



# Planning for Vancouver's Future

Strategies for Livability, Affordability and Vibrancy



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Gil Kelley, FAICP  
General Manager  
Planning, Urban Design & Sustainability  
City of Vancouver, British Columbia

**Vancouver in context**

**Current issues and challenges**

**New planning initiatives**

# Cascadia Megaregion

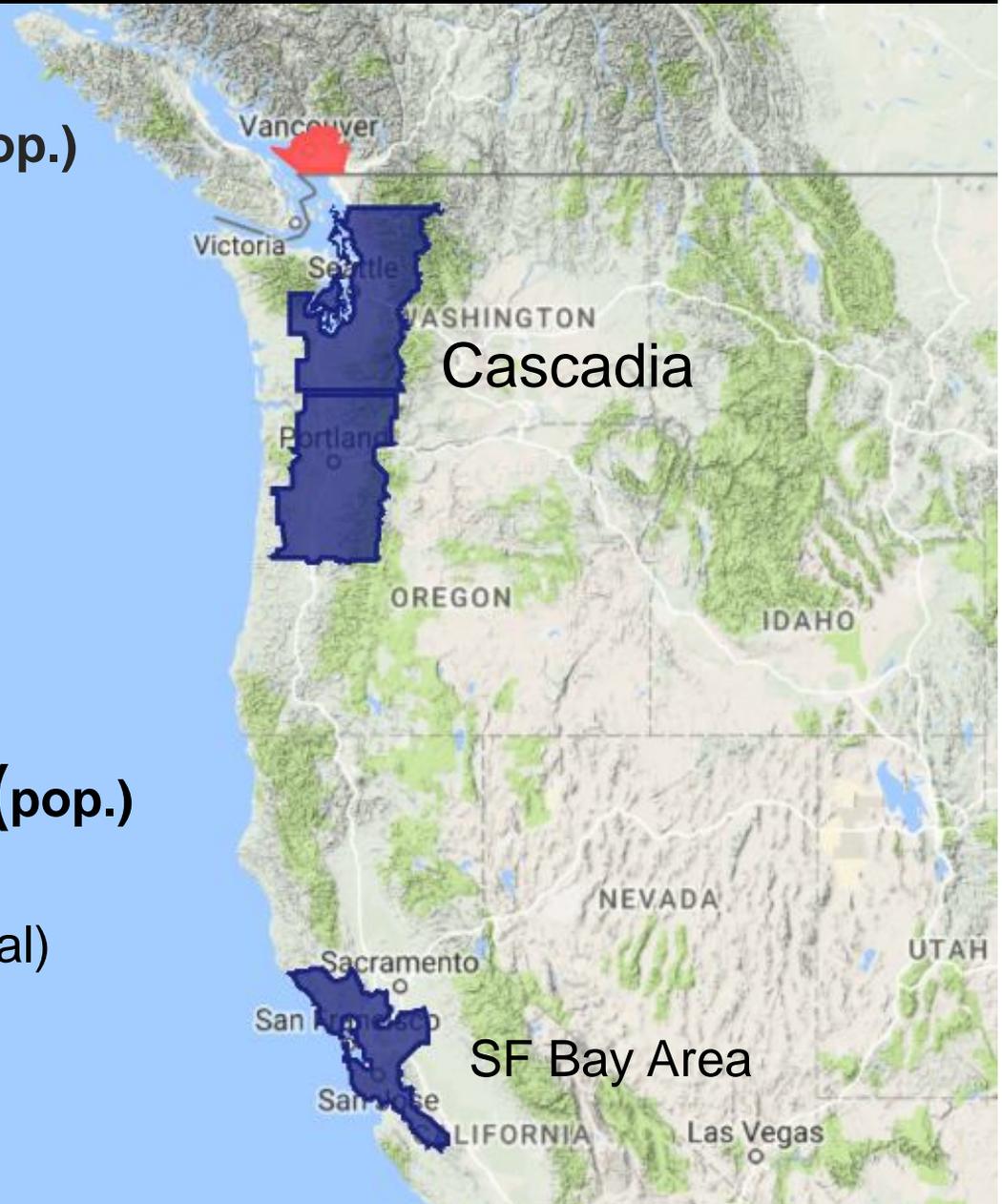


## Three Major Metros (pop.)

- Vancouver
  - 2.5 million
- Seattle
  - 3.8 million
- Portland
  - 2.5 million

## Total Urban Corridor (pop.)

- ~ 10 million  
(Including small cities /rural)
- Annual Pop. Growth ~ 1%



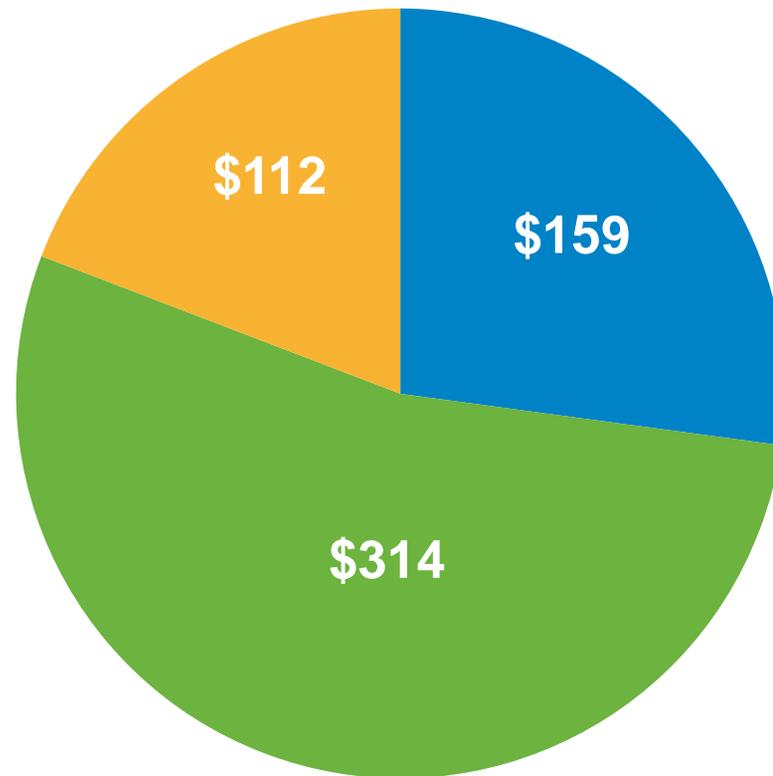
## **Common attributes:**

- Growing economies and populations
- Blossoming innovation/tech sector
- High value placed on “livability” and “equity”
- Social and environmental consciousness expressed in policy
- Commitment to aggressive carbon/GHG reductions
- Open government / low barriers to civic involvement
- Commitment to urban planning and community engagement
- High cost of living / gentrification and displacement issues

## **A shared sense of place:**

- Closeness of nature / natural beauty
- Where the sun sets on the ocean
- Remote from East Coast power centers
- First Nations / Native American Tribal history and presence
- Pioneer settlements / railroad legacy
- Resource extraction (timber and ore)
- Asian immigration / position on the Pacific Rim
- Democratic traditions
- Casual quality to social interaction
- “Ecotopia” and successive philosophic shaping of identity

