

Vancouver Planning Policies That Will Be Shaping The City In The Future

Presentation by: Brian J. Jackson, MCIP, General Manager of Planning & Development Services, City of Vancouver

April 9th, 2014



**Vancouver has been named
one of the most livable cities
in the world...
every year for the past 10 years.**

City Building: Best Practices

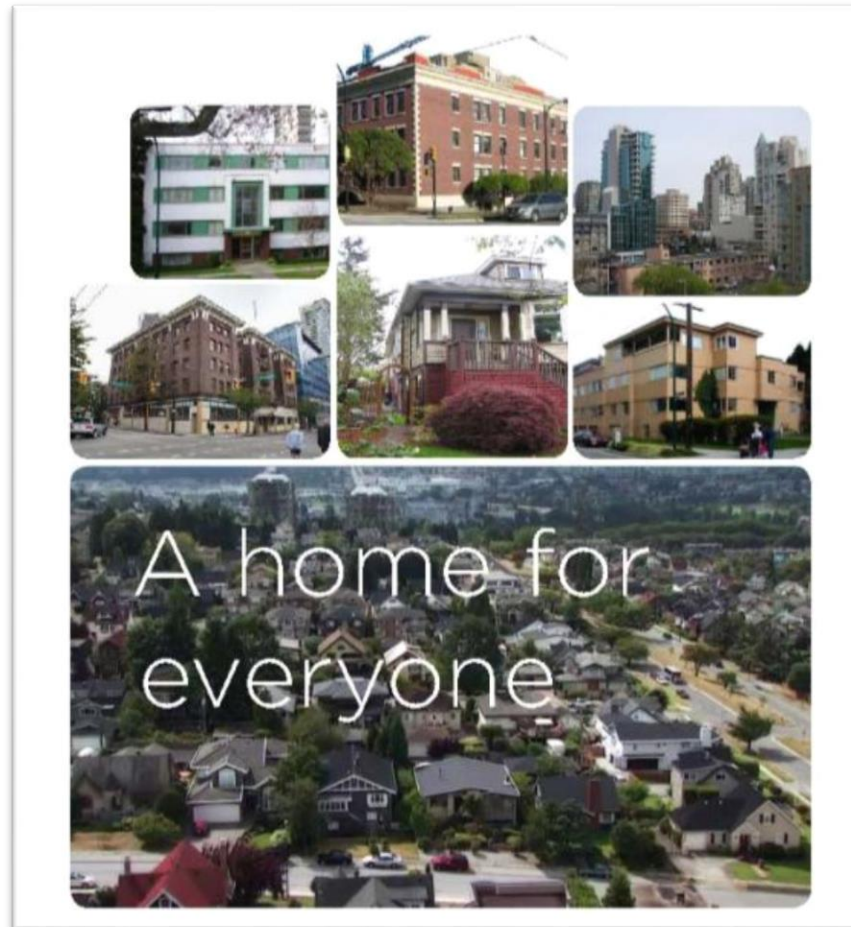


Today's Key Policies

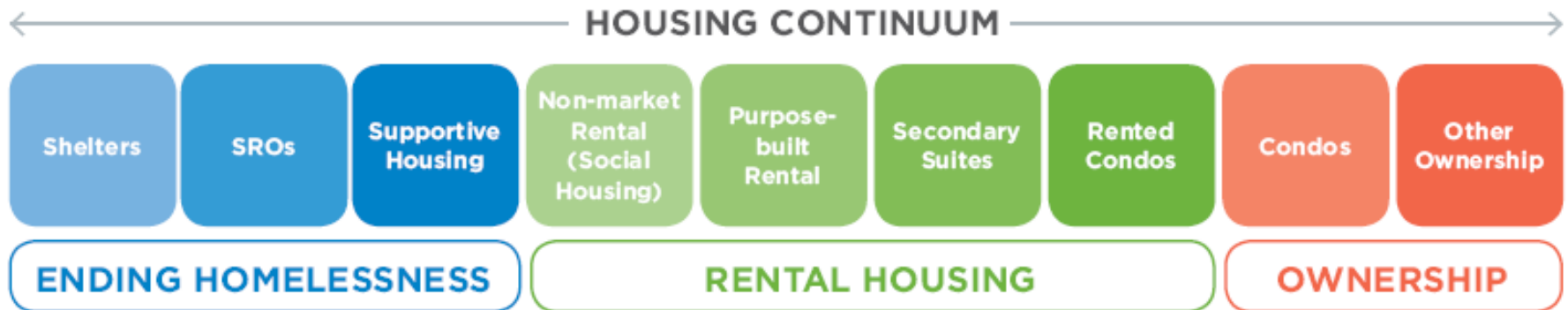
- Affordable Housing
- Transportation
- Greenest City Action Plan



