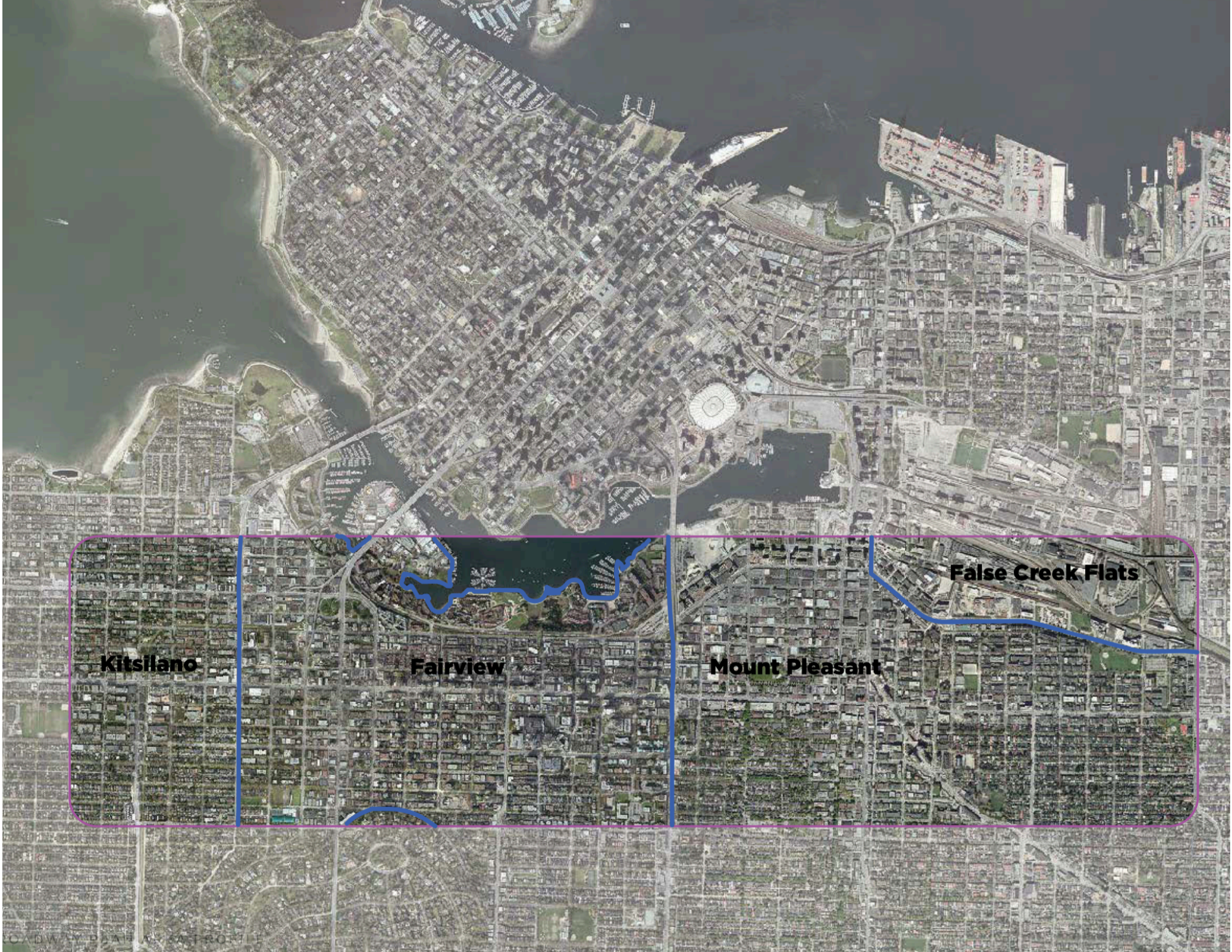




BROADWAY PLAN



Kitsilano

Fairview

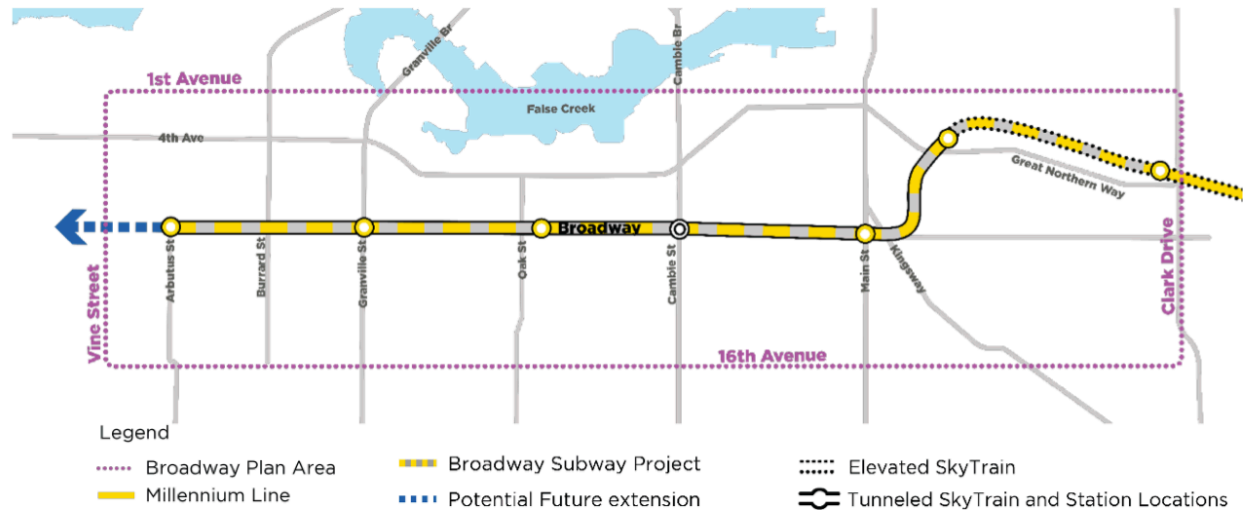
Mount Pleasant

False Creek Flats

Study Area

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

Figure 1.1 - Broadway Plan Area



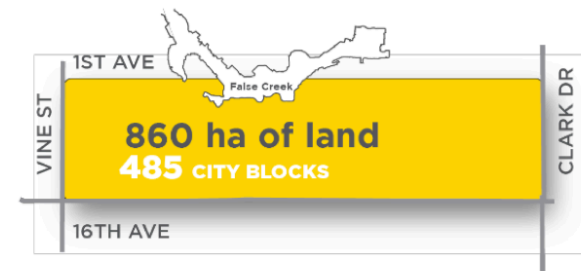
The Broadway Plan area has a large and complex urban fabric that has evolved over more than 150 years. The area includes the three established neighbourhoods of Kitsilano, Fairview and Mount Pleasant as well as the southern section of the False Creek Flats. It has a diverse mix of existing residential communities, industrial and employment areas, cherished shopping streets, the largest hospital in Western Canada and the Civic District (City Hall campus). In 2016, there were approximately 84,400 jobs and 78,000 people living within the Plan area.

The Plan area includes a diverse mix of places to live, work, learn and play.