**Total 3-Metro GDP  
(2015):  
\$585 million USD**

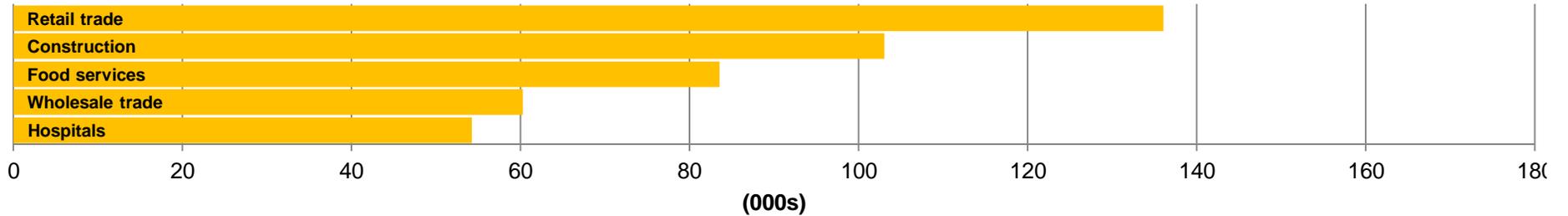


■ Portland Metro   ■ Seattle Metro   ■ Metro Vancouver

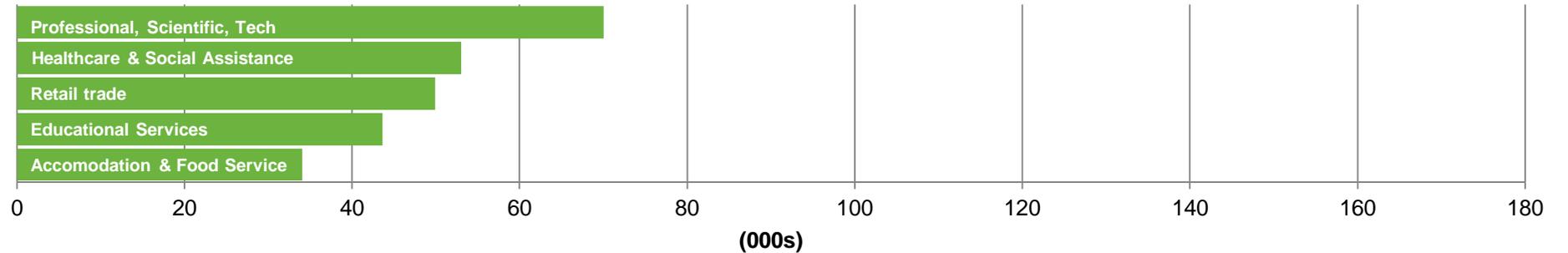
# Employment by Sector, 2015 (top 5 in metro)



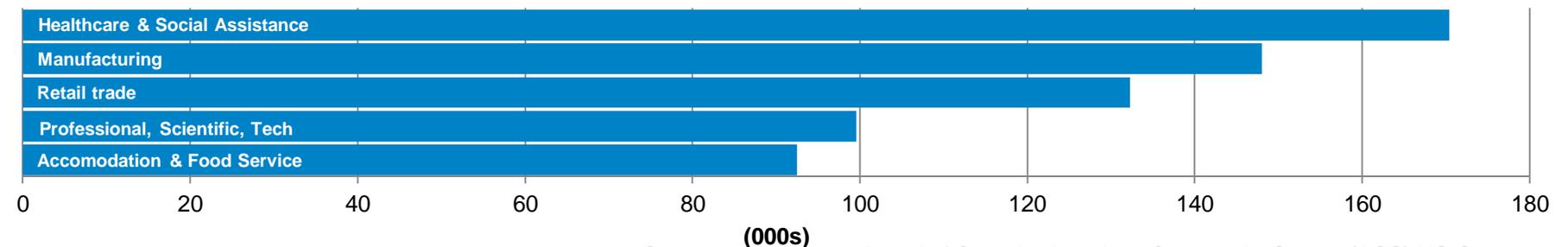
## Metro Vancouver



## Seattle Metropolitan Area



## Portland Metropolitan Area



Sources: Conference Board of Canada; American Community Survey (ACS) US Census

## Cascadia's metropolitan development – key strategies

- Growth Management Plan (metropolitan scale)
- Access to Nature
- Walkability
- Mobility Options
- Economic Diversification
- Inclusivity
- Housing Options (comprehensive affordable housing strategy)
- Energy Efficiency / Sustainability
- Long-term Resiliency
- Cultural Expression



## Learning cities\*

X = Area of strength/leadership

-- = Intent has yet to be substantially realized

	Vancouver	Seattle	Portland
• Metro Growth Plan	X		X
• Access to Nature	X		X
• Walkability	X		X
• Mobility Options	X		X
• Economic Diversification		X	
• Inclusivity	--	--	--
• Housing Options	--	--	--
• Energy Efficiency / Sustainability	X		X
• Long term resiliency	--	--	--
• Cultural Expression		X	

\* Relative rankings – all have made commitments/progress in each. Opportunities for collaboration and dialogue.



**PORTLAND METRO – (1995 – present)  
COMPREHENSIVE LONG-TERM GROWTH  
MANAGEMENT STRATEGY:**

- Urban growth boundary
- Designated centres (hierarchy)
- Light rail network
- Ecological protections/enhancement
- Focus on place-making



**Trans-Bay  
Transit Center,  
San Francisco**

**Terminus for LA -  
SF high speed rail  
2025**

## Status:

- Conceptual basis
- Informal, periodic discussions only
- No formal recognition

## Metro-to-metro interconnectedness is lacking:

- Business-to-business ties episodic / limited
- No formal intergovernmental arrangements
- University exchanges episodic, limited in scope
- Metros not connected by high speed rail

