

# LEW September 2017 Welcome to Vancouver



Eh!

*Scribe Presentation Prepared by Ann McAfee, LAI*

President's Reception  
First Nations Welcome





## President's Reception



**Rick Cook Vancouver Chapter LAI President Opens LEW Weekend**





Networking

# LEW Vancouver 2017



Site Visits Vancouver & Region

# LEW Vancouver & Region Site Visits 2017

## *Day 1*

- **Metro Vancouver: Regional Context**
  - Land Use and Transportation
- **Metro Vancouver: Transit Oriented Development**
  - Burnaby: Designing Downtown Densities in the Suburbs
  - Coquitlam: New Development in Established Neighbourhoods
  - Surrey: Public-Private Partnerships

Development as an Endowment: SFU UniverCity

## *Day 2*

- **Inner City Re-Development:**
  - Vancouver City
  - City of North Vancouver



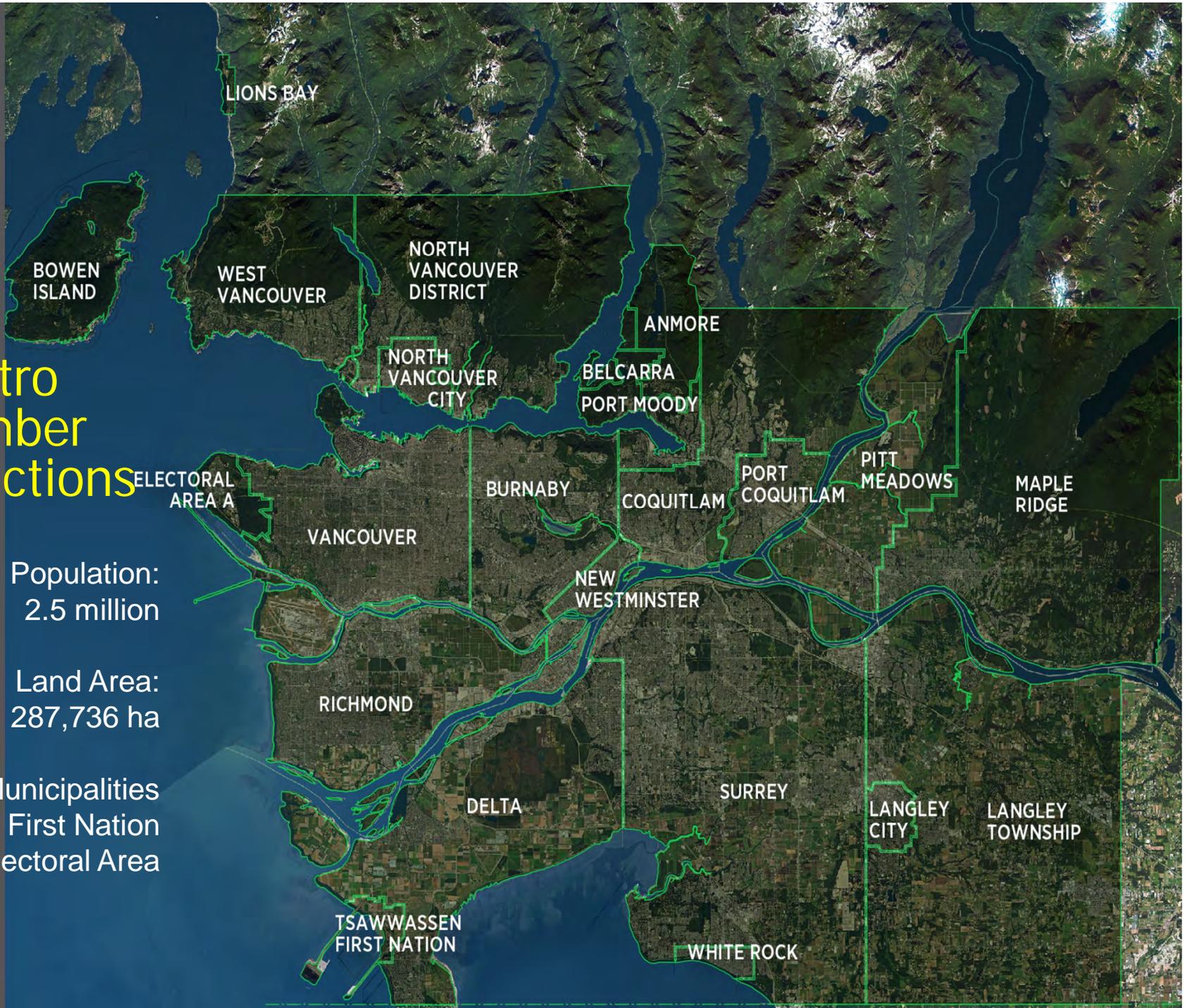
**Metro Chair Greg Moore, LAI, Welcome to Vancouver Region**

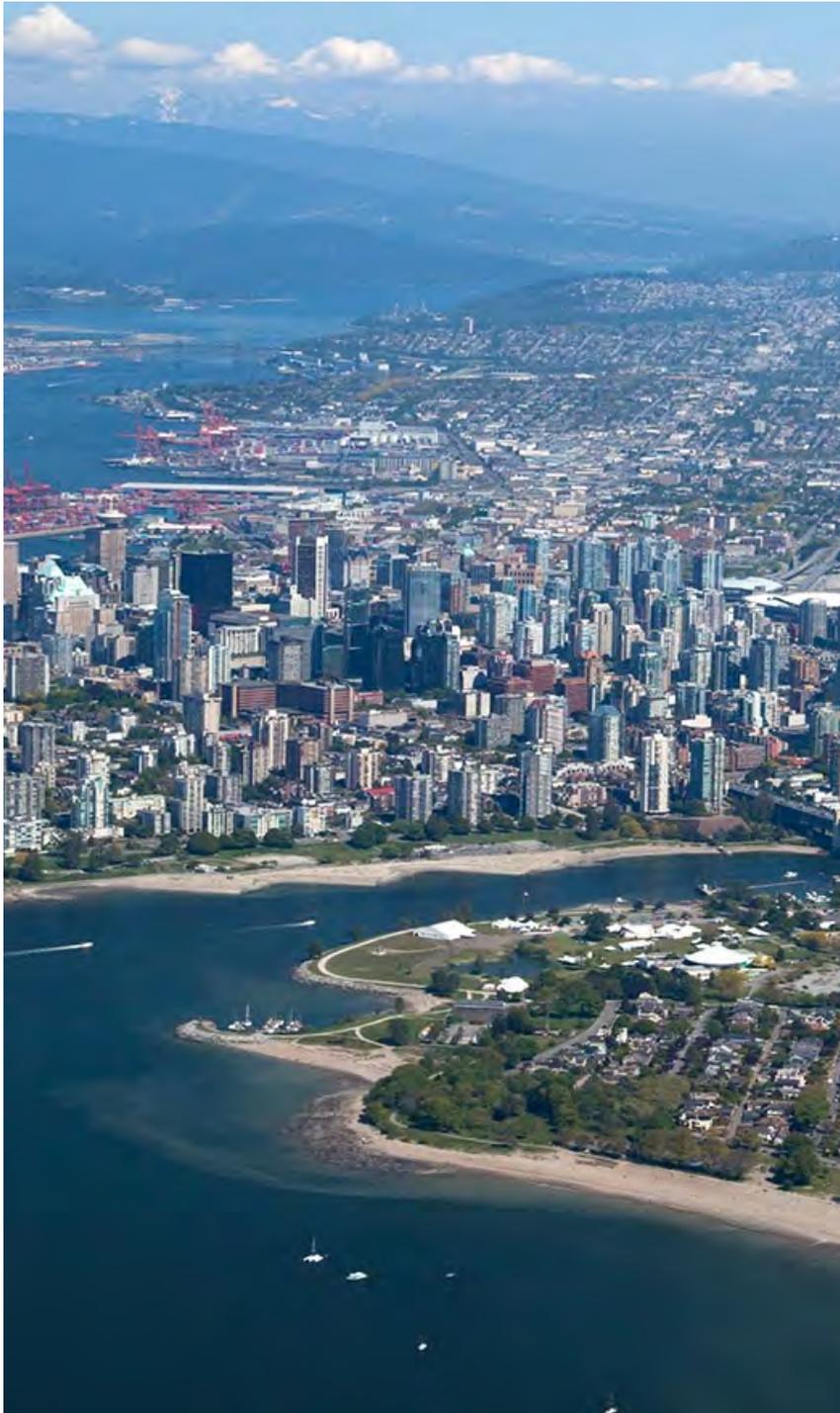
# Metro Member Jurisdictions

Population:  
2.5 million

Land Area:  
287,736 ha

21 Municipalities  
1 Treaty First Nation  
1 Electoral Area

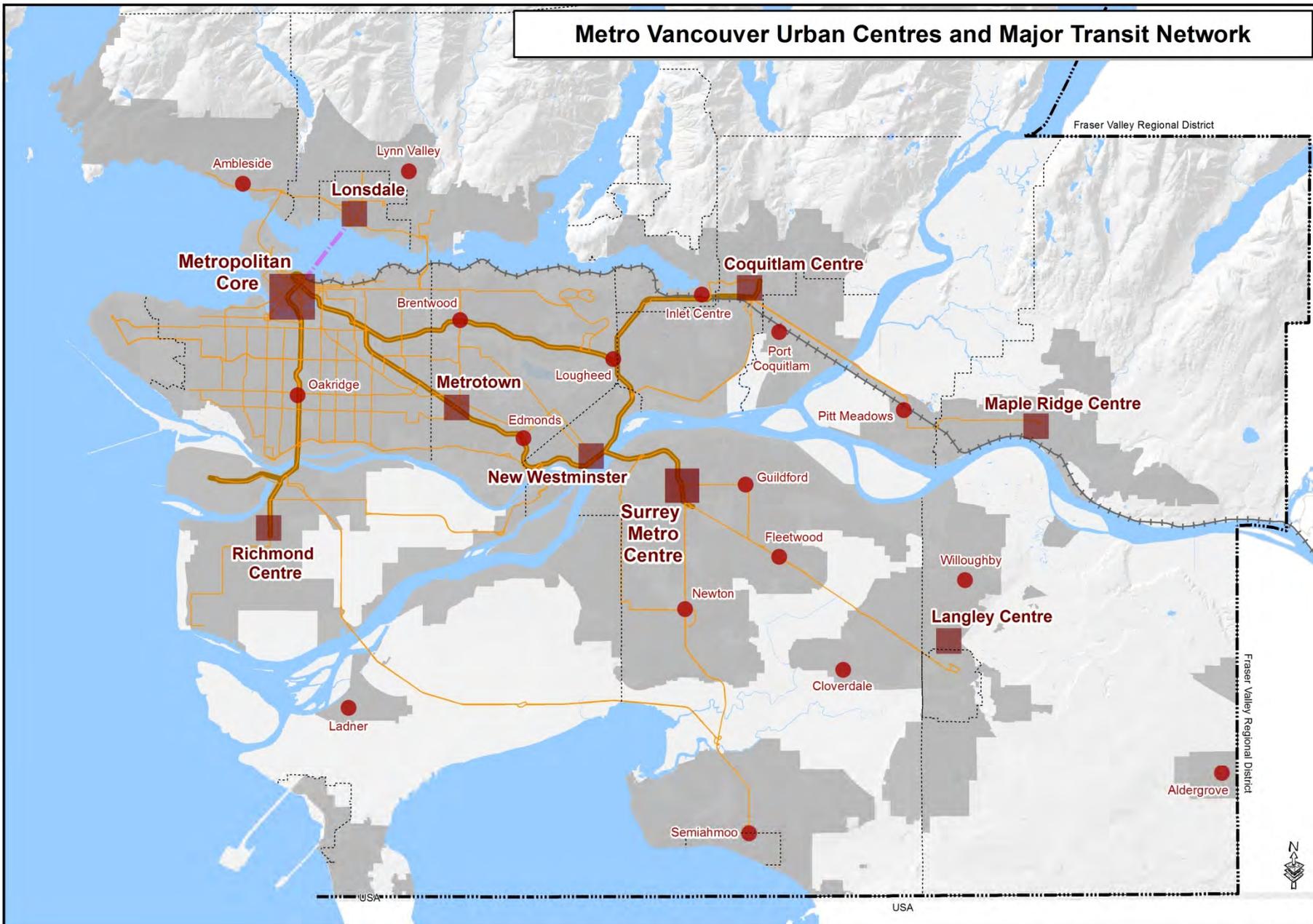




# Metro 2040 Regional Growth Strategy

- Contain and structure ongoing growth
- Support a prosperous economy
- Protect important lands (industrial, agricultural, conservation/ recreation)
- Create complete and connected communities
- Support better mobility choices

# Metro Vancouver Urban Centres and Major Transit Network



## Legend

- Metropolitan Core
- Surrey Metro Centre
- Regional City Centres
- Municipal Town Centres
- Frequent Transit Network - Rail
- West Coast Express
- Metro Vancouver Boundary
- Urban Containment Boundary
- Frequent Transit Network - Bus
- SeaBus
- Municipal Boundary

Note: Urban Centres are shown as symbols in approximate locations.

# Collaboration is Key

- Partners in Planning
- Municipalities
- Treaty First Nations
- Transportation: TransLink
- Housing: BC Housing/Provincial Government
- Business & Communities





