

Welcome!

The **Vancouver Plan** marks a turning point for the City

The Plan proposes:

- A new way for the city to grow and change
- Opportunities for more diverse housing everywhere
- Opportunities to move forward with Reconciliation, advance equity and become a more resilient city

We are here →

Vancouver Plan Timeline



Phase 1

Listen and Learn
Fall 2019 – September 2020



Phase 2

Identifying Key Directions
October 2020 – July 2021



Phase 3

Policy and Land Use Ideas
August 2021 – November 2021



Phase 4

Draft and Final Plan
December 2021 – June 2022



Plan Implementation

Implementation Strategy including Public Investment Approach
June 2022 - Dec 2024

Share your feedback at:
vancouverplan.ca/join



Over the next 30+ years the plan will set the course for a more livable, affordable, and sustainable city with a strong economy where people and nature thrive. A city that is inclusive, diverse and works for everyone.

Acknowledging the unceded homelands of the Musqueam, Squamish and Tsleil-Waututh Nations

This place is the unceded and ancestral homelands of the hə́nq̓emí̓ə́m and S̓k̓w̓x̓w̓ú7mesh speaking peoples, the x̓w̓məθk̓w̓ə́y̓əm (Musqueam), S̓k̓w̓x̓w̓ú7mesh (Squamish) and sə́lilwə́təʔ (Tsleil-Waututh) Nations (the Nations), and has been traditionally stewarded by them since time immemorial. These lands continue to be occupied by settlers, and Indigenous Peoples face ongoing dispossession and colonial violence. Despite systematic and institutional efforts to eradicate their communities and cultures, the resilience, strength, and wisdom of the Nations have allowed them to revitalize their languages and cultures, and exercise sovereignty over their lands.

Recognizing the lives, cultures, languages, and peoples of this land, the Vancouver Plan seeks to build on our commitment as a City of Reconciliation. Working together with the Nations on the Vancouver Plan and on further work to come, we hope to strengthen reciprocal relationships with each of the three Nations to ensure we move forward together toward a city truly worthy of this amazing place. Settler Vancouver residents have a responsibility to the Nations and Indigenous Peoples that have stewarded these lands to tangible actions and a commitment to Reconciliation through decolonization.



x̓w̓məθk̓w̓ə́y̓əm
(Musqueam Indian Band)



S̓k̓w̓x̓w̓ú7mesh
(Squamish First Nation)



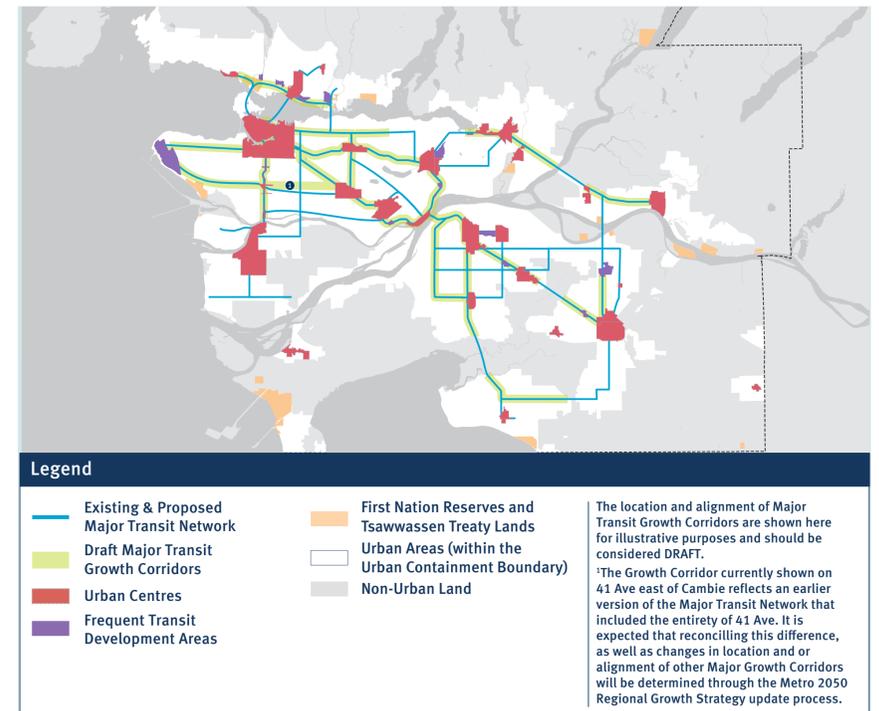
sə́lilwə́təʔ
(Tsleil-Waututh First Nation)

Why a Plan for Vancouver?

A perfect time to plan

- **The Region is changing.** Metro Vancouver and TransLink have new long-range plans, and Vancouver Plan is our opportunity to align with our regional partners.
- **We have an opportunity to reflect** on what we learned during the COVID-19 pandemic, as we take stock of what matters most and plan our future.
- **The City has adopted bold plans** addressing the climate crisis and affordability crisis and the Plan provides an opportunity to land these on the ground.

Major Transit Growth Corridors from TransLink's Metro 2050 Plan



There is a lot to love about Vancouver

- Within a beautiful regional environment of mountains, rivers, wetlands and the ocean
- Parks of all sizes, plazas, beaches, streams and gardens
- Distinct and special neighbourhoods reflecting the diversity of Vancouver
- Cherished local businesses and community spaces
- An eclectic cultural scene and places for social connection.



And some core challenges to address

- Housing affordability and homelessness
- Impacts of climate change
- Lack of walkable access to daily needs in many neighbourhoods
- Childcare shortfalls
- Feelings of loneliness and isolation, and others
- Past harms to address



Engagement to date

Phase 1 - Listen and Learn

- In Phase 1 we started as broadly as possible, asking people what they feel is important
- People responded with ideas, helping to identify “the city we want”
- Vancouver residents told us they want a city that is livable, affordable and sustainable - a place that is inclusive, diverse and works for everyone.
- We have made real progress on many important things, but we can do more!

Between November 2019 and September 2020, we heard from over 12,000 community members representing diverse backgrounds and perspectives who offered ideas that helped us identify 10 Provisional Goals for the City we want to become.



