VANCOUVER a city on the edge

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Central Area Planning
City of Vancouver
Boise, Idaho
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land area: 2,821 square km
population: 2,126,000 (2006 census)
land area: 115 square km
population: 578,041 (2006 census)
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

Boise Metropolitan Area

- 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

City comparisons
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

Regional Policies

CityPlan

- provide strategic directions for land use policies in the city
- creating neighbourhood centres
- creating sustainable transportation choices
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
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
Policy Statement
- Official Development Plan
  - Overall Zoning & Urban Design Guidelines
    - Development Permits
      - Building Permits

development process

Public involvement is sought throughout this process.
- 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
urban structure
integrate with the city
step down to the water
domesticate the street
typical vancouver prototype

the resulting tower and base
typical vancouver prototype
links to parks & waterfront promenade
HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES

Adopted by City Council March 24, 1992
non-market housing
commercial and services
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”
- 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:

- energy plan
- water management
- waste management
- urban agriculture
- sustainable transportation
- 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
- 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
s e f c: l a n d u s e

retail/commercial

flex use

commercial/service/light industrial

sefc: land use
s e f c: m a j o r p a r k s a n d w e t l a n d
sefc: neighbourhood parks and plazas
sefc: community amenities
sefc: waterfront walkway
sefc: transportation links
reinforce the false creek basin
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.”
green buildings program: why LEED?

- 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
  - USGBC has over 2000 member organizations, and there are over 550 LEED™ registered projects
- 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

sefc: green buildings
- 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.
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
Vancouver: sustainability initiatives

- 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: how sustainable are we?
think globally, act locally
Thank you!

Questions ?