Geoff Cross TransLink



**TransLink**  
**Invest, Manage, Partner:**  
TransLink's Role in Shaping Mobility and  
Development in Metro Vancouver

Geoff Cross, VP Transportation Planning and Policy

# TransLink strategy for multimodal transportation investments

## REGIONAL TRANSPORTATION STRATEGY

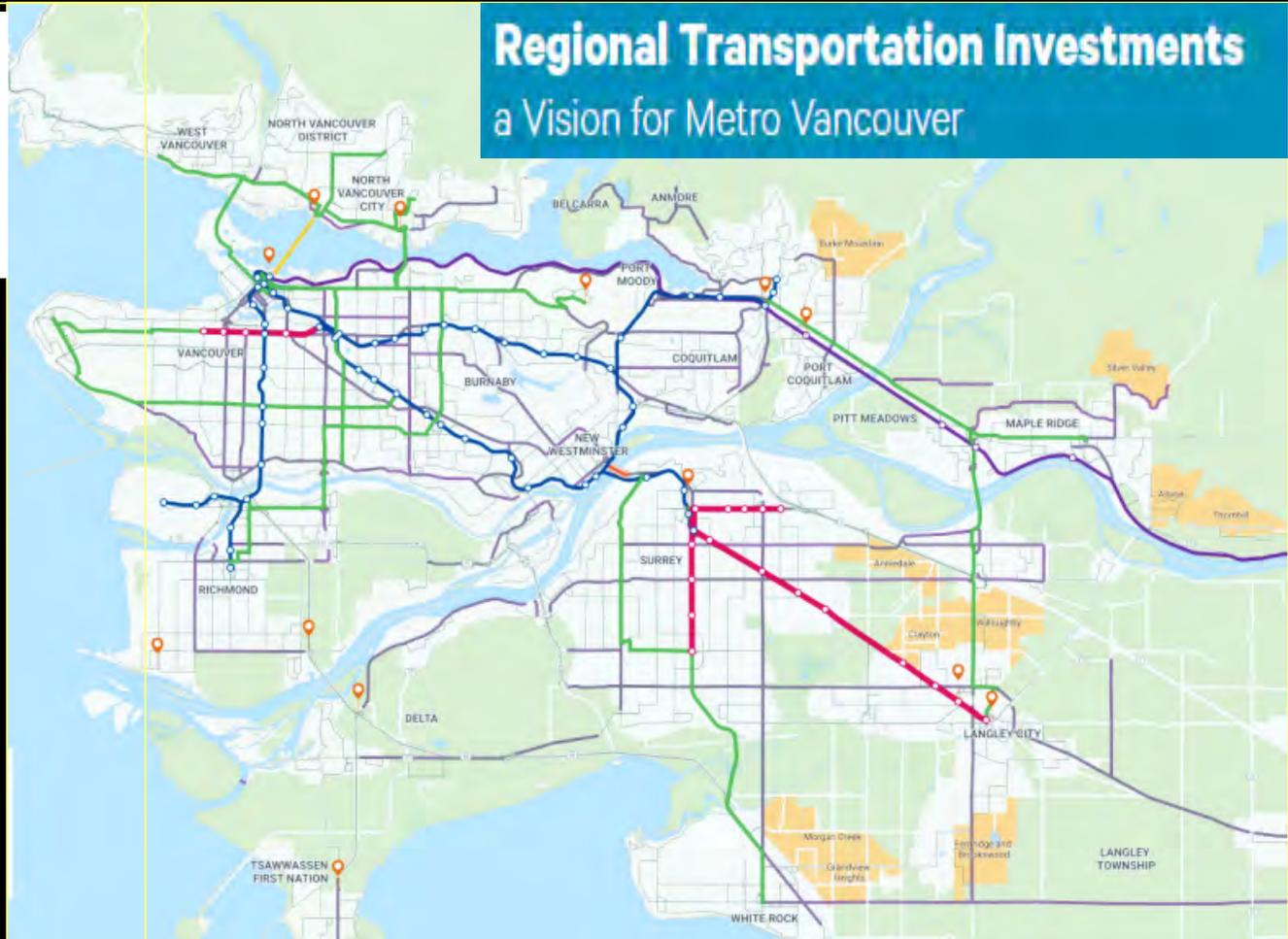
Strategic Framework



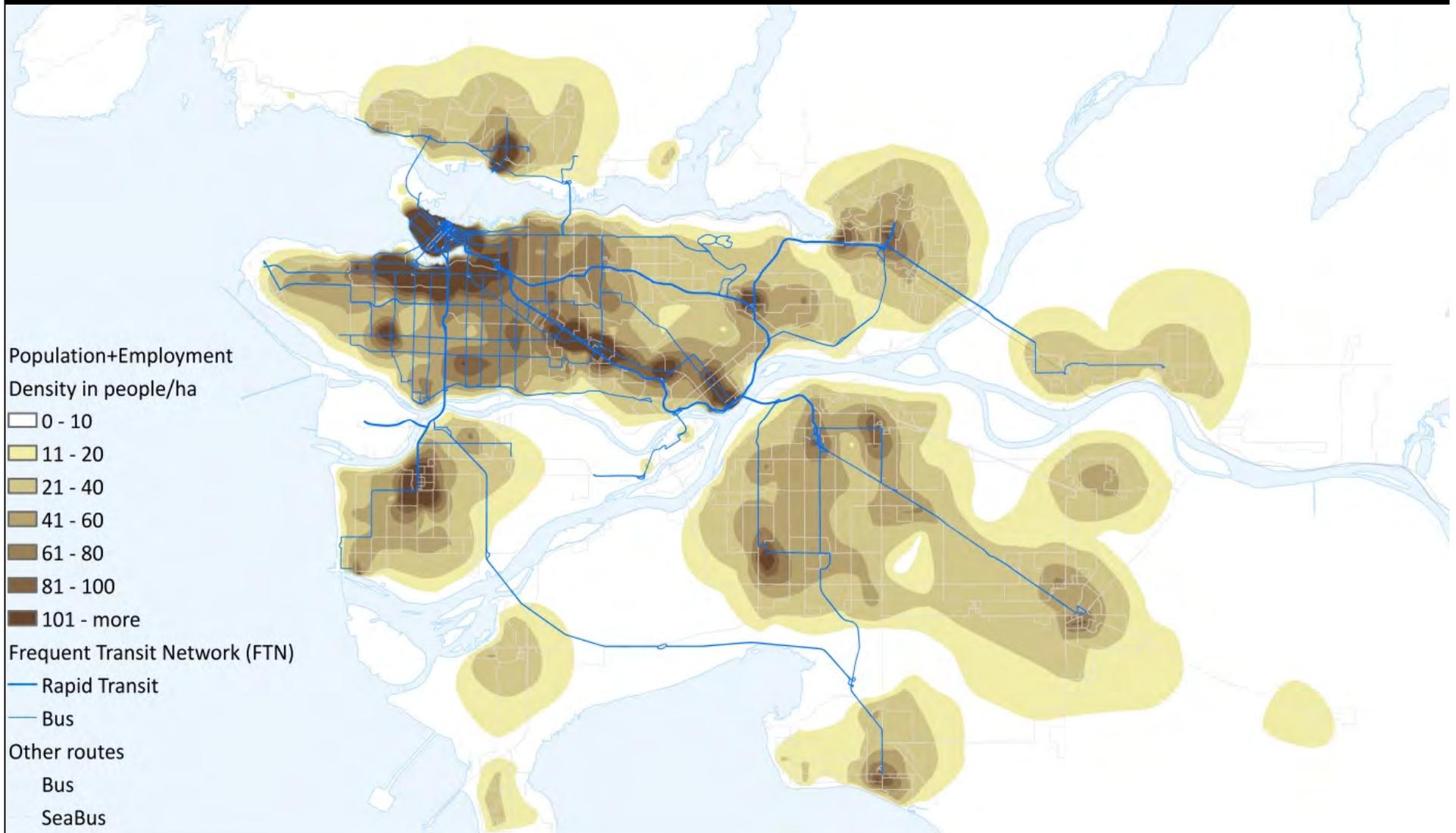
Half of all trips



## Regional Transportation Investments a Vision for Metro Vancouver



# PARTNER: to coordinate growth and development along important transit corridors



# LEW Tours: Friday Vancouver & Region

## 1. Vancouver City:

Counter Intuitive: No Freeway to Downtown

Redevelop Downtown Brownfields

Families Downtown

Competition for Land: Industry vs Housing

Single-Family vs Multi-Family Neighbourhoods

## 2. Region: Transportation – Housing Nexus

Symbiotic Relationship

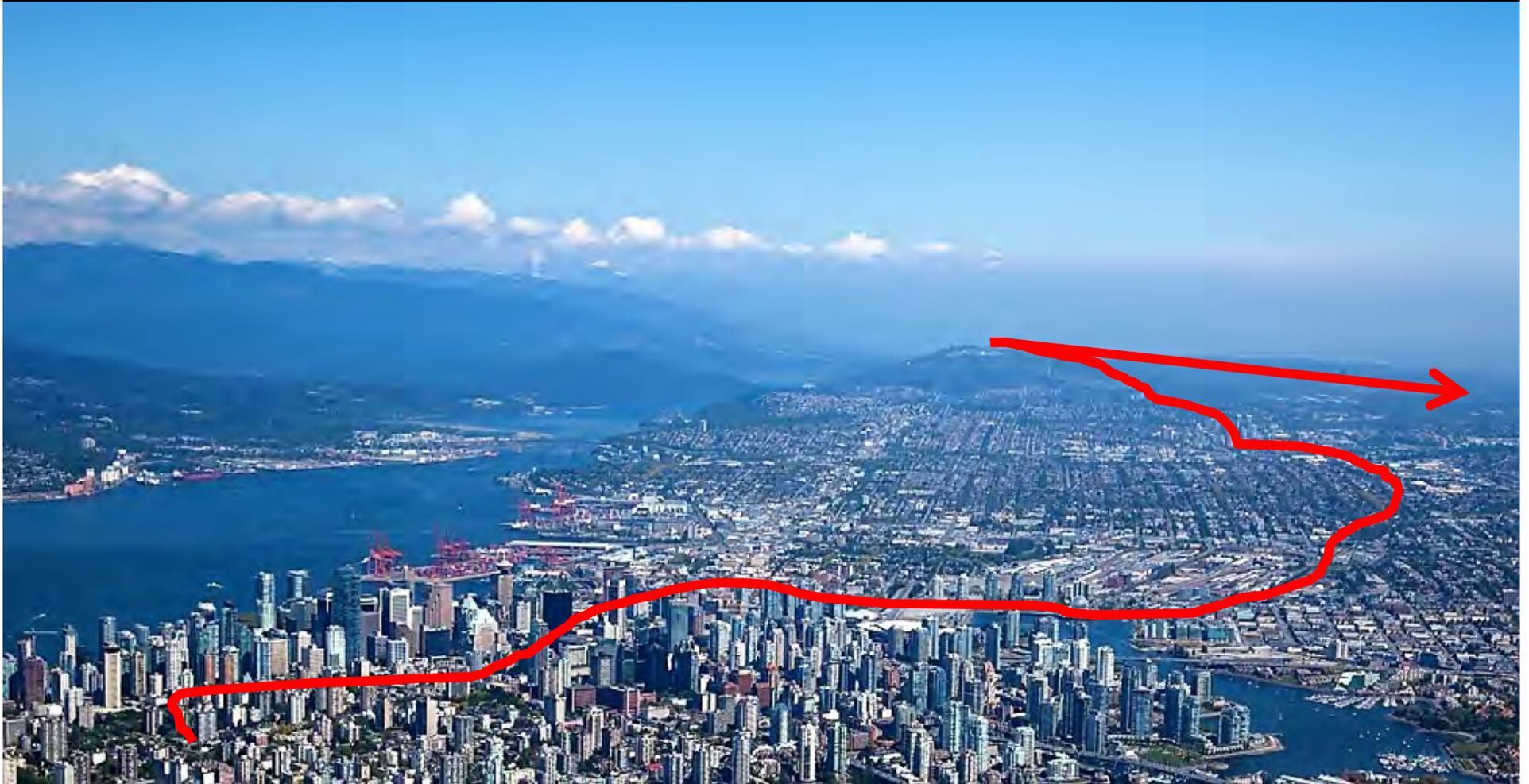
## Ann McAfee Introducing Day 1 Metro Vancouver Tour

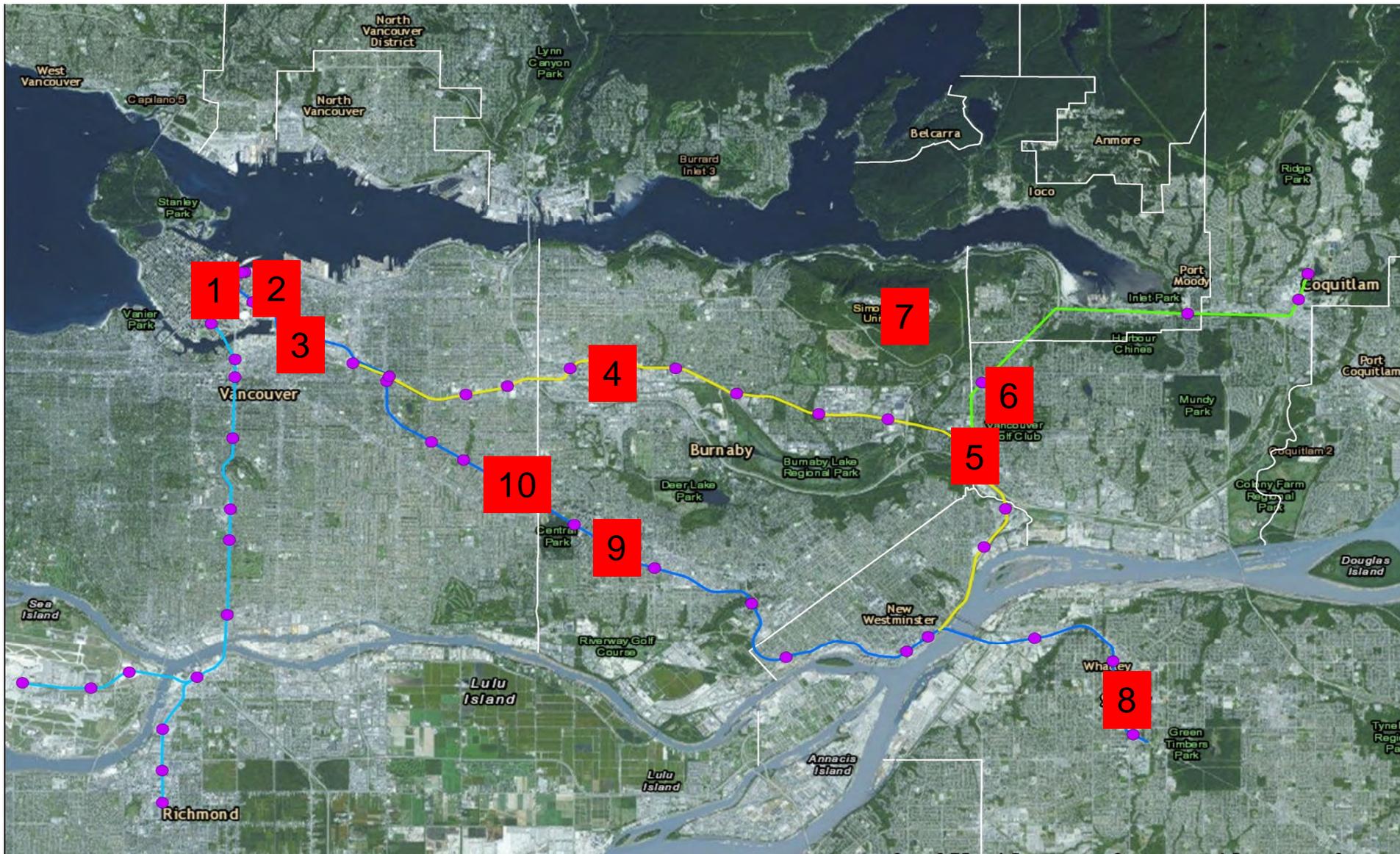


# Friday Tour Themes

1. **Vancouver a Counter Intuitive City**
  - No Freeway to Downtown
  - Families Downtown
2. **Competition for Land**
  - Industry vs Housing
  - Single-Family vs Multi-Family Neighbourhoods
3. **Transportation – Housing Nexus**
  - Symbiotic Relationship

# Touring Vancouver & Region

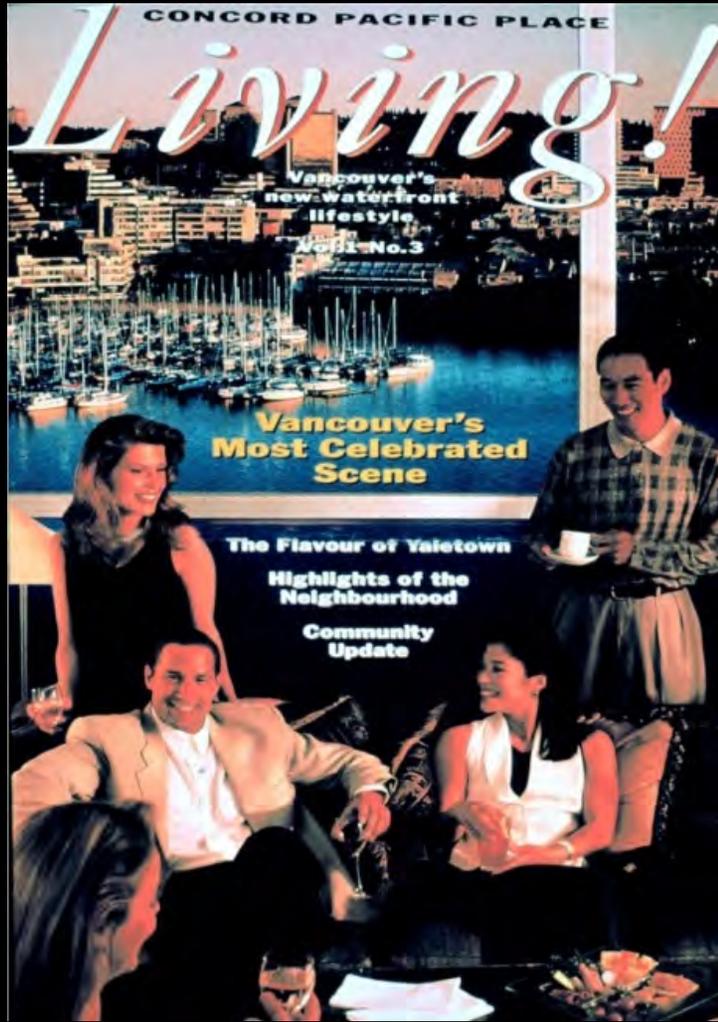




- 1. Downtown
- 2. Downtown East Side
- 3. False Creek Flats

- 4. Brentwood Town Centre
- 5. Lougheed Town Centre
- 6. North Road TOD

- 7. SFU UniverCity
- 8. Surrey Regional Centre
- 9. Metrotown Regional Centre
- 10. Collingwood Village



## Vancouver's Global Image BUT .....

# CAN YOU AFFORD TO LIVE HERE?

An international study ranks Vancouver's housing as the second least affordable of 337 metropolitan areas surveyed

NEWS A2-3



Vancouver's housing is less affordable than that of any city except Hong Kong among 337 metropolitan areas in the Demographia International Housing Affordability Survey. —THINKSTOCK



# Downtown East Side The Other Side of Vancouver

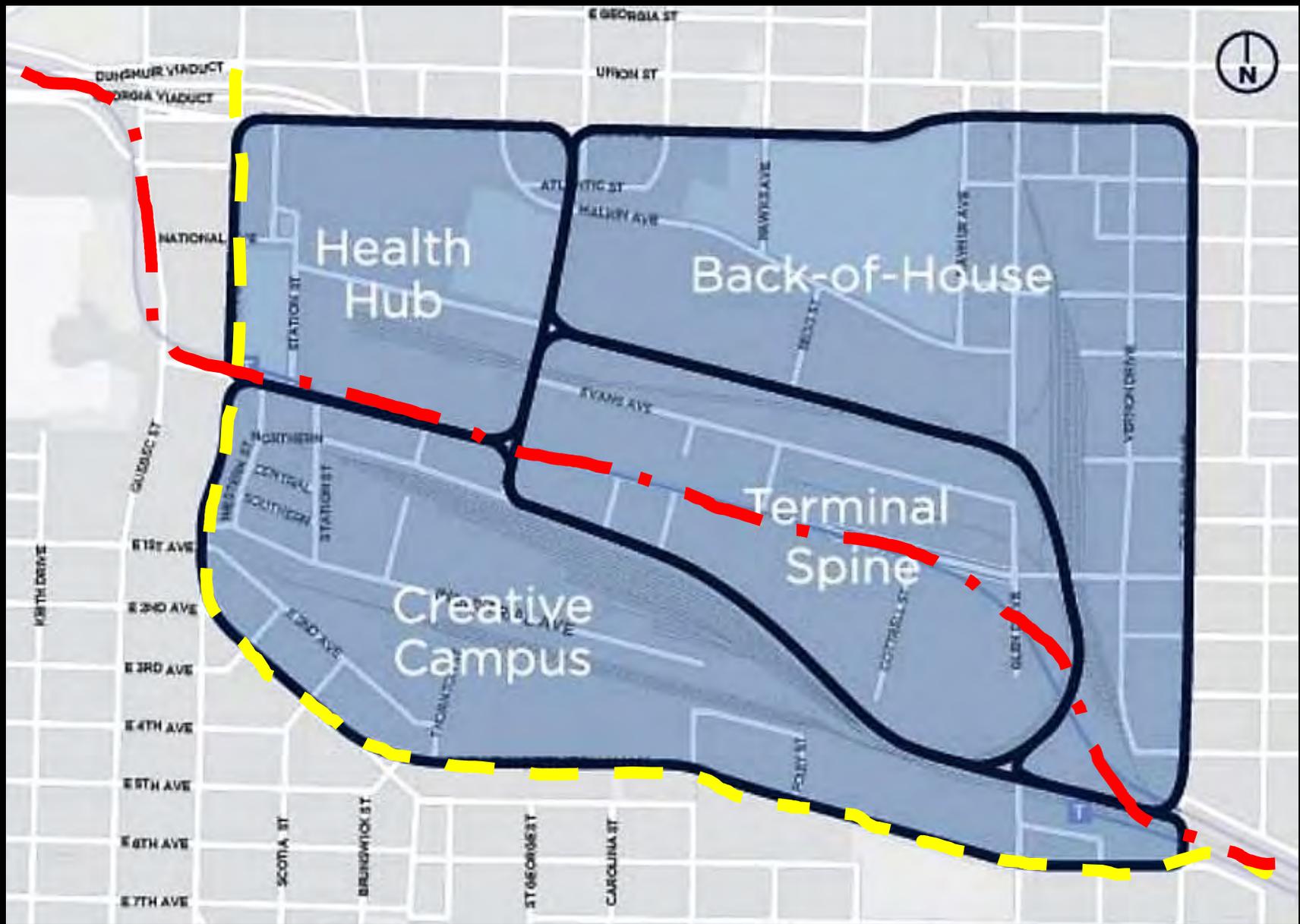


# Competition for Land: Jobs vs Housing

## False Creek Flats 450 Acres



# New uses: Area in Transition





**MAIN SPACE**

artist live/work studios  
primed and ready  
650 to 1325 sq. ft. priced from \$112,900

