



**Subject: East and West Broadway Corridor Planning Study,
Background Report**

Department: Infrastructure Services

Division: Planning

Report #: INS-2025-019

Meeting Date: 2025-04-14

Recommendations

That report INS-2025-019, East and West Broadway Corridor Planning Study Background Report, be received; and

That the Background Study dated April 2025 included as Attachment No. 1 to this report, be received.

Overview

In the fall of 2024, the Planning Division retained consultants to undertake a land use planning study for the corridor areas of Broadway, to the east and west of the downtown. This study was initiated in response to increasing development interests, a prevailing form of older, automobile-oriented developments in these areas, and a need to provide an updated policy framework to guide future development and public streetscape improvements.

Phase 1 of this study has been completed with an assessment of current conditions, in terms of development potential related to existing constraints and infrastructure available in the study areas. The review and analysis undertaken in this phase is summarized in the Background Report included as Attachment 1.

Phases 2 and 3 of the study will proceed and establish a future development vision and public realm plan based on a platform of community engagement and the Phase 1 background assessment. This study is expected to be completed by the end of the year.

Background

The Planning Division has retained J.L. Richards and Associates Limited (JLR) and M. Behar Planning and Design Limited (MBPD) to undertake a planning study of the Broadway corridor areas east and west of the downtown. The purpose of this study is to evaluate existing conditions, in terms of infrastructure, development constraints and

opportunities, and create a future development vision and public realm plan for these areas. The study objective is to ensure that these areas evolve into vibrant, sustainable and attractive corridors with their own distinctive community character that compliments the historic character of the downtown.

Current Situation

The study process is divided into three (3) phases:

Phase 1 Information Gathering (November 2024 to present): This phase reviews existing conditions and the current policy framework applicable to the study areas. This background research and community engagement in the form of an online survey and stakeholder interviews informed an analysis of strengths, weaknesses, opportunities and threats for the study areas. The outcome of the study work in this phase is summarized in the Background Report included as Attachment 1 to this report.

Phase 2 Development Vision (April to August 2025): This phase builds on the background analysis and stakeholder engagement completed in Phase 1 to develop the draft development vision and land use framework. This will include recommendations for infrastructure improvements, a preferred streetscape profile, urban design visioning to guide future development and an analysis of associated fiscal impacts. Additional stakeholder engagement in the form of an invitation for written submissions, stakeholder interviews and a public open house will inform this development visioning phase of the project.

Phase 3 Study Implementation (August to November 2025): This will develop the design guidelines and streetscape plans and recommendations for official plan and zoning by-law instruments to implement the development vision established in Phase 2. These tools will be presented to Council for consideration.

Corporate Implications

This report will not generate direct implications. As this study progresses, subsequent report(s) will be presented to Council for approval.

Strategic Alignment

Strategic Plan

Strategic Goal: Future-Readiness

Objective: Confirm applicable governance and policy regimes

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Manage and direct land use that creates healthy, liveable and safe communities

Notice Provisions

Not applicable

Respectfully submitted,

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Attachment(s): 1. East and West Broadway Corridor Background Study (April 2025)