1. Affordable Housing

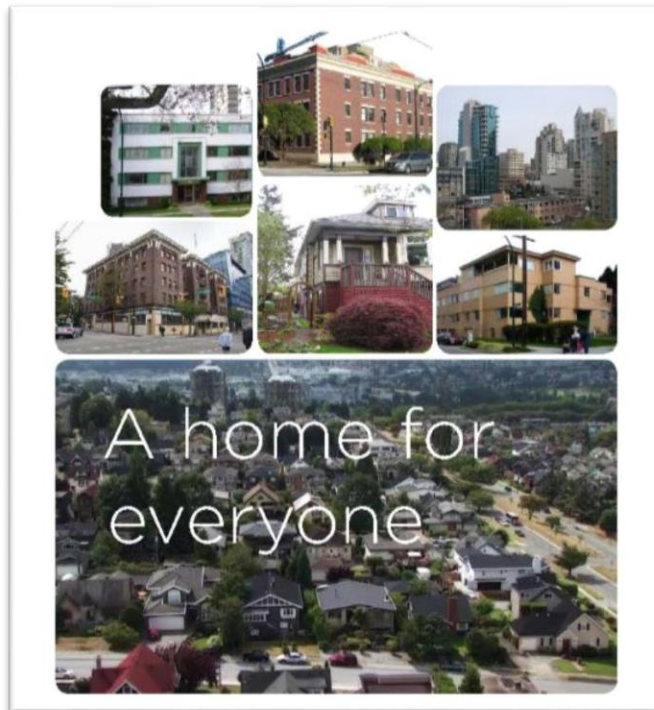


The Housing Continuum



Affordable Housing

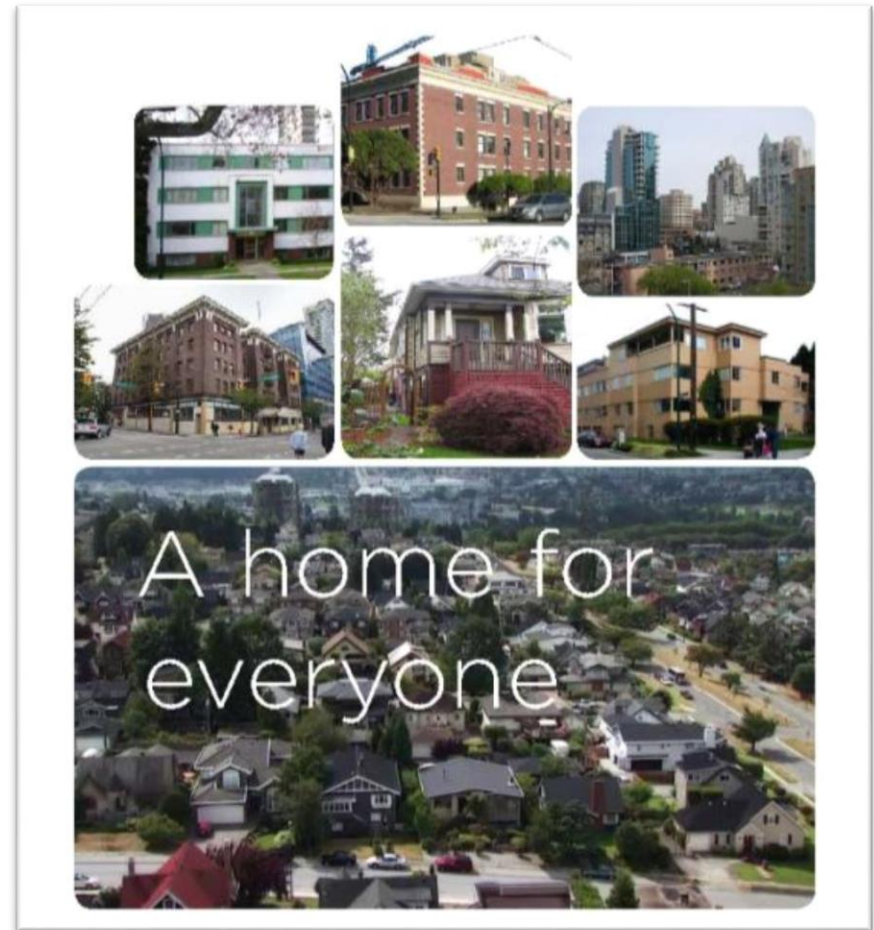
- The City is committed to policies and actions to improve housing affordability and diversity at all points along the continuum



Affordable Housing

Increasing the supply of affordable housing will:

- Help reduce the significant number of homeless people on the street and in shelters
- Address the insufficient supply of rental housing, particularly that which is affordable to low and modest income households



