



VANCOUVER

a city on the edge

John Madden, Major Projects Planner

Central Area Planning

City of Vancouver

Boise, Idaho

April 5, 2007



canada/US border

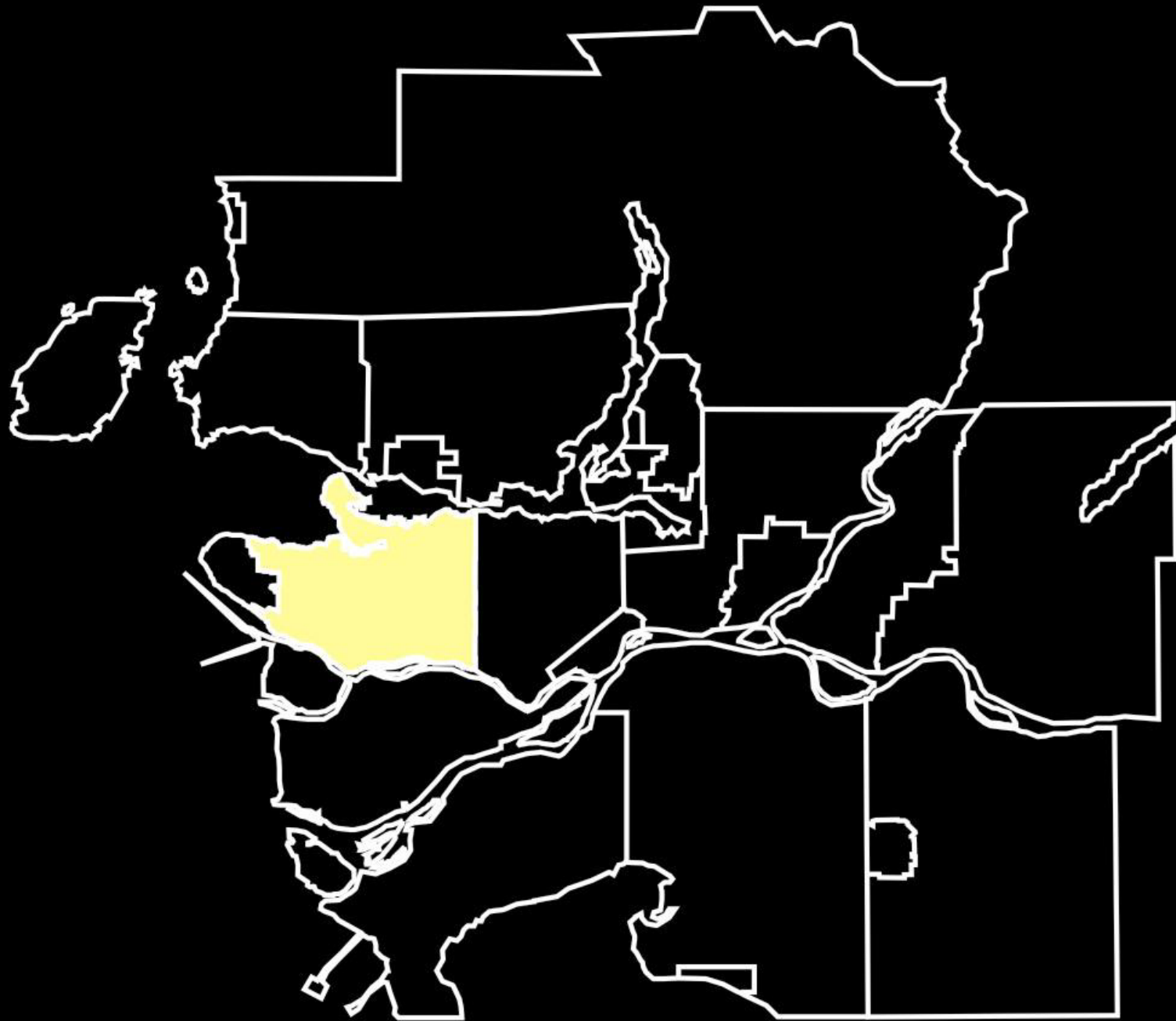
land area: 2821 square km
population: 2,126,000 (2006 census)

t h e r e g i o n

land area: 115 square km
population: 578,041 (2006 census)



t h e c i t y



greater vancouver regional district

Boise Metropolitan Area

Greater Vancouver Regional District



Land Area

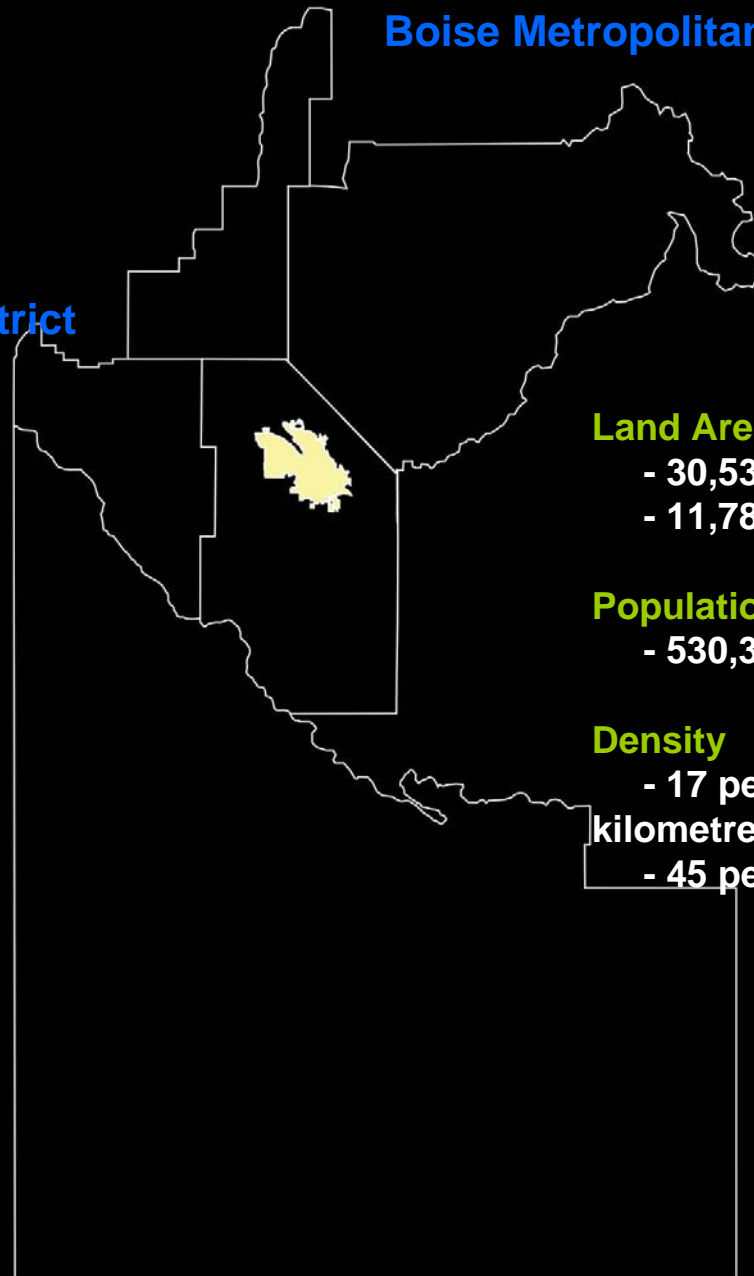
- 2,878.52 sq. kilometres
- 1,111.40 sq. miles