**DEXTER ASSOCIATES**  
CHEYL DEXON • REID DEXON • ED GRONBERG

**263-1144**



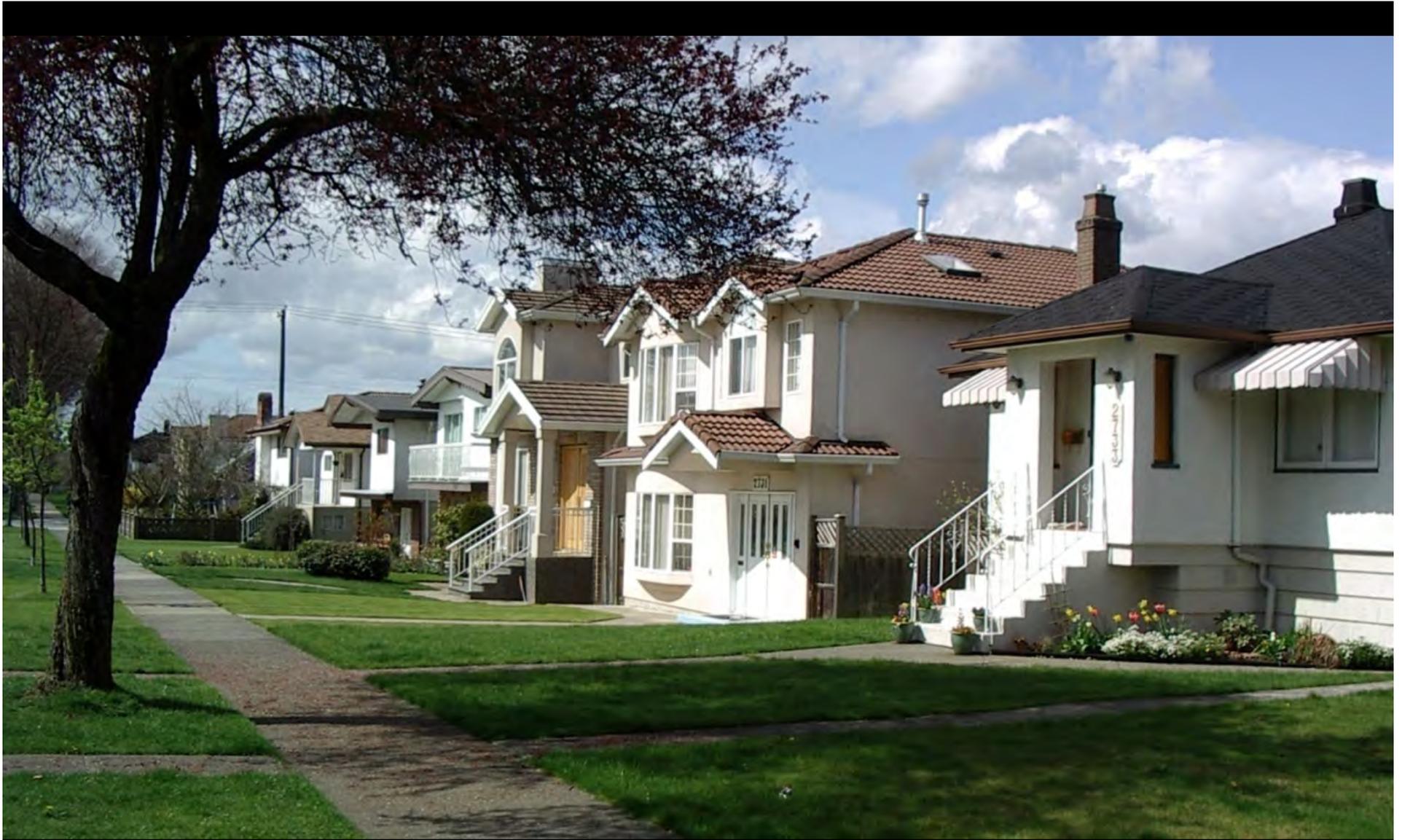
# Flats Competing Land Uses



URBAN DESIGN CONCEPT/MASSING ONLY

# Vancouver Outside Downtown





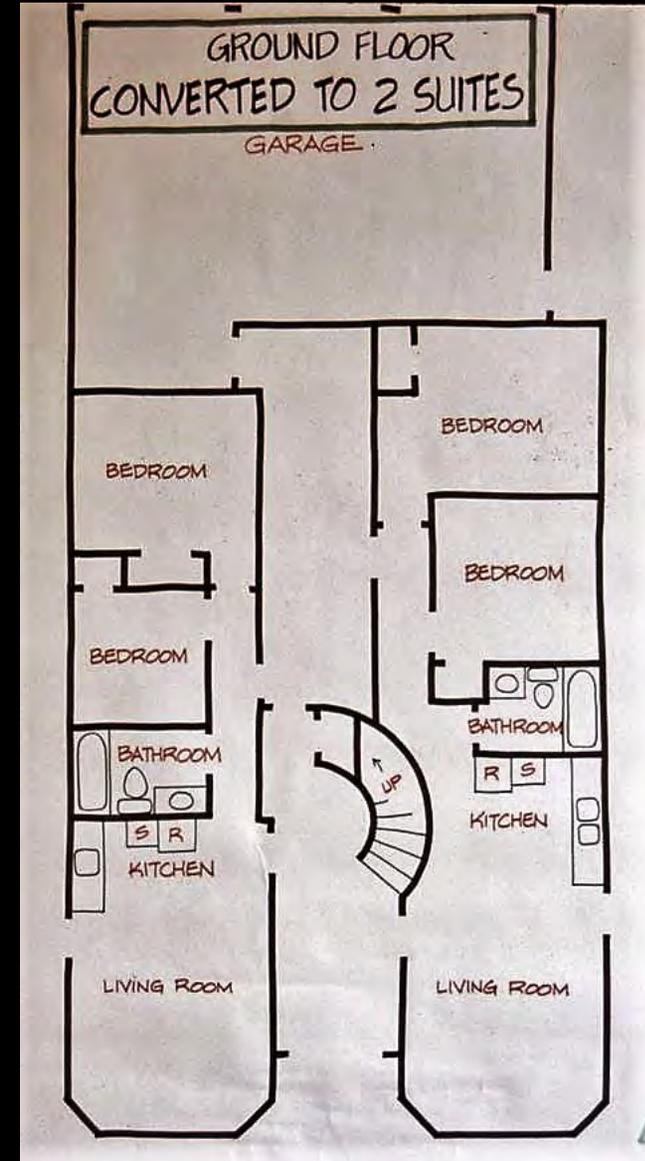
Vancouver City Suburbs: “Single Family”

# Mortgage Helpers



Laneway Houses

# Secondary Suites





Average Detached House >\$ 1 M

Future Apartment Site:

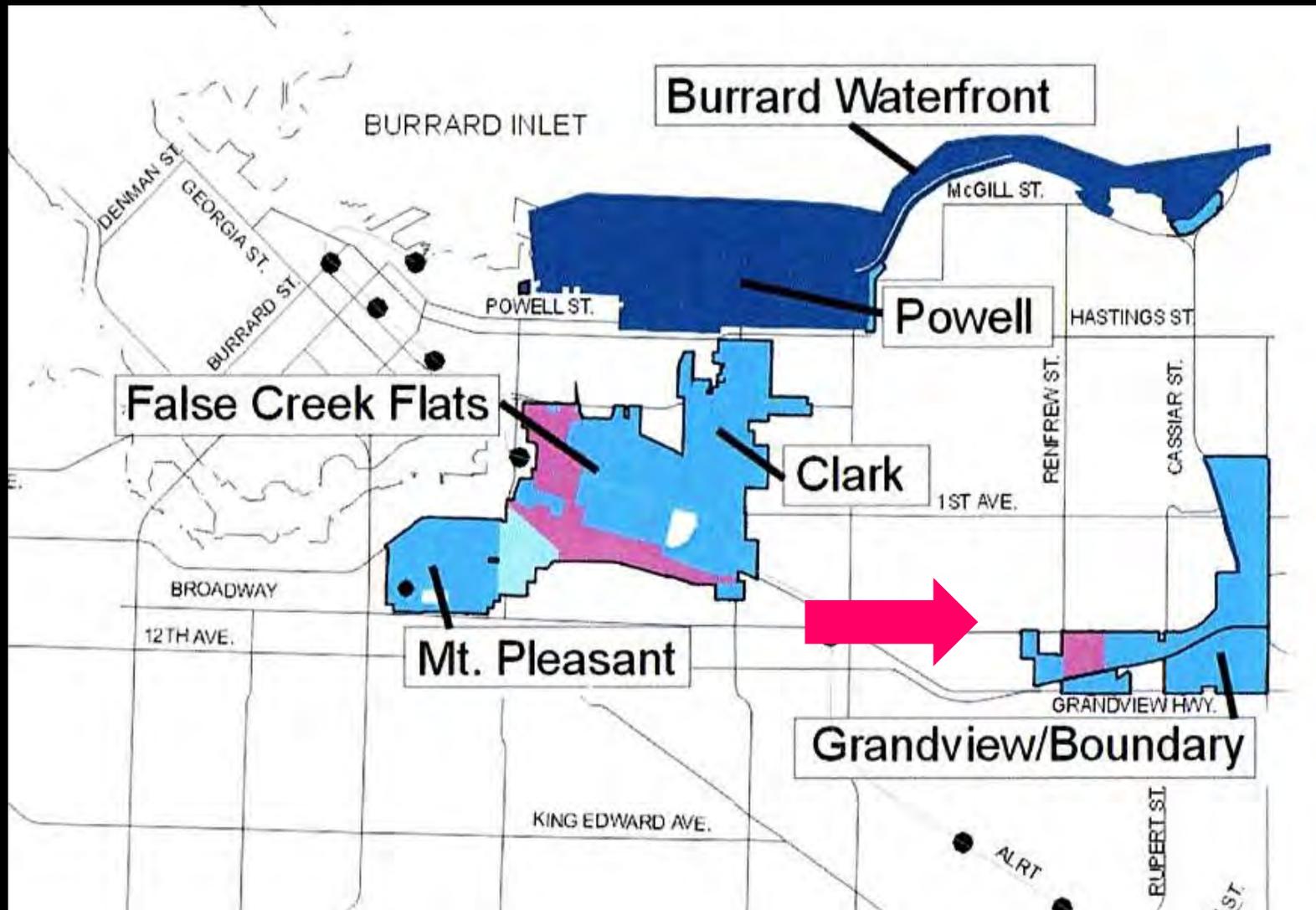
Each 33' Lot For Sale: \$3 M



# Housing Above Shops Outside Downtown



# Industrial Lands



I-3

# Grandview-Boundary Transition From Distribution to High Tech



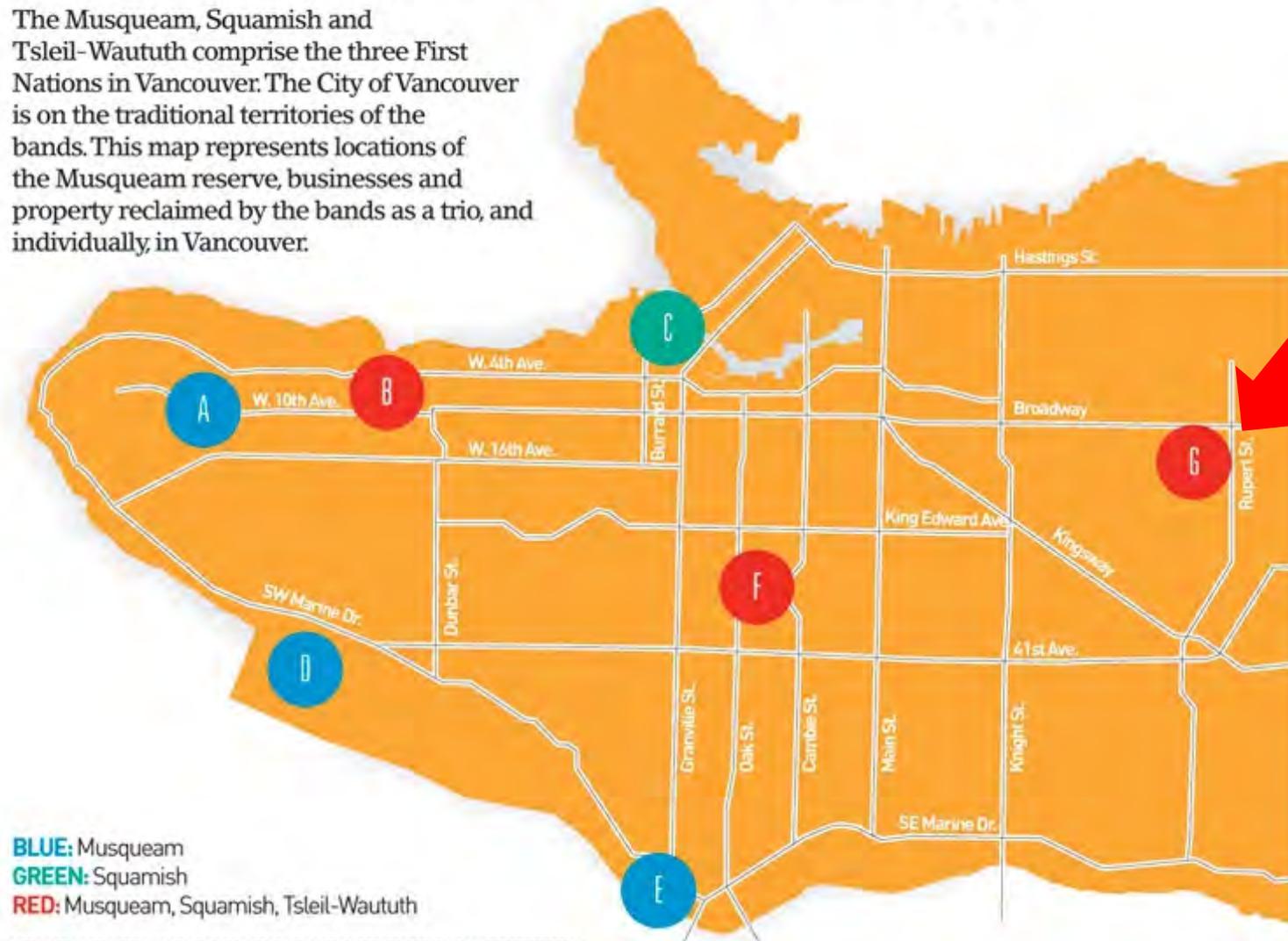
**HOLLYWOOD NORTH  
AHEAD VANCOUVER**



# Future Development Sites: 121 Acres

## First Nations land holdings

The Musqueam, Squamish and Tsleil-Waututh comprise the three First Nations in Vancouver. The City of Vancouver is on the traditional territories of the bands. This map represents locations of the Musqueam reserve, businesses and property reclaimed by the bands as a trio, and individually, in Vancouver.