Affordable Housing

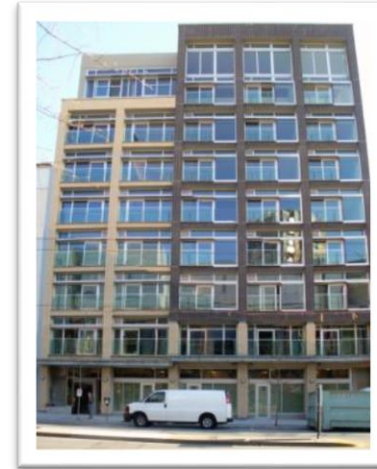
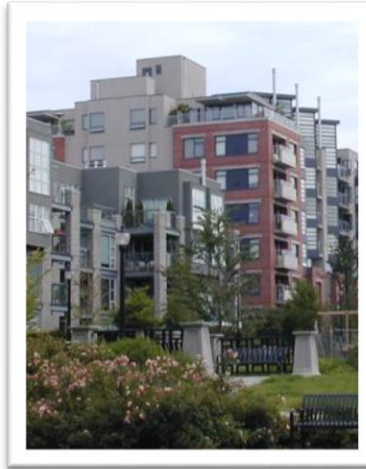
Increasing the supply of affordable housing will:

- Help renters find housing.
- Incomes required for homeownership are out of reach for majority of renter households in Vancouver.
- The vast majority of renter households have incomes far below those required to purchase even a modest eastside condominium



Housing Diversity

- We believe in diversity of our housing stock



Laneway Housing

- We had 0 laneway homes in 2009
- Today we have over 1000
- We have responded to the need to more rental housing throughout all of Vancouver's neighborhoods
- This helps with housing affordability by allowing up to 3 dwellings on a nearly all single family lots in Vancouver



The 2021 targets for the Housing and Homelessness strategy

Benchmarks

- 2,900 new supportive housing units
- 5,000 additional new social housing units
- 11,000 new market rental housing units
- 20,000 market ownership units

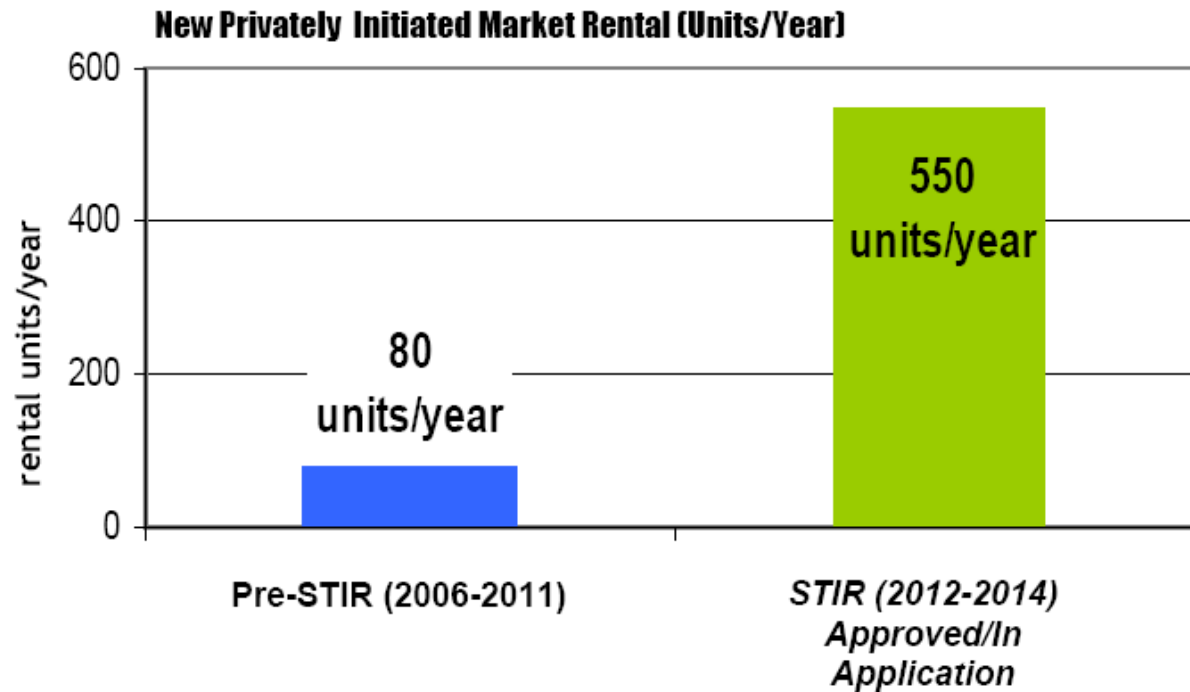
Short Term Incentives for Rental (STIR) Program

Council approved the Short Term Incentive for Rental (STIR) Program in 2009 to increase purpose-built market rental

- During the economic downtown
- Incentives offered
- DCL Waiver
- Parking Reductions
- Density Bonus
- Expedited Processing

Short Term Incentives for Rental (STIR) Program

Significantly more market rental units as a result of STIR



An Interim Rezoning Policy for Increasing Affordable Housing Choices

- Encourage housing developments that include a strong level of affordability, and:
- Offer 100 percent rental units, or sold at 20 percent below market value