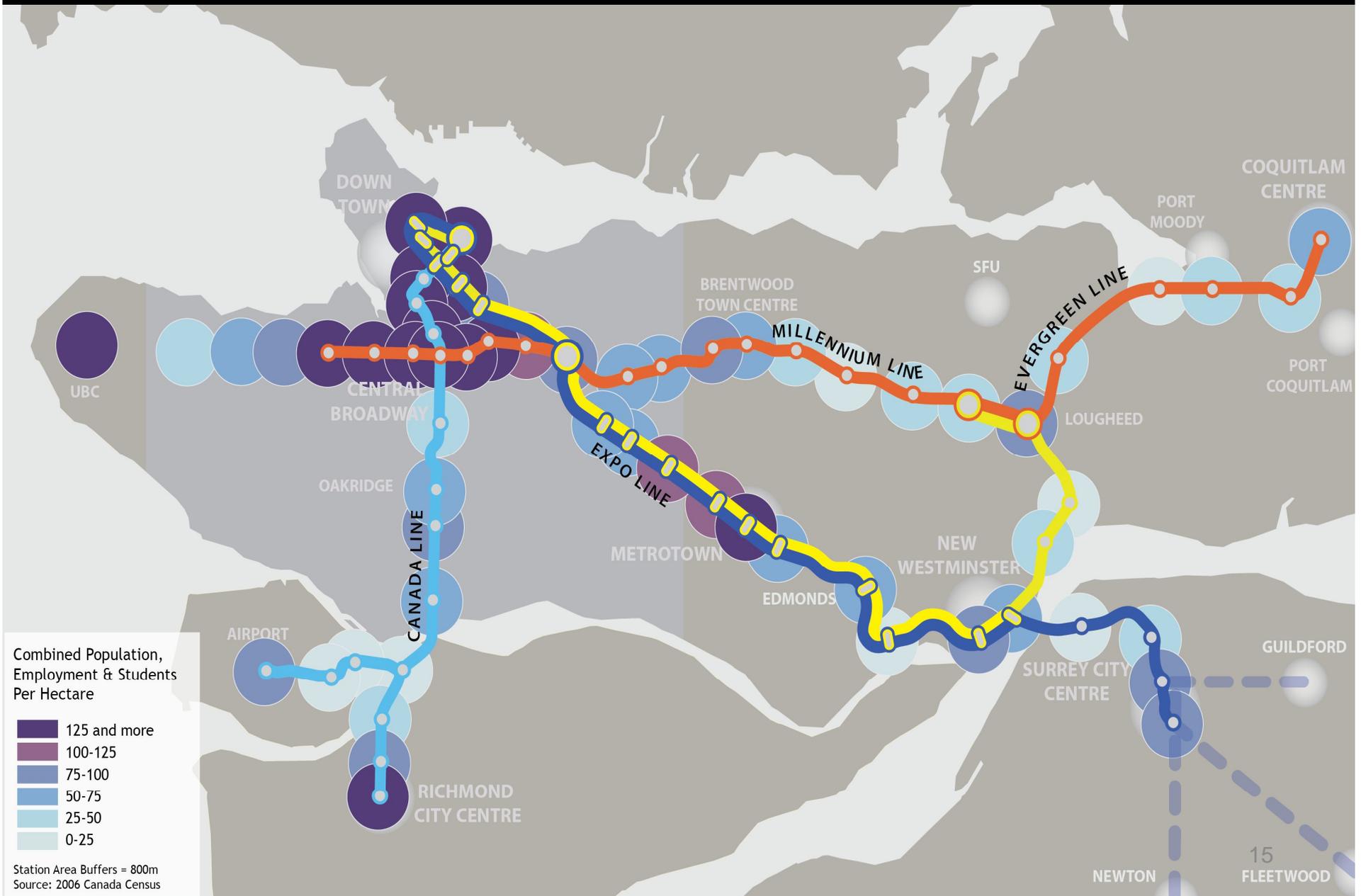
# Current issues and challenges

- 1. Diversifying/modernizing the local economy**
- 2. Closing the income/housing cost gap**
- 3. Adapting neighborhood patterns**
- 4. Paying for growth**
- 5. Public life/social inclusion**
- 6. Accelerating climate change**
- 7. Preparing for Sea Level Rise**

# Key Planning Initiatives

- 1. City Core 2050 Economic innovation hubs**
- 2. Housing affordability**
- 3. Complete neighbourhoods**
- 4. Financing growth**
- 5. Places For People**
- 6. Greenest City Action Plan 2.0**
- 7. Preparing for Sea Level Rise**

# Population and Employment Density



# Innovation Hubs / New Economy



# Innovation Hubs / New Economy



## Recently approved residential tower

### **5050-5080 Joyce Street** (Neighbourhood transit station area)

- 30 storeys
- 256 residential units
- 65% family units (2 & 3 bedroom units)
- 5000 sq.ft. commercial



Source: Henriquez Partners Architects

# Downtown - Rezoning



# New Manufacturing



Source: Conwest Group

# Housing Strategy “ReSet” - 2017



## Present situation

- Good rate of new housing production (~7,000/yr.) *but*.
- New (market-based) supply serves primarily high-income households
- Majority of new housing is ownership & non-family  
(1-2 bdrm. Condominiums)
- High cost burden for many households  
(housing, childcare, transportation)

## New direction

- Target new housing to serve wider range of income bands
- Emphasize rental housing production
- Employ (and expand) land use planning tools

# Housing Strategy “Reset” – Target New Housing Production by Income Band



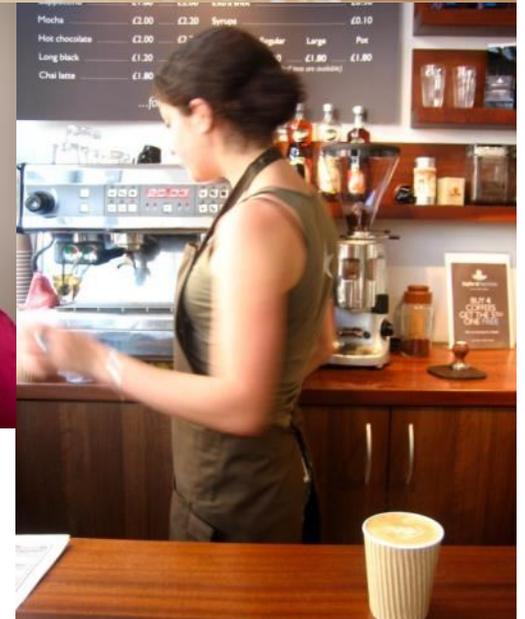
Target Group	Target Income	% of Households Spending over 30% of income on Housing (2011)
Millennial Renter Households (aged 20-35)	< \$50,000	48%
Millennial Renter Households (aged 20-35)	\$50,000 - \$80,000	17%
Family Renter Households (aged 35-45)	<\$50,000	54%
Family Renter Households (aged 35-45)	\$50,000-\$80,000	21%
Family Renter Households (aged 35-45)	\$80,000-\$150,000	4%

# Profile of the Missing Middle



## Who is the “Missing Middle?”

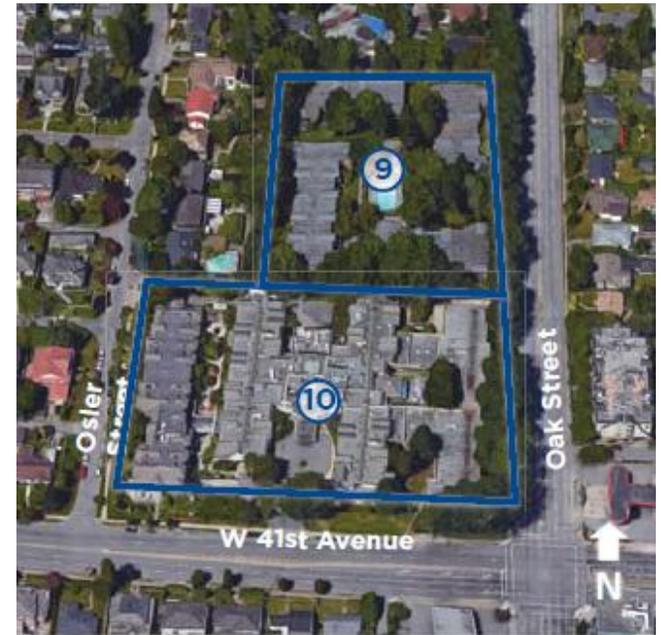
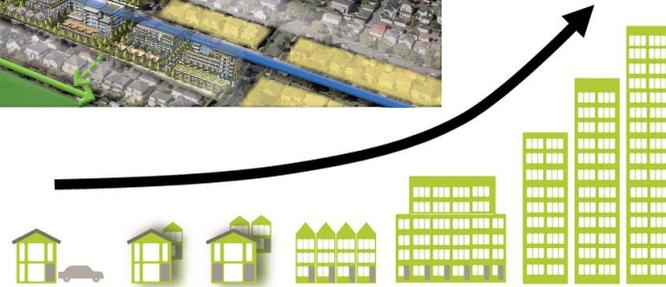
- Young professional wants to rent near work or transit
- Young family hoping purchase a home
- Young family owns but wants to up-size



# Cambie Corridor Phase 3



Transformative!