Phase 2 - Identifying Key Directions

- From the broad aspirations established in Phase 1 we:
 - Gathered ideas to achieve the provisional goals
 - Worked to refine key concepts like “Complete Neighbourhoods”
 - Engaged on key housing actions
- This set the stage for us to develop policy and land use ideas in response

Between September 2020 and June 2021, over 10,000 community members and 90 community organizations shared ideas for how we can achieve the 10 Provisional Goals, leading to key directions.



Phase 3 - Policy & Land Use Ideas

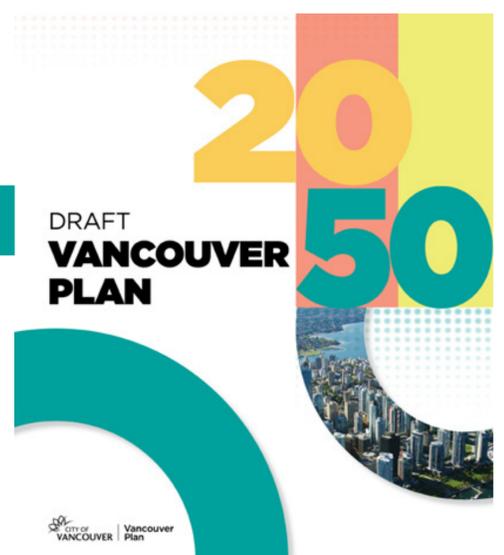
- In Phase 3 we shared Three Foundational Principles, Three Big Ideas and Three Key Areas of Change
- We tested these through surveys, workshops and youth activities, and learned that we had high levels of support for most topics, including:
 - More housing options in neighbourhoods across the city, including low density areas - and a lot of interest in affordable rental and Missing Middle
 - Complete neighbourhoods
 - Additional job space and the protection of existing job centres
 - Climate-related initiatives
 - Preference for distributed density

Between October and November 2021 we had around 6,500 points of contact sharing input on the Three ‘Big Ideas’.



Phase 4 - Draft Plan - We are here

- With Phase 3 complete, we’ve been spending the last few months putting the pieces together...
- After carefully considering community input and carrying out important technical work, the City is ready to share the Draft Vancouver Plan



Key elements of the Vancouver Plan

Looking towards 2050

Vision:

Vancouver is a city that lives in greater balance with our ecological systems while providing more complete, inclusive and resilient neighbourhoods where people of all ages, incomes, abilities and backgrounds thrive.



What is the Vancouver Plan?

A long-range plan to **guide growth and change** for the next 30 years and beyond

- **Unified vision** for the future land use of the city
- **Supportive policies** to achieve the vision
- A **framework** for detailed area plans to come

What is it not?

- Does not enable rezoning or development applications
- Will not provide specific guidance about your home, addressing potholes, etc.
- Does not supersede other important and related policy initiatives – such as *Housing Vancouver Strategy*, *Resilient Vancouver Strategy*, *Climate Emergency Action Plan*

Plan at a Glance

- The future we want is grounded in **Three Foundational Principles** and will be achieved through **Three Big Ideas**
- The **Land Use Strategy** shows how the Plan policies land on the ground
- **Policy Areas** consist of 11 topic areas
- **Implementation** and the public investment approach will follow after Plan adoption

Three Foundational Principles



Reconciliation

We will continue to form relationships of mutual respect and understanding with xʷməθkʷəy̓əm (Musqueam), Sḵwxwú7mesh (Squamish), and səliłwətaʔ (Tsleil-Waututh) Nations and urban Indigenous communities, integrating Indigenous perspectives in planning and decision-making processes.



Equity

We will advance an equitable approach to planning, where the benefits of growth and change are distributed across neighbourhoods, with particular attention to equity-denied groups, so that everyone has the chance to thrive.



Resilience

We will proactively plan for an uncertain future so we can withstand, adapt, recover, and thrive in the face of shocks like earthquakes and climate change impacts, and reduce stresses like affordability and inequities.



Big Idea 1: Equitable Housing and Complete Neighbourhoods

Equitable Housing

What does this mean?

- Allowing more housing options across the city, including new rental and social housing in all neighbourhoods
- Opportunities for more housing off major arterials
- Creating opportunities for everyone to choose a livable neighbourhood that best meets their needs



Complete Neighbourhoods

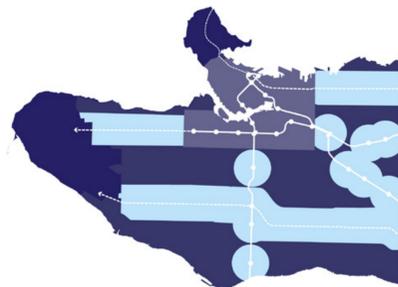
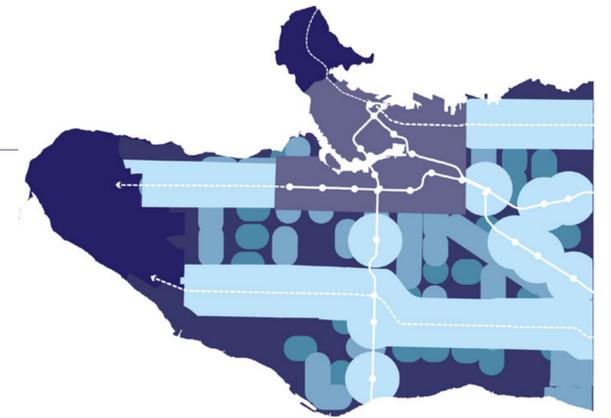
What does this mean?

- Building on what we love about our neighbourhoods like local businesses, affordable rental housing, arts, culture and public spaces where we can come together
- Adding new things we need like parks, community spaces, shops and services that provide our daily needs
- Moving towards our climate target of having 90% of people living within an easy walk or roll of their daily needs



How does this 'land'?

Three areas of change represent the City Building Blocks that are the focus of the Vancouver Plan. Each will help shape the future of the city and advance our Big Ideas.



Rapid Transit Areas

Areas within a 10 minute walk of rapid transit. Many of these areas already have a recent plan, others don't. Existing and proposed transit routes will add much needed housing, retail shops, and jobs.