Population

- 2,155,880 people

Density

- 749 people per sq. kilometre
- 1940 people per sq. mile



Land Area

- 30,530.78 sq. kilometres
- 11,788 sq. miles

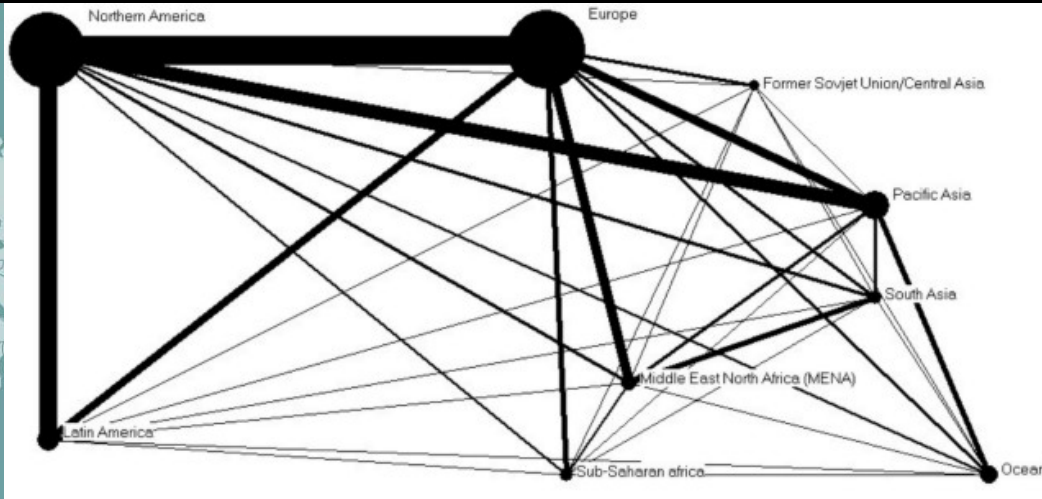
Population

- 530,300 people

Density

- 17 people per sq. kilometre
- 45 people per sq. mile

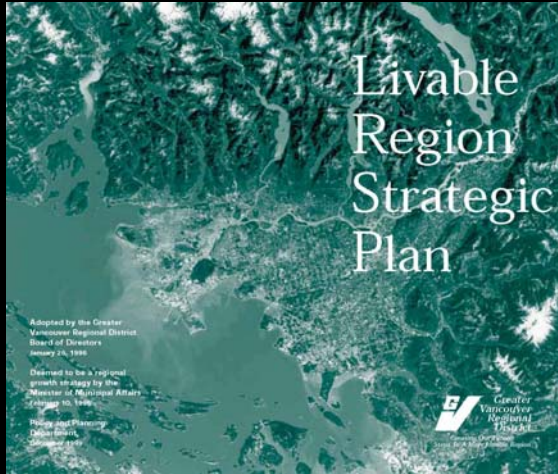




global city on the edge

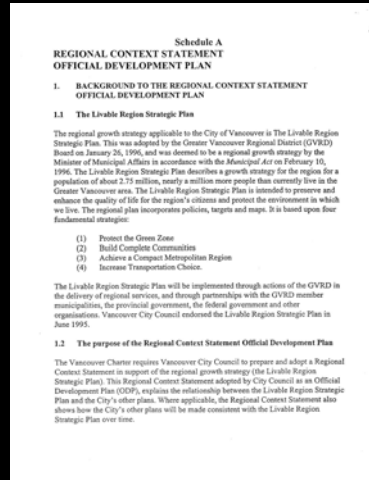
Regional Policies

Livable Region Strategic Plan



- protect the green zone
- build complete communities
- growth in RTC & Metro core
- increase transportation choices

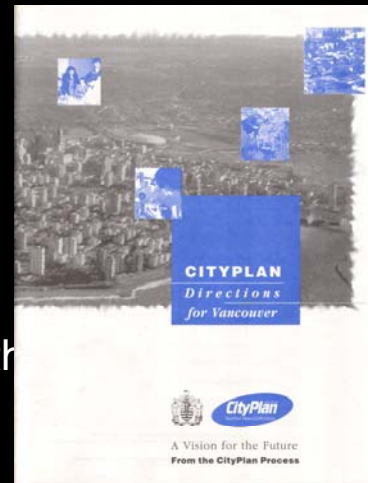
Regional Context Statement



- sets targets for growth
- consistency between OCPs and LRSP

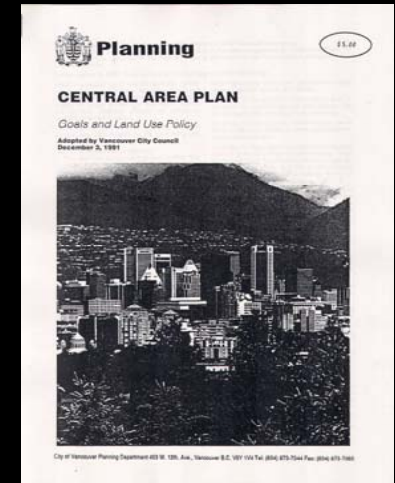
City of Vancouver Policies

CityPlan



- provide strategic directions for land use policies in the city
- creating neighbourhood centres
- creating sustainable transportation choices