Cambie  
ART  
WALK

Cambie  
ART  
WALK

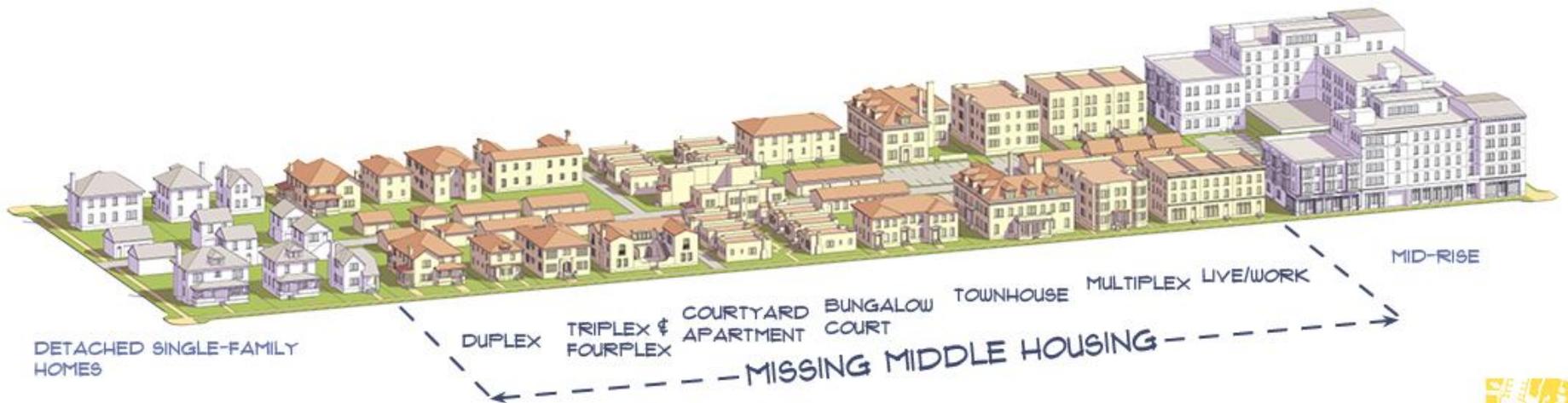
Cambie  
ART  
WALK

BROWN

# Langara Gardens



# Missing Middle - Form



MissingMiddleHousing.com is powered by Opticos Design.  
Illustration © 2015 Opticos Design, Inc.



- Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.
- The most common housing forms of the missing middle are: du-tri-fourplex, townhouses, row houses, and low rise developments.

# "Rental 100" Passive House



Source: Cornerstone Architecture

6 - storey, market rental, near net zero energy consumption

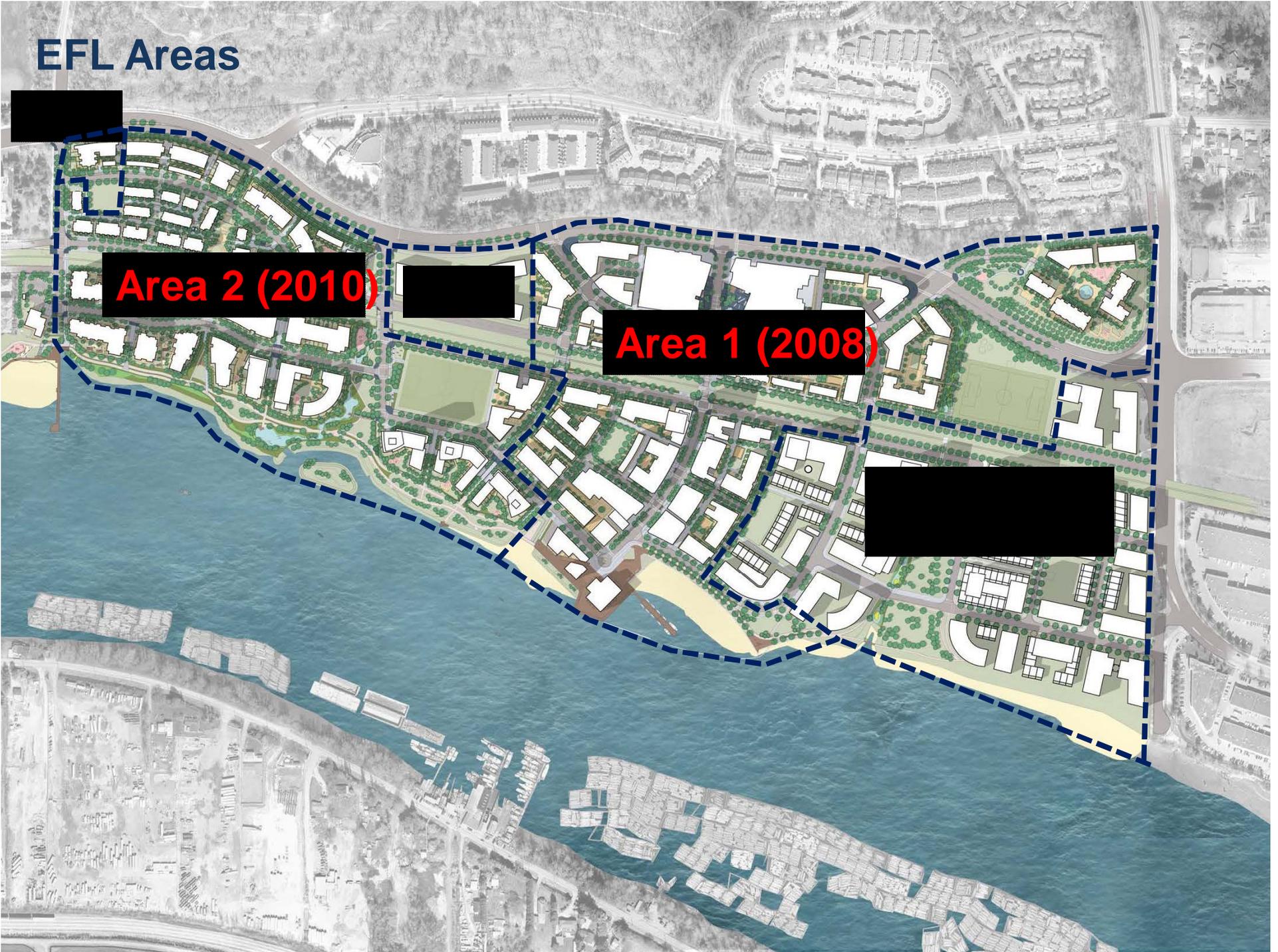
# Neighbourhood Infill – up to 3 units/lot