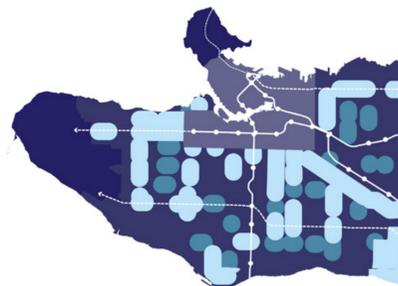


Existing condition

- Rapid transit areas come in different types and sizes: high density with significant job space, like Downtown or Oakridge Municipal Town Centre, or smaller scale like King Edward

Future opportunity

- Emphasis on higher density development including affordable housing, jobs, shops, services and amenities



Neighbourhood Shopping Areas

The heart and soul of neighbourhoods. These areas vary in size and can help advance the Three Big Ideas, while also supporting local shops and businesses.

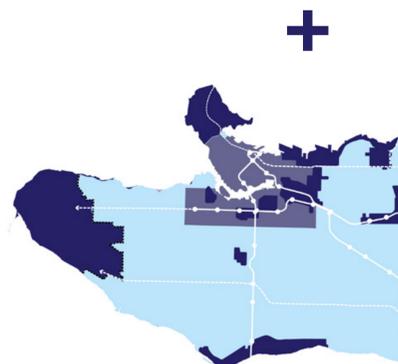


Existing condition

- These areas are the hub of our residential neighbourhoods. Generally outside of rapid transit areas and have different character and scale

Future opportunity

- Add more housing choice (low and mid-rise) and enliven local shopping streets



Multiplex Areas

These low density, residential areas often have fewer shops and services within close walking distance of homes. Adding more housing options will reinvigorate these areas.



Existing condition

- Areas with mostly detached housing, duplexes, laneway and secondary suites
- Different character between east and west - different lot sizes, street character, and varying access to services and amenities

Future opportunity

- Adding multiplexes and local serving shops and services



Big Idea 2: An Economy that Works for All

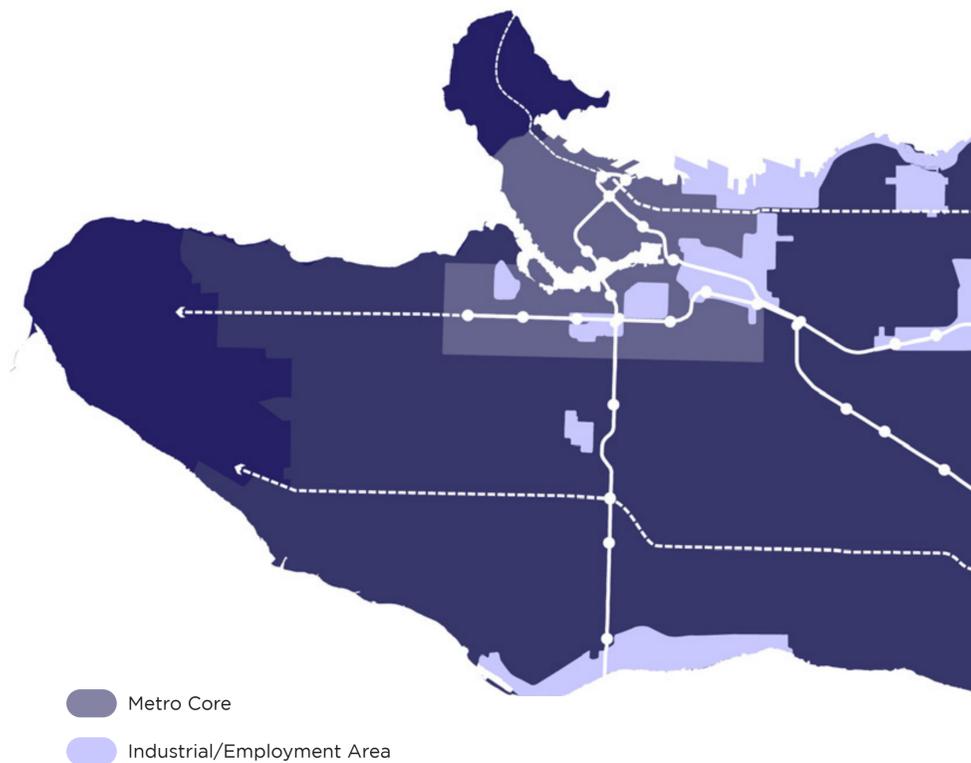
An Economy that works for all

What does this mean?

- Protecting and expanding areas for business and employment while continuing to focus major office in business districts
- Adding more jobs space to neighbourhoods – for example, restaurants, home based businesses, repair shops - so they better support people's livelihoods
- Ensuring a mix of housing, jobs, shops and services close to rapid transit



How does this 'land'?



Existing condition

- The city's industrial areas are primarily intended for production, distribution, and repair
- Employment lands geographically constrained with critical infrastructure ties like rail and highway access

Future opportunity

- Industrial and mixed employment areas will be intensified, expanded, and enhanced
- Expand local shopping areas and neighbourhood employment



Big Idea 3: Climate Protection and Restored Ecosystems

Climate Protection

What does this mean?

- Creating “people-first” streets that are safe and attractive and make space for people to gather, walk and bike, and for transit and nature
- Support construction and building methods that reduce energy consumption as we move towards a zero-carbon city
- Urban design and infrastructure that responds to climate change, and increases resilience



How does this ‘land’?



Existing condition

- Climate crisis, increasing air pollution, deadly heatwaves, destructive flooding

Future opportunity

- Encourage sustainable living, housing and jobs near transit, and walking and biking as preferred ways of getting around

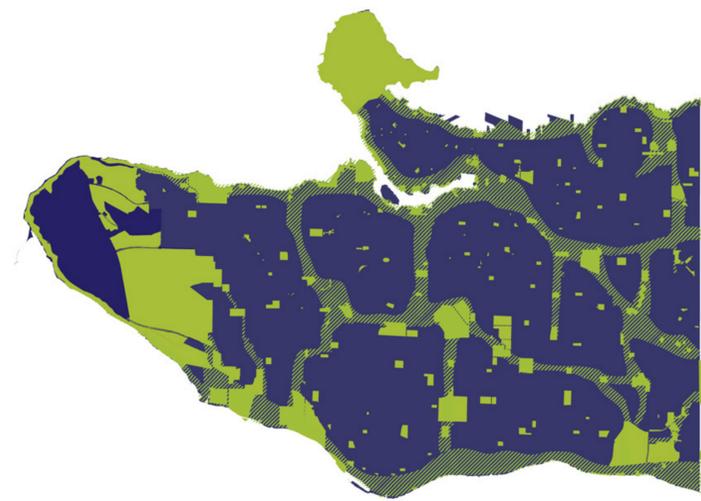
Restored Ecosystems

What does this mean?

