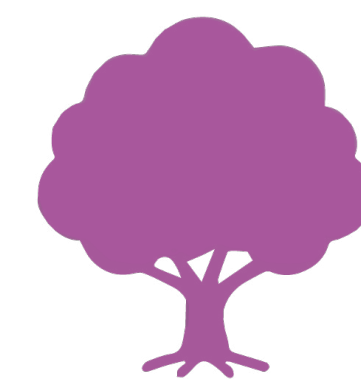
#### Burrard Slopes Park Expansion

In Planning & Design

**Expansion of Burrard Slopes Park** (2 acres) near the border of the Kitsilano and Fairview neighborhoods.



#### Tree Canopy Coverage



Tree canopy coverage is monitored as a key indicator for livability, given its role in mitigating the urban heat island effect and enhancing biodiversity. As of 2022, canopy coverage across the Broadway Plan area is 20.7%. For context, the citywide target is 30% by 2050.

Note:

1 Public space refers to publicly owned or publicly accessible exterior spaces that are free to use, including parks, community gardens, school yards, civic plazas, greenspace, institutional open space privately owned public space (POPS), and reallocated road space for non-vehicle uses.

2 Park and park-like spaces include parks, play and recreational elements on the street, and park-like improvements on greenways (including eco-corridors).

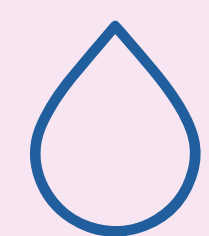
3 Approved projects reflect those which have either been approved at rezoning and/or have an approved development permit as of the end of December 2025.

# 4 Community Amenities and Infrastructure

## One Water and Utilities

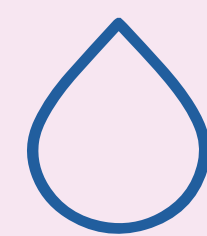
The Broadway Plan supports an integrated approach to managing drinking water, sanitary, and stormwater in a coordinated way to reduce flood risk, protect local waterways, and bring nature into the urban landscape. Work in this area includes upgrading and separating existing sewer mains and trunks, building new stormwater infrastructure, and adding green rainwater solutions such as rain gardens, rainways, and larger district-scale blue-green systems.

### Progress Update (Sep. 2022- Dec. 2025)



17

Green rainwater infrastructure assets<sup>1</sup> delivered in public realm.



50,000 m<sup>2</sup>

Drainage area supported by green rainwater infrastructure assets<sup>1</sup>.

Completed

### Broadway Subway Utility Relocation

Relocation of stormwater (1.5 km) and sanitary pipes (1.4 km) to accommodate the Broadway Subway.

Under Construction

### Balacava - Vine St Sewer Renewal

Renewal of stormwater (1.6 km) and sanitary (1.6 km) pipes, including sewer separation and upsizing.

In Planning & Design

### Willow Stormwater Trunk

New stormwater trunk (4.2 km) and potential daylight channel (300 m) to provide needed capacity to alleviate flood risk, support climate resilience, and enable future sewer separation.

In Planning & Design

### Charleson Catchment Service Separation

In Planning & Design

Finalize separation of combined sewers in the 54 hectare catchment to help protect False Creek and improve water quality.

### Featured Project



### St. George Rainway

The majority of the St. George Rainway between Broadway and E 5th Ave is complete with one half-block span at Broadway to be completed in summer 2026.

Note:

<sup>1</sup> Green rainwater infrastructure assets may include the following: bioretention, rainwater tree trenches, subsurface infiltration, manufactured treatment devices, permeable pavement, and wetlands. The Broadway Plan area crosses multiple basin sewer sheds, thus monitoring area reflects boundaries of Terminal, Cambie/Heather and Kitsilano/South Granville Basin sewer sheds.

# 4 Community Amenities and Infrastructure

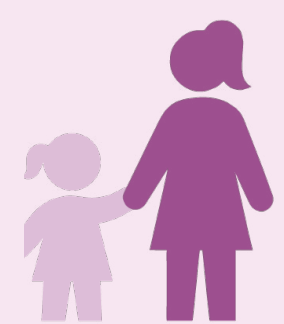
## Childcare

Childcare is an essential service, planned as part of complete neighbourhoods. Access to childcare supports children’s healthy early development, enables workforce participation, and supports gender equity. The Broadway Plan team tracks the delivery of both public / non-profit and private childcare spaces.

### Childcare Delivery (Sep. 2022- Dec. 2025)

Sector	Age Category	Approved <sup>1</sup> Spaces	Secured <sup>2</sup> Spaces
Public / Non-Profit	Infant & Toddlers (0-3 yr)	-	36
	Pre-School (3-5 yr)	-	75
Private	Infant & Toddlers (0-3 yr)	60	-
	Pre-School (3-5 yr)	166	-

### Aligning Childcare with Housing Delivery



As part of monitoring how community services are keeping pace with growth, staff track how the number of approved<sup>1</sup> public / non-profit childcare spaces compare with approved<sup>1</sup> housing units. By the end of 2025, there was one net-new public childcare space for every 76 net-new housing units approved<sup>1</sup> under the Broadway Plan.

Note:

<sup>1</sup> Approved projects reflect those which have been approved at rezoning as of the end of December 2025.

<sup>2</sup> Secured childcare spaces are those that are committed as part of a rezoning approval at Public Hearing / Council Meeting or Development Permit Board approval.