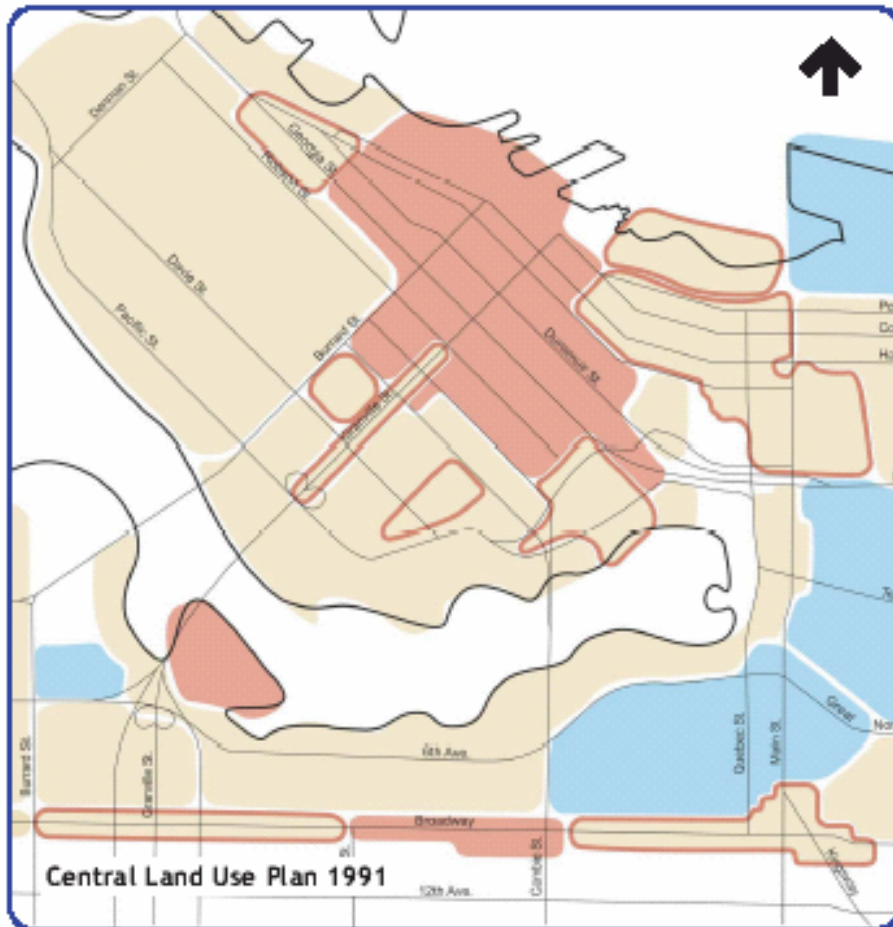
Central Area Plan



area planning policies

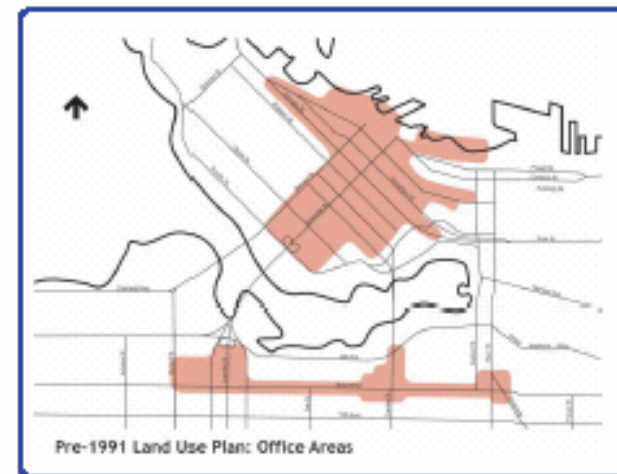


central area neighbourhoods



LAND USE POLICY HISTORY

- Commercial (Office, Hotel, Retail)
- Residential
- Choice of Use/Wixed Use
- Support Service/Industry



Metropolitan Core Jobs and Economy Land Use Plan

CITY OF VANCOUVER
November 2004

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central area land use plan

sustainability is a part of Vancouver's “living first” strategy in the downtown



- in recent years vancouver has doubled it's downtown population from 40,000 to over 85,000 residents
- by 2020, there are expected to be 120,000 residents downtown, in neighbourhoods like false creek north and coal harbour

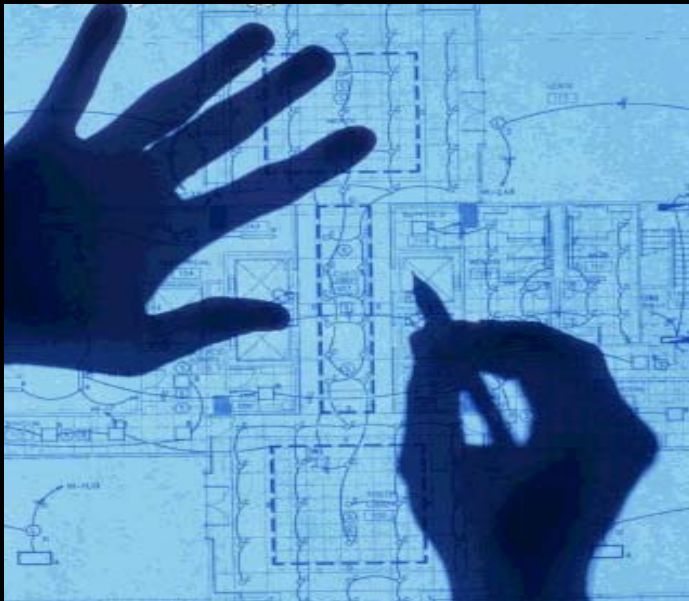
living first in the downtown

The *Vancouver Charter* is a provincially enacted piece of legislation that empowers and regulates the City of Vancouver and how it governs, provides services, and holds elections. All other BC municipalities fall under the governance of the BC Municipalities Act.



- **Sec 523.D:** ability to impose a development cost levy
- **Sec 561:** ability to prepare development plans for the whole city, or an area of the city
- **Sec 565.1:** ability to make zoning by-laws that require the provision of amenities
- **Sec 567:** ability to restrict height of buildings, size of courts and yards

t h e v a n c o u v e r c h a r t e r



public involvement is
sought throughout this
process



d e v e l o p m e n t p r o c e s s



- park
- indoor recreation space
- public art
- childcare
- non market housing
- family housing
- elementary school site
- public rights of way (streets)
- parking requirements
- compliance with urban design guidelines & public realm plan