10 acres

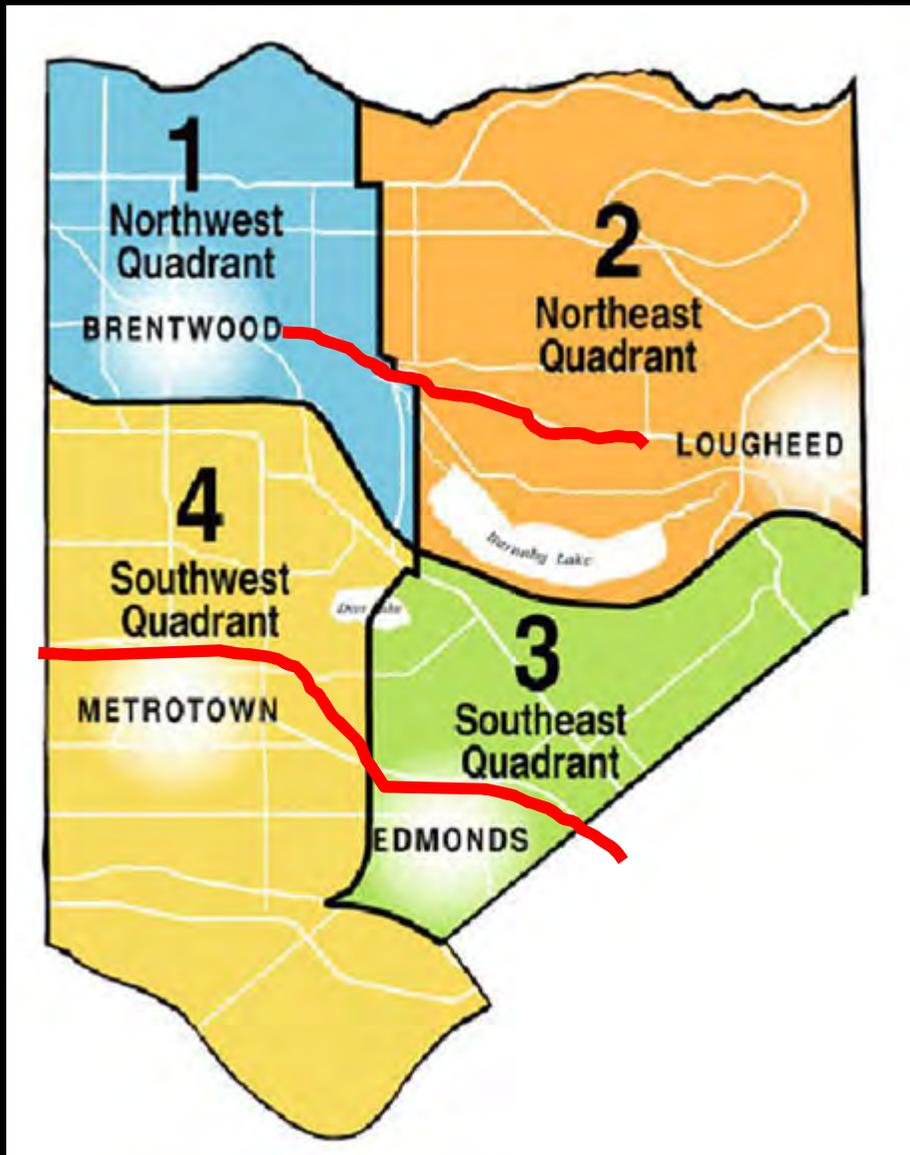
# Vancouver Region



# Leaving Vancouver Arrive at Brentwood Burnaby



# Burnaby's Planning Structure

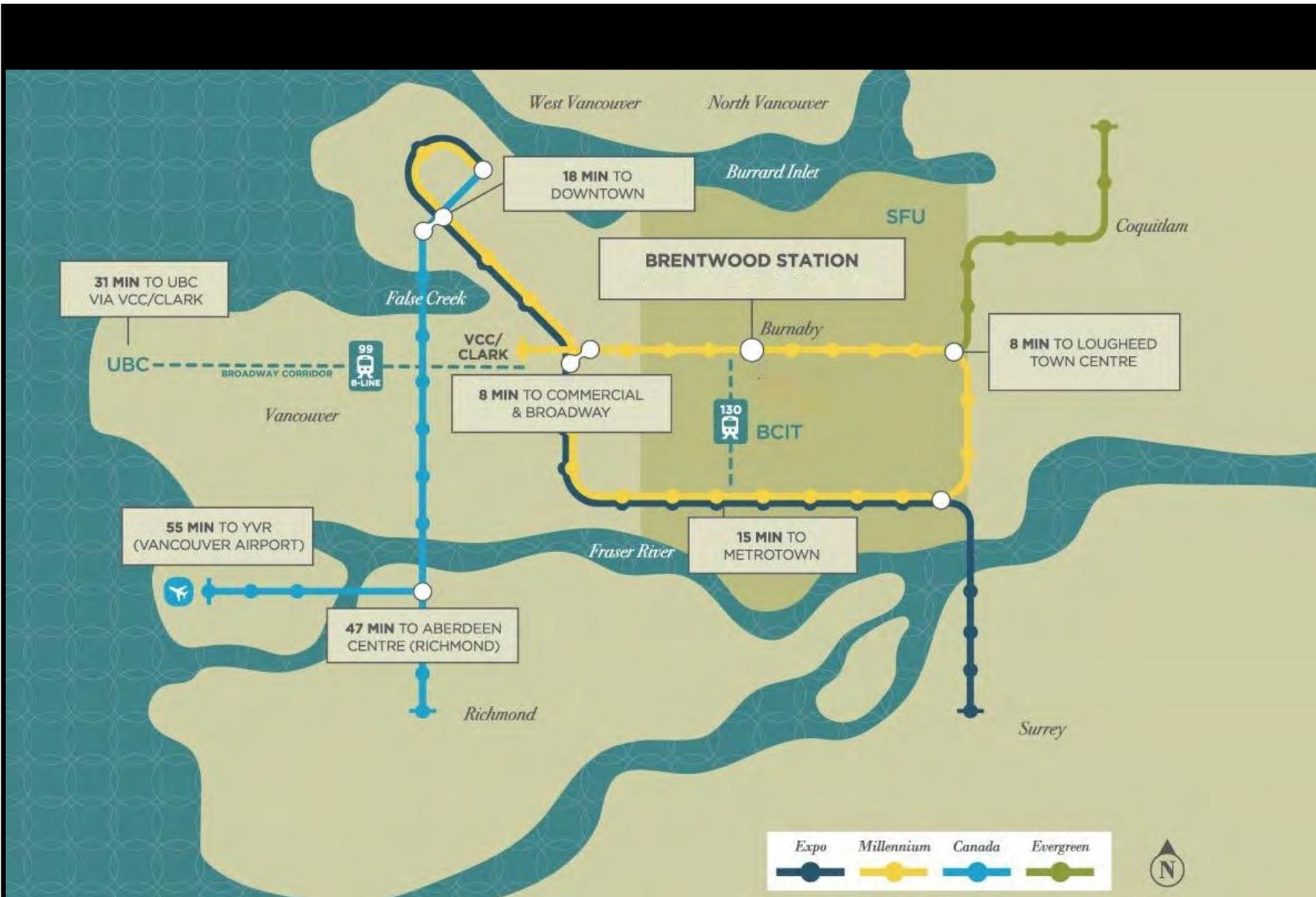


Tony Parr: Director of Planning  
Burnaby 1964 – 1995  
Skyline Award Recipient for  
Land Use Planning

# Symbiotic Relationship: Land Use & Transportation









**BRENTWOOD Town Centre, Burnaby, B.C.  
Now under construction.**

← **South to Metrotown**

# Brentwood Town Centre





# LAI Skyline Award: City of Burnaby & Brentwood Town Centre





James Cheng Master Plan Architect for Brentwood Shape Properties

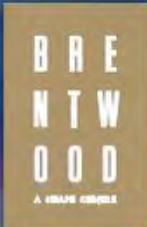
Shape Properties  
Brentwood  
Town Centre





LUXURY RESIDENCES

BOUTIQUE RENTAL



AMAZING LIVING  
STARTS AT THE 33<sup>RD</sup> LEVEL  
WITH AMAZING PRICES  
STARTING AT \$299,900.

Introducing Brentwood ONE at Lougheed and Willingdon, the first residences within Burnaby's amazing new master-planned community where home ownership actually starts on the 33rd level. Only here can stunning views, a remarkable entertainment district and an amazing home all be yours for just \$299,900.







# Lougheed Proposed Repurposed Mall

\$ 7 Billion Project  
40 Acre Site  
23 Residential Towers  
10,000 Residents  
Offices,  
Retail,  
Community Centre  
Parks





James Cheng and Darren Kwiatkowski SHAPE Properties Describe Lougheed Centre



*Darren's Shape Properties  
Enthusiastic Presentation*





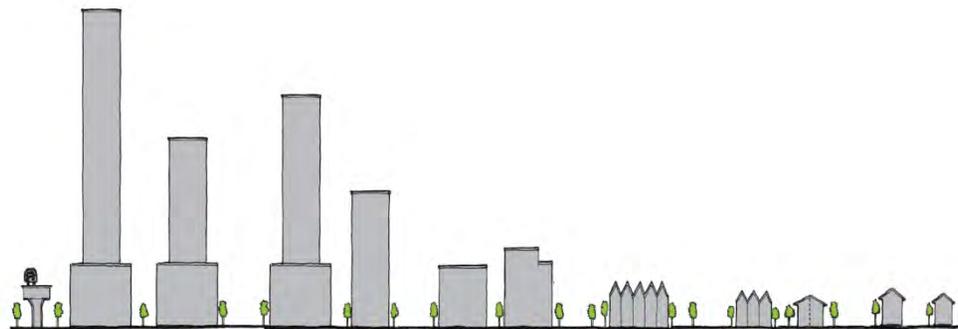
# SKYLINE AWARD



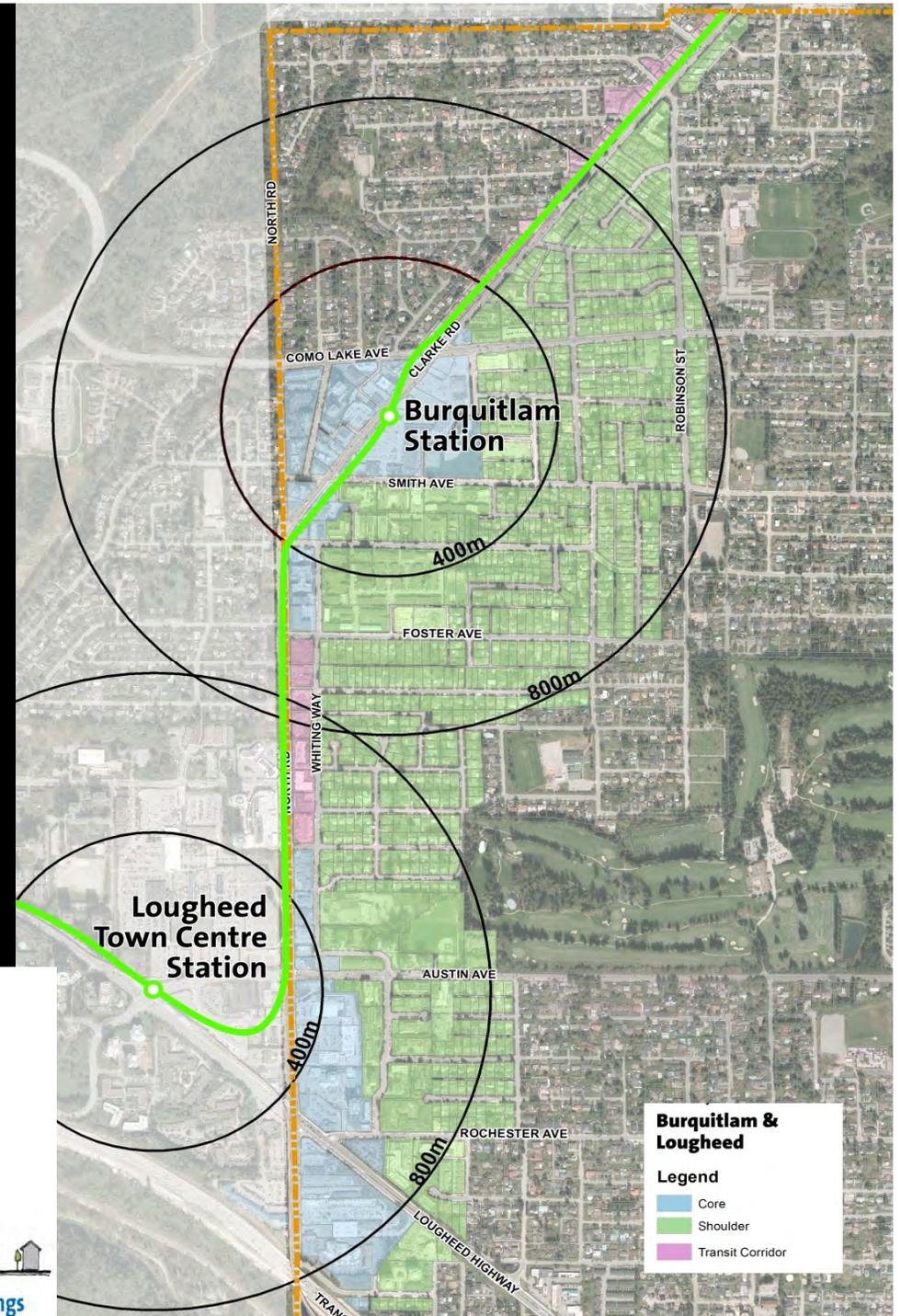
Steven Gragg, LAI, City of Burnaby Acting Mayor, Rick Cook Vancouver LAI President, Darren Kwiatkowski SHAPE Properties, Andrew Parr Tony Parr's Son, James Cheng Architect

# City of Coquitlam Transit-Oriented Development Strategy Along North Road

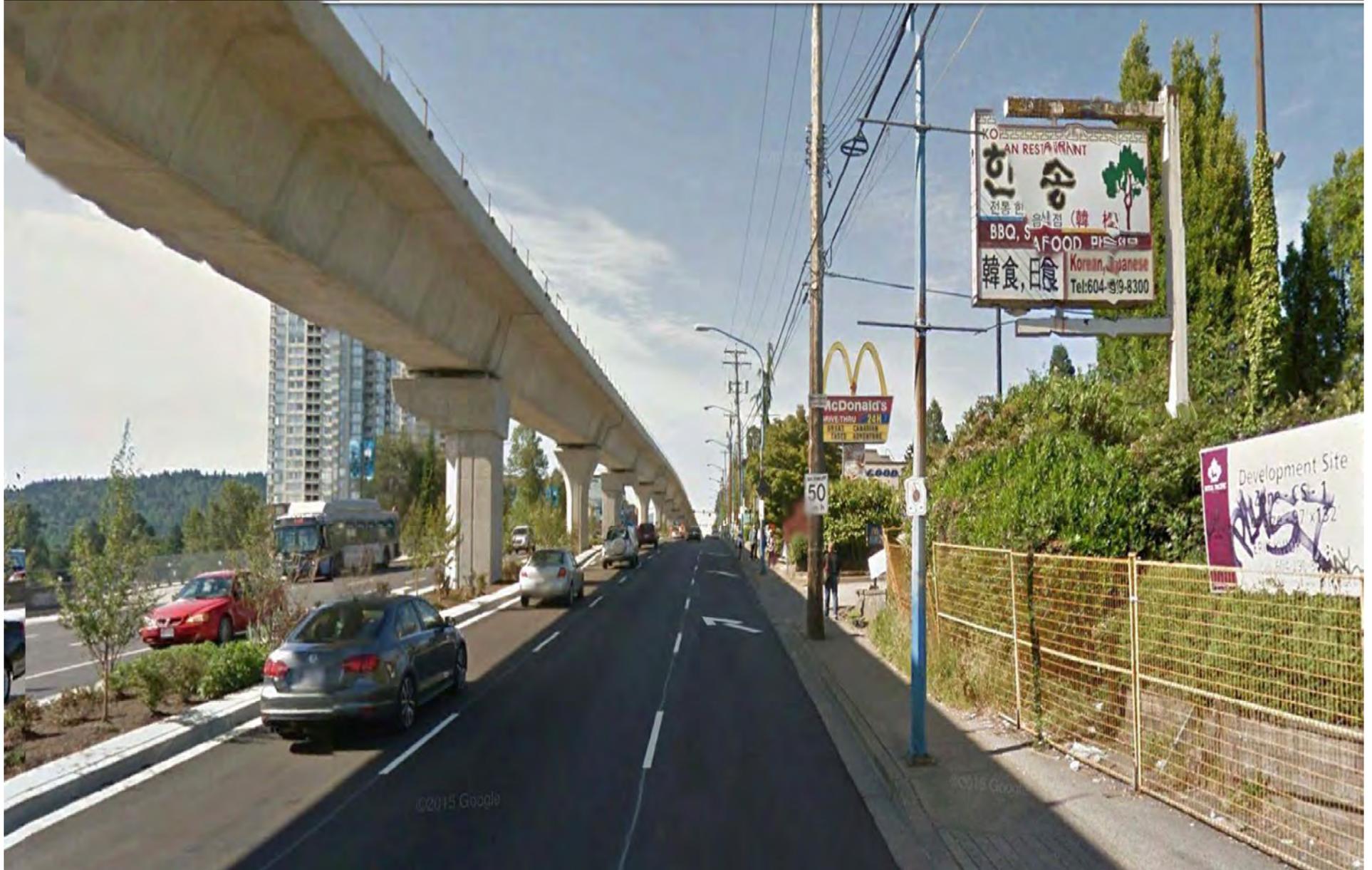
- Focus growth near stations, while building Great Places



General transition from higher density and high-rise buildings to low density and low-rise buildings



