

Vancouver Plan Fall 2021 Workshops

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



This place is the unceded and ancestral homelands of the hən̓q̓əmin̓əm̓ and Skwxwú7mesh speaking peoples, the x̣ẉməθḳẉəỵəm (Musqueam), Skwxwú7mesh (Squamish) and səliwətał (Tsleil-Waututh) nations (MST), 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 MST 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 process of Planning Vancouver Together seeks to build on our commitment as a City of Reconciliation. Through the Vancouver Plan, we hope to strengthen reciprocal relationships with each of the three host Nations to ensure we move forward together toward a city truly worthy of this amazing place. Settler Vancouver residents have a responsibility to the host Nations and the Indigenous peoples that have stewarded these lands to tangible actions and a commitment to reconciliation through decolonization.

Agenda

- Welcome & Opening Remarks
- Workshop Ground Rules
- Polling Question
- Presentation by City of Vancouver Staff - 15 minutes
- Break - 5 minutes
- Breakout Session - 40 minutes
- Q&A Session with City of Vancouver Staff - 20 minutes



Workshop Ground Rules

- Work together to ensure everyone has an opportunity to share their ideas
- Help create a safe place where people feel comfortable adding to the conversation
- Recognize that different perspectives make for more interesting discussions
- Refer to participants by the usernames they have chosen to share with the group
- Use the chat function to ask questions during the staff presentation
- Practice self-care and contribute what you can



What is the Vancouver Plan?

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

Planning Vancouver Together.....
creating the city we want



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



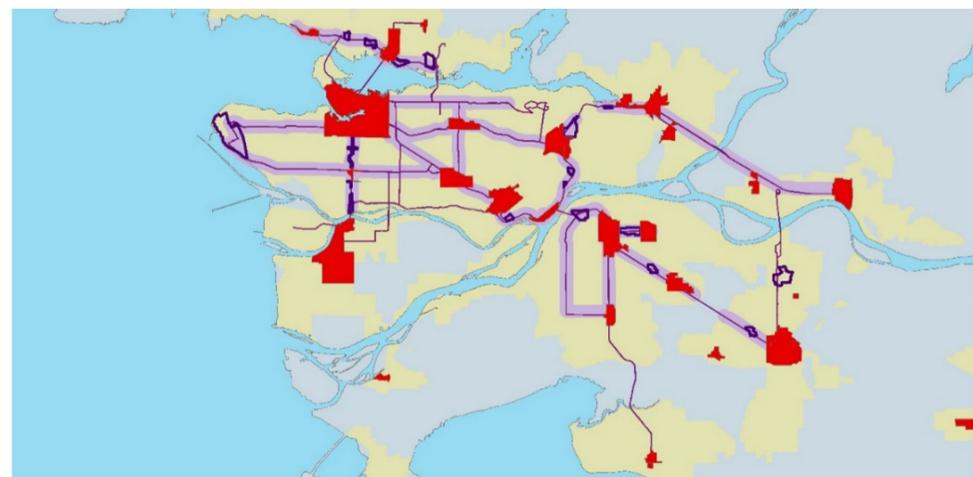
Phase 5

Implementation Strategy + Public Investment Strategy

June 2022 - Dec 2023

A Perfect Time to Plan

- The Region is changing. Metro Vancouver and TransLink are both updating their long range plans, and the Vancouver Plan is our opportunity to align with our regional partners
- It is also our opportunity to reflect on what we learned during these past 18+ months of the COVID-19 pandemic, as we take stock of what matters most, recommit to our values, and plan our future with those priorities in mind
- The City has recently adopted bold new plans addressing the climate crisis and affordability crisis