4 distinct neighbourhoods within the Plan area

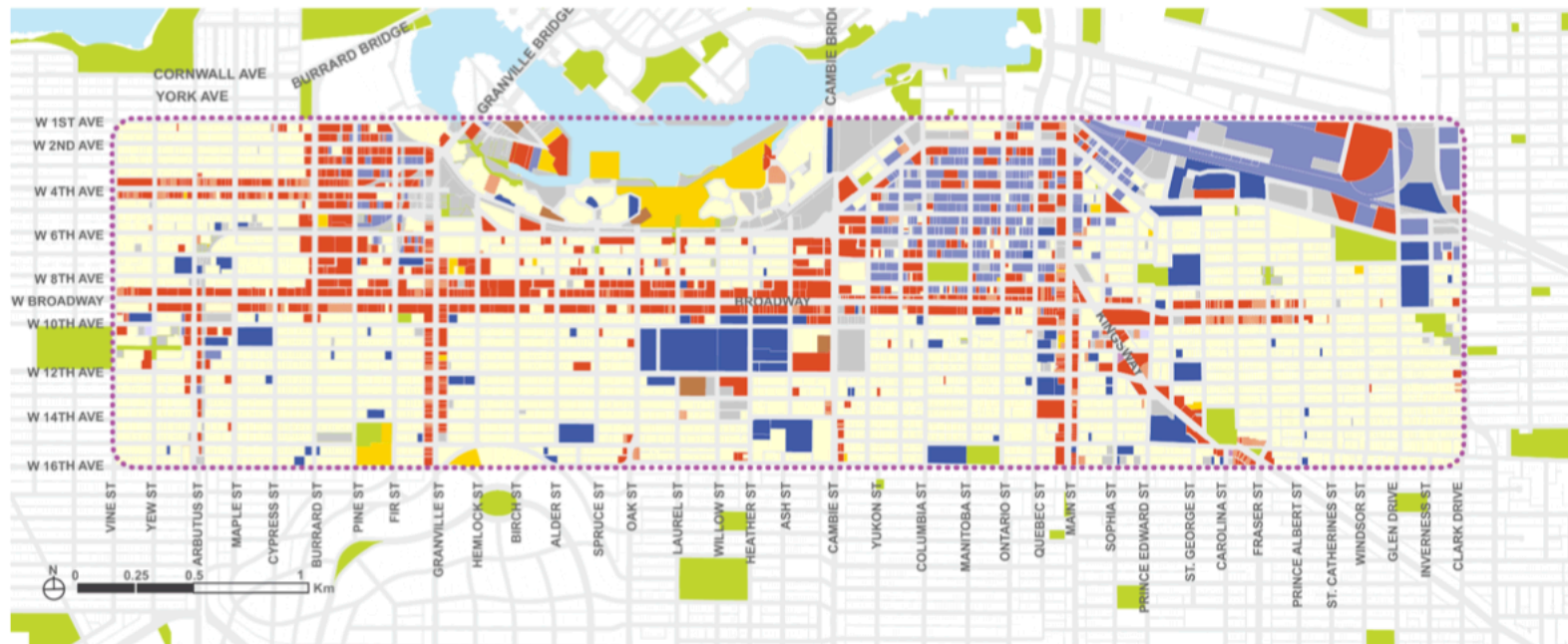
The Broadway Plan area is centred on Broadway, generally from Clark Drive in the east to Vine Street in the west.



Land Use and Demographics

The Broadway Plan area has a diverse mix of existing land uses. As shown on the map below, there are six generalized land uses within the Plan area: primarily residential (single-family, two-family and multiple dwelling), primarily commercial, mixed-use, institutional, cultural and recreational, and industrial.

Figure 2.2 - Generalized Land Use (2022)