Interim Rezoning Policy for Increasing Affordable Housing Choices

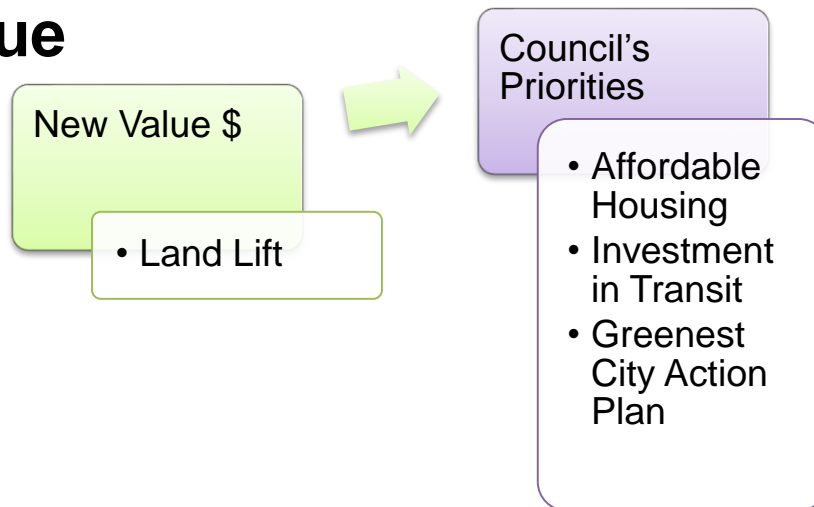
- Are up to six storeys high on an arterial street (served by transit), or 3.5 storeys high within 100 metres of an arterial street.
- A maximum of 20 rezoning applications will be considered city wide prior to reevaluation by Council. Only two projects are permitted within 10 blocks of each other on any arterial street.

The City Building Process

1. Create Value

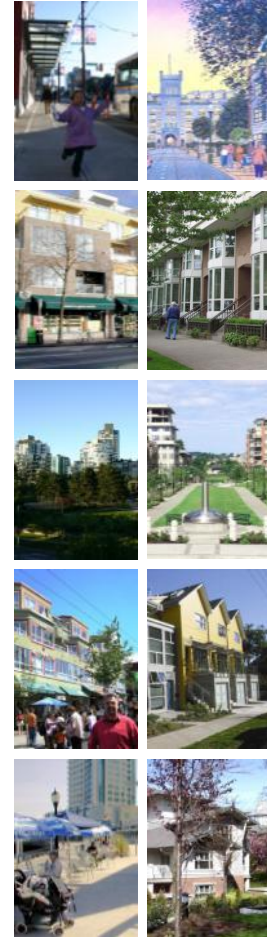


2. Assign Value



Best Practices: Design Guidelines

- Compatibility and fit
- Neighbourliness
- Livability
- Safety and security
- View protection
- Provision of open space
- Streets as public realm
- Heritage conservation
- Waterfront access
- Tree retention/replacement & site landscape



2. Transportation



Integrating Land Use/Transportation

Transportation 2040 Plan

Investments in Moving People

- Walking
- Cycling
- Transit
- Taxi / Commercial / Shared
- Private Auto

Investments in Moving Goods & Delivering Services

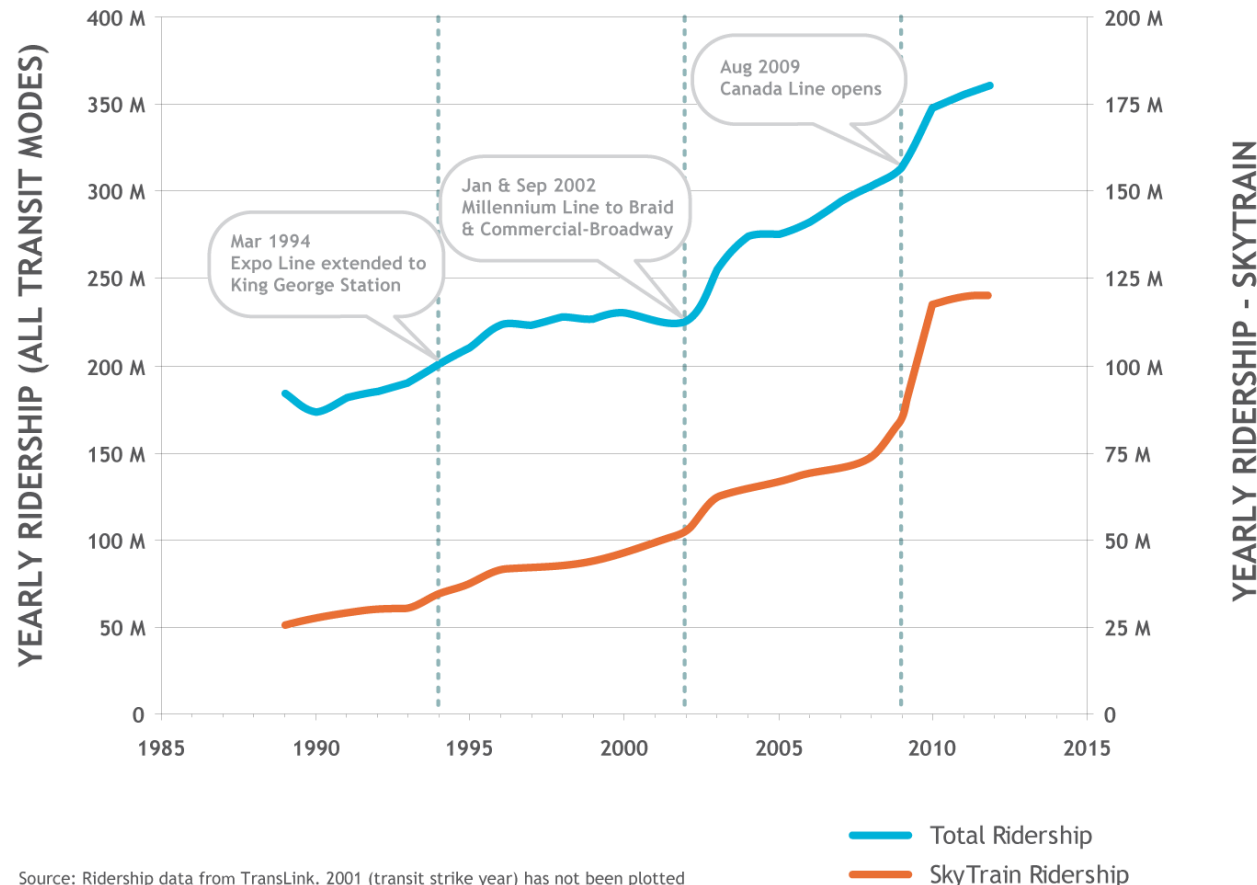
- Port / Long Distance
- Local Goods / Services
- Emergency