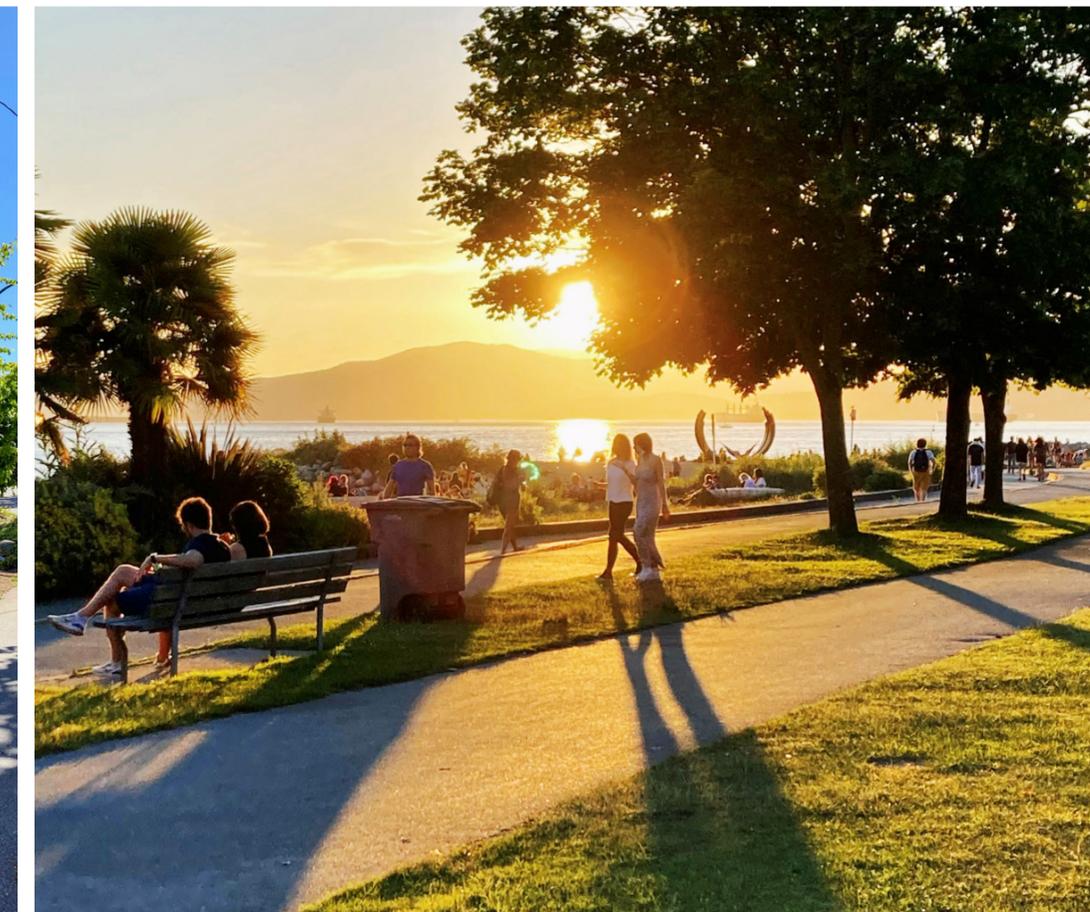


■ Urban Centres
■ Proposed Major Transit Growth Corridors



There is a lot to love about Vancouver

- The city's location 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, such as restaurants, shopping streets, bars, nightlife, music venues, and an array of arts and cultural events



We have some big challenges to tackle

Housing is our biggest challenge

As of the 2020 Homeless Count, over **2,000** people are experiencing homelessness in our city

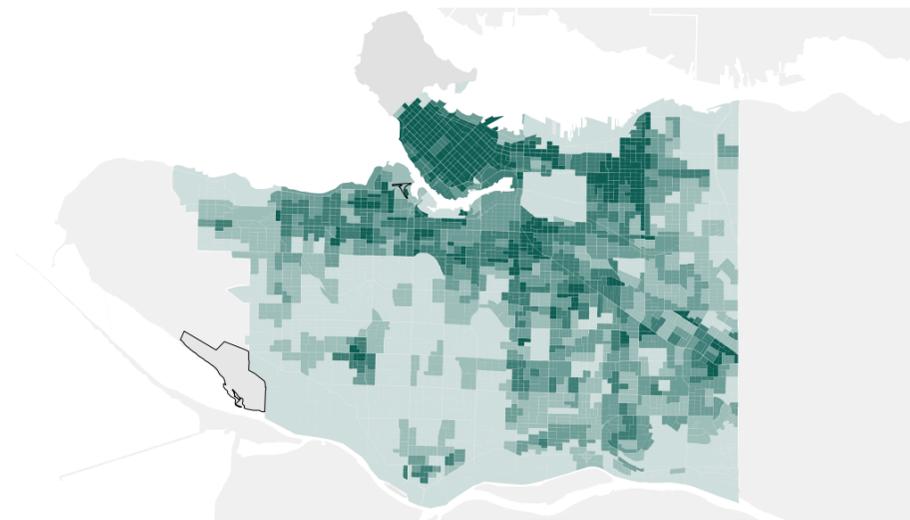
Approximately **40%** (52,000) of renter households pay more than 30% of their income on rent

Home ownership is not within reach for most residents



We have some big challenges to tackle

57% of residents live in neighbourhoods without walkable access to daily needs such as food and services and **31%** of residential areas in the city do not have enough people living there to support small businesses