# East Fraserlands



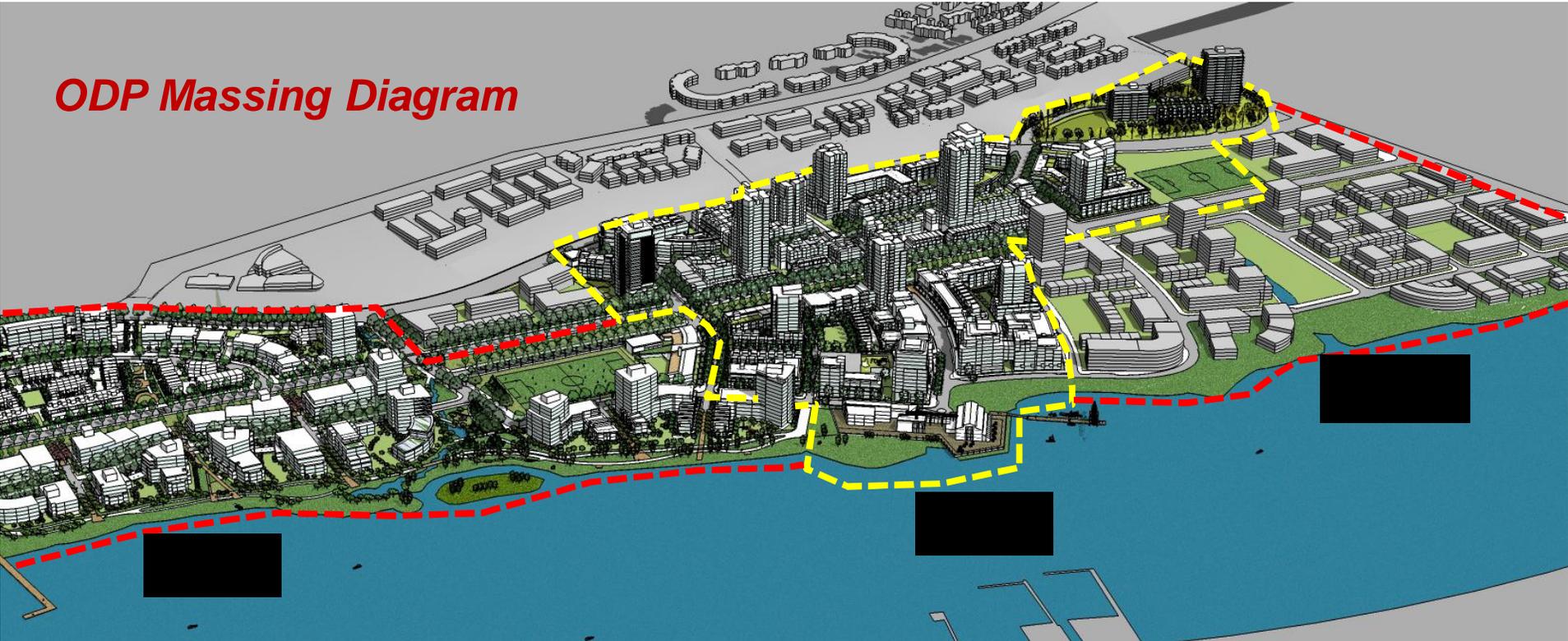
# EFL Areas



**Area 2 (2010)**

**Area 1 (2008)**

# East Fraserlands













k.up  
ESPRESSO  
MEDITERRANEAN  
CAPPUCCINO  
LATTE  
MOCHA  
ICED  
COFFEE

SAVORY APPETIZERS

SAVORY APPETIZERS

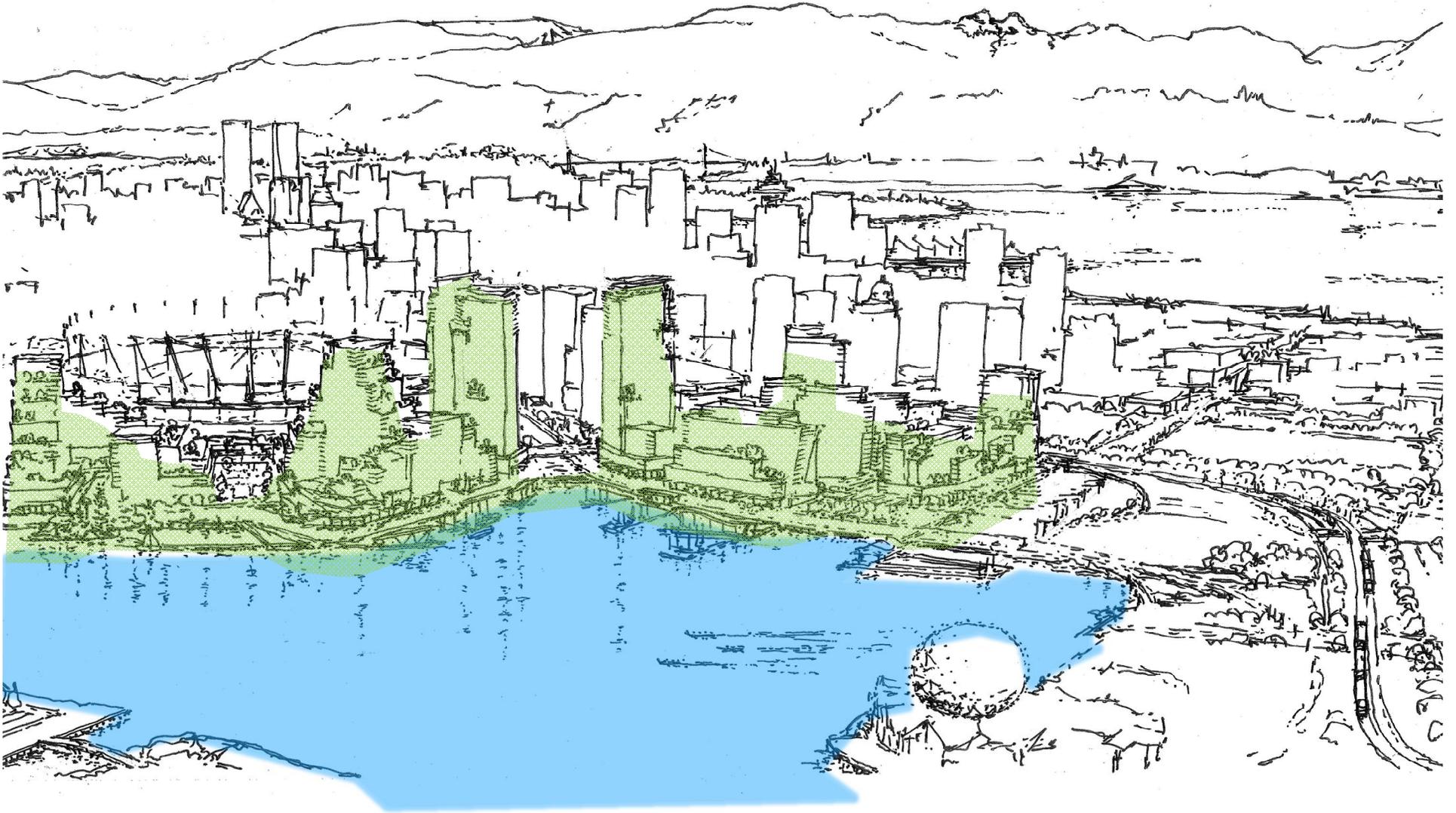
SAVORY APPETIZERS



# Northeast False Creek



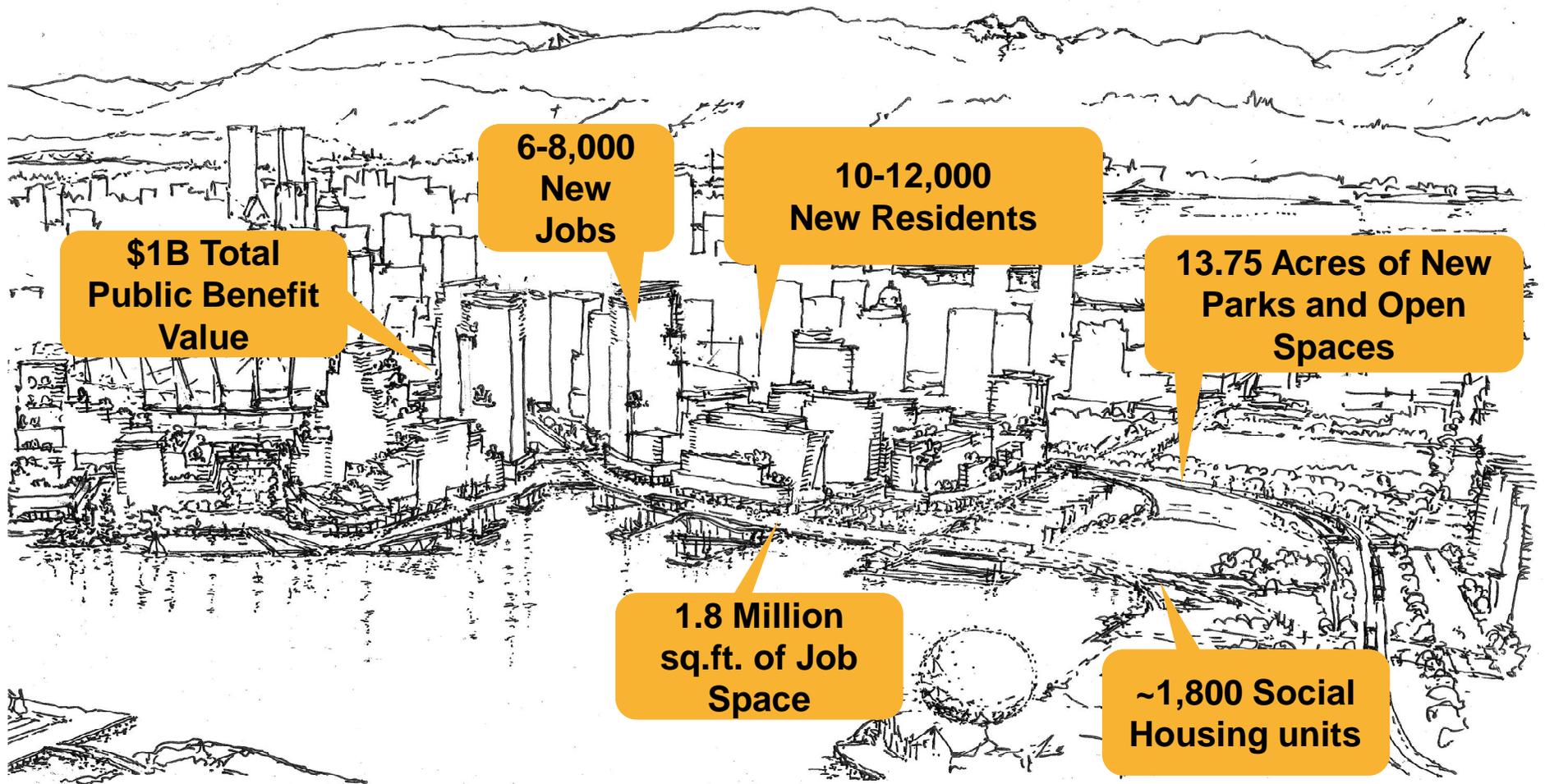
# Northeast False Creek



Northeast False Creek Area Plan



# Northeast False Creek



# Northeast False Creek



Pacific Blvd - After



Northeast False Creek Area Plan