Viaducts Strategy

Past investments in rapid transit have yielded big dividends

TRANSLINK YEARLY RIDERSHIP 1989 - 2012

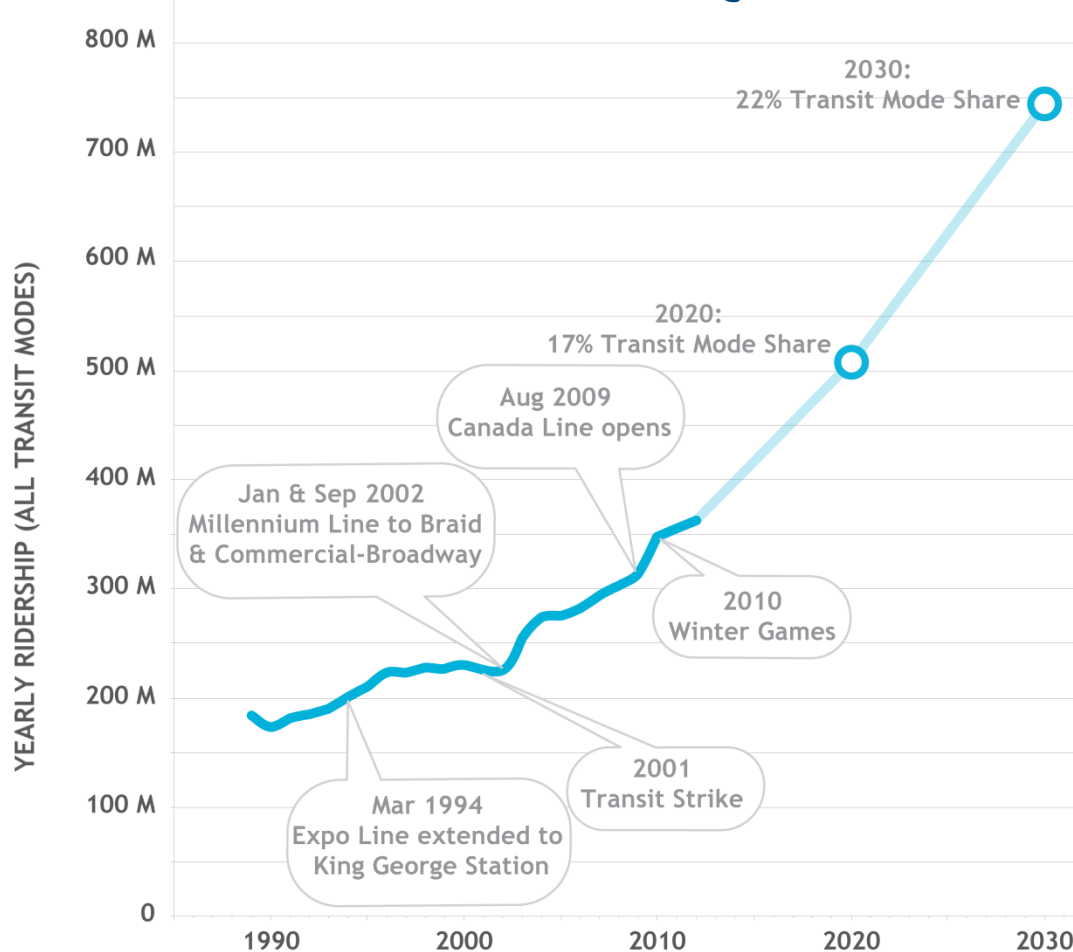


Source: Ridership data from TransLink. 2001 (transit strike year) has not been plotted

- Since 2006, our transit mode shift is unmatched in North America
- Ridership spiked during the 2010 Olympics... but growth continued!