Walkable neighbourhoods

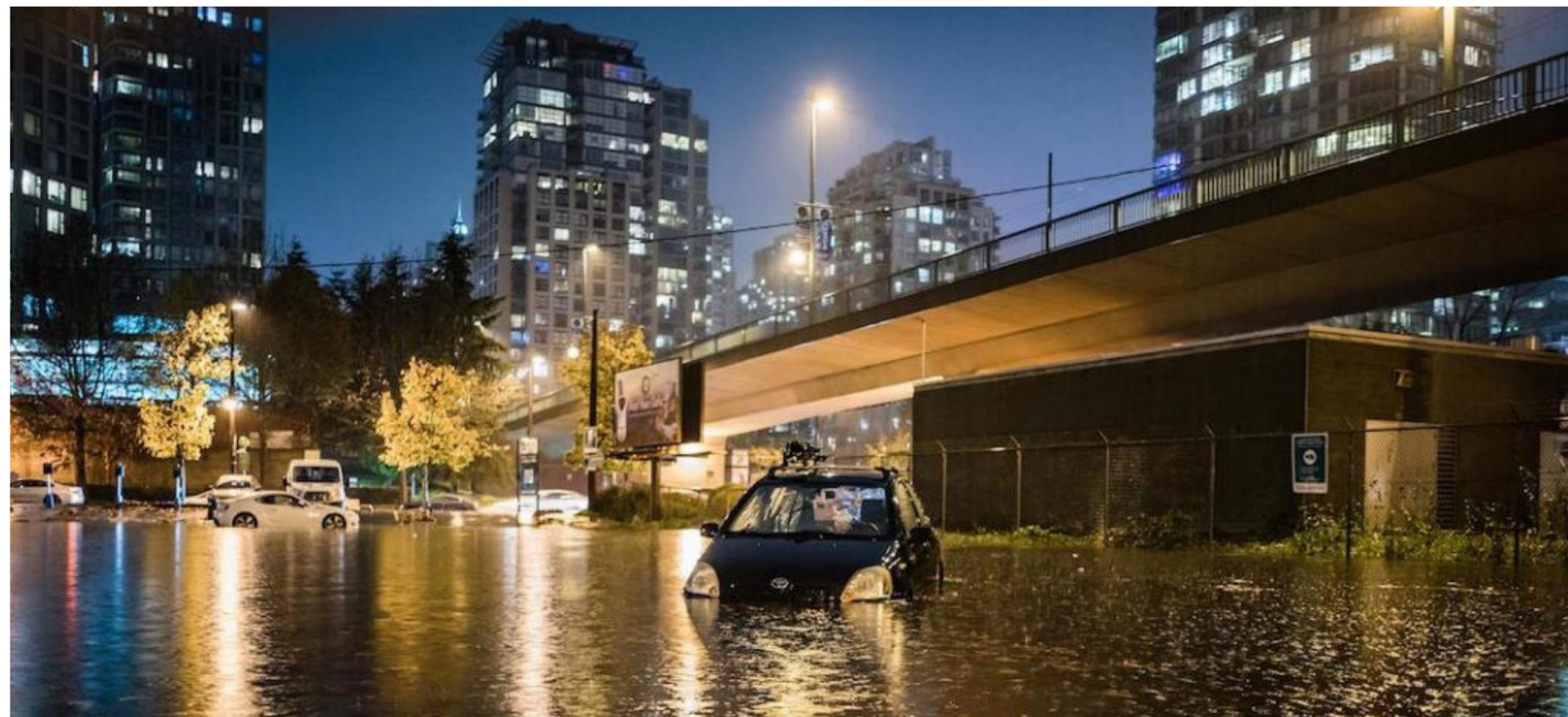


We have some big challenges to tackle

77% of the city doesn't have any tree cover. These impacts are most acutely felt on the east side of Vancouver

By 2050 we can expect our climate to change and to experience **longer, hotter, drier summers** (higher risk of drought, heat related deaths & wildfires) and **sea level rise**

35% heavier rains storms and **increased flooding**



We have some big challenges to tackle

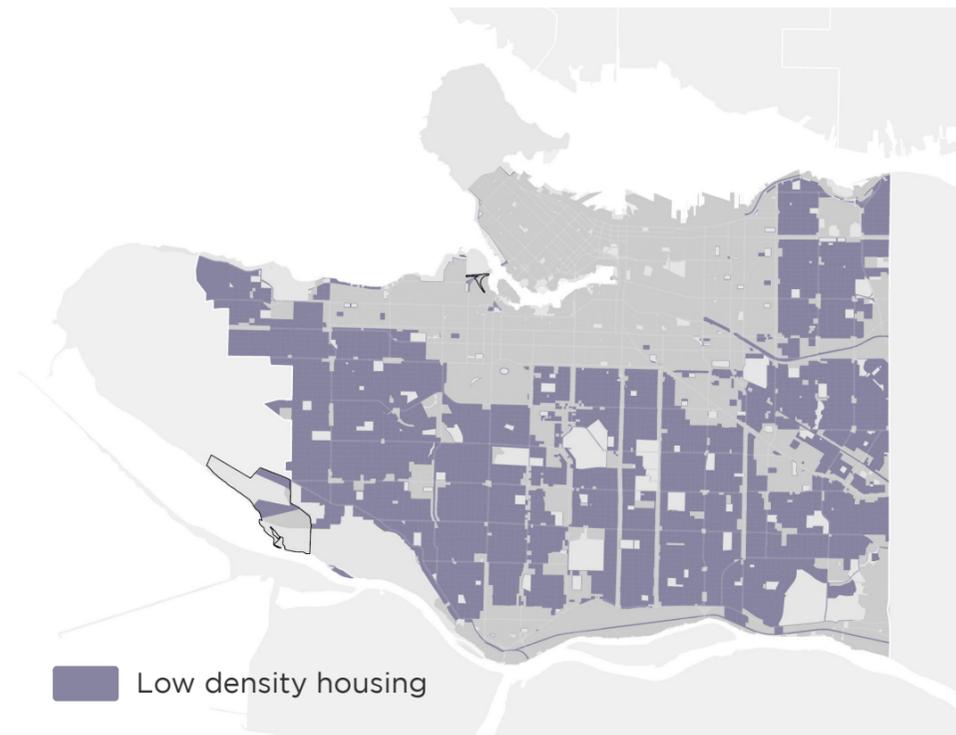
1-in-7 Metro residents reports feeling lonely, and **1-in-4 report feeling isolated**, spending more time alone than they would like

The mental health, addiction and the opioid crisis have been made worse through the pandemic



We have some big challenges to tackle

Only **15%** of our housing consumes **more than half of our land**



Let's build on what we love and
respond to our challenges

What We've Heard

Vancouver residents 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 of the things that are important to us, but we can do more!

Let's build on what we love, and boldly respond to our challenges. The Vancouver Plan will help us to create the city we want.

FOUNDATIONAL PRINCIPLES

RECONCILIATION

The Vancouver Plan will work towards reconciliation efforts in bold and meaningful ways. This starts with engaging Musqueam, Squamish, Tsleil-Waututh Nations and Urban Indigenous voices in the planning and decision-making process.

EQUITY

The City will strive to centre the voices and needs of our most marginalized residents when planning our city.

RESILIENCE

Specific strategies will help us prepare for an uncertain future so we can respond and adapt to disruptive or damaging events like earthquakes, climate change and pandemics

What We've Heard

- Need to plan with purpose and **focus on key priorities**
- Lots of **important things** to consider (housing, jobs, transportation, arts and culture, heritage, amenities, etc)

Priorities: Three Big Ideas



Equitable Housing +
Complete Neighbourhoods



An Economy That
Works for All



Climate Protection +
Restored Ecosystems

Equitable Housing + Complete Neighbourhoods

What does that mean?