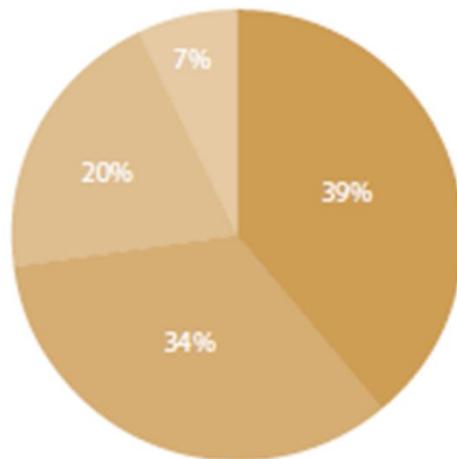
# Paying for Growth



## Development Contributions\*

### DCLs ALLOCATED

1992-2015



**Total = \$600M**

39%

Parks

34%

Housing

20%

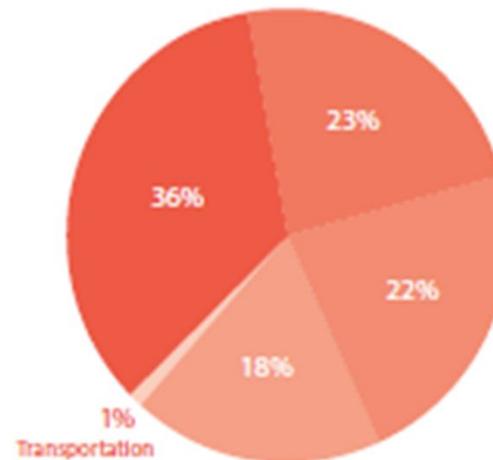
Engineering

7%

Childcare

### CACs ALLOCATED

2010-2015



**Total = \$700M**

36%

Affordable Housing  
+ 2,400 market rental units

23%

Heritage

22%

Community Facilities  
(Childcare, Social, Cultural, Library)

18%

Parks & Open Space  
(Includes Public Art)

\* Account for about 1/3 of City's capital budget.