- Protecting waterfronts and waterways
- Supporting Indigenous, land-based practices, stewardship, and learning
- Making space for nature, protecting habitat, and ensuring healthy, thriving ecosystems
- Planting more trees in areas of the city with limited tree coverage



How does this ‘land’?



Existing condition

- Limited room dedicated to ecosystems and nature in the city

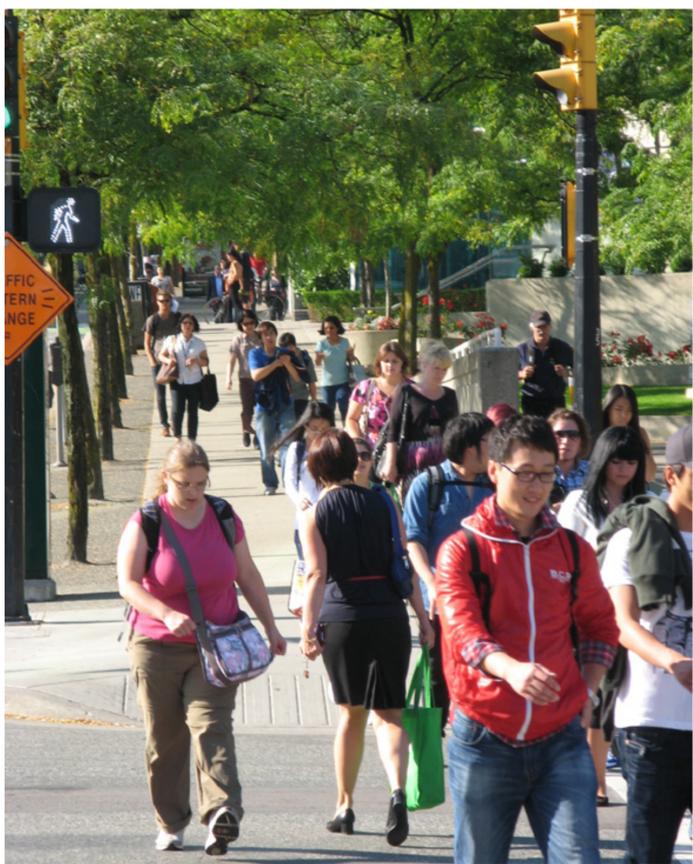
Future opportunity

- A system of urban habitat areas and blue green networks enhancing ecosystems and biodiversity
- Connecting residents to nature



Big plans, big decisions

Land Use Strategy



Big decisions

Planning for our future will involve making big decisions, setting priorities and balancing trade-offs.

- Thriving shopping areas need neighbourhoods with enough people living in them to support local businesses
- Higher buildings with more units are required to make affordable housing projects financially viable
- Rapid transit investments are substantial, and we need significant housing and job space to support these investments
- Ecosystems need protected space to thrive
- Municipal services and facilities are necessary to meet the needs of a growing population



Next steps and implementation

Achieving our Big Ideas

It is not possible to do everything, everywhere all at once

We need to:

- Set realistic expectations (make trade-offs and difficult choices)
- Deepen partnerships and define roles and responsibilities

Implementation will:

- Determine how growth and change is phased
- Plan land use, infrastructure and amenities, and finances together



Overview of Implementation Plan

Beginning in the summer 2022, the Implementation phase will develop the strategies and tools to achieve our shared vision

The strategy will:

1. Guide how our **existing** community plans and other area plans connect to the Vancouver Plan
2. Guide how we sequence **future**, detailed area planning across the city, including associated infrastructure and financial plans
3. Enable us to **track progress** towards our long-term goals



Share your thoughts

Our biggest ask right now, is for you to:

- Share your feedback through our Vancouver Plan survey
- Spread the word

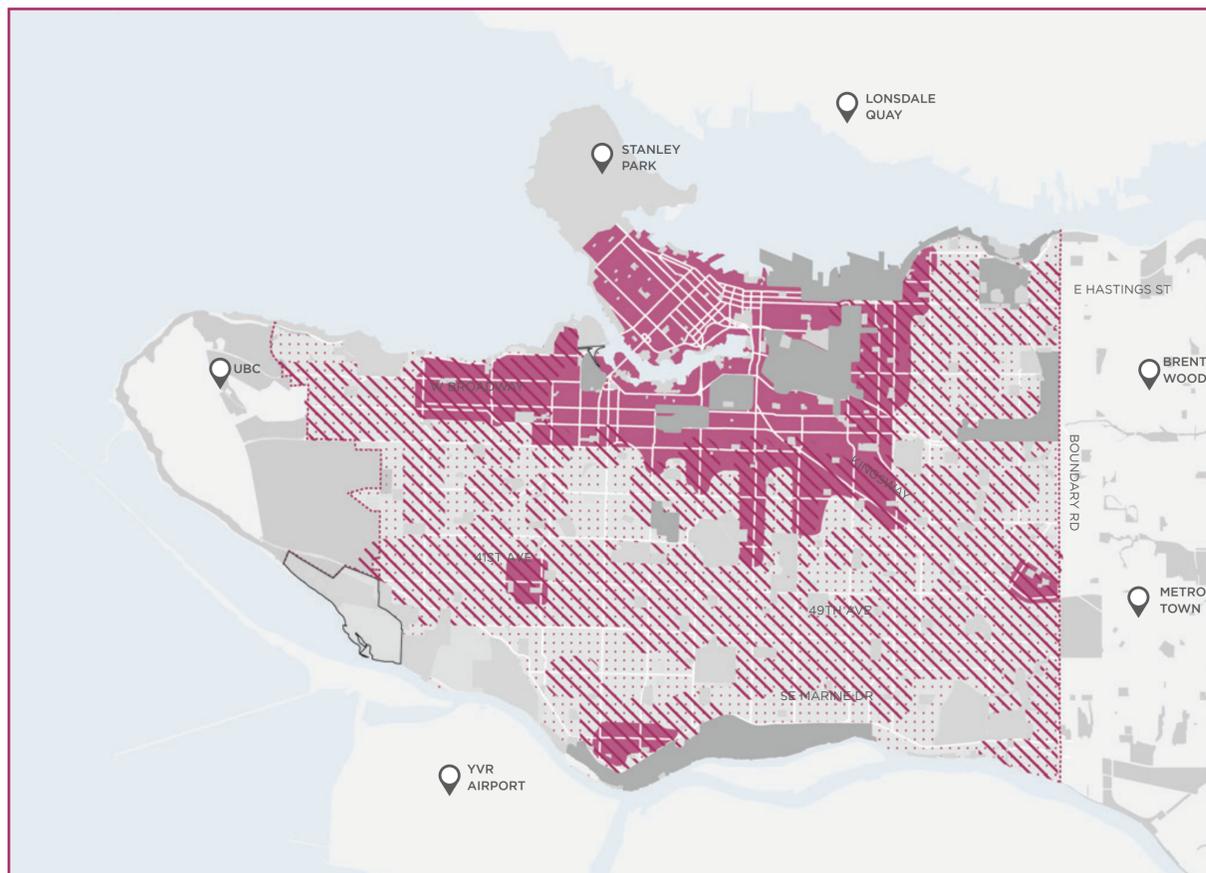
We will deliver the feedback we receive to Council with the proposed Vancouver Plan