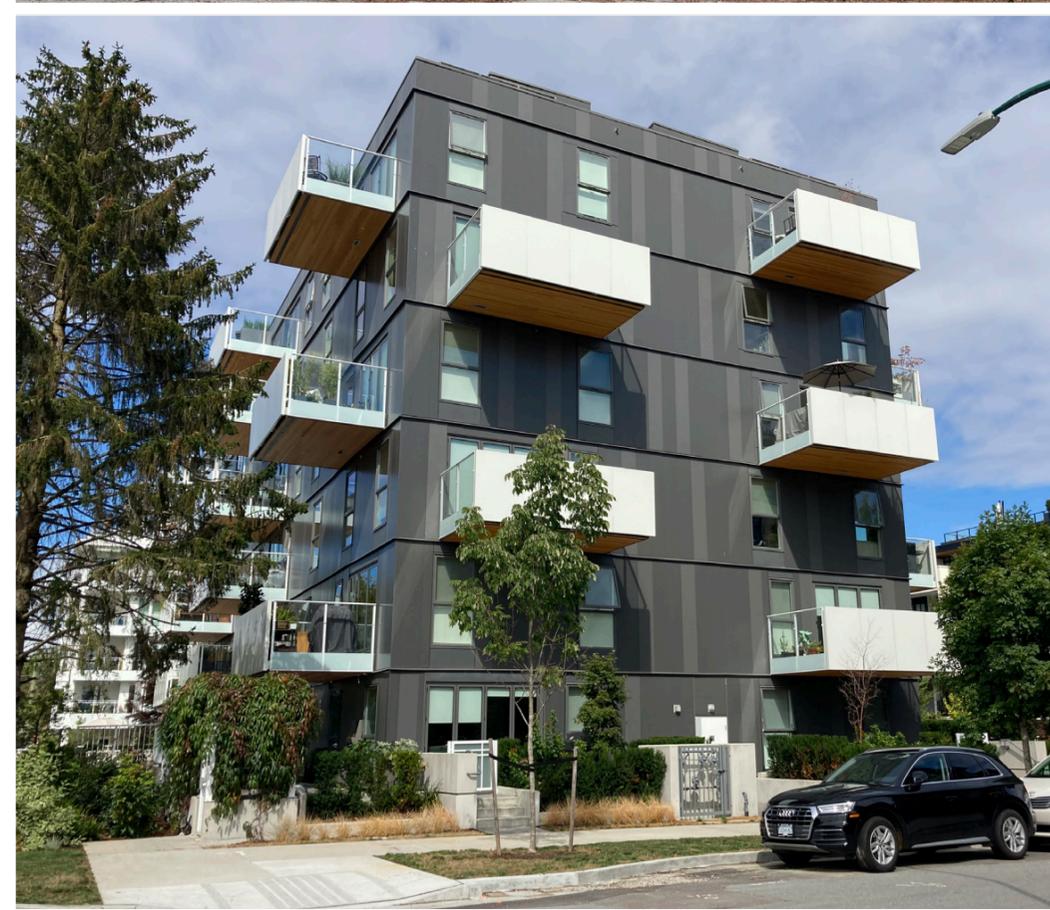
- Allowing more **housing options** to ease the housing affordability crisis
- Create opportunities for everyone to **choose a livable neighbourhood** that best meets their needs



Heritage Restoration, Credit: MA+HG Architects



Vancouver, BC



Equitable Housing + Complete Neighbourhoods

What does that mean?

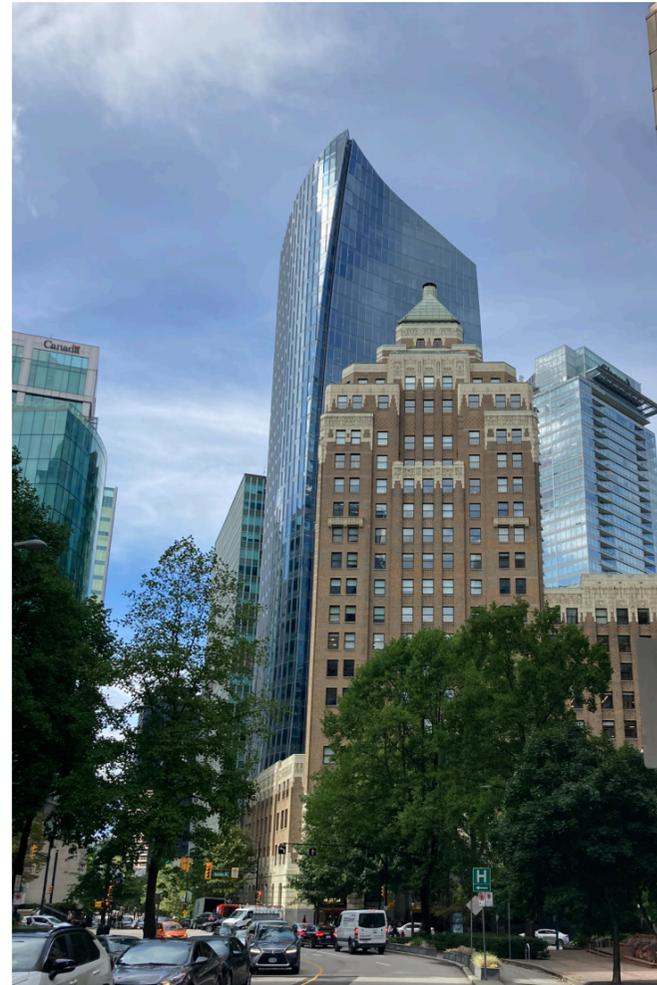
- **Building on what we love** about our neighbourhoods and what matters most like affordable rental housing, local businesses, arts and culture and the places and spaces where we can come together
- **Adding new things** we need like parks, community spaces and shops and services that provide our daily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



An Economy That Works For All

What does that mean?