# North Road: Today



# North Road: Future





**6,700 Units/ 5.2 M sq. ft.  
Current Development Activity**





Loss of Affordable Rental Housing





Under  
Construction



Built

# Community Service Costs and Funding Sources

## Projected Capital Costs



## Projected Revenues



DCC=  
Development Cost  
Charge per sq. ft. fund  
Community Services



# UniverCity: Development as an Endowment





UniverCity High Street





Gordon Harris LAI  
President SFU Community Trust

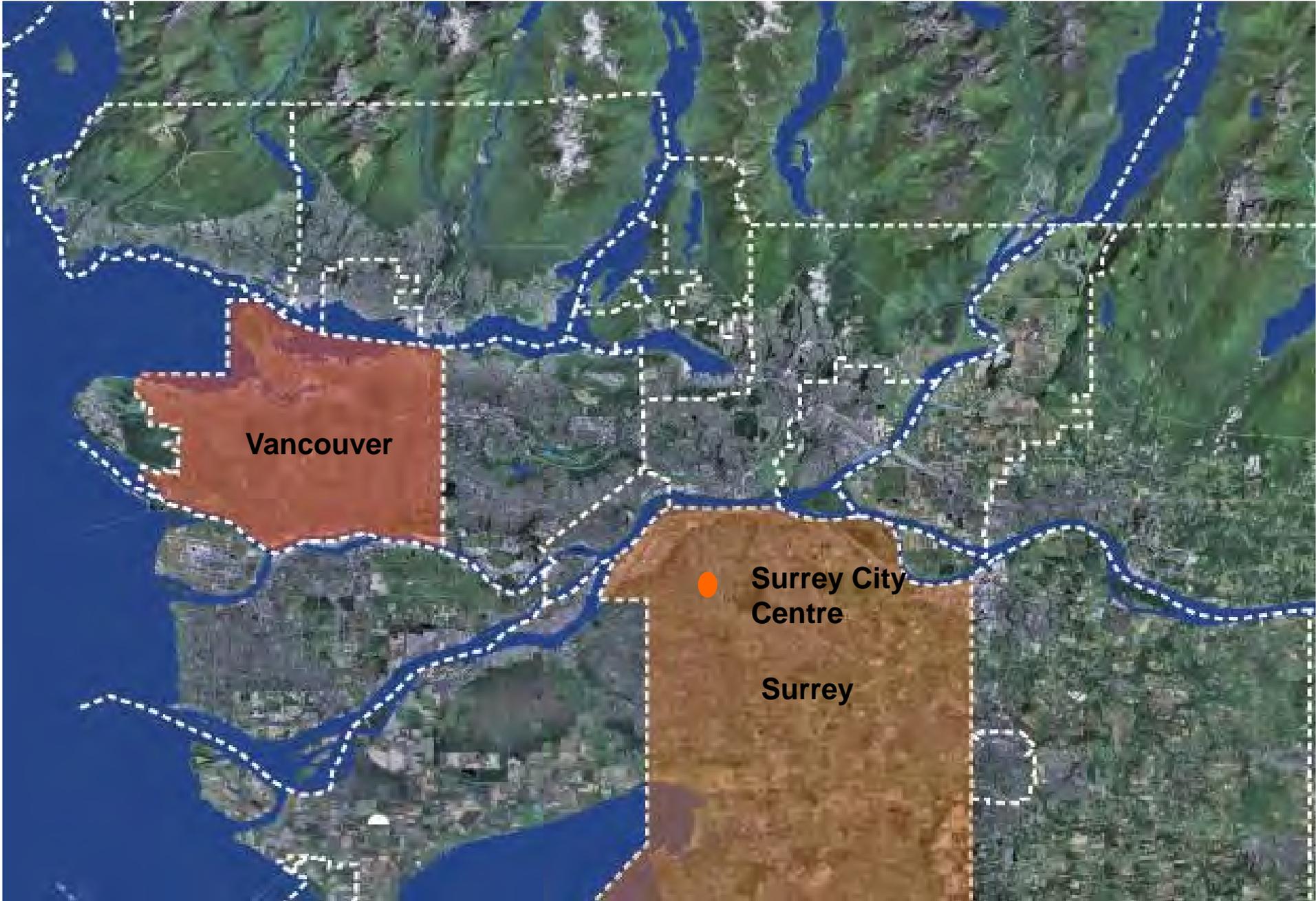


Dale Mikkelsen





Anne Giardini  
SFU Chancellor



**Vancouver**

**Surrey City  
Centre**

**Surrey**



**Surrey City Centre  
Master Plan**



**Surrey City Centre  
Circa 1998**



Michael Heeney  
Presents BTA Design



Courtesy Bing Thom Architects







# Public Sector Investment



# Background & Context

## Educational Institutions



Simon Fraser University



Simon Fraser University



Kwantlen Polytechnic University



Courtesy Bing Thom Architects



Courtesy of Thom Architect





Courtesy B

# Background & Context

## Private Sector Investment



# 3 Civic Plaza

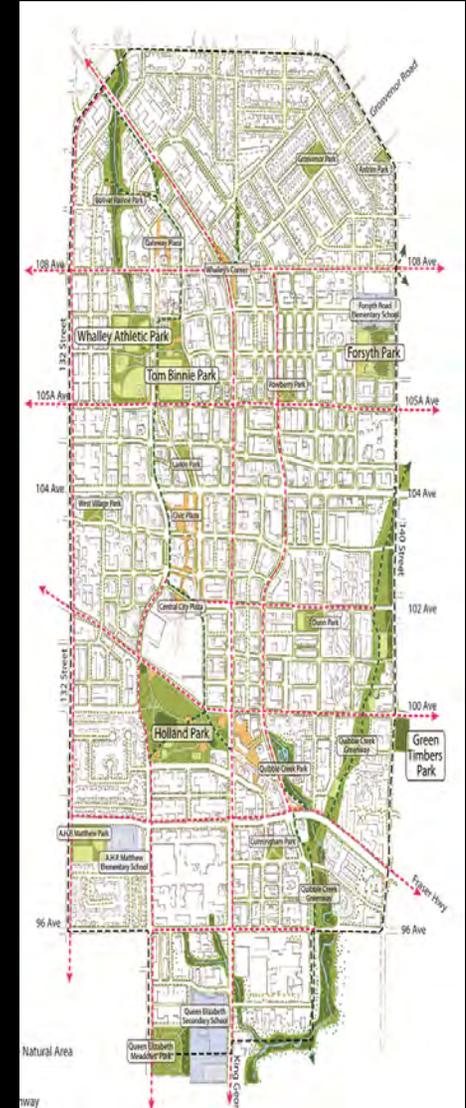
Surrey Central  
SkyTrain Station

- 525,000 sq.ft. building on < 1 acre
- 349 condominium apartments
- 144-room full service CIVIC Hotel
- 50,000 sf Kwantlen Polytechnic University Campus