# Mobility Options



**Complete Streets**

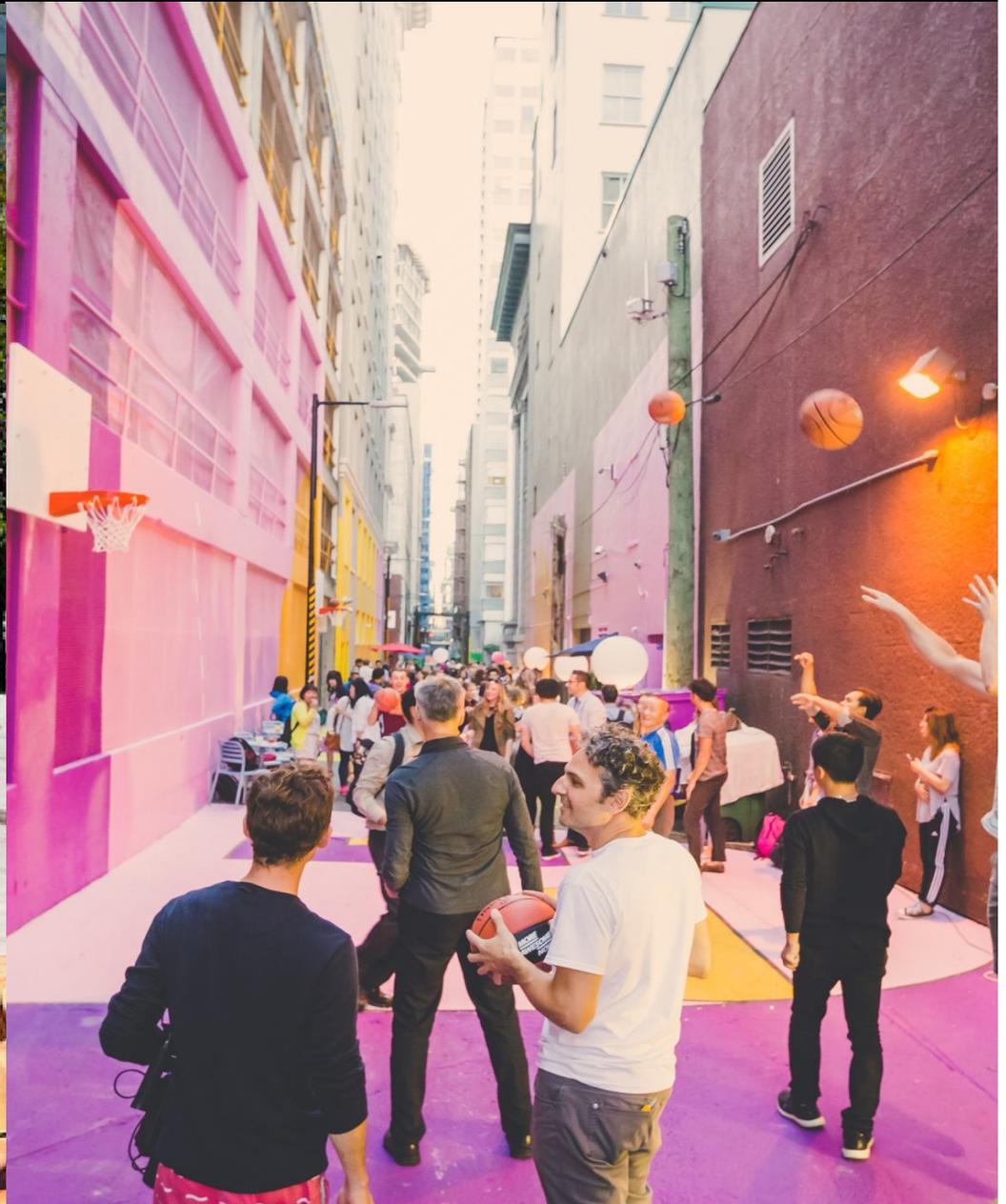


**Car Share**



**Bike Share**

# Places & Spaces Activation



# Making the City more inclusive

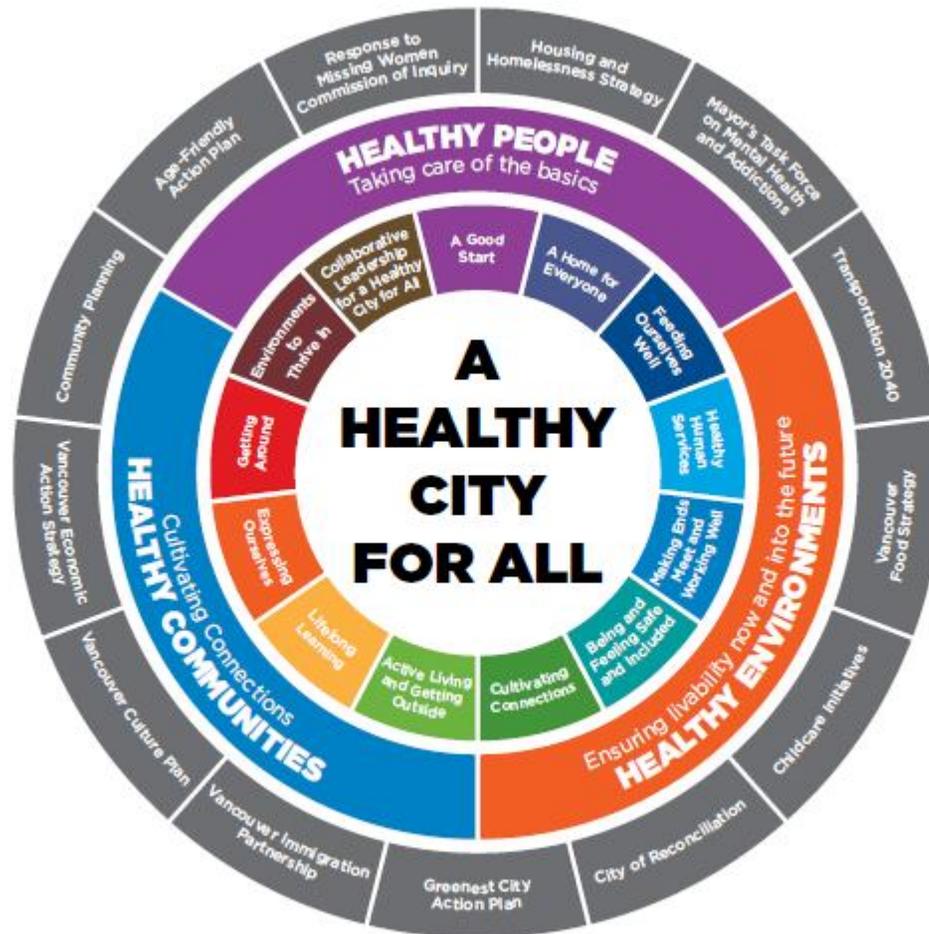


**VANCOUVER  
DIALOGUES**

First Nations,  
Urban Aboriginal  
and Immigrant  
Communities

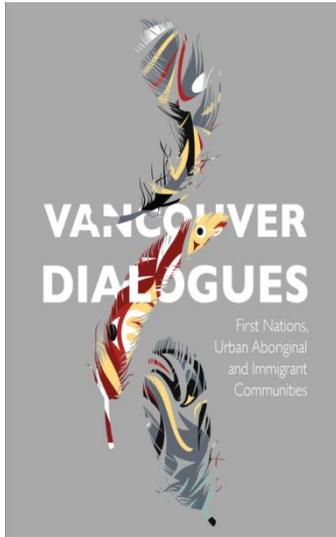
A central graphic on a grey background. It features a stylized, colorful bird in flight above a stylized fish. The text "VANCOUVER DIALOGUES" is written in large, white, bold, sans-serif capital letters. Below the title, the subtitle "First Nations, Urban Aboriginal and Immigrant Communities" is written in a smaller, white, sans-serif font.