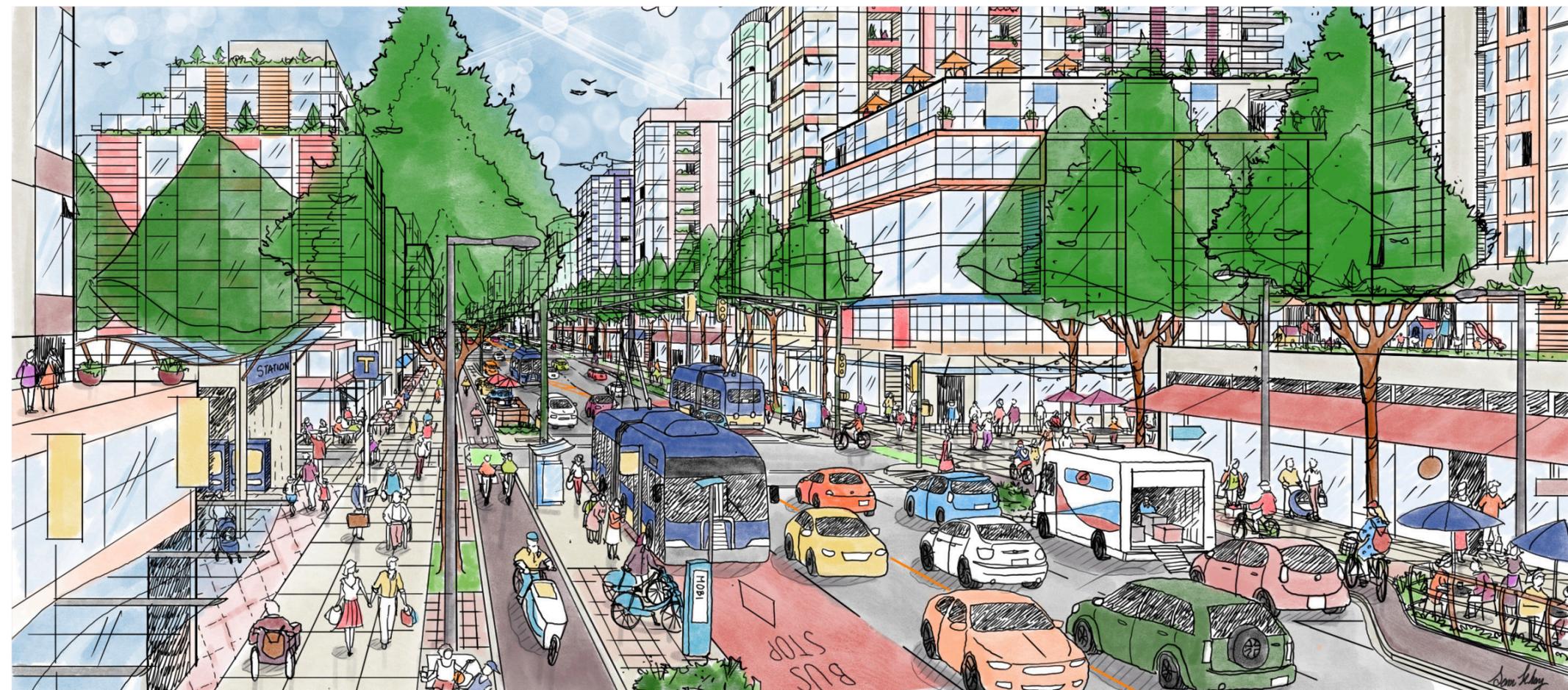
- Protecting and expanding areas for business and employment while continuing to focus major office uses in **key business districts**
- Adding **more jobs space** to neighbourhoods (eg., restaurants, repair shops and home based businesses) so they better support people's livelihoods
- Ensure a mix of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



Climate Protection + Restored Ecosystems

What does that mean?

- Creating **“people-first” streets** that are safe and attractive and let people move around by walking, rolling, biking and transit
- Support construction and building methods that **reduce energy consumption** as we move towards a **zero-carbon city**
- **Urban design and infrastructure** that responds to, and increases resilience to, climate change



Climate Protection + Restored Ecosystems

What does that 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 to take advantage of all the natural benefits trees provide



To achieve our Big Ideas, we need
to be strategic about WHAT we
do and WHERE we do it..

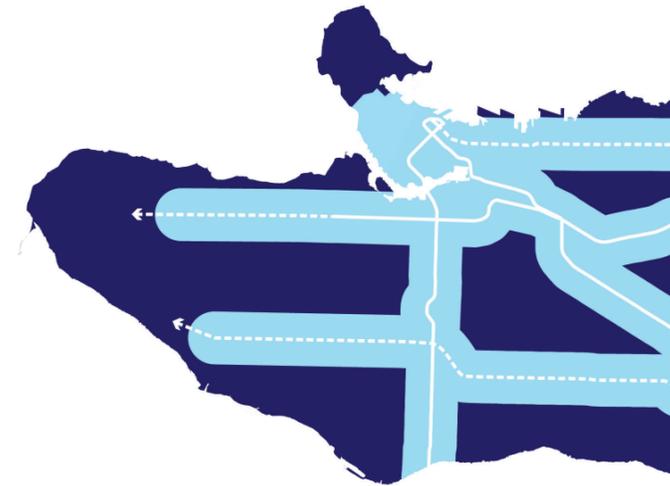
We need to be strategic about WHERE we grow

- To address our Big Ideas, we need to **rethink our low density neighbourhoods**
- Vancouver has a long history of successful neighbourhood based plans and policies to manage and guide growth
- Planning is also underway on Broadway and Jericho
- The Vancouver Plan will build upon this work and explore new ways to meet the needs of a growing, diverse city



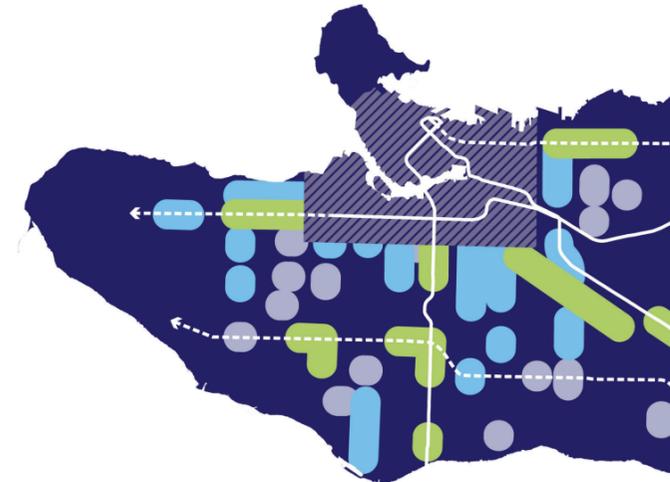
Areas of Change/ Advancing our Big Ideas