# Plan Components

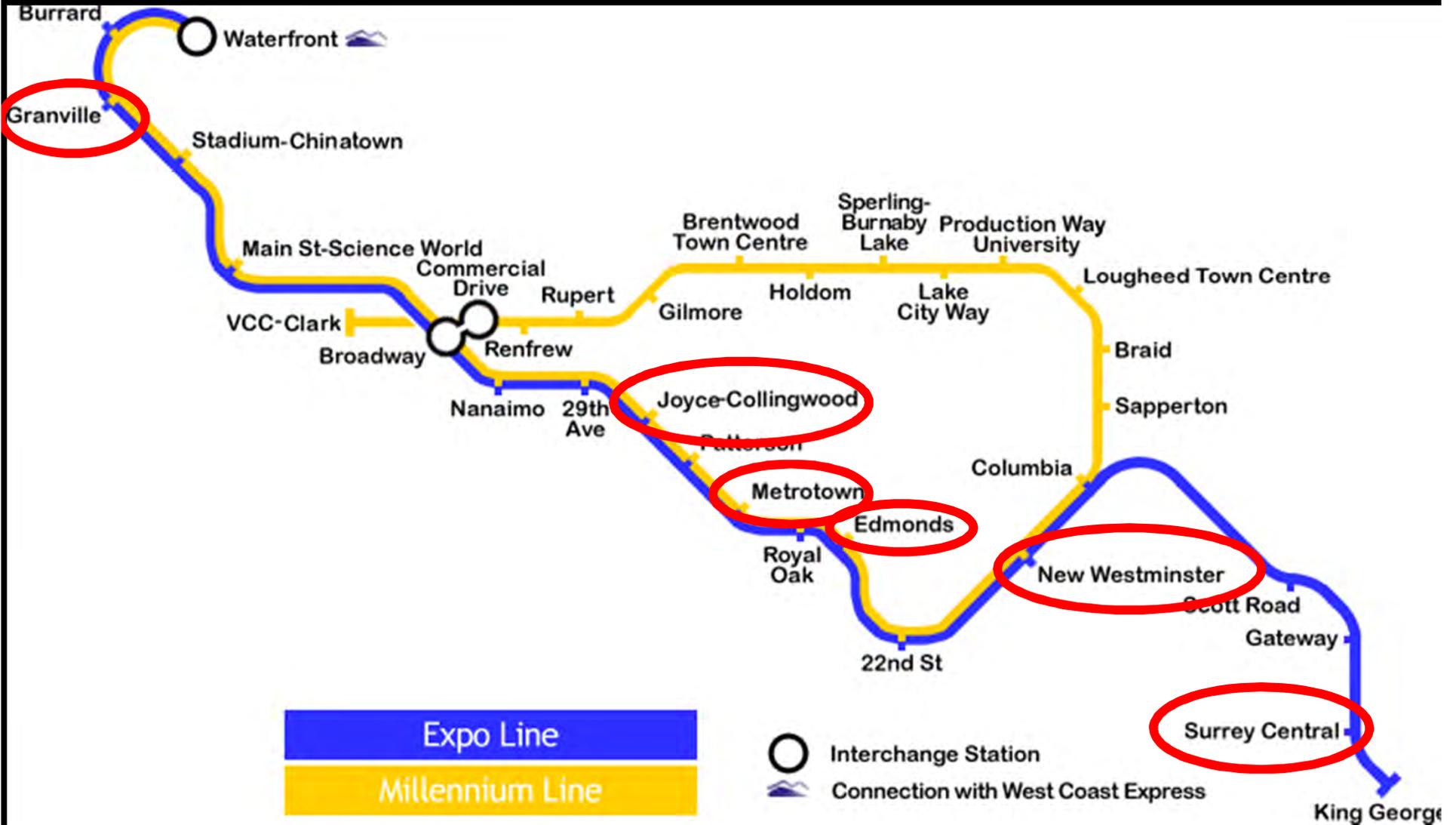
## Green the Downtown





**Surrey City Centre in 2045**

# EXPO SkyTrain Surrey Central to Downtown Vancouver



# Fraser River & New Westminster



# Edmonds Burnaby Town Centre



# Metrotown Burnaby Regional Centre



# Collingwood Village



33 acre

Suburban  
Brownfield Redevelopment

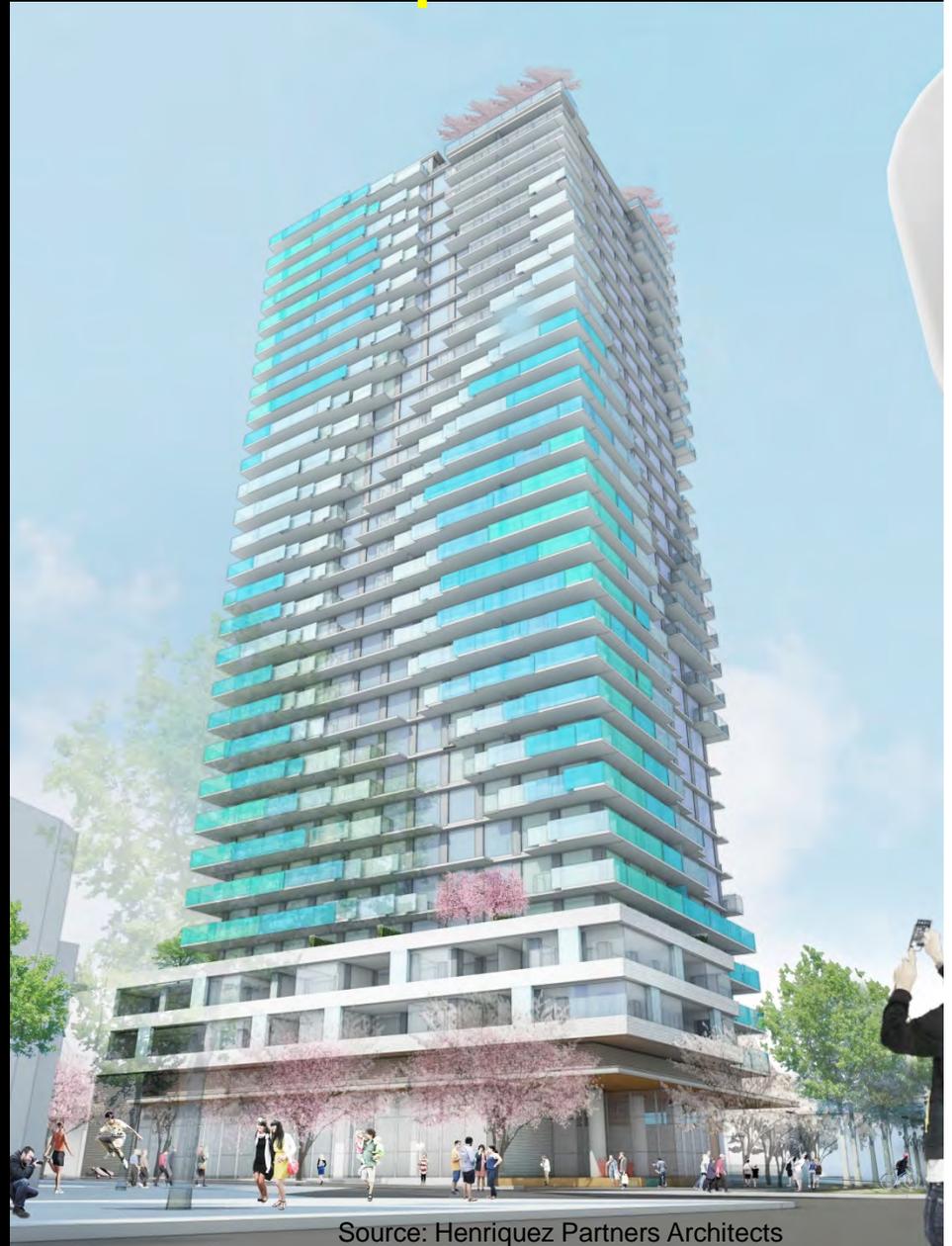


# Transit-Oriented Development

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



Garth Evans  
LEW  
Vancouver  
Chair

Sings for  
His Supper

# LEW Vancouver & Region Site Visits 2017

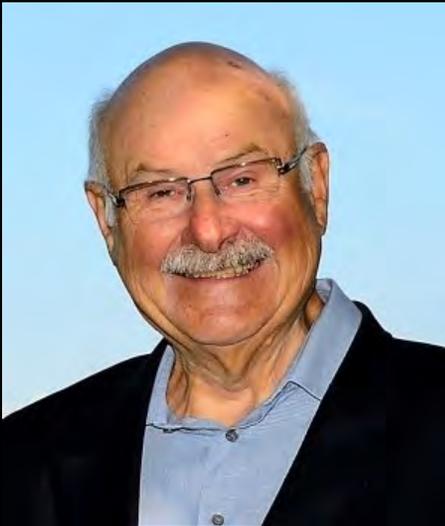
## *Saturday Day 2*

- Inner City Re-Development:
  - Vancouver City
  - City of North Vancouver





# Choices and *Consequences*



How Decisions  
Have Shaped A City

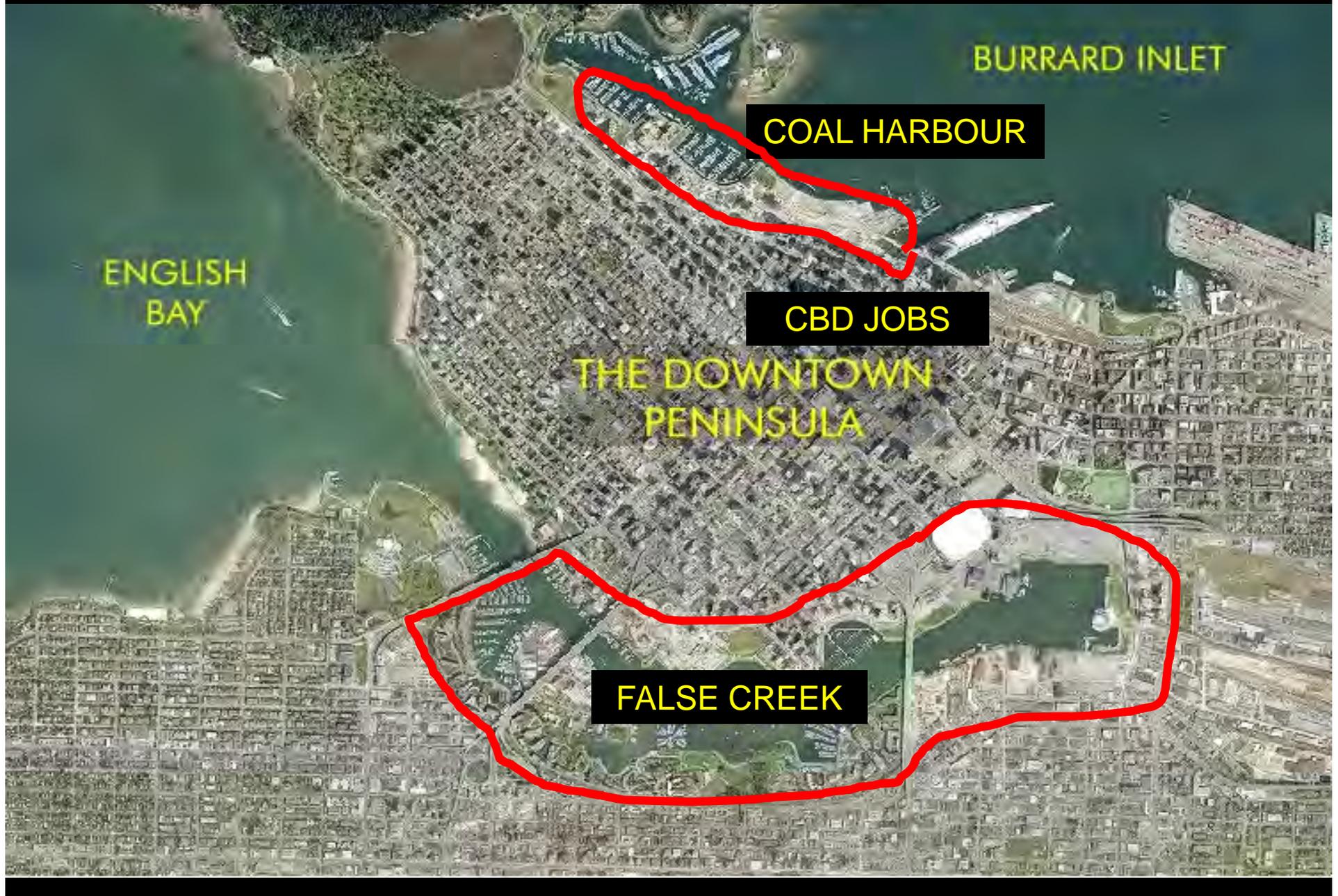
Mike Harcourt, LAI

# 1960s Proposed Downtown Freeways



No Freeway City

# No Freeways = Build More Housing Near Jobs



# Vancouver Downtown and False Creek

1970s

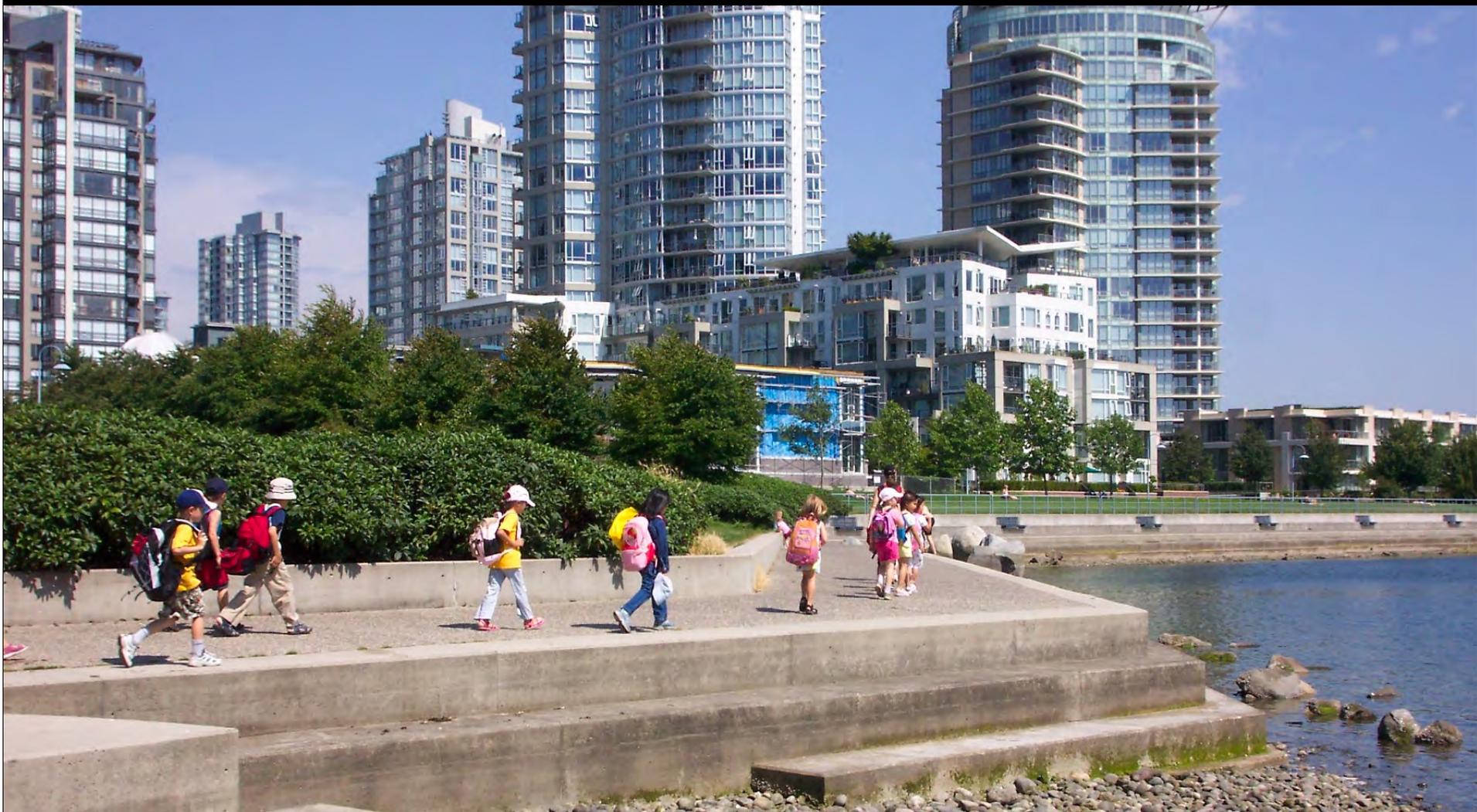


Today



# Design for Mix Households & Incomes





EDUCATION

## Downtown Vancouver seeks more schools to meet demand

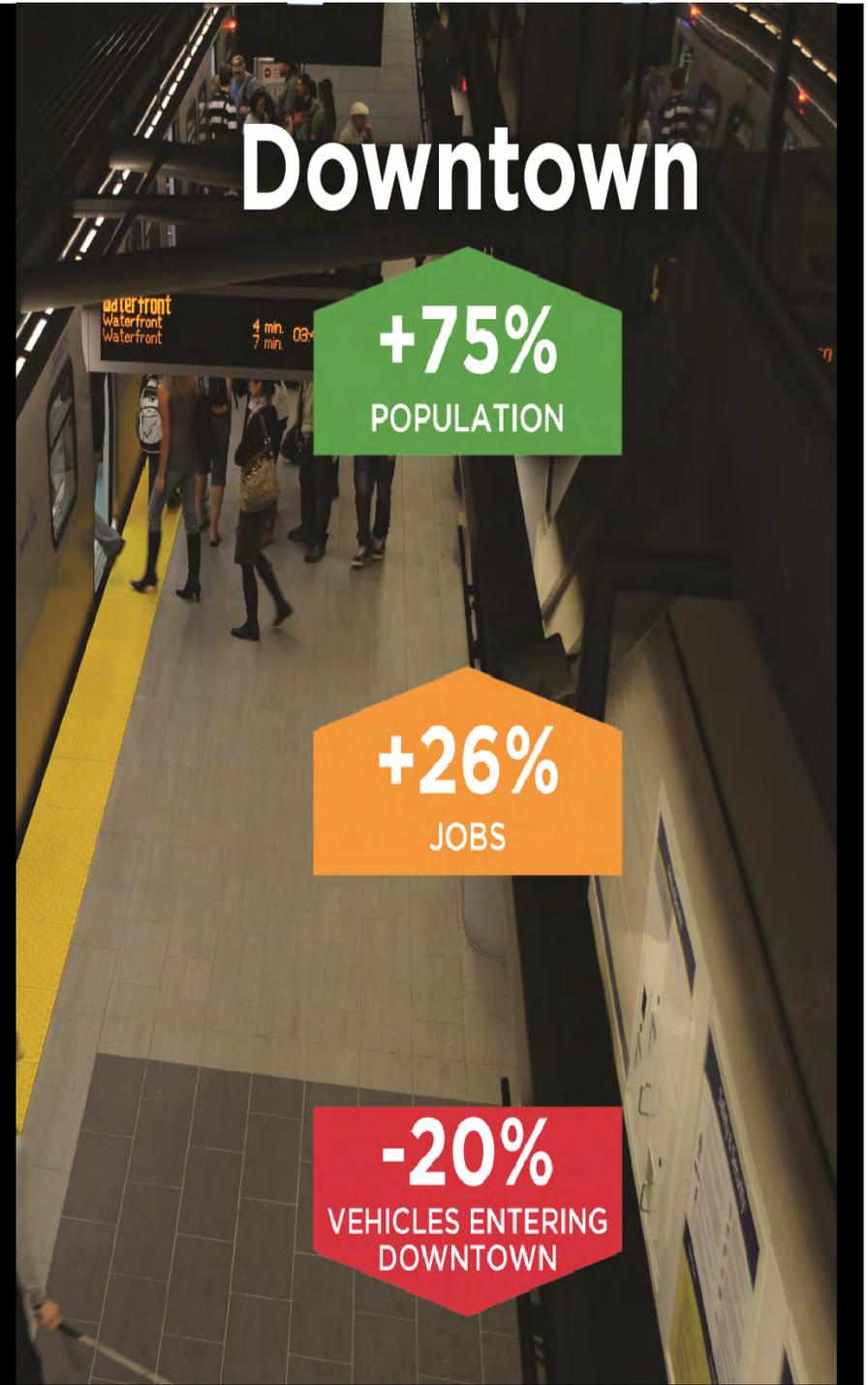
1997 to Today  
More People  
Fewer Cars

# Downtown

**+75%**  
POPULATION

**+26%**  
JOBS

**-20%**  
VEHICLES ENTERING  
DOWNTOWN





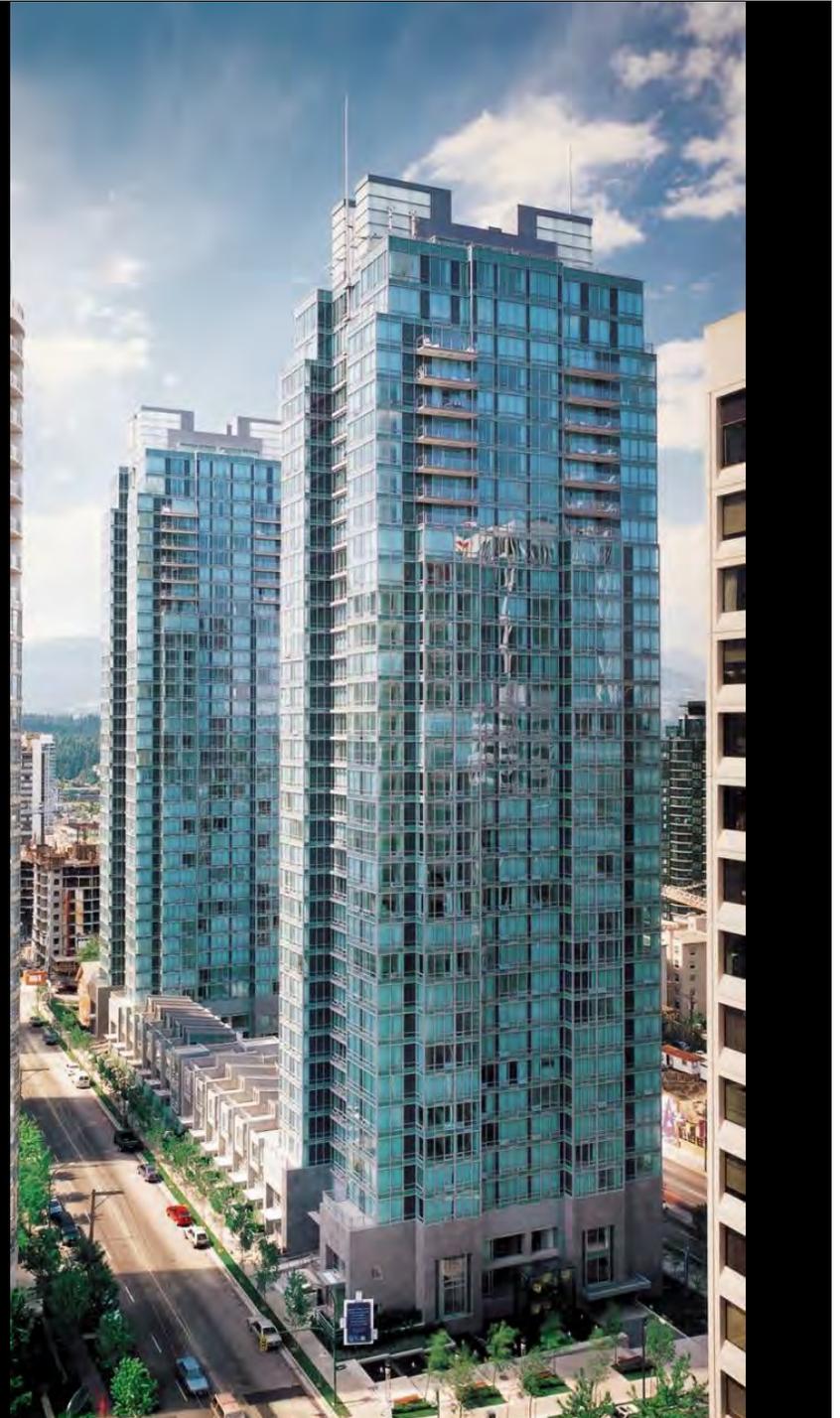
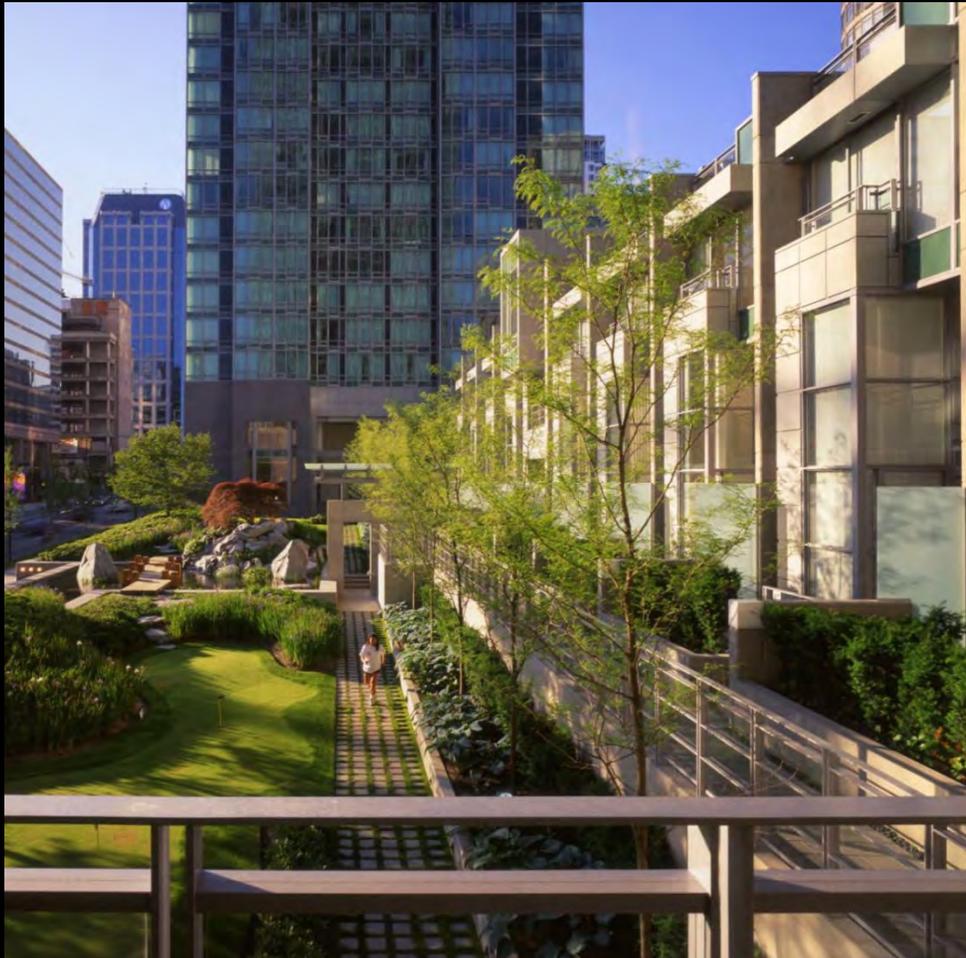
# Westbank Properties Example Downtown Developments