public amenity requirements

false creek north



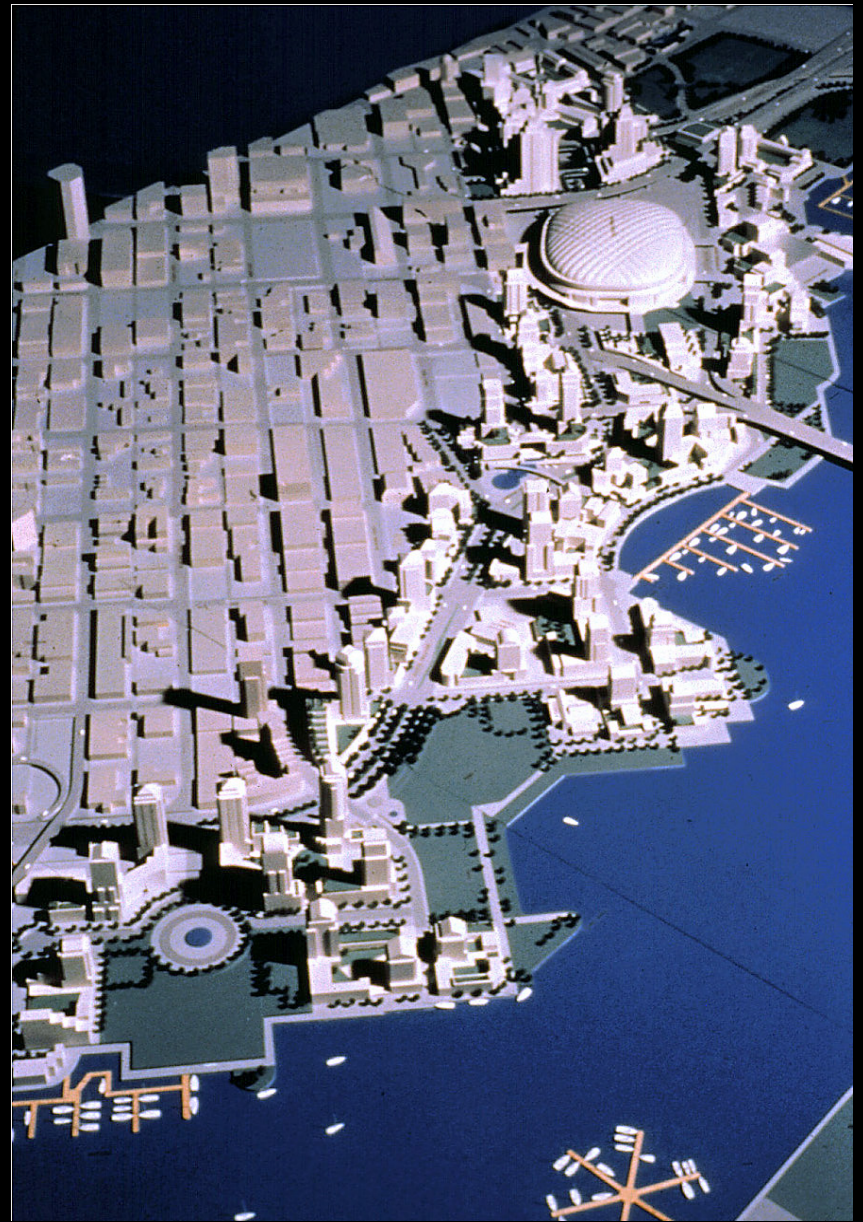


- 166 acres of land area
- 10,000 housing units
- 17,000 residents

false creek north



urban structure



integrate with the city



high street



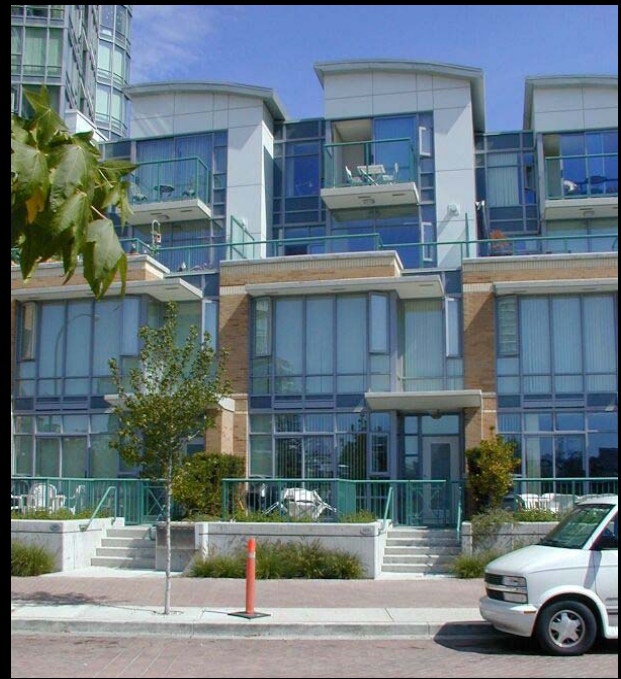
step down to the water



domesticate the street



the resulting tower and base



typical vancouver prototype



typical vancouver prototype



pedestrian walkways



links to parks & waterfront promenade



public facilities



childcare facilities and schools

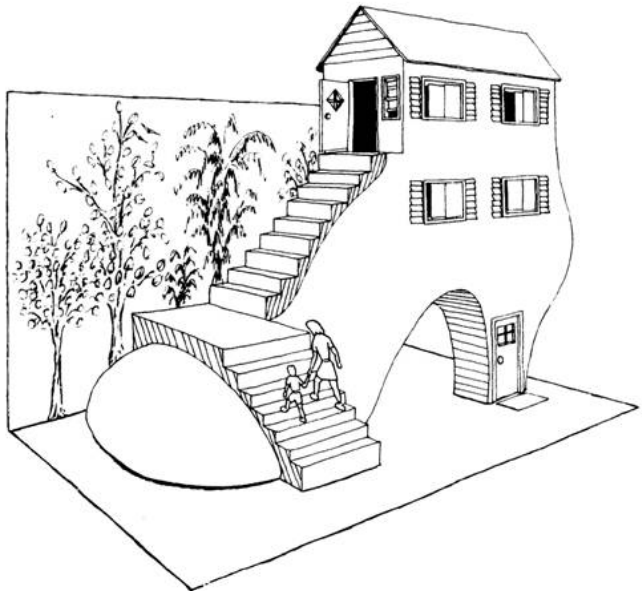


City of Vancouver *Land Use and Development Policies and Guidelines*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