By 2030, we need to double the current number of transit trips

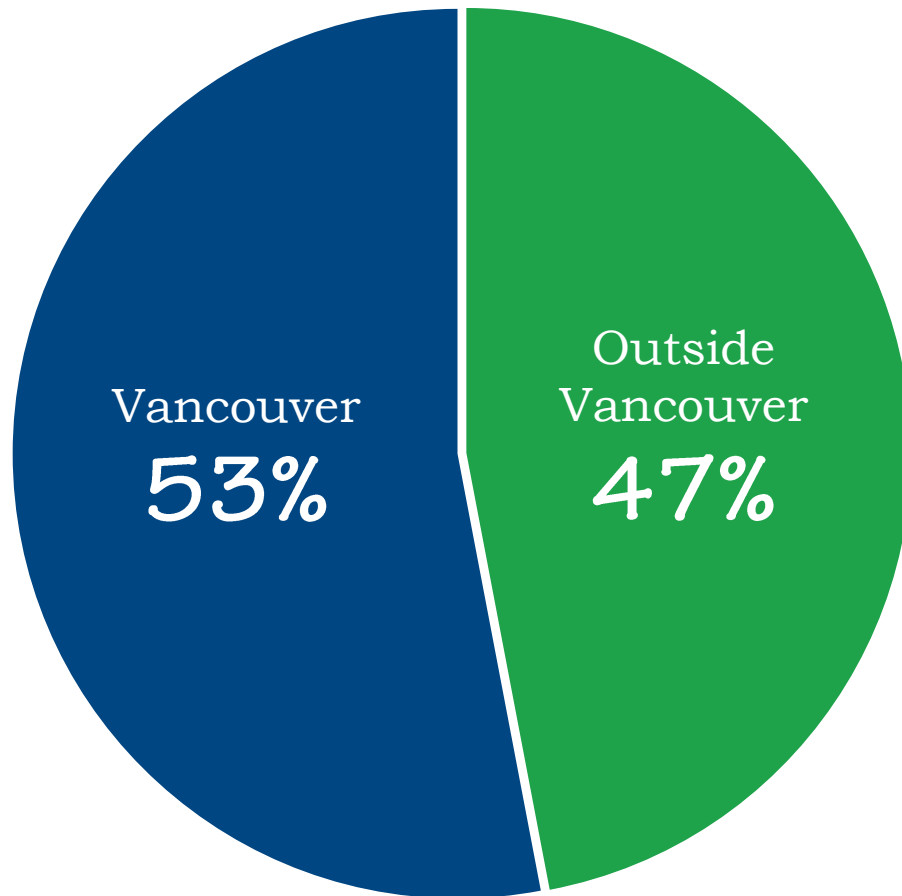
TransLink Annual Ridership 1989-2030



- Doubling transit trips will accommodate growth and increase transit mode share
- Doubling our current annual transit ridership is possible if our recent growth trend continues

The UBC-Broadway Corridor is an important regional destination

Trips Destined to the Corridor



Almost half of the trips to the UBC-Broadway Corridor begin outside of Vancouver

The UBC-Broadway Corridor is an important regional destination

Projected employment:

- 20,000 new jobs over 30 years

Projected capacity:

- 6 – 7 million square feet of office development over 30 years



The UBC-Broadway Corridor is an important regional destination

The undergrounding of transit on Broadway could transform the Broadway Corridor into a “Great Street”

- Reducing the road section from 6 to 4 lanes,
- New public realm investment and placemaking



Peak Capacity and System Choices for Broadway

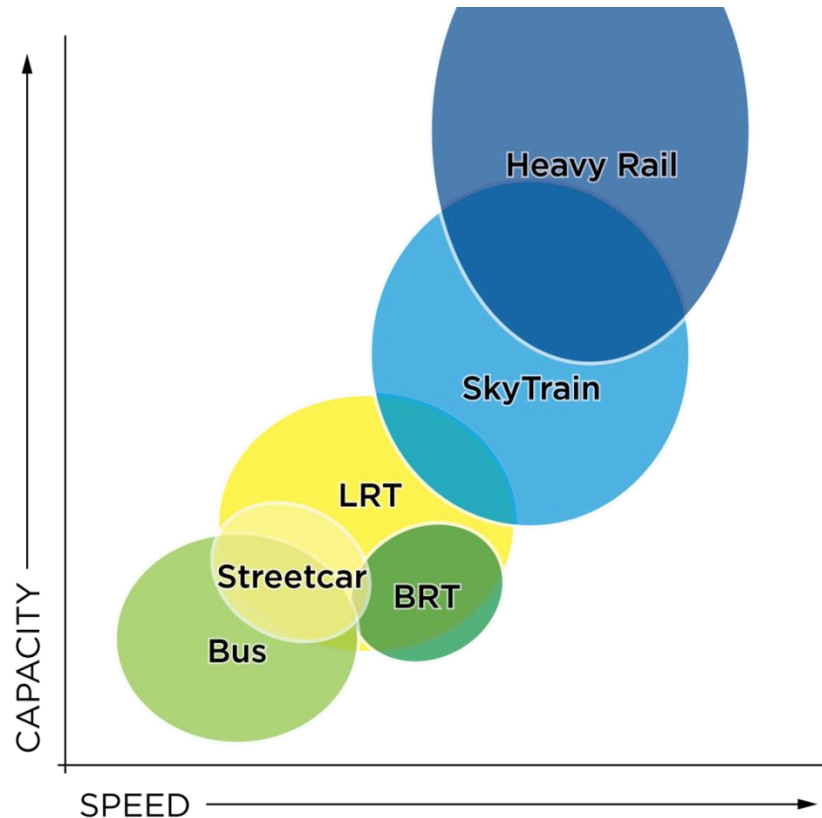
Peak capacity on Broadway (pphpd):