vancouverplan.ca/join



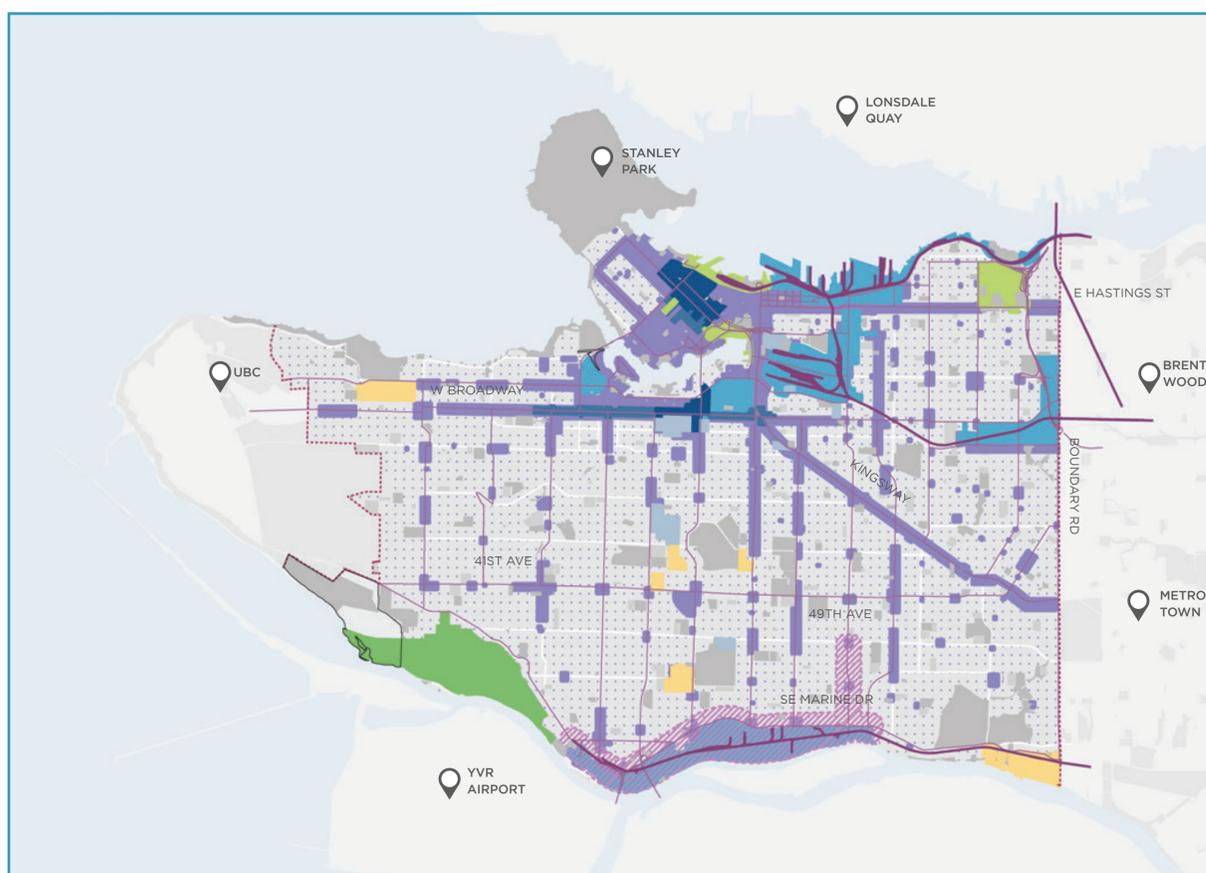
Supporting maps

Map of housing opportunities through the Vancouver Plan



- Protect + Renew Existing Affordable Housing
- Areas to Expand Diverse Housing Options
- Areas to Enable Missing Middle Housing
- First Nations Reserves
- Employment Areas
- Parks and open space
- Adjacent parks
- City boundary

Map of future opportunities to intensify, expand and enhance employment areas in the city