- These three areas of change represent the City Building Blocks that are the focus for The Vancouver Plan
- Each has opportunities to help shape the future of the city and advance our Big Ideas



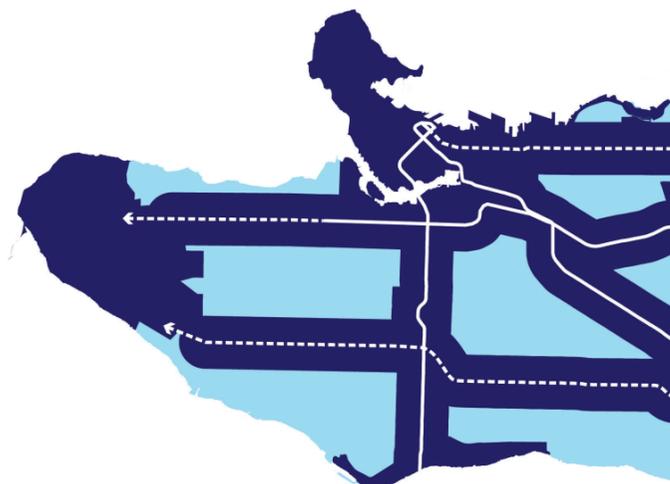
Rapid Transit Areas

These are the areas that are 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 along the Expo, Millenium and Canada lines, Hastings, Broadway, 41st Avenue and 49th Avenue offer opportunities to add much needed housing, retail shops, and jobs.



Neighbourhood Shopping Areas

These areas are the heart and soul of our neighbourhoods. They come in many different shapes and sizes and offer opportunities to advance the Three Big Ideas, ensuring more people live within an easy walk/roll of their daily needs, while also supporting local shops and businesses.

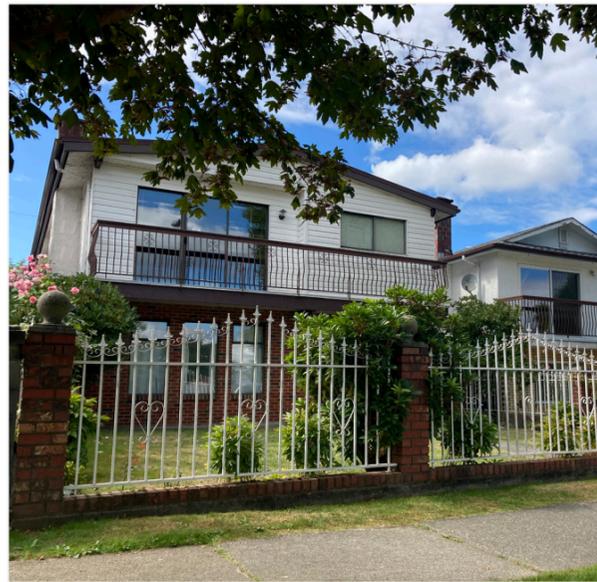


Residential Areas

These older, low density, residential areas often have fewer shops and services within close walking distance of homes. Adding more housing options and opening these neighbourhoods to new families will reinvigorate these areas, schools, and community centres.

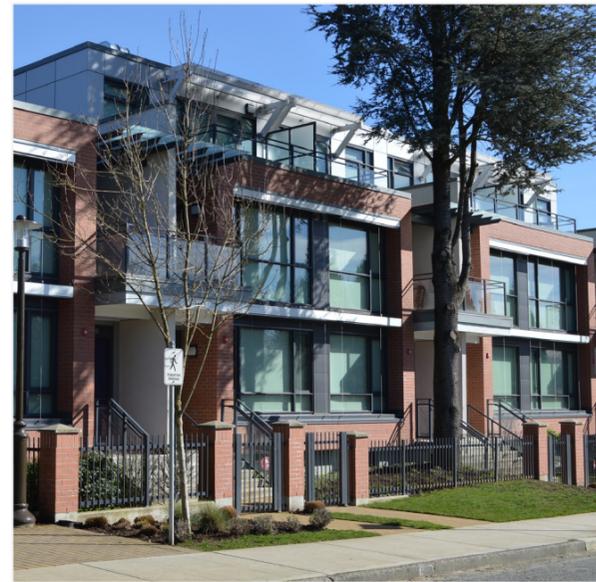
What do we mean by low-rise, mid-rise, high-rise?

Missing Middle Housing



Detached Housing + Duplexes 1-3 storeys

- Over 50% of our land area is occupied with detached houses, often including secondary suites and laneways homes
- Duplexes are also found in these areas



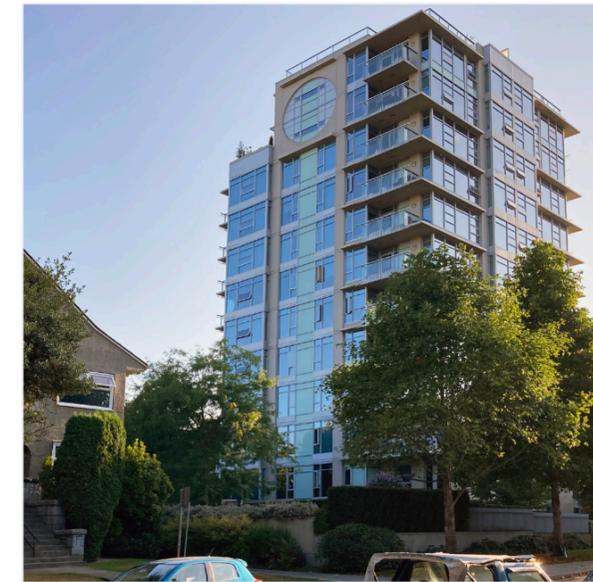
Multiplexes + Townhouses 1-4 storeys

- Usually multi-family buildings on small to medium sized lots
- Each unit typically has a front door near or on the street



