



Protecting Parks and Recreation Interests in the Broadway Plan

Introduced as Urgent Business at the Regular Board meeting held on 2022-05-16

SUBMITTED BY: Commissioner Dumont

WHEREAS:

1. The [Broadway Plan](#) is a comprehensive land use policy plan that will guide growth and change in Kitsilano, Fairview and Mount Pleasant neighbourhoods, encompassing 485 city blocks or 860ha, and will add 50,000 residents and 42,000 jobs over the next 30 years. The majority of the forms of housing proposed in the Plan will be rental buildings typically with little or no access to private outdoor space.
2. As outlined in a [Board briefing memo](#) dated May 13, 2022, the average provision of existing park space in the Broadway area is very low at 0.33ha/ 1000 residents, compared to a provision level of 0.49ha/1000 residents in downtown Vancouver.
3. Given that the Broadway area is envisioned as a second downtown, and recognizing the built up nature of the area, Park Board staff recommend that the park provision target be set to a minimum of 0.38ha/1000 people which is equivalent to 13ha of new parkland (or 5 new neighbourhood parks) in the Broadway Plan area by 2052.
4. [VanPlay seeks to maintain](#) the current citywide average of 1.2 square feet of community centre space per person (excluding rinks and pools) to support liveability and equity. Based on the needs assessment of the Broadway area and to keep up with growth, Park Board staff recommend that 70,000 square feet of community centre space be added in or near the Broadway area.
5. Sunshine is a fundamental building block of our parks, and is essential for human health particularly in Vancouver's rainforest climate.
6. The incremental shading of existing parks by new buildings after 4pm will impact a time of day when individuals seek outdoor time for health, wellness, leisure and social connectedness.
7. With more park users expected in the Broadway area, and limited number of new parks, existing parks will be expected to "work harder" to serve the existing and future populations. Protecting solar access in parks up to 6pm would help extend use into the evening, especially in the cooler spring and fall seasons.

THEREFORE BE IT RESOLVED:

- A. THAT the Vancouver Park Board request City Council consider including open space and recreation targets in the Broadway Plan to ensure that parks and recreation service levels keep pace with growth and support equity and liveability of the future Broadway area in line with more affluent areas of the city, in recognition that the higher density and affordable housing aspects of the development plan will affect equity-denied communities.
- B. THAT the Vancouver Park Board request City Council consider extending the shadow protection time frame in the Broadway Plan to at least 5pm to provide access to sunlight in the cooler seasons in order to protect and extend use of the parks in the Broadway area.