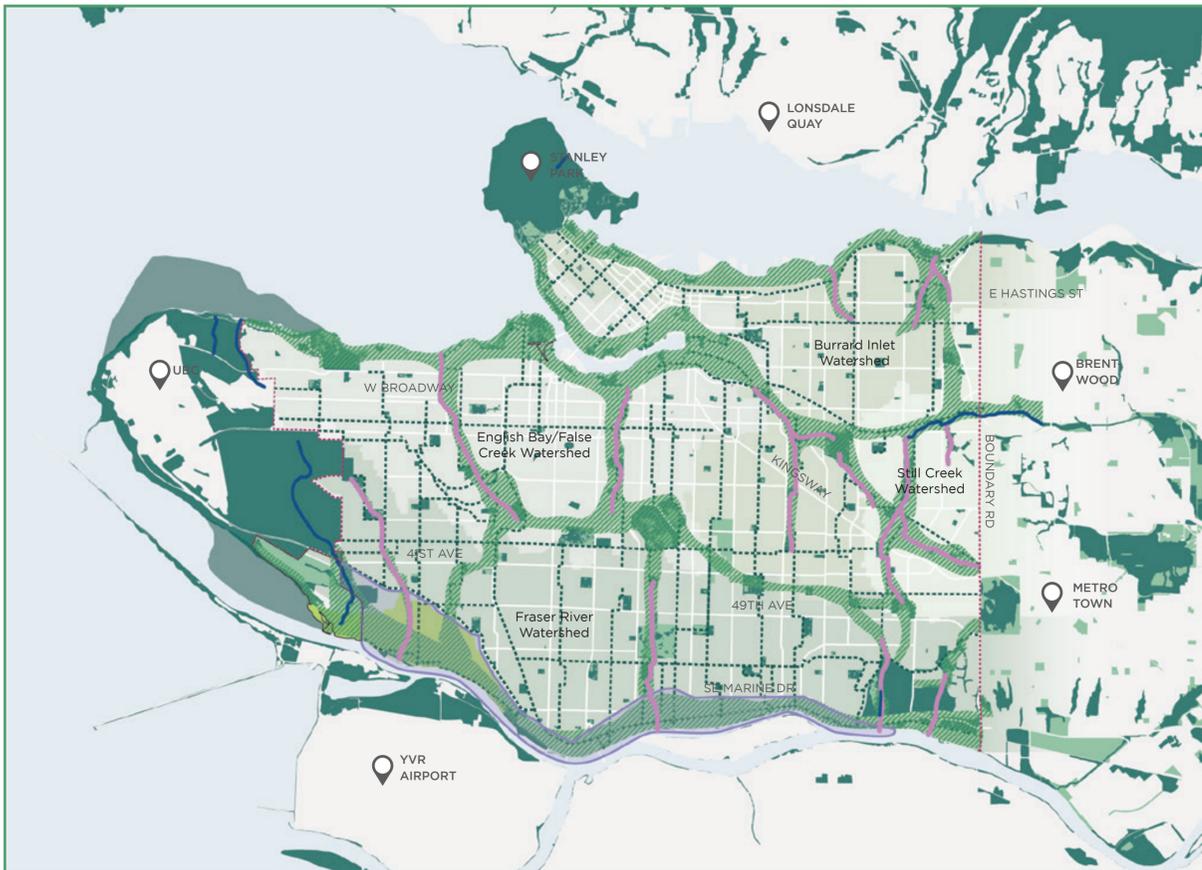


- Areas to prioritize intensification**
 - Business District - Central City
 - Business District - Secondary
 - Industrial/Employment
 - Campus Institutional
- Areas to prioritize expansion and enhancement**
 - High Streets + Commercial Hubs*
 - Neighbourhood Employment
- Special study areas**
 - Marine Drive and Knight Street Study Area
 - Truck Routes
 - Rail Corridors
- Other employment areas**
 - Major Projects Sites in Progress
 - Special District
 - Agricultural Land Reserve
- First Nations Reserves
- Parks and open space
- Schools
- Adjacent parks
- City boundary



Supporting maps

100-Year ecological vision



Ecological Vision

- Potential ecological corridors/Sensitive "Zones"
- Potential restored waterways
- Potential blue green network

Existing condition

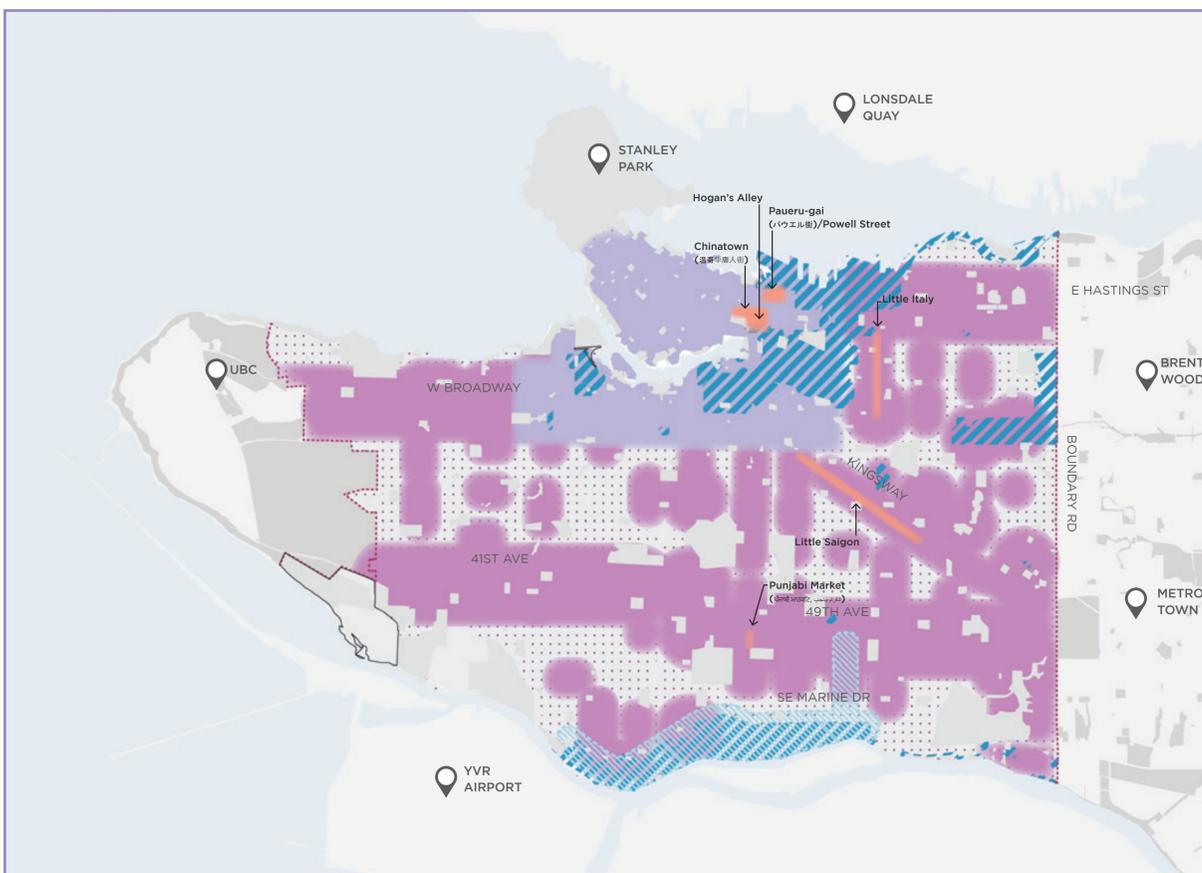
- Existing parks and open space
- Existing biodiversity hotspots, sensitive ecological inventory and naturally managed area
- Agricultural Land Reserve
- Existing Streams
- Watersheds - Overland flow receiving body