Heavy Rail
up to 50,000

SkyTrain
up to 26,000

At-grade LRT
up to 7,200*

Rapid Bus (BRT)
up to 3,000



* Maximum capacity limited by the length of blocks along Broadway

Broadway Corridor Transit

- I believe in the need to provide the best option for efficient transit infrastructure in the region
- A subway extension of skytrain technology for the Broadway Corridor



3. Greenest City Action Plan

- To become the greenest city in the world by 2020, City staff are working with Council, residents, businesses, other organizations, and all levels of government to implement the Greenest City 2020 Action Plan.



Greenest City Action Plan

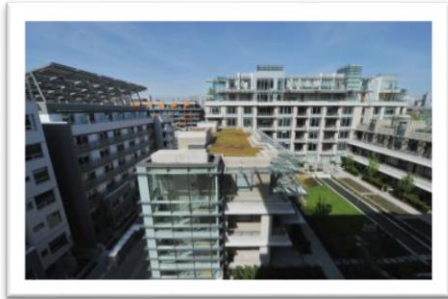
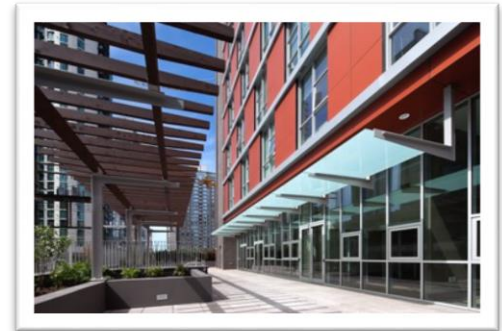
2020 targets have three overarching areas of focus:

- Carbon
- Waste
- Ecosystems



Updated Green Zoning Policies

- In an effort to reduce the environmental footprint of Vancouver's buildings, Council requires that all new buildings on rezoned sites in the city be built to LEED Gold standard.