Low-Rise 3-6 storeys

- People can either enter the building through a single, common entryway, or sometimes ground floor units will have their own entrances on the street
- These can be residential, mixed-use or commercial forms



Mid-Rise 7 - 12 storeys

- Generally up to 12 storeys and can come in different architectural styles including buildings with or without podiums and terracing forms
- These can be residential, mixed-use or commercial forms



High-Rise More than 12 storeys

- Generally over 12 storeys and can come in different architectural styles including buildings with or without podiums and terracing forms
- These can be residential, mixed-use or commercial forms

Missing Middle Housing



- Housing in multiplexes, townhouses, and apartments up to 6 storeys plays a key role in housing for families and is typically hard to find or 'missing' in Vancouver
- Increases housing choice, including more affordable ownership and rental options
- Fits in well with low density neighbourhood character
- Opportunities to include neighbourhood serving retail



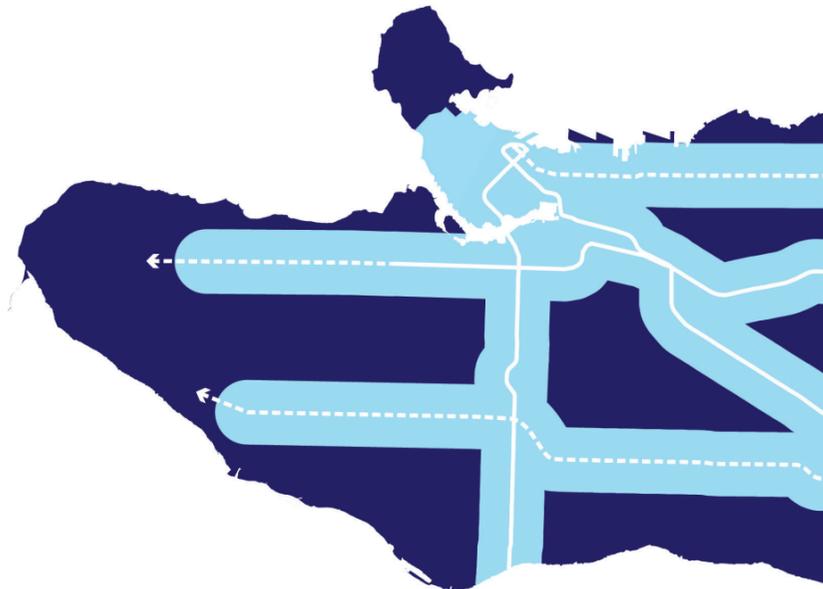
Rapid Transit Areas

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



Rapid Transit Areas

Opportunities + Challenges

Housing + Complete Neighbourhoods

- ✓ Affordable housing options
- ✓ New amenities (such as parks or community facilities)
- ✗ More challenging to retain neighbourhood identity and character

An Economy That Works for All

- ✓ Lively shopping areas and new jobs space close to transit

Climate + Ecosystems

- ✓ More walkable, compact and complete neighbourhoods close to transit
- ✓ Growth is concentrated, leaving more space for ecosystems
- ✗ Relies on energy intensive building methods



Image: Brisco Manufacturing Ltd.



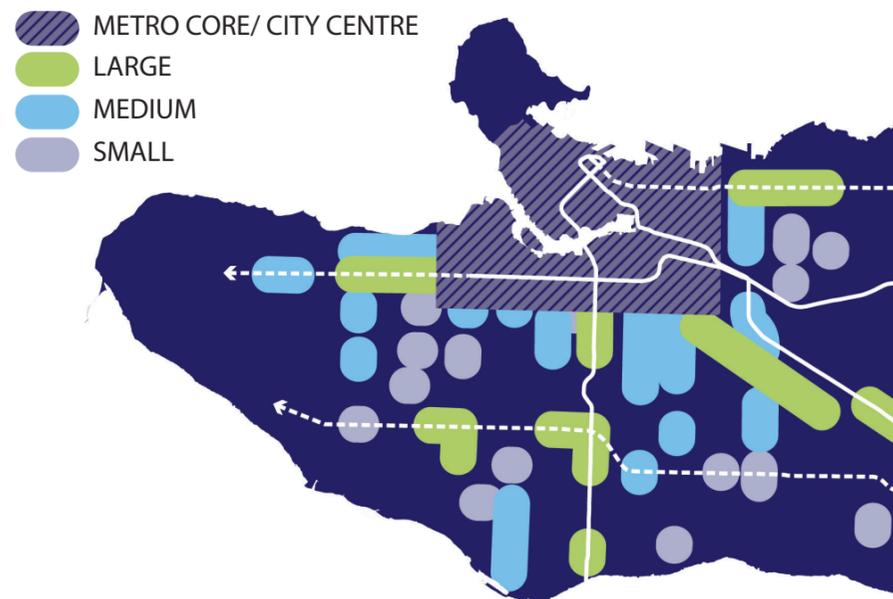
Neighbourhood Shopping Areas

Existing condition

- These areas are the heart and soul 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



Neighbourhood Shopping Areas

Opportunities + Challenges

Housing + Complete Neighbourhoods

- ✓ Affordable housing options and missing middle housing
- ✓ New amenities (such as plazas)
- ✓ Sensitive to neighbourhood identity and character

An Economy That Works for All

- ✓ Support for local businesses
- ✓ More flexibility for home based businesses

Climate + Ecosystems

- ✓ More walkable, compact and complete neighbourhoods across the city
- ✓ Less energy intense building methods
- ✗ Potential impact on existing trees