\$2

HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES

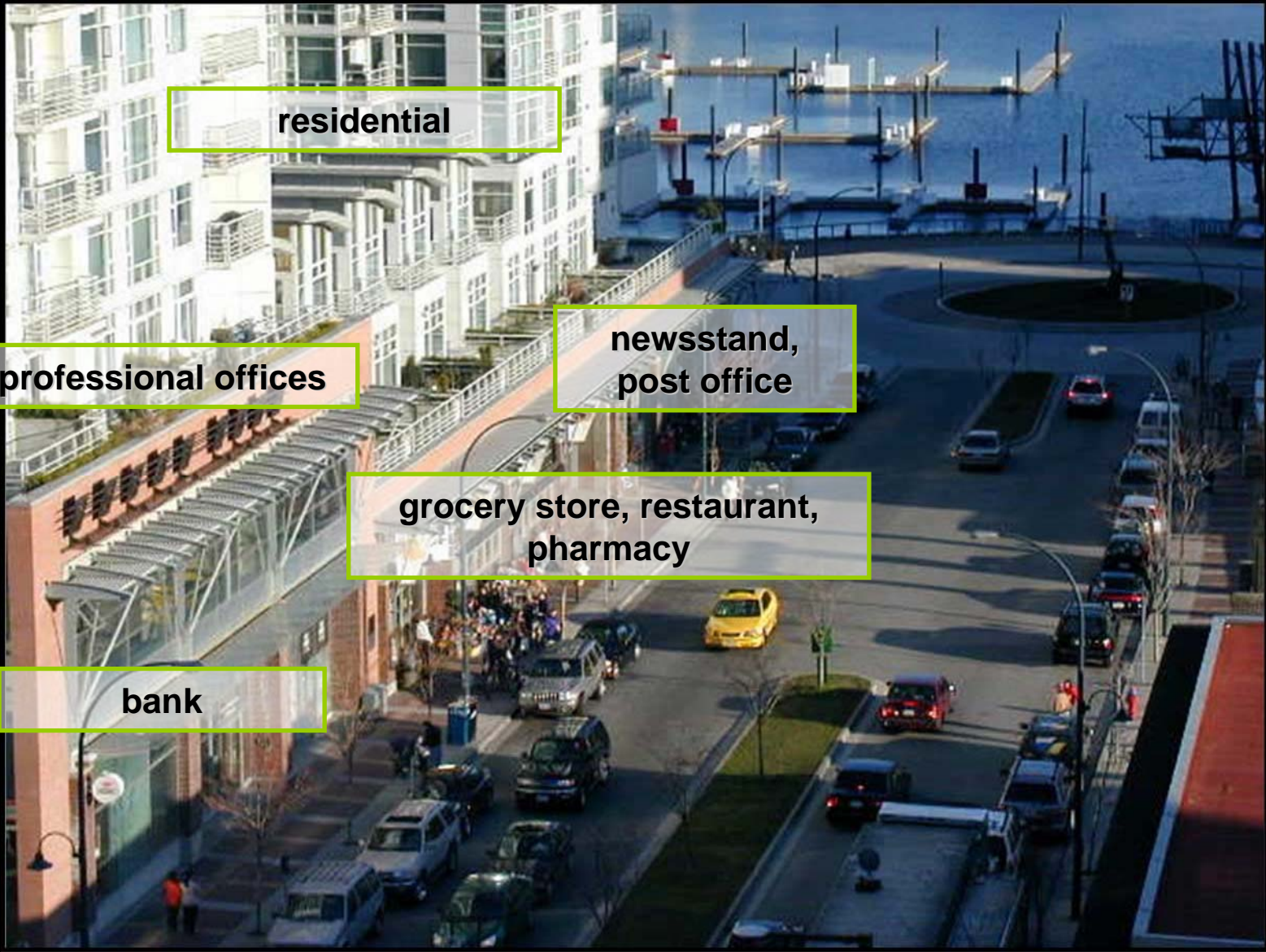
Adopted by City Council March 24, 1992



designing for families with children



non-market housing



residential

professional offices

newsstand,
post office

grocery store, restaurant,
pharmacy

bank

commercial and services

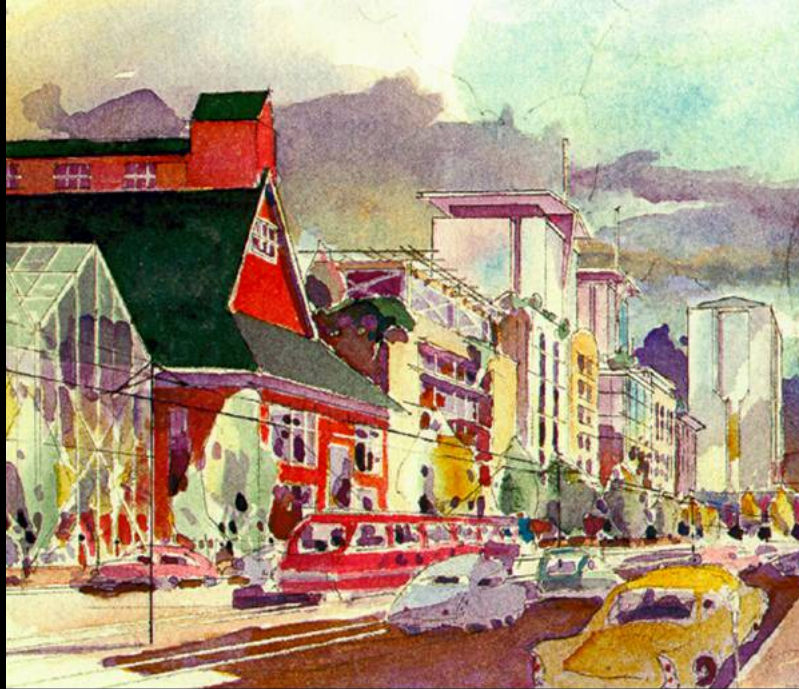


links to transit



- High Density Housing
- Housing Close to Jobs
- Complete Livable Community
 - Community Facilities
 - Child Care
 - Parks
 - Commercial, Shopping & Jobs
 - Public Art
- Wired for Work/Live
- Energy Efficient District Heating
- Transportation
 - Pedestrian-Oriented
 - Bicycle Priority
 - Transit Links
- Environment
 - Soil Clean-Up
 - False Creek Water Quality
 - Fish Habitat

Toward sustainable communities:
the vancouver approach



City council issued a challenge to create a community that is even more sustainable:

“on the south shore of false creek, develop a neighbourhood that is the model of sustainability, incorporating: forward-thinking infrastructure; strategic energy reduction; high-performance buildings; and high transit access”

southeast false creek (sefc) : the beginning



Coast Mountains

North Shore

**Pacific
Ocean**

Stanley Park

Burrard Inlet

Downtown Peninsula

**Granville
Island**

False Creek

Southeast False Creek

Mount Pleasant

- 80 acre brown field site
- 50 acres owned by City
- formerly inter-tidal marsh
- industrial for 120 years
- much of the site is on poor quality fill from early 1900's
- wood waste
 - incinerator ash
 - construction debris
- contaminated soils



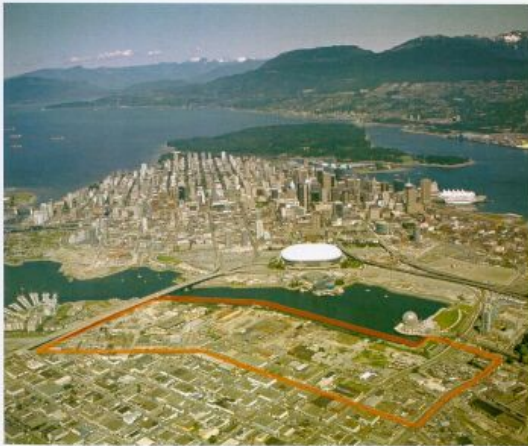
sefc: brownfield site

the sefc policy statement was completed in 1999, and directed us to complete the following environmental plans:



Southeast False Creek Policy Statement

*Toward a Sustainable Urban Neighbourhood
and a Major Park in Southeast False Creek*



Adopted by Vancouver City Council, October 1999

City of Vancouver
Planning Department



- energy plan
- water management
- waste management
- urban agriculture
- sustainable transportation

[sefc:policy statement](#)

- harvesting rainwater
 - in buildings
 - in public spaces
- green roofs
- swales, wetlands, bio-treatment
- water-wise, native landscaping
- water efficient fixtures
- no potable water used for irrigation



environmental plans: rainwater management

- composting
- reuse & recycle building materials
- 3-stream waste separation
- neighbourhood solid waste utility
- blackwater & greywater demo projects



environmental plans: waste management



- public community gardens
- rooftop gardens
- edible landscaping
- school gardens
- farmers market
- community kitchen



environmental plans: urban agriculture



- complete community design
- car sharing service
- parking management
- transit-oriented development
- improved transit service
- pedestrian & bicycle improvements
- home delivery service
- walking school bus



environmental plans: transportation

- 80 acre site (50 city owned, 30 privately owned)
- 12,000 - 15,000 people
- approximately 6 million square feet of development
- 20% affordable housing requirement with an objective of achieving 33%
- 26 acres of park
- 5 licensed childcare facilities & 2 out-of-school care facilities
- community centre including a non-motorized boating facility
- K-7 elementary school
- restoration of 5 heritage buildings
- potential interfaith spiritual centre



s e f c : c o m p l e t e c o m m u n i t y



'worksyard'

