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 & 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
Collaboration is Key

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

Counter Intuitive City
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.
Downtown East Side
The Other Side of Vancouver
Competition for Land: Jobs vs Housing
False Creek Flats  450 Acres

Commercial, Retail, Tourist, Entertainment

Flats Industry, Port, and City Services
Production, Distribution, Repair

Port
New uses: Area in Transition

- Health Hub
- Back-of-House
- Terminal Spine
- Creative Campus
MAIN SPACE
artist live/work studios
primed and ready
650 to 1325 sq. ft. priced from $12,800

263-1144
DESTER ASSOCIATES
CHERYL DEVER • REID DUNN • ED GREENBERG

OPEN
Flats Competing Land Uses
Vancouver Outside Downtown
Vancouver City Suburbs: “Single Family”
Mortgage Helpers

Secondary Suites

Laneway Houses
Average Detached House >$ 1 M

Future Apartment Site:  
Each 33’ Lot For Sale: $3 M
Housing Above Shops Outside Downtown
Industrial Lands

- Burrard Waterfront
- Powell
- False Creek Flats
- Clark
- Mt. Pleasant
- Grandview/Boundary

[Map showing various industrial lands and areas]
Future Development Sites: 121 Acres

First Nations land holdings

The Musqueam, Squamish and Tseil-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.

BLUE: Musqueam
GREEN: Squamish
RED: Musqueam, Squamish, Tseil-Waututh

10 acres
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
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
AMAZING LIVING STARTS AT THE 33RD LEVEL WITH AMAZING PRICES STARTING AT $299,900.

Introducing Brentwood ONE at Lougheed and Willingdon, the first residences within Burnaby’s amazing new masterplanned 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
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
North Road: Today
North Road: Future
6,700 Units / 5.2 M sq. ft.
Current Development Activity
Loss of Affordable Rental Housing
Community Service Costs and Funding Sources

Projected Capital Costs
$128 M DCC eligible
$34 M non-DCC eligible

Projected Revenues
$113 M DCC Revenue
$50 M Density Bonus
$25 M CACs

DCC = Development Cost Charge per sq. ft. fund Community Services
UniverCity: Development as an Endowment
Surrey City Centre Master Plan
Public Sector Investment
Background & Context

Educational Institutions
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
Edmonds Burnaby Town Centre
Metrotown Burnaby Regional Centre
Collingwood Village

Suburban Brownfield Redevelopment

33 acre
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
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
Westbank Woodward's Downtown East Side Development

Shops, Community Space Arts Centre
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

- 10-12,000 New Residents
- 6-8,000 New Jobs
- 13.75 Acres of New Parks and Open Spaces
- 1.8 Million sq. ft. of Job Space
- ~1,800 Social Housing units
- $1B Total Public Benefit Value
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
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
• 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*

**DCLs ALLOCATED**
- 39% Parks
- 34% Housing
- 20% Engineering
- 7% Childcare

Total = $600M

**CACs ALLOCATED**
- 36% Affordable Housing + 2,400 market rental units
- 23% Heritage
- 22% Community Facilities (Childcare, Social, Cultural, Library)
- 18% Parks & Open Space (Includes Public Art)

Total = $700M

* Account for about 1/3 of City’s capital budget.
Greenest City Action Plan

2020 ACTION PLAN
PART TWO: 2015-2020

Documenting progress towards goals

PROGRESS HIGHLIGHTS

50% DECREASE IN VEHICLE KM DRIVEN PER PERSON SINCE 2007

27% 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

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
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.
North False Creek: 204 Acres Private Sector
Olympic Village: South East False Creek
Northeast False Creek: Undergoing Planning
Northeast False Creek

- 6-8,000 New Jobs
- 10-12,000 New Residents
- 1.8 Million sq. ft. of Job Space
- $1B Total Public Benefit Value
- ~1,800 Social Housing units
- 13.75 Acres of New Parks and Open Spaces
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
Integrated Transit System SeaBus to SkyTrain
Gala Dinner: Vancouver Aquarium
Jordan Peters of Ely Chapter is Presented with 2017 International Member of The Year
Au Revoir Vancouver

Hello Baltimore
Goodbye LEW Vancouver 2017