Legend

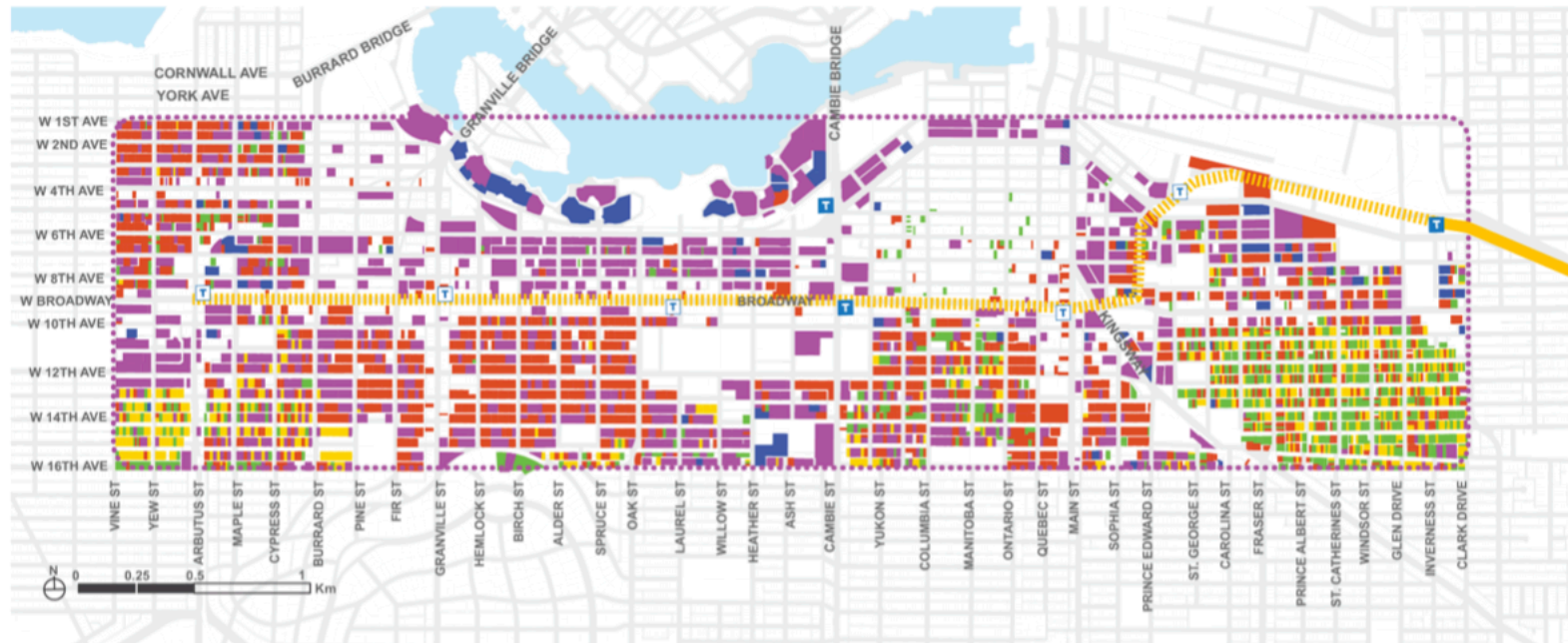
- Broadway Plan Area
- Parks
- Primarily Residential
- Primarily Commercial
- Mixed Use
- Institutional
- Cultural and Recreational
- Open Spaces
- Parking
- Industrial
- Other

(Source: BCAA, 2018)

Housing

The neighbourhoods along the Broadway Subway are valued as distinctive places to live, containing an eclectic mix of building types and many green and leafy residential areas. The housing stock in the Broadway Plan area is obtained from City of Vancouver tracking systems as well as 2018 BC Assessment data. The map below shows only the residential building types listed on the legend.