Special study areas

- Fraser River Special Study Area

- First Nations Reserves
- City boundary

Map illustrating where certain policies to support arts, culture and heritage land spatially



- Continue to be a prominent arts and cultural destination with arts and cultural production, performance and experiences of local, regional and national significance.

- Support diverse, affordable, accessible non-profit arts and culture spaces in commercial areas. Foster public spaces that are culturally vibrant, promote social connection and cultural expression. Support adaptive reuse of under-utilized and heritage buildings, where possible.

- Support affordable non-profit arts, culture, and music production spaces and reduce regulatory barriers in industrial areas.

- Explore protection of cultural heritage assets, heritage values, services, and/or businesses for or from ethnic communities.
* areas on map are only City Council recognized areas, and are not representative of all potential areas.

- Increase opportunities for cultural production and programming in commercial areas, communities centres, schools, libraries, and/or outdoor areas. Explore options for arts and cultural production as homebased business.

- Explore arts and cultural production as part Marine Drive and Knight Street Study Area.

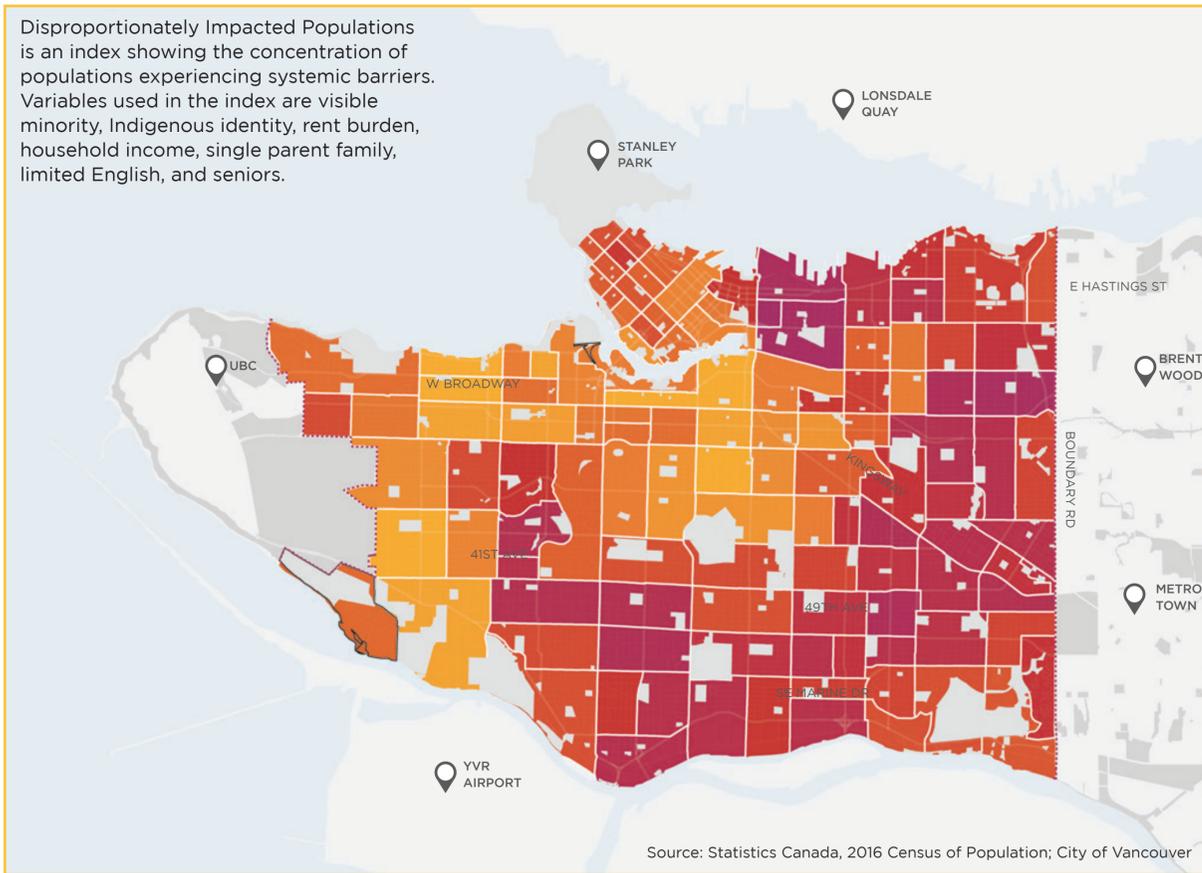
Prioritize, support and make visible Musqueam, Squamish, and Tsleil-Waututh cultural spaces, places, and areas of cultural significance city-wide, as guided by the Nations.