## Arts, Culture and Heritage

As growth and change occur, the Plan seeks to support the retention, renewal, and expansion of arts and cultural spaces; identify, protect, and conserve heritage assets; and integrate public art into the public realm. Together, these directions aim to strengthen sense of place and ensure creative and historical assets thrive alongside new development and contribute to the city’s cultural vitality.

### Progress Update (Sep. 2022- Dec. 2025)



#### Arts and Cultural Spaces

Approved

**5,820 ft<sup>2</sup>**

of artist studio space allowing for higher impact visual art practices approved<sup>1</sup> at **188 E 5th Ave**

**15,450 ft<sup>2</sup>**

of non-profit owned theatre and multi-purpose space approved<sup>1</sup> at **1551 W 7th Ave**



#### Heritage

Approved

**2 heritage retention projects approved<sup>1</sup>**, each involving buildings listed on the Vancouver Heritage Register and intended for heritage designation.

**\$181,000** in grants for façade rehabilitation and heritage conservation distributed across 12 projects in the Broadway Plan area by the Vancouver Heritage Foundation and the City.

# 4 Community Amenities and Infrastructure

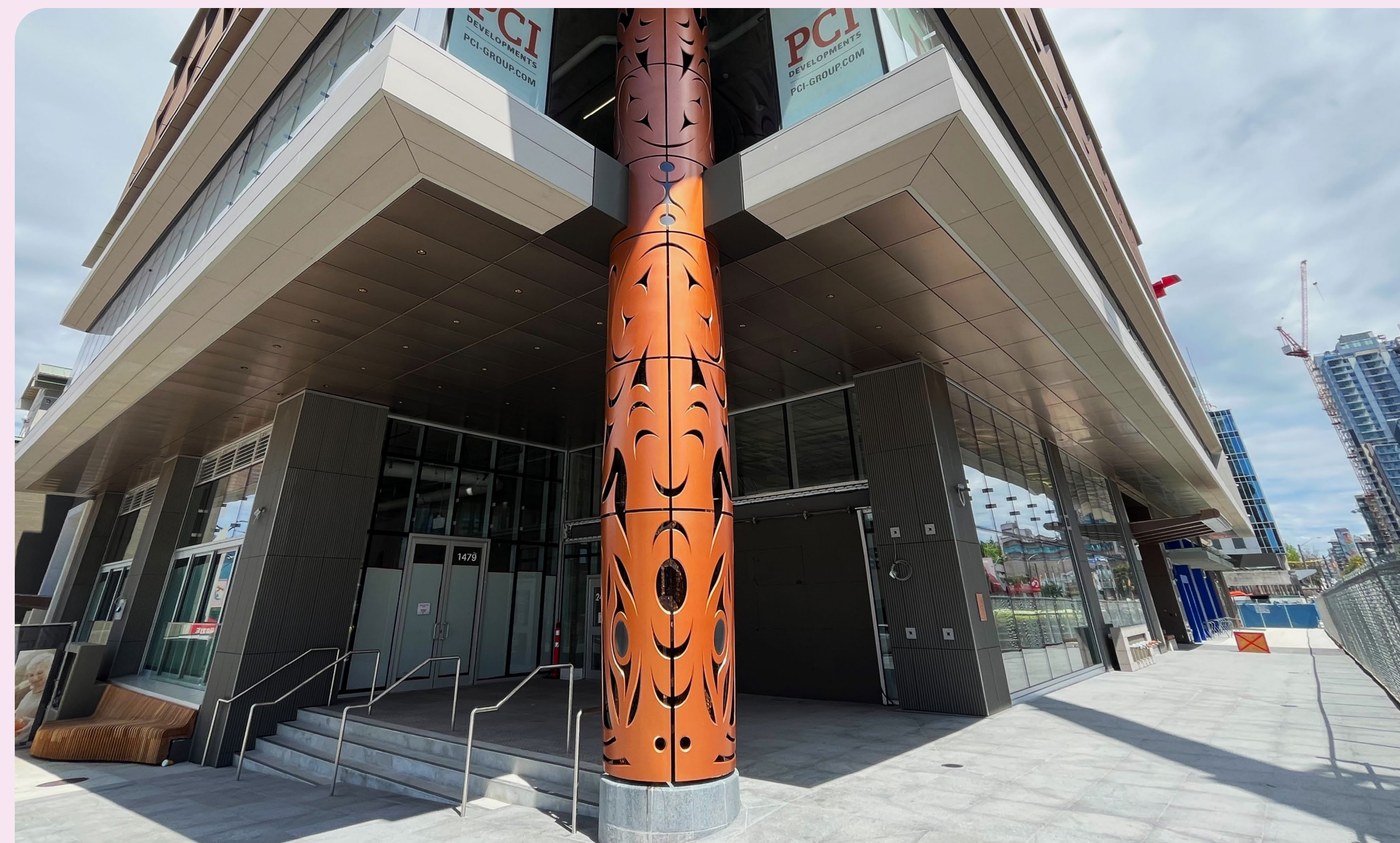
## Progress Update Continued



### Public Art

Completed

**Completion of Sínulẖkay**, a 40-foot-tall public art sculpture which blends Squamish Nation and Japanese cultural heritages.



*The public art sculpture (Sínulẖkay) is located at 1477 W Broadway and was designed by Squamish Nation artist James Nexw'Kalus-Xwalactun Harry and Japanese-Trinidadian artist Lauren Brevner.*