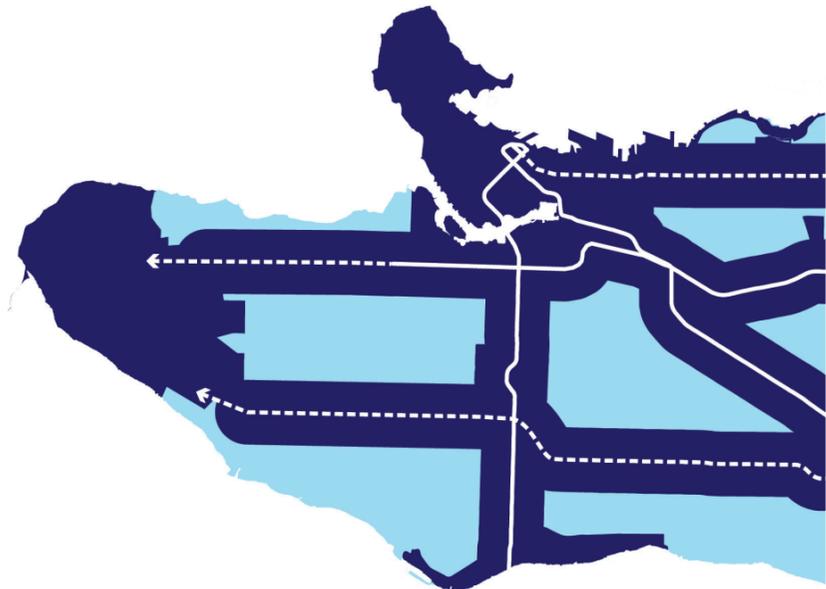
Residential Areas

Existing condition

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

Future opportunity

- Adding missing middle housing options and local serving shops and services



Residential Areas

Opportunities + Challenges

Housing + Complete Neighbourhoods

- ✓ More missing middle housing options
- ✗ Harder to deliver new amenities (such as plazas or greenways)
- ✓ Sensitive to neighbourhood identity and character

An Economy That Works for All

- ✓ Opportunities for new small-scale neighbourhood shops
- ✓ More flexibility for home based businesses

Climate + Ecosystems

- ✓ Gradual infill can help support more complete neighbourhoods over time
- ✓ Less energy intense building methods
- ✗ Potential impact on existing trees



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 senior government requires 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



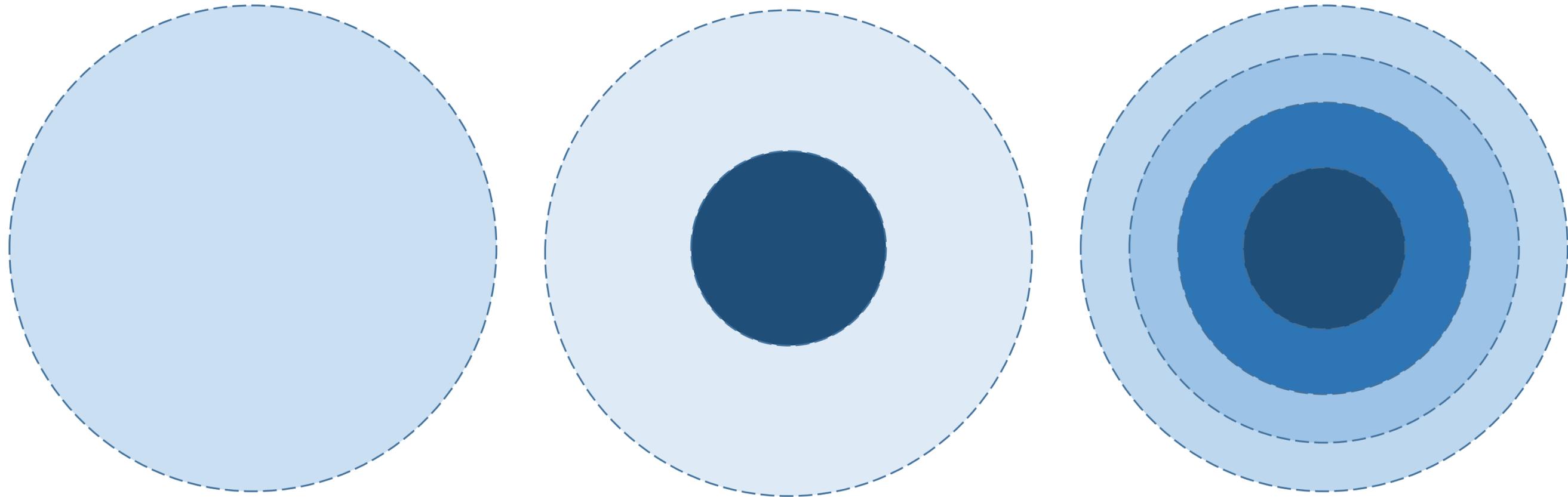
What do we need to learn?

1. Generally speaking, how should growth and change take place in the three areas of focus – rapid transit areas, neighbourhood shopping areas and residential areas?
 - In particular: should it be focused or distributed?
2. How should each of these three types of area grow and change *in this part of the city*?
3. Are there particular features (shops, services, amenities, etc.) that would make each of these areas successful? If yes, what are they?



Thinking about Growth

Simplified Model of Growth: Distributed vs Focused (“Nodal”)



More Evenly Distributed



Focused with Sharper



Focused with More

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Recap:

3

**Foundational Principles:
Reconciliation, Equity, Resilience**

3

**Big Ideas:
Housing & Neighbourhoods, Economy, Sustainability**

3

**Areas of Focus: Transit Neighbourhoods,
Local Shopping Areas, Residential Areas...
and how each should grow and change**

Break 5:00

Next Steps & Closing Remarks

Find out more at vancouverplan.ca

Take the survey



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



Phase 5
Implementation, Including
Area Planning
June 2022 onwards