Figure 2.5 - Housing Types in Broadway Plan Area today

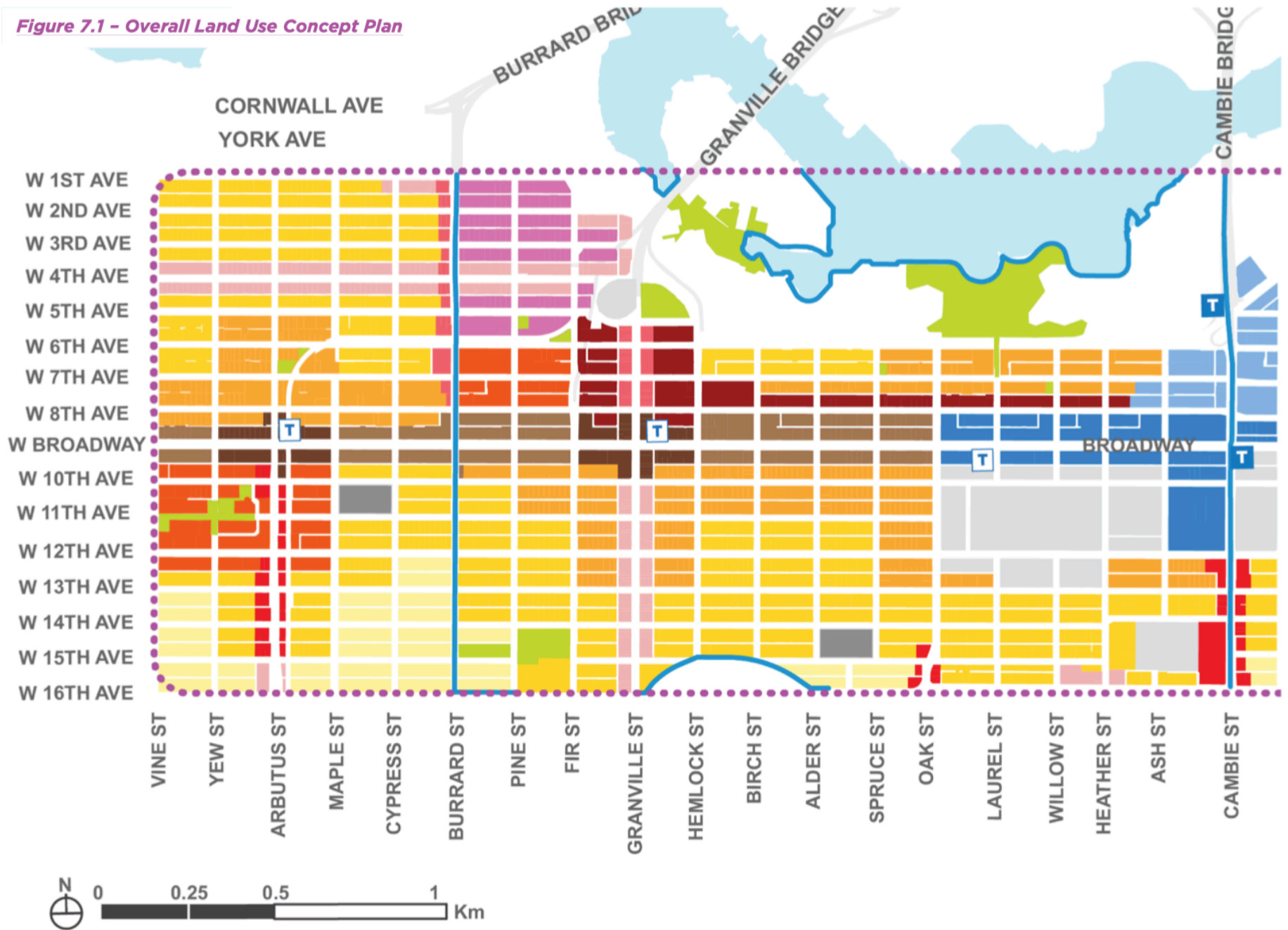


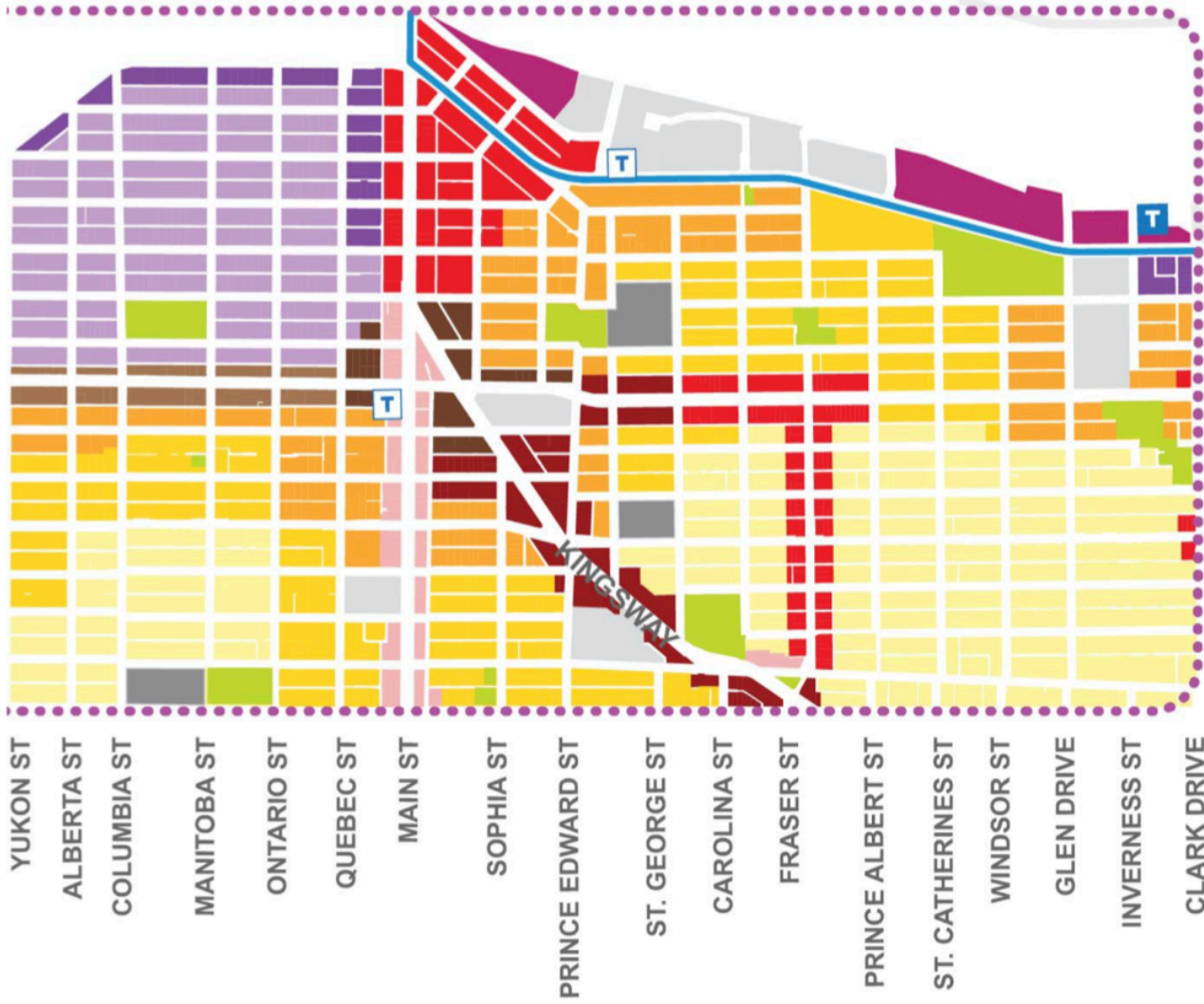
Legend

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

(Source: City of Vancouver and BCAA, 2018)

Figure 7.1 - Overall Land Use Concept Plan





Legend

- ⋯ Broadway Plan Area
- T Existing Rapid Transit Station
- T Future Rapid Transit Station
- Neighbourhood Boundary
- Parks
- Public Schools
- Large and Unique Sites

- Residential Apartment Areas**
- Low-Rise
- Mid- to High-Rise
- High-Rise

- Mixed-Use Areas**
- Residential Primary
- Low-Rise Villages
- Medium-Rise
- Mid- to High-Rise
- High-Rise

- Broadway Choice-of-Use Areas**
- Shoulder Area
- Station Area

- Office Districts**
- Uptown
- Uptown Extension

- Industrial and Employment Areas**
- Industrial - Medium Intensity
- Industrial - High Intensity
- Mixed Employment - Medium Intensity
- Mixed Employment - High Intensity