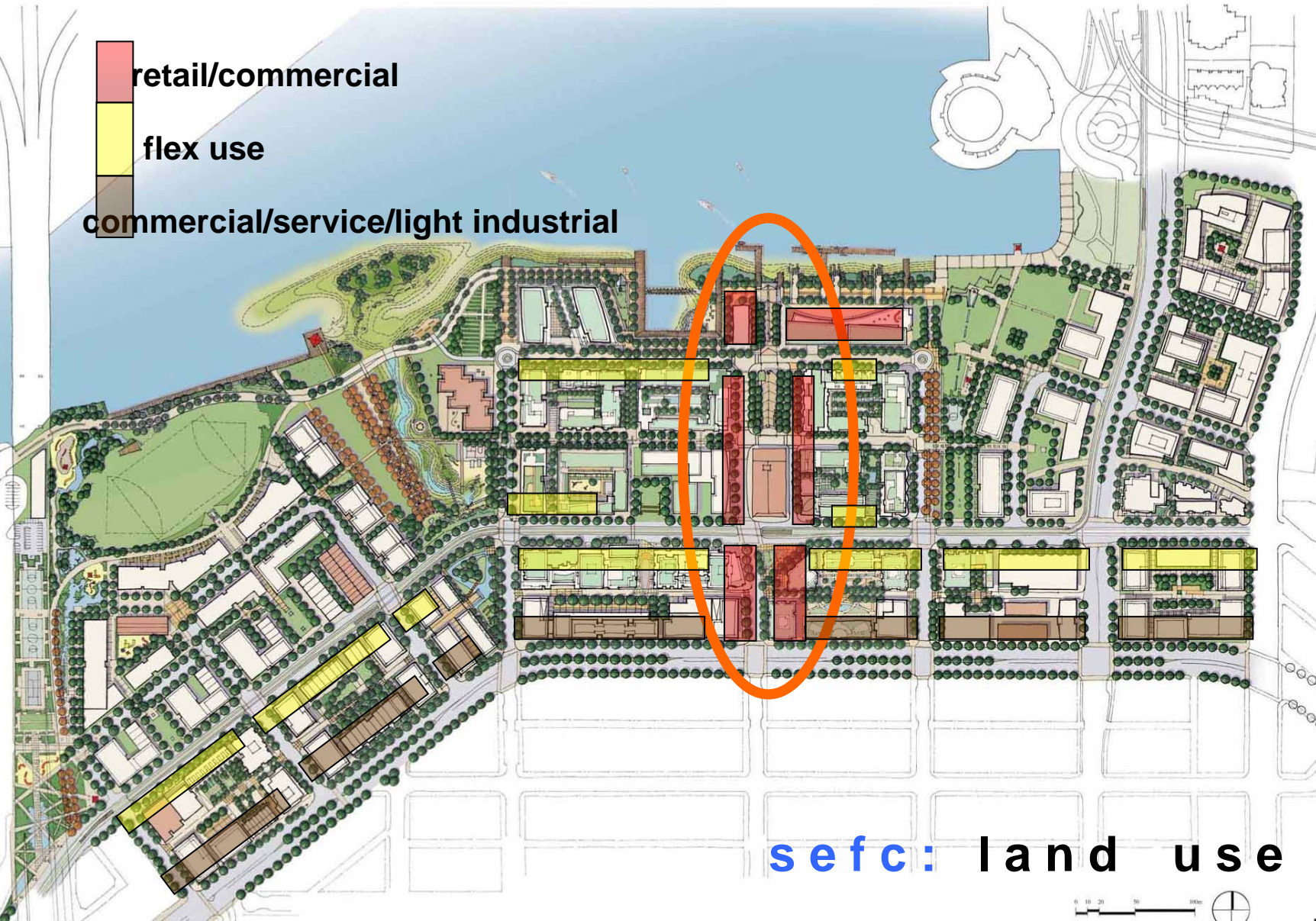
'shipyard'

'railyard'

sefc: neighbourhoods



retail/commercial
flex use
commercial/service/light industrial



sefc: land use





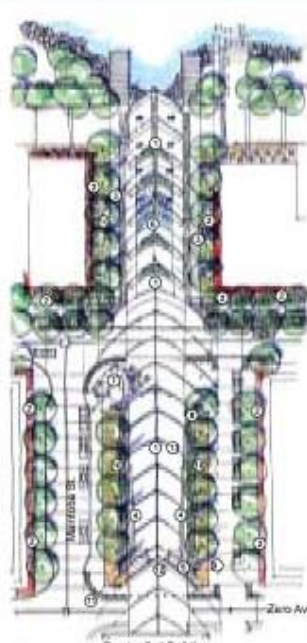
Section A: W-E through Park
 Future Park
 Main Walk
 Wetland
 Play Island
 Granite Bridge
 Schwartz & Planted Deck
 Big Tree
 Basketball Court
 Columbia St.



- ### Play Park Program
- 1 Play Island**
Amount of 20-30m high wet feature a hard water pump and spiral against the outside of the pond in a hard water flowing from the children's pond to the water. The water flows from several channels in a stream.
 - 2 Sand Play Pit**
An area of 10m x 10m play in the sand and upper low water flowing from the stream. The sand is partially formed by a stream and the water is split down in different levels for kids to walk along.
 - 3 Rock Hoop**
A concrete walk this concrete over the stream beyond. The rock walk through the play island with concrete under the water and the stream and it is split into different levels for kids to walk along.
 - 4 Big Tree**
A large tree that provides a sense of enclosure and shade to the park.
 - 5 Play Structure**
A large structure with wooden and metal construction by hand and using a lot of wood.
 - 6 Play Court and Hard Surface**
Play court and hard surface for various sports like tennis, badminton, table tennis, and other activities.
 - 7 Benches and Seating Fixels**
Benches and seating for people to sit and relax. The benches are made of wood and metal. The seating is made of wood and metal.
 - 8 Hopsotch Courts**
A concrete court for hopsotch games.
 - 9 Loop**
A concrete loop for people to walk and jog.
 - 10 Concrete Sidewalk Bridge and Pathway**
A concrete sidewalk bridge and pathway that connects the park to the street.
 - 11 Seating Alcove**
A concrete seating alcove for people to sit and relax.
 - 12 Original Structure**
The original structure of the park, which is a concrete structure.
 - 13 Wetland Feature**
A wetland feature that provides a natural habitat for birds and other wildlife.
 - 14 Research Rail Line**
A research rail line that provides a natural habitat for birds and other wildlife.
 - 15 Rocks and Blocks**
A concrete structure that provides a natural habitat for birds and other wildlife.
 - 16 Play Wall**
A concrete wall that provides a natural habitat for birds and other wildlife.
 - 17 Stony Talking Circle**
A concrete structure that provides a natural habitat for birds and other wildlife.
 - 18 Pebbles Bridge**
A concrete bridge that provides a natural habitat for birds and other wildlife.
 - 19 Granite Rock Walls**
A concrete structure that provides a natural habitat for birds and other wildlife.
 - 20 Timber Dock**
A wooden dock for people to sit and relax.
 - 21 Lawn Terrace**
A concrete terrace for people to sit and relax.
 - 22 Picnic Terrace**
A concrete terrace for people to sit and relax.
 - 23 Seating Terrace**
A concrete terrace for people to sit and relax.
 - 24 Large Benches**
A concrete structure that provides a natural habitat for birds and other wildlife.
- N.T.S.