- First Nations Reserves
- Parks and open space
- Adjacent parks
- City boundary

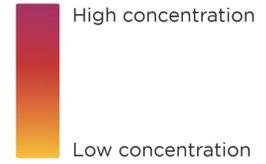


Supporting maps

Disproportionately Impacted Populations



Disproportionately Impacted Populations



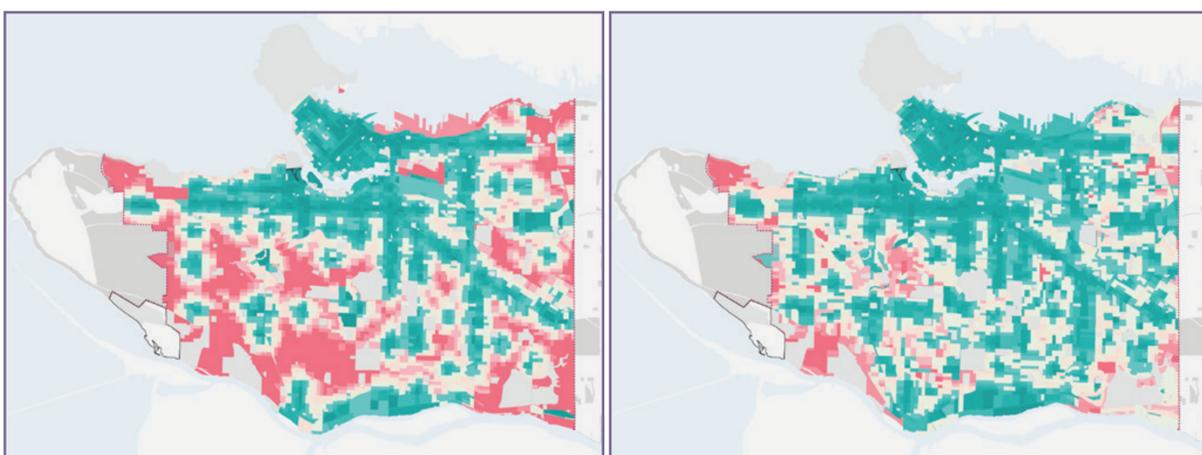
- First Nations Reserve
- Parks and open space
- Adjacent parks
- City of Vancouver boundary

Considerations for the data used in this map:
Measuring equity is not a straight-forward task. This map can help us understand how inequities show up in the city at a high level, but there are limitations and considerations that should be kept in mind when interpreting this information:

- The data is restricted to characteristics that are captured by the Census. This means that many important aspects of identity (for example, gender identity and expression, sexual orientation, disability or health status) are not reflected in this map.
- People who are part of systemically equity-denied groups are not homogenous. Maps cannot depict these distinct characteristics, nor can they depict people's resilience and agency.
- There are factors that shape people's experiences that cannot be quantified or mapped at all. This map depicts characteristics of certain areas, which might not reflect the characteristics of individuals within these areas. For example, some people will experience systemic barriers regardless of how many people around them share characteristics.

In spite of these limitations, mapping inequities is a valuable exercise. It can help us understand how inequities experienced by people might be addressed (or aggravated) by policies and decisions made by the City, and it can enable us to assess the effectiveness of efforts to address inequities over time.

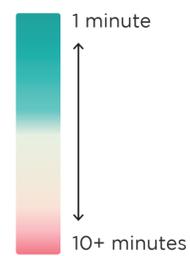
Complete Neighbourhoods and Climate Action



Today, **58%** of residents are within a 5 minute walk of shops and services

In the future, **76%** of residents are within a 5 minute walk of shops and services

Proximity to at least 40,000 sq ft of retail:



- First Nations Reserve
- Parks and open space
- Adjacent parks
- City of Vancouver boundary

When people live close to their daily needs and there is a safe, connected and convenient system for walking and rolling (using a wheelchair or mobility aid), they are more likely to travel without a car. Less driving means less carbon pollution and better air quality. To achieve our climate goals under the Climate Emergency Action Plan we need to add more housing options in existing neighbourhoods that are well-served by amenities, and add more amenities in underserved areas.



Special Topic: Greenways



Greenways are high quality active transportation, recreation & public space corridors that support walking, biking and rolling for people of all ages and abilities and identities. Through the Vancouver Plan, the City is looking to expand and intensify the current network of greenways.

As part of the greenways work, two key directions are being explored:

1. Transitioning greenways from car-light to car-free corridors in order to increase opportunities for public space uses (e.g., plazas, parklets, safer spaces for walking/rolling and biking)

2. Expanding the network, so that all residents live within a 5min walk of a greenway

Map of greenways (existing and proposed) illustrating potential intensification over time



Draft Policies for Greenways

- Explore locating shops, services, businesses and a range of housing types along greenways, while considering vehicle access needs (off of car-free greenways). [5.1.3]
- Amplify and intensify the greenways network as car-light to car-free corridors for active transportation (i.e. walking, rolling, biking) and recreation, providing a high quality continuous experience with public spaces, ecological and green infrastructure functions. [5.2.4]
- Update the City's transportation plan and develop a comprehensive Greenways Refresh Plan to advance the directions of Vancouver Plan, building on the Transportation 2040 Plan, the Climate Emergency Action Plan and aligning with regional priorities. [5.3.5]

Key components of Vancouver's existing and proposed greenways network are:

Major greenways

Connecting Vancouver's major and regional destinations (such as destination parks, hospitals, higher education and cultural institutions) spanning shore to shore and beyond city boundaries.

City greenways

Connecting important city destinations (community parks and public spaces, schools, neighbourhood shops) and that create an interconnected network within the city, linking Vancouver's neighbourhoods together.

Neighbourhood greenways

Connecting important city destinations (community parks and public spaces, schools, neighbourhood shops) and that create an interconnected network within the city, linking Vancouver's neighbourhoods together. Not shown on map.

Greenways

- Established greenways
- - - Proposed Major greenways
- Proposed City (Minor) greenways
- Parks and open space
- Public schools
- Adjacent parks
- City boundary

□ First Nations Reserves

Special Topic: Multiplexes

Council motion to explore up to 6 units on a lot



To advance the Vancouver Plan, Council has directed staff to advance a **new housing option in Residential One-Family Zones (RS)** that could allow up to six units on a lot. This is expected to result in the creation of a new “multiplex” option in some or all RS zones.

Multiplex housing – is a building, typically on one lot, that includes three or more dwelling units, each with separate entrances. Because the cost of the land is shared over more units and the multiplex units are smaller, they provide homes that cost less than a detached house or duplex.

As part of early work to advance multiplexes, we have identified the following **preliminary objectives**:

- Allow **building designs that meet the needs of a range of household sizes and types**, including families with children
- Allow for more **flexibility in design and a simpler permitting process**
- Seek **opportunities to achieve further affordability** by delivering some of the homes as affordable home ownership (AHO) units, or by requiring builders to make a payment to the city to help fund other affordable housing projects or amenities

Further considerations to be explored as part of this work include:

- Size, type and arrangement of units
- Sufficient infrastructure (sewer and hydro)
- Whether or not to allow basements
- Parking requirements
- Ways to reduce greenhouse gases