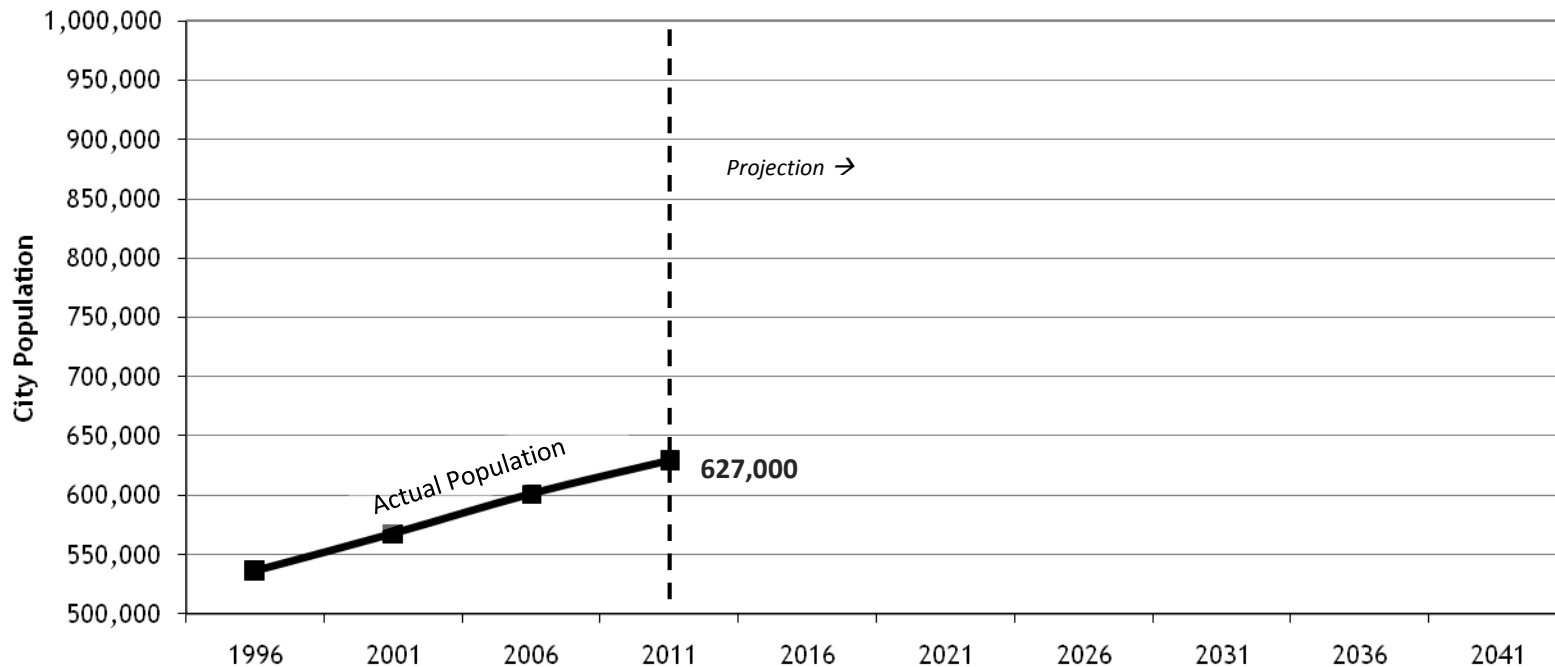
Updated Green Zoning Policies

This green rezoning policy will:

- Increase the number of third-party certified green buildings in Vancouver
- Transform the market, by increasing consumer choice and awareness of green buildings
- Develop a process that is workable for industry participants who wish to rezone their properties
- Nurture an already rapidly growing green building industry in Vancouver

We have grown steadily...

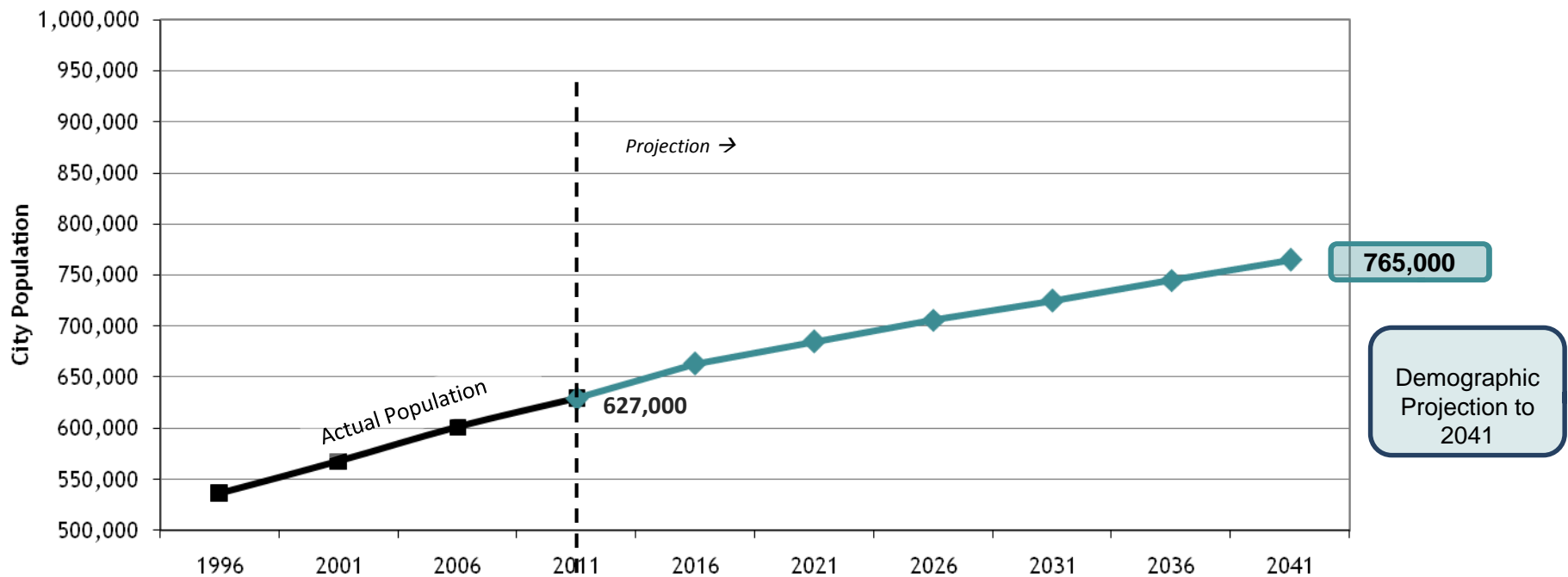
- City-wide Population - Historical*



Note: all figures include an estimate of census undercount

We are still growing...

- City-wide Population Projection*



Note: all figures include an estimate of census undercount

Our City Can Benefit!



Downtown Vancouver (1996 – 2011):

- **Population ... 75% increase**
- **Jobs ... 26% increase**
- **Vehicles entering downtown ... 25% decrease**





THANK YOU!