sefc: major parks and wetland



- ① **Project Introduction**
The site is located at the east of the 321 Interchange and this early stage conceptual plan is intended to provide a vision for the future development of the site and to provide a framework for the future development.
- ② **Project Vision**
The vision for the site is to create a vibrant, walkable, and sustainable community that is integrated with the surrounding urban environment.
- ③ **Site Context**
The site is located in an urban area with a mix of residential and commercial uses. The surrounding area is characterized by a mix of building heights and styles.
- ④ **Project Objectives**
The objectives of the plan are to create a vibrant, walkable, and sustainable community that is integrated with the surrounding urban environment.
- ⑤ **Project Goals**
The goals of the plan are to create a vibrant, walkable, and sustainable community that is integrated with the surrounding urban environment.
- ⑥ **Project Features**
The features of the plan include a mix of building heights and styles, a mix of residential and commercial uses, and a mix of building heights and styles.
- ⑦ **Project Benefits**
The benefits of the plan include a mix of building heights and styles, a mix of residential and commercial uses, and a mix of building heights and styles.
- ⑧ **Project Challenges**
The challenges of the plan include a mix of building heights and styles, a mix of residential and commercial uses, and a mix of building heights and styles.
- ⑨ **Project Opportunities**
The opportunities of the plan include a mix of building heights and styles, a mix of residential and commercial uses, and a mix of building heights and styles.
- ⑩ **Project Risks**
The risks of the plan include a mix of building heights and styles, a mix of residential and commercial uses, and a mix of building heights and styles.
- ⑪ **Project Mitigation**
The mitigation of the plan includes a mix of building heights and styles, a mix of residential and commercial uses, and a mix of building heights and styles.
- ⑫ **Project Implementation**
The implementation of the plan includes a mix of building heights and styles, a mix of residential and commercial uses, and a mix of building heights and styles.
- ⑬ **Project Monitoring**
The monitoring of the plan includes a mix of building heights and styles, a mix of residential and commercial uses, and a mix of building heights and styles.
- ⑭ **Project Evaluation**
The evaluation of the plan includes a mix of building heights and styles, a mix of residential and commercial uses, and a mix of building heights and styles.
- ⑮ **Project Conclusion**
The conclusion of the plan includes a mix of building heights and styles, a mix of residential and commercial uses, and a mix of building heights and styles.



sefc: neighbourhood parks and plazas





sefc: community amenities





s e f c : w a t e r f r o n t w a l k w a y





sefc: heritage

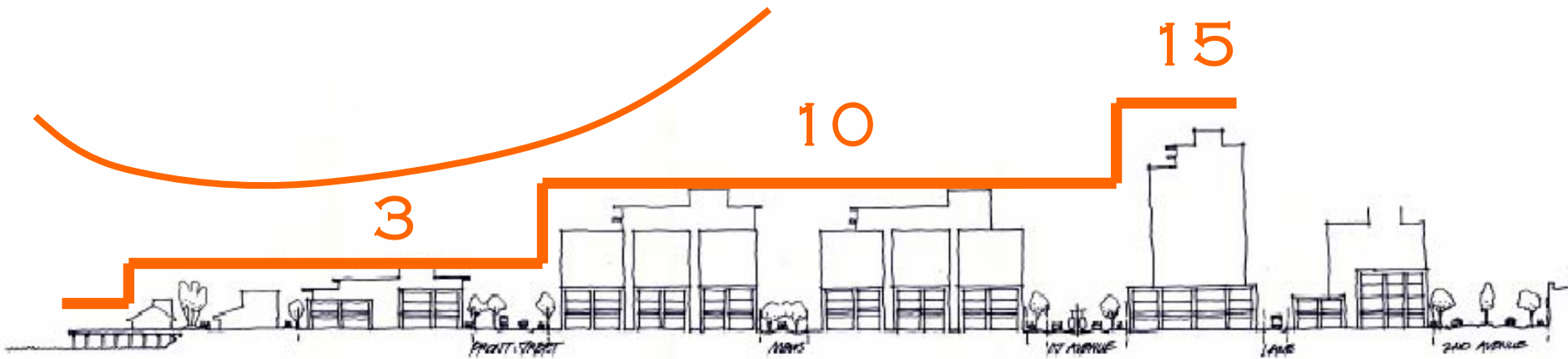




sefc: transportation links



reinforce the false creek basin



sefc: urban design

the policy statement also directed us to create and implement guidelines for green buildings



“if we considered all these elements, and didn’t build green, we would fail in this community.”

sefc: green buildings



- relatively simple to implement
- not overly prescriptive
- can be modified for local climate and standards
- has legitimacy and consistency
- has momentum, allowing benchmarking:
- - the use of LEED™ is growing at a fast pace across north america
 - the usgbc has over 2000 member organizations, and there are over 550 LEED™ registered projects

green buildings program : why LEED ?

- Strive for higher performance green buildings
- Building design integrated with public realm design
- LEED Silver minimum on all Private buildings
- LEED Gold objective on all City buildings
- LEED Gold for Olympic Village
- At least one LEED Platinum City building



- southeast false creek has been identified as the site of the athletes housing for the 2010 winter Olympic bid.
- building on-site will house approximately 2200 athletes and possibly 600 officials.
- the village will total 600,000 sq. ft. of development, all adjacent to a park and waterfront walkway.
- the comprehensive sustainability plans for southeast false creek will make this olympic athletes village the most sustainable to date.
- sustainability in southeast false creek is not driven by the Olympic opportunity - we were committed already.