Damon Chan LAI



# Residences on Georgia

Westbank  
Downtown Developments



# Shangri-la



Westbank  
Downtown Developments



# Iconic Department Store

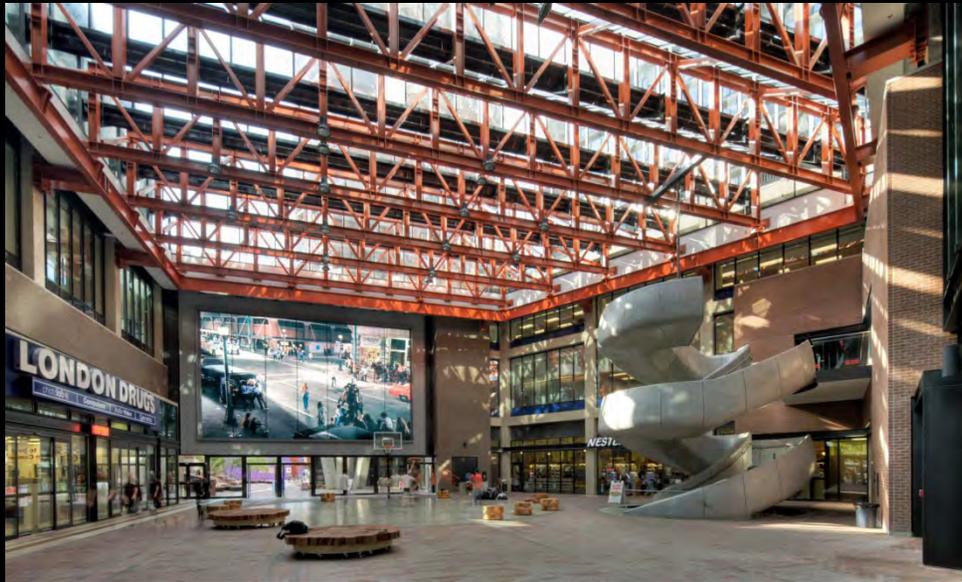


Westbank  
Downtown East Side Development

## Woodward's Site Redeveloped Mixed Housing & Community Services



Westbank Downtown East Side Development

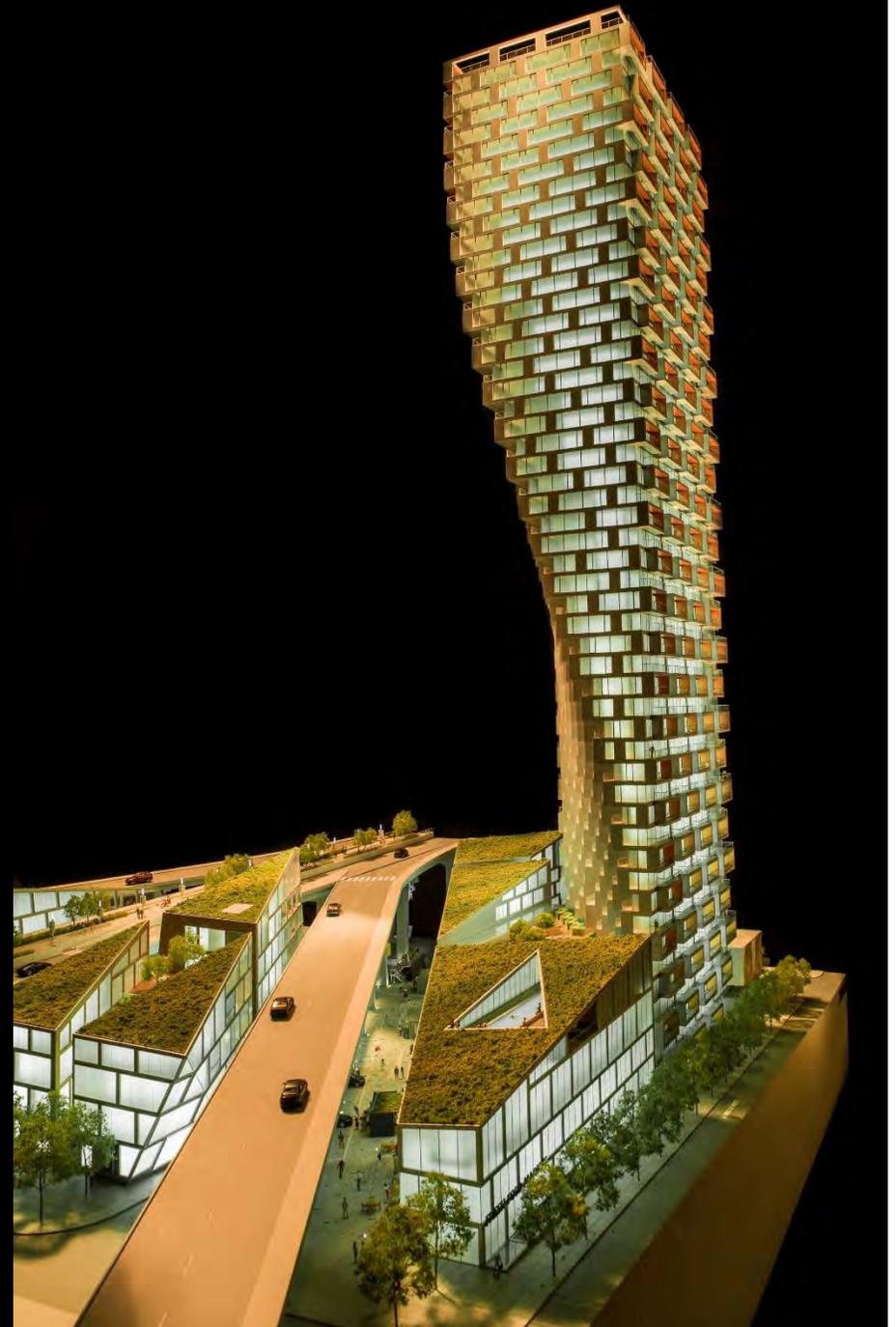


Shops, Community Space  
Arts Centre

Westbank Woodward's  
Downtown East Side Development



# Westbank Vancouver House Under Construction Downtown





# Planning for Vancouver's Future

## Strategies for Livability, Affordability and Vibrancy



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

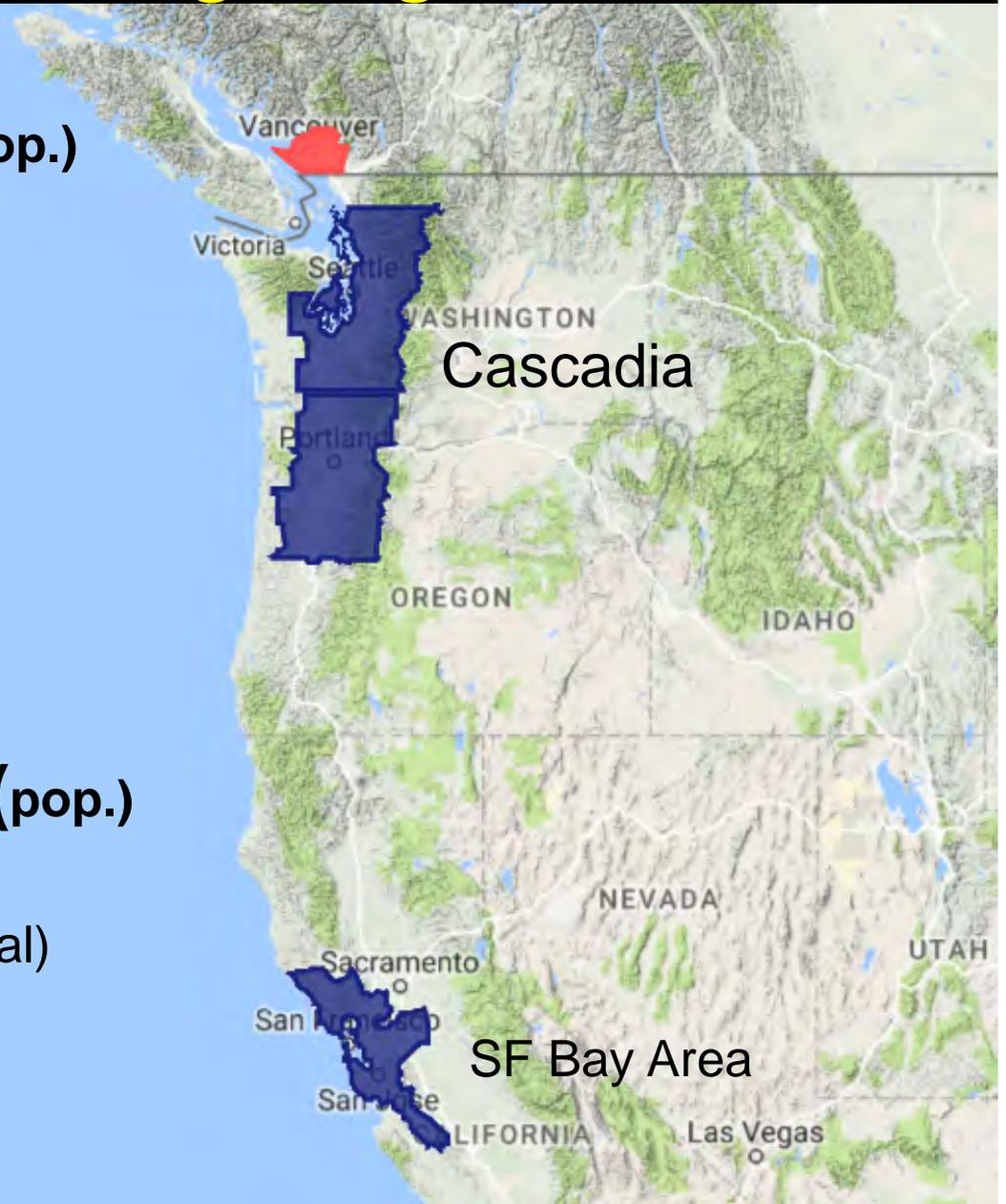
# Cascadia Megaregion

## 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%



# Three NW Metros - Common Attributes

## 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

# Common Strategies for Livability & Vitality

## 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

# Vancouver:

## 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**

# Future Development Northeast False Creek



# Northeast False Creek



**\$1B Total  
Public Benefit  
Value**

**6-8,000  
New  
Jobs**

**10-12,000  
New Residents**

**13.75 Acres of New  
Parks and Open  
Spaces**

**1.8 Million  
sq. ft. of Job  
Space**

**~1,800 Social  
Housing units**

# Vancouver 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

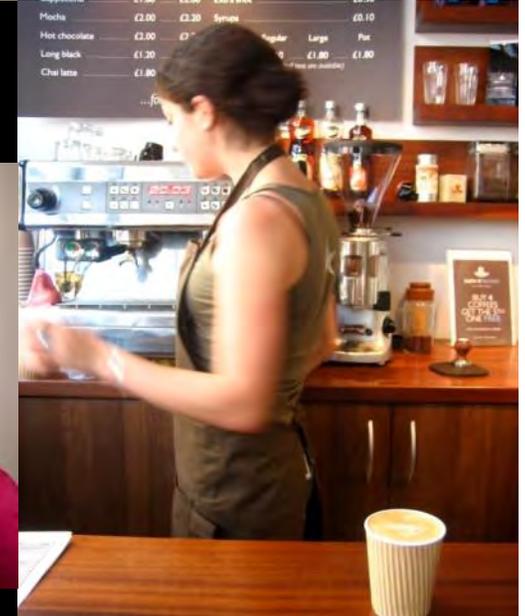
- Target new housing to serve wider range of income bands
- Emphasize rental housing production
- Employ (and expand) land use planning tools

# Housing Target Missing Middle



## Who are 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



# Add Missing Middle - Forms



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

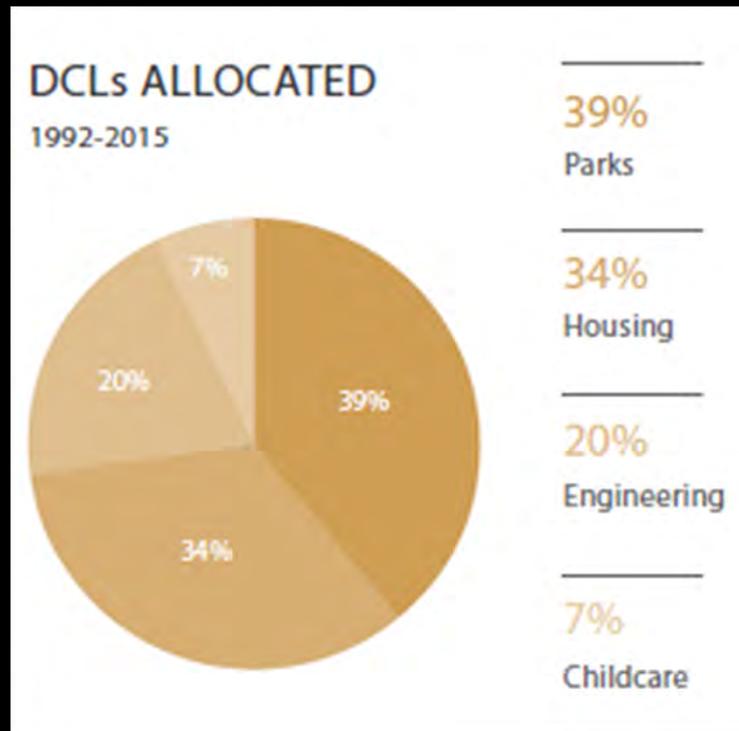


- Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.
- The most common housing forms of the missing middle are: du-tri-four-plex, townhouses, row houses, and low rise developments.

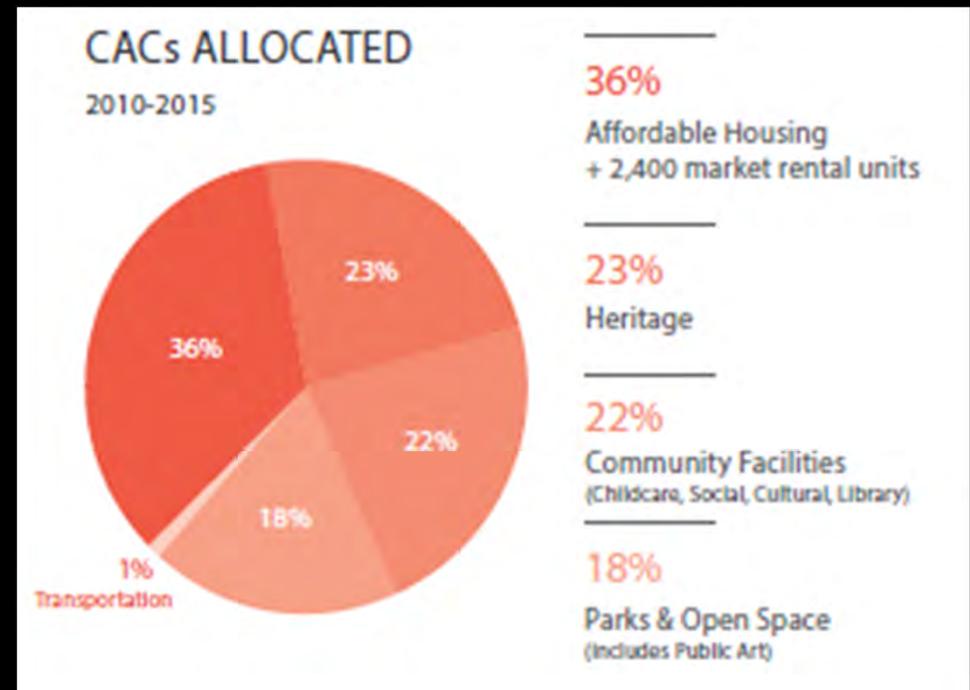
# Neighbourhood Infill – up to 3 units/lot



# Vancouver Paying for Growth Development Contributions\*



**Total = \$600M**



**Total = \$700M**

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

# 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

# Resilience: Earthquakes & Sea Level Rise



**Sea Level Rise**



**Resilient by Design**

# Viewing Vancouverism



**Phil  
Boname**



**Michael  
Geller**



**Ann  
McAfee**



**Jennifer  
Natland**

# Granville Island



**City of Vancouver Develops 53 Acres  
South False Creek 1970s  
North Shore Still Industrial**



# South False Creek



**South False Creek  
Mixed Income/  
Household Community**



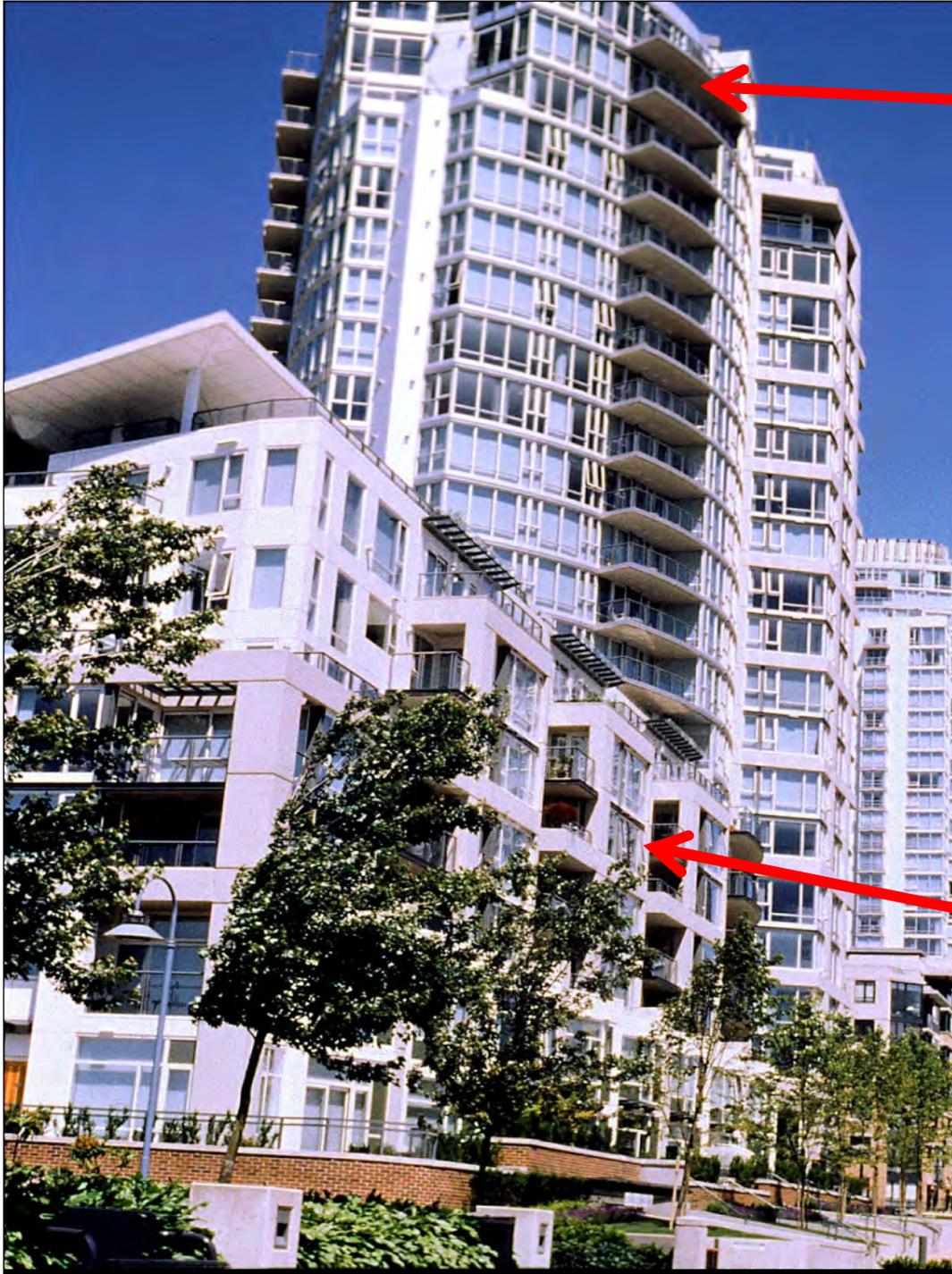
**1970s South False Creek is undergoing re-planning to respond to new opportunities**