# Making the City more inclusive



Vision, Focus Areas, and Goal Areas of the Healthy City Strategy with examples of related City initiatives.

# Making the City more inclusive



# Greenest City Action Plan



## GREENEST CITY

2020 ACTION PLAN  
PART TWO: 2015-2020



Documenting progress  
towards goals

# PROGRESS HIGHLIGHTS



**DECREASE**  
-IN-  
**VEHICLE KM  
DRIVEN  
PER PERSON  
SINCE 2007**



**50%**  
-TRIPS MADE BY-  
**WALKING, CYCLING,  
OR TRANSIT**



**20%**  
**DECREASE IN  
GREENHOUSE  
GASES FROM  
BUILDINGS  
JUNE 2007**



**48,900  
NEW TREES  
PLANTED  
SINCE 2010**



**38%**  
**INCREASE IN  
NEIGHBOURHOOD  
FOOD ASSETS  
SINCE 2010**



**BIODIVERSITY  
STRATEGY  
APPROVED**



**23%**  
**DECREASE IN  
SOLID WASTE  
SENT TO LANDFILL AND  
INCINERATOR SINCE 2008**



**15%**  
**DECREASE  
-IN-  
COMMUNITY  
GREENHOUSE  
GASES  
SINCE 2007**



**10% OF COMMUTING TRIPS MADE BY CYCLING**

# Greenest City Action Plan



GOAL AND TARGETS	INDICATOR	BASELINE	2015	CHANGE FROM BASELINE	IMPROVED OVER BASELINE	2020 TARGET
<b>CLIMATE AND RENEWABLES</b>						
<b>Target 1:</b> Reduce community-based greenhouse gas emissions by 33% from 2007 levels.	Total tonnes of community CO <sub>2</sub> e emissions from Vancouver	2,850,000 tCO <sub>2</sub> e (2007) <sup>1</sup>	2,410,000 tCO <sub>2</sub> e	-15%	Yes	1,910,000 tCO <sub>2</sub> e
<b>GREEN BUILDINGS</b>						
<b>Target 1:</b> Require all buildings constructed from 2020 onward to be carbon neutral in operations.	Kilograms of CO <sub>2</sub> e per square metre of newly built floor area	20.7 kgCO <sub>2</sub> e/m <sup>2</sup> (2007)	14.4 kgCO <sub>2</sub> e/m <sup>2</sup> (2014)	-30%	Yes	carbon neutral
<b>Target 2:</b> Reduce energy use and GHG emissions in existing buildings by 20% from 2007 levels.	Total tonnes of CO <sub>2</sub> e from all community buildings	1,625,000 tCO <sub>2</sub> e (2007) <sup>2</sup>	1,295,000 tCO <sub>2</sub> e	-20%	Yes	1,300,000 tCO <sub>2</sub> e
<b>GREEN TRANSPORTATION</b>						
<b>Target 1:</b> Make the majority of trips (over 50%) by foot, bicycle and public transit.	Per cent mode share by walk, bike and transit	40% <sup>3</sup>	50% of trips	+10% <sup>3</sup>	Yes	50% of trips
<b>Target 2:</b> Reduce average distance driven per resident by 20% from 2007 levels.	Total vehicle km driven per person	5,950 km (2007)	4,319 km	-27%	Yes	4,760 km
<b>ZERO WASTE</b>						
<b>Target 1:</b> Reduce total solid waste going to the landfill or incinerator by 50% from 2008 levels.	Annual solid waste disposed to landfill and incinerator from Vancouver	480,000 tonnes (2008)	370,000 tonnes (2014) <sup>4</sup>	-23%	Yes	240,000 tonnes
<b>ACCESS TO NATURE</b>						
<b>Target 1:</b> Ensure that every person lives within a five-minute walk of a park, greenway or other green space.	Per cent of city's land base within a five-min walk to a green space	92.6% (2010)	92.7%	+0.1%	Yes	95% <sup>5</sup>
<b>Target 2:</b> Plant 150,000 additional trees.	Total number of additional trees planted	-- (2010)	48,900 trees	+48,900	Yes	150,000 trees
<NEW> <b>Target 3:</b> Restore or enhance 25 hectares of natural areas between 2010 and 2020.	Total hectares of natural areas restored or enhanced	-- (2010)	14 hectares	+14	Yes	25 hectares
<NEW> <b>Target 4:</b> Increase canopy cover to 22% by 2050.	Per cent of city's land area covered by tree-leaf canopies	18% (2013)	Survey to be conducted in 2017	--	--	22% (2050)
<b>CLEAN WATER</b>						
<b>Target 1:</b> Meet or beat the most stringent of British Columbian, Canadian and appropriate international drinking water quality standards and guidelines.	Total number of instances of not meeting drinking water quality standards	0 instances (2006)	0 instances	0	Yes	0 instances
<b>Target 2:</b> Reduce per-capita water consumption by 33% from 2006 levels.	Total water consumption per capita	583 L/person/day (2006)	493 L/person/day	-15%	Yes	390 L/person/day
<b>LOCAL FOOD</b>						
<b>Target:</b> Increase city-wide and neighbourhood food assets by a minimum of 50% over 2010 levels.	Total number of neighbourhood food assets <sup>6</sup> in Vancouver	3,344 food assets (2010)	4,612 food assets	+38%	Yes	5,158 food assets
<b>CLEAN AIR</b>						
<b>Target:</b> Meet or beat the most stringent air quality guidelines from Metro Vancouver, BC, Canada, and the World Health Organization.	Total number of instances of not meeting of air quality standards for ozone, particulate matter (PM 2.5), nitrogen dioxide and sulphur dioxide from both the Kitsilano and Downtown stations combined <sup>7</sup>	27 instances (2008)	3 instances	-89%	Yes	0 instances
<b>GREEN ECONOMY</b>						
<b>Target 1:</b> Double the number of green jobs over 2010 levels.	Total number of green jobs	16,700 jobs (2010)	19,900 jobs (2013) <sup>8</sup>	19%	Yes	33,400 jobs
<b>Target 2:</b> Double the number of companies that are actively engaged in greening their operations over 2011 levels.	Per cent of businesses engaged in greening their operations	5% of businesses engaged (2011)	Survey to be conducted in 2016 <sup>9</sup>	--	--	10% of businesses engaged
<b>LIGHTER FOOTPRINT</b>						
<b>Target:</b> Reduce Vancouver's ecological footprint by 33% over 2006 levels.	Proxy: Number of people empowered <sup>9</sup> by a City-led or City-supported project to take personal action in support of a Greenest City goal and/or to reduce levels of consumption (cumulative)	600 people (2011)	13,400 people	+12,800	Yes	To be determined

# Sea Level Rise



# Sea Level Rise



**Sea Level Rise**



**Resilient by Design**



THANK YOU!