s e f c : 2 0 1 0 O l y m p i c V i l l a g e



Green Roofs

Community Centre

False Creek Ferry Dock

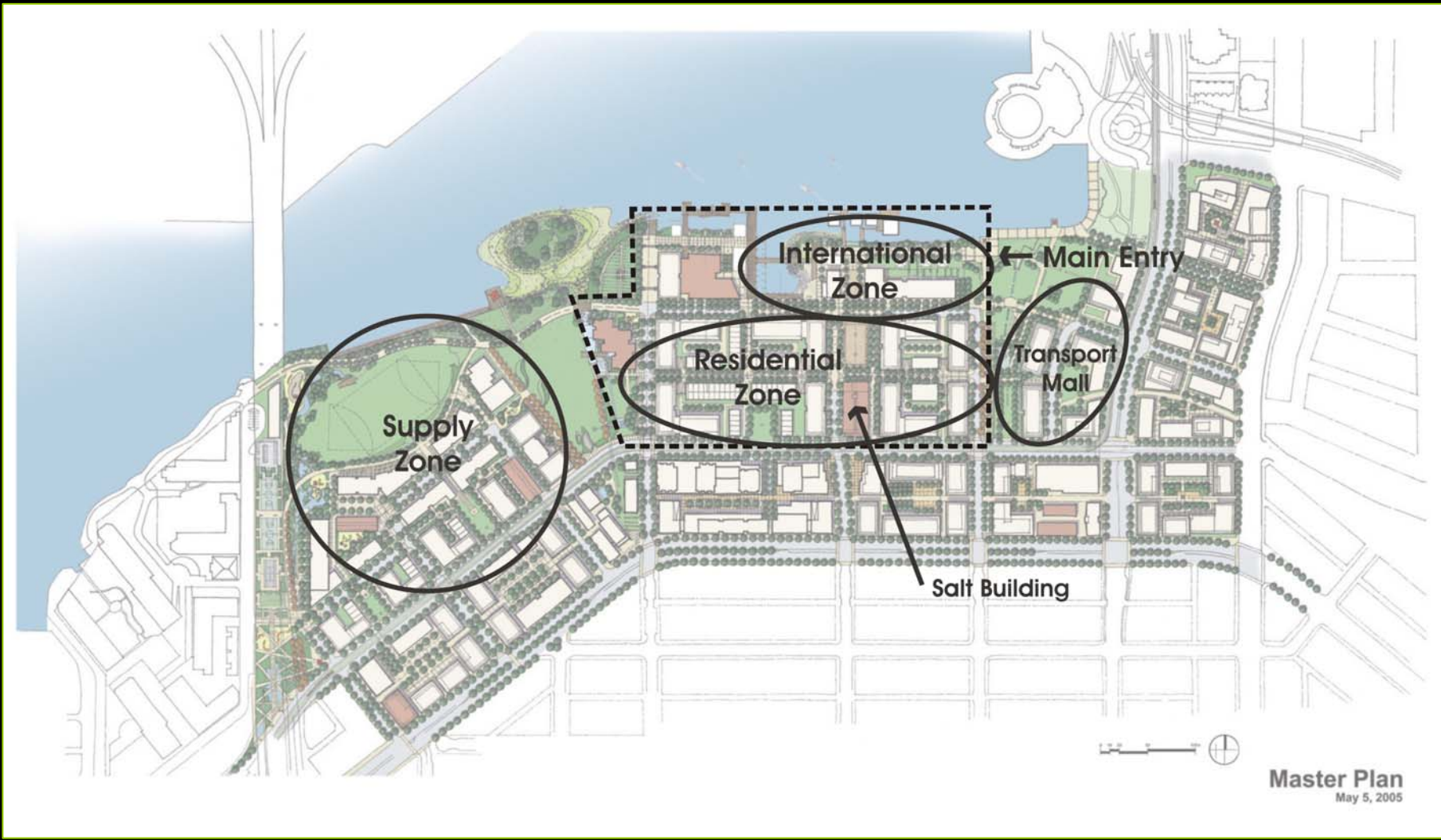


Community Plaza

Historic Salt Building

Affordable Housing / Net Zero Building

Grocery Store



Master Plan
May 5, 2005

sefc: olympic village program



olympics in vancouver



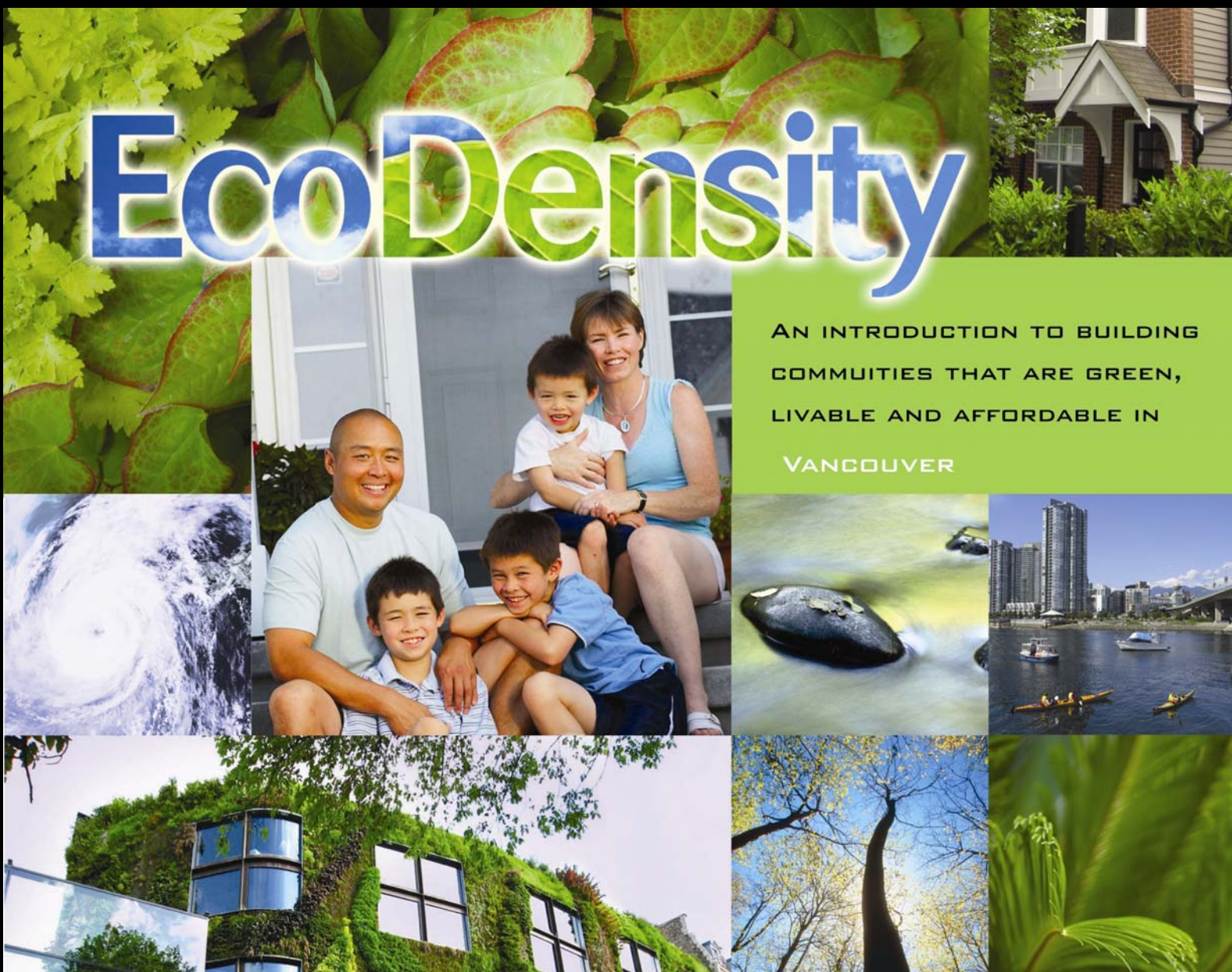
Olympic Legacies: cultural precinct



sustainability precinct

EcoDensity

AN INTRODUCTION TO BUILDING
COMMUNITIES THAT ARE GREEN,
LIVABLE AND AFFORDABLE IN
VANCOUVER



sustainability: ecodensity



- Vehicle downsizing and lower emissions for City fleet
- Energy use in City Buildings (Power Smart and retrofits)
- LED Traffic lights
- Solar path lighting pilot project
- LEED Gold Standard for all Civic Buildings
- City Greenways Program
- Integrated pest management
- Urban forestry
- Food Policy Task Force
- Sustainable purchasing policy
- City employee transportation demand management
- Separation of combined sewers
- Landfill Gas Utilisation
- Bio-filtration ponds



Vancouver: sustainability initiatives



vancouver : how sustainable are we?



think globally, act locally

Thank you!

Questions ?