# False Creek Today



# North False Creek: 204 Acres Private Sector





Tower

Apartments

North False Creek  
Iconic  
Vancouver  
Design

Podium

Family Housing







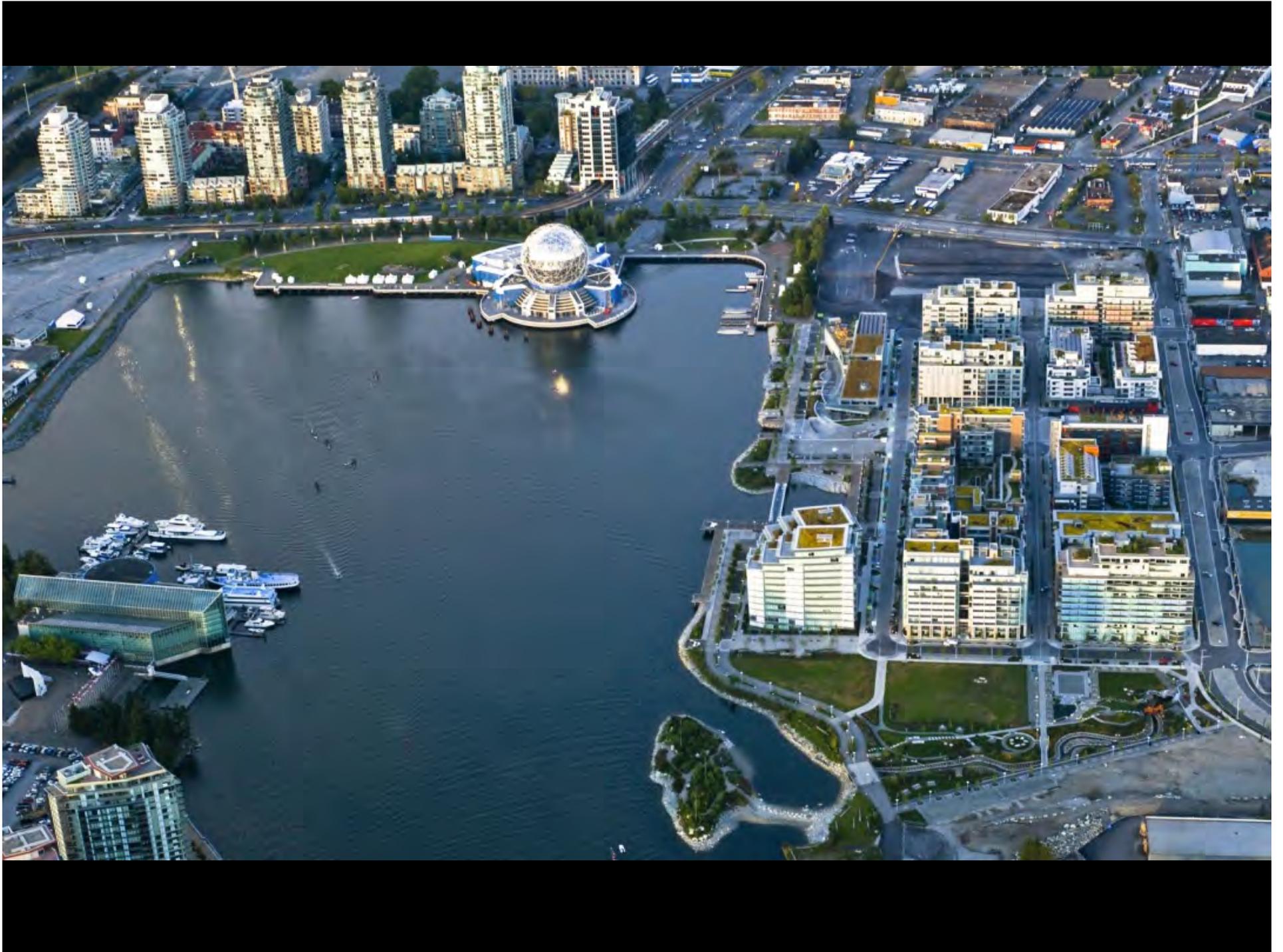


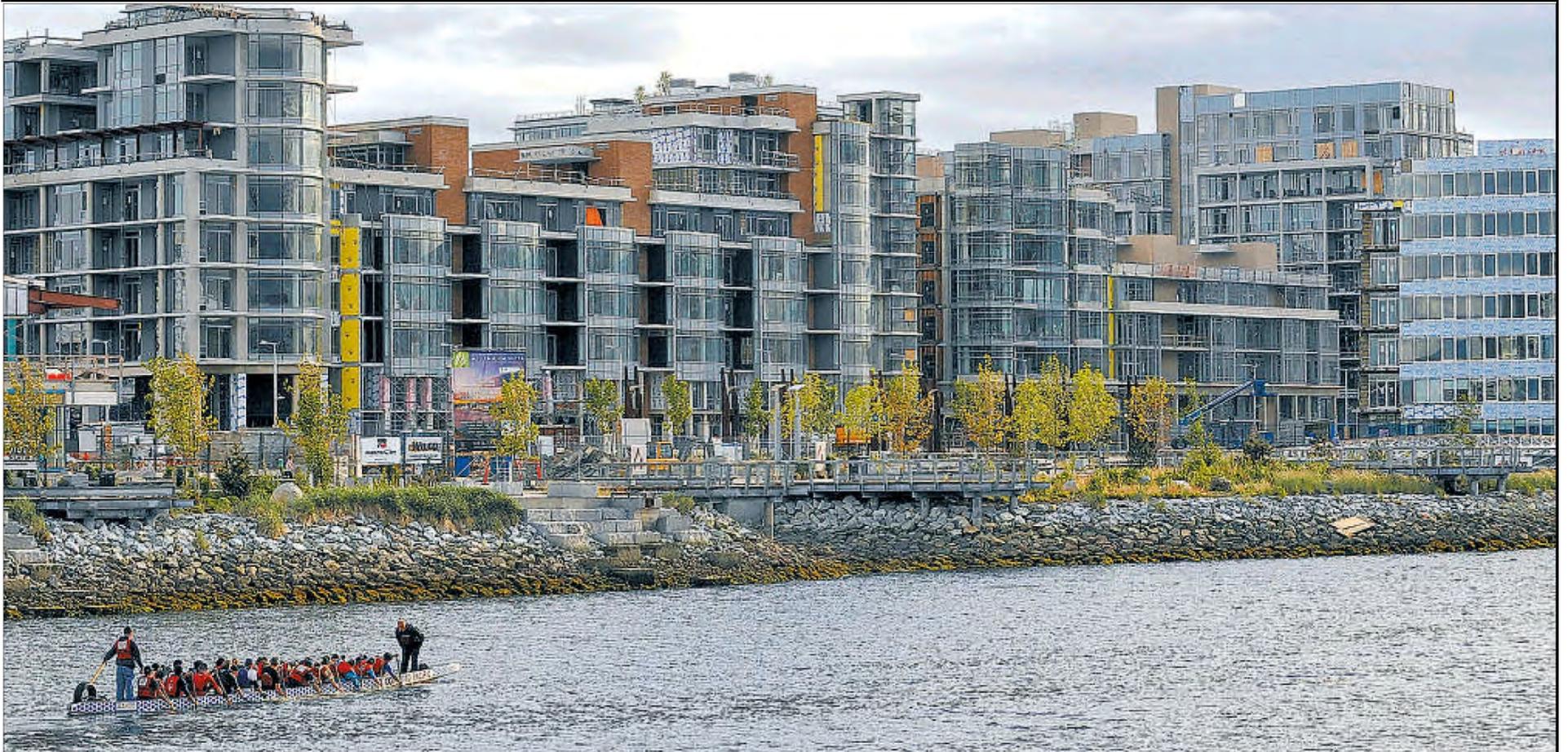




# South East False Creek Olympic Village 2010





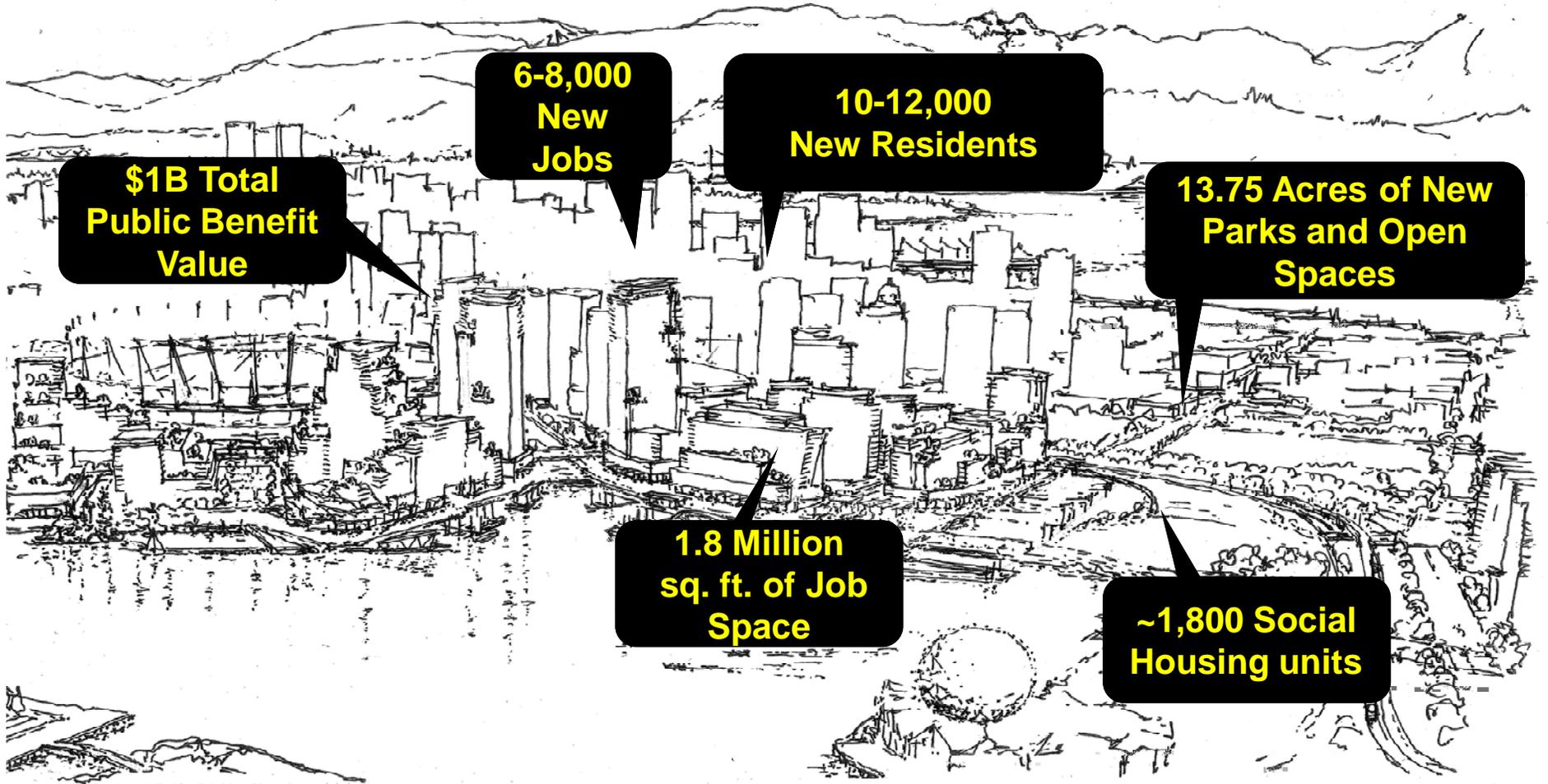


Olympic Village: South East False Creek

# Northeast False Creek: Undergoing Planning



# Northeast False Creek



**\$1B Total  
Public Benefit  
Value**

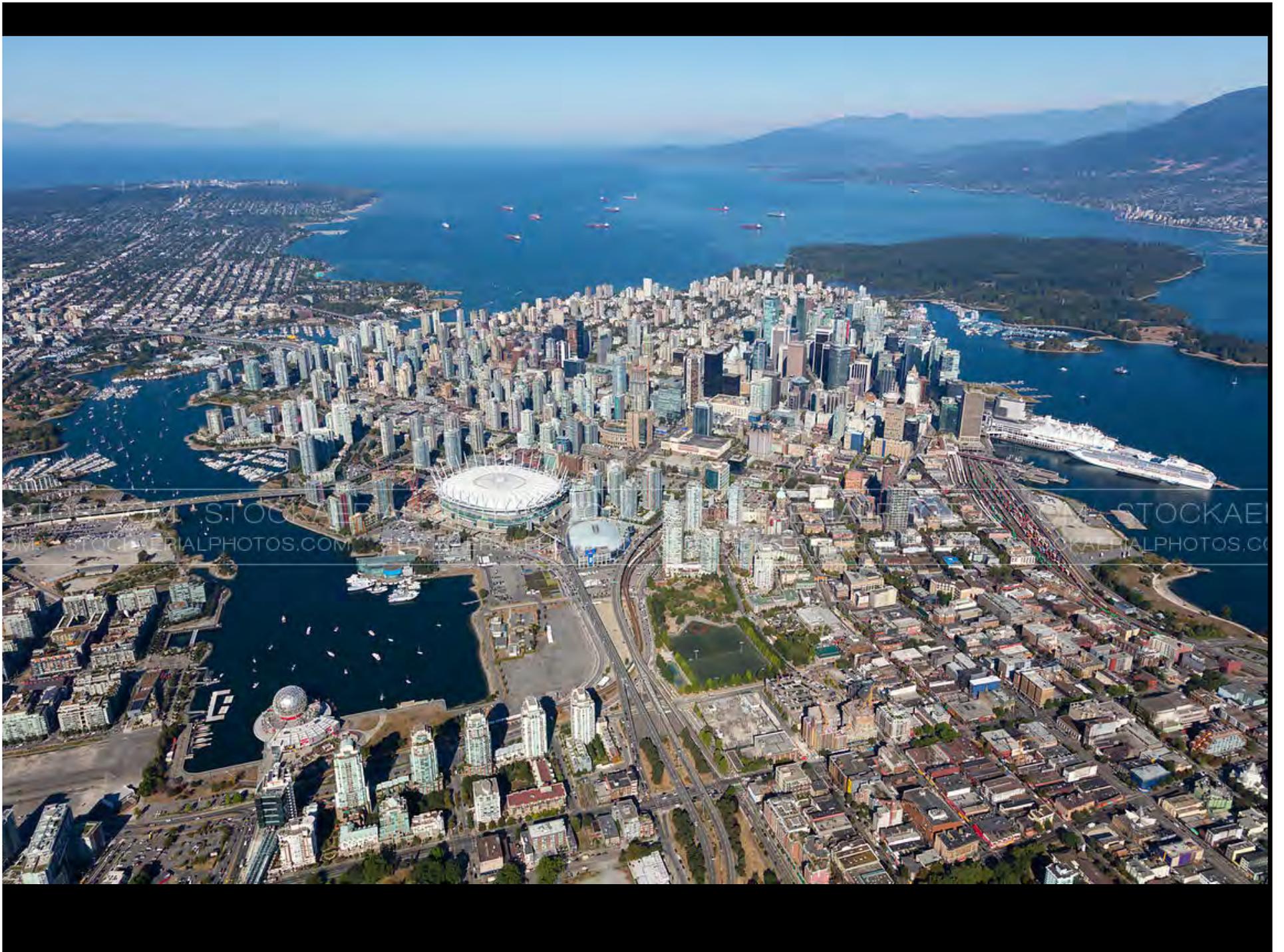
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sq. ft. of Job  
Space**

**~1,800 Social  
Housing units**



# West End





**Aerial view of the West End with Stanley Park, Burrard Inlet, and the North Shore mountains in the background.**

Lunch in the Outer Harbour  
Then Around Stanley Park  
Into the Inner Harbour



# Coal Harbour Brownfield Redevelopment





Coal Harbour



Port of Vancouver

# City of North Vancouver



Mayor  
Darrell  
Mussatto



Emilie  
Adin LAI



Lori  
Phillips



## Integrated Transit System SeaBus to SkyTrain



# Gala Dinner: Vancouver Aquarium





Gala Dinner: LAI Fellows Welcome Alan Nevin



Jordan Peters of  
Ely Chapter is  
Presented with  
2017 International  
Member of The Year



Au Revoir Vancouver

Hello Baltimore

# Goodbye LEW Vancouver 2017

