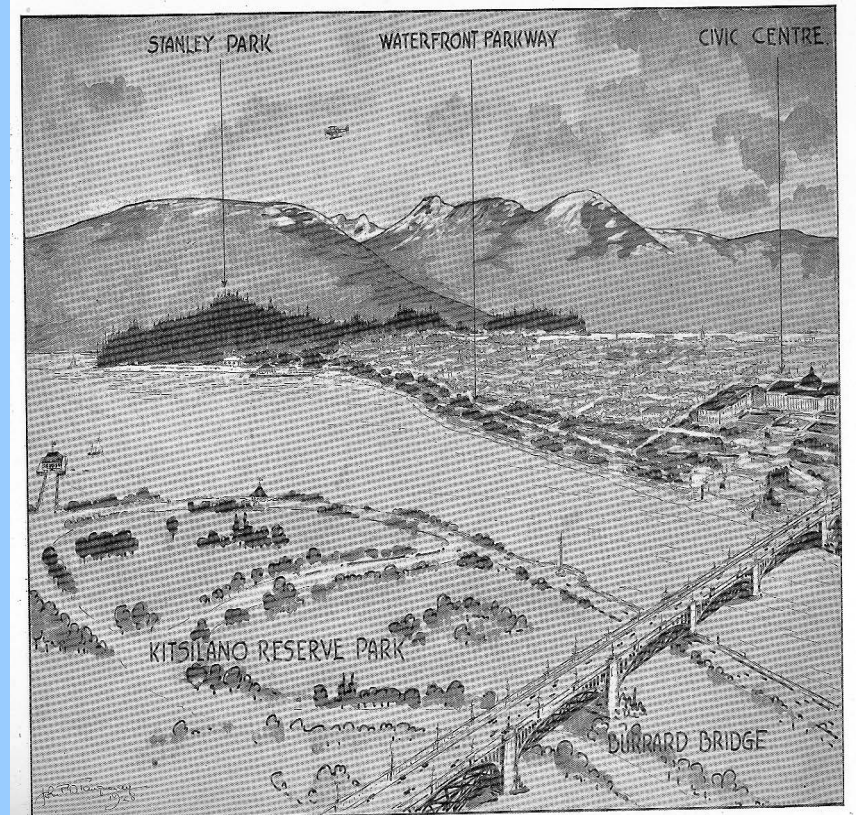


Bartholomew Plan 1928

- 1925 provincial Town Planning Act passed
- Town Planning Commission created
- Harland Bartholomew of St. Louis hired to come up with a town plan
- Bartholomew submitted several plans, based on the concentric city model incorporating major streets, transit, transportation, public recreation, zoning and civic art
- only zoning was implemented
- and bases for Grid System became the work Plan



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Plate 56

Vancouver



- young City - 120 years old
- bounded by water on 3 sides
- comprises 585,000 of Greater Vancouver's 2,200,000 residents
- Vancouver has doubled it's downtown population from 40,000 to 120,000 residents downtown

land area: 115 square km



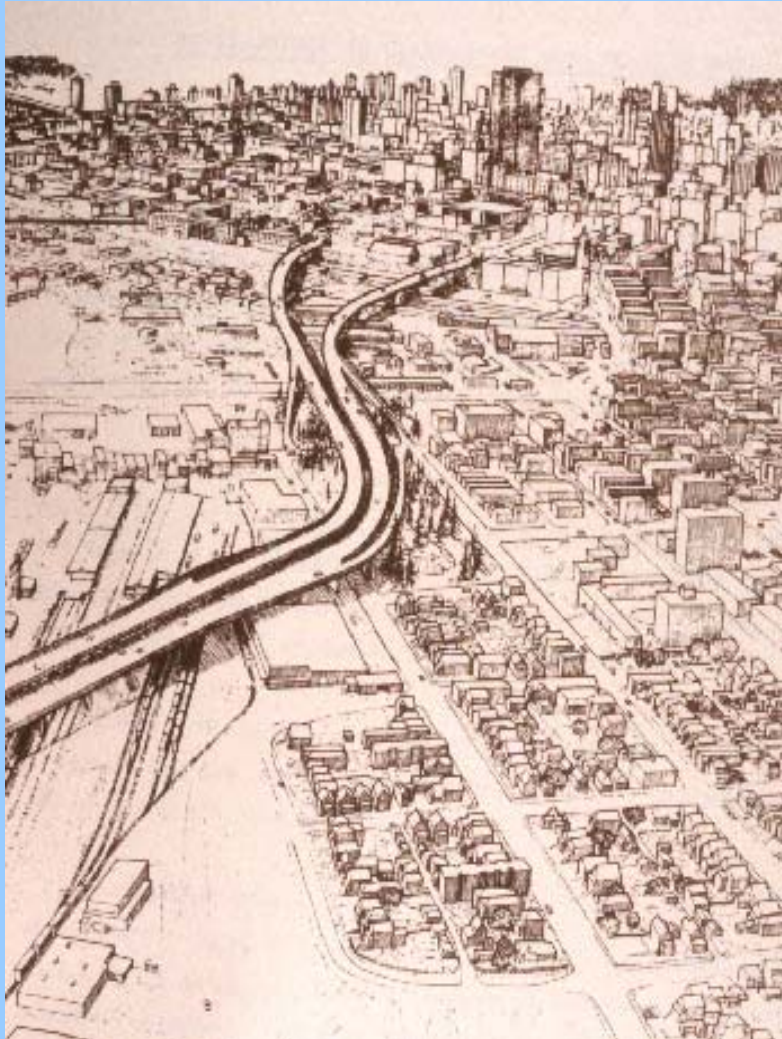
Vancouver's Planning Context: the City

Historic Legacies: Public Waterfront



25 km of continuous
waterfront walkway

Historic Legacies: Vancouver's West End



- residential in the downtown - The West End
- no freeways

Historic Legacies: False Creek South



Decision Legacies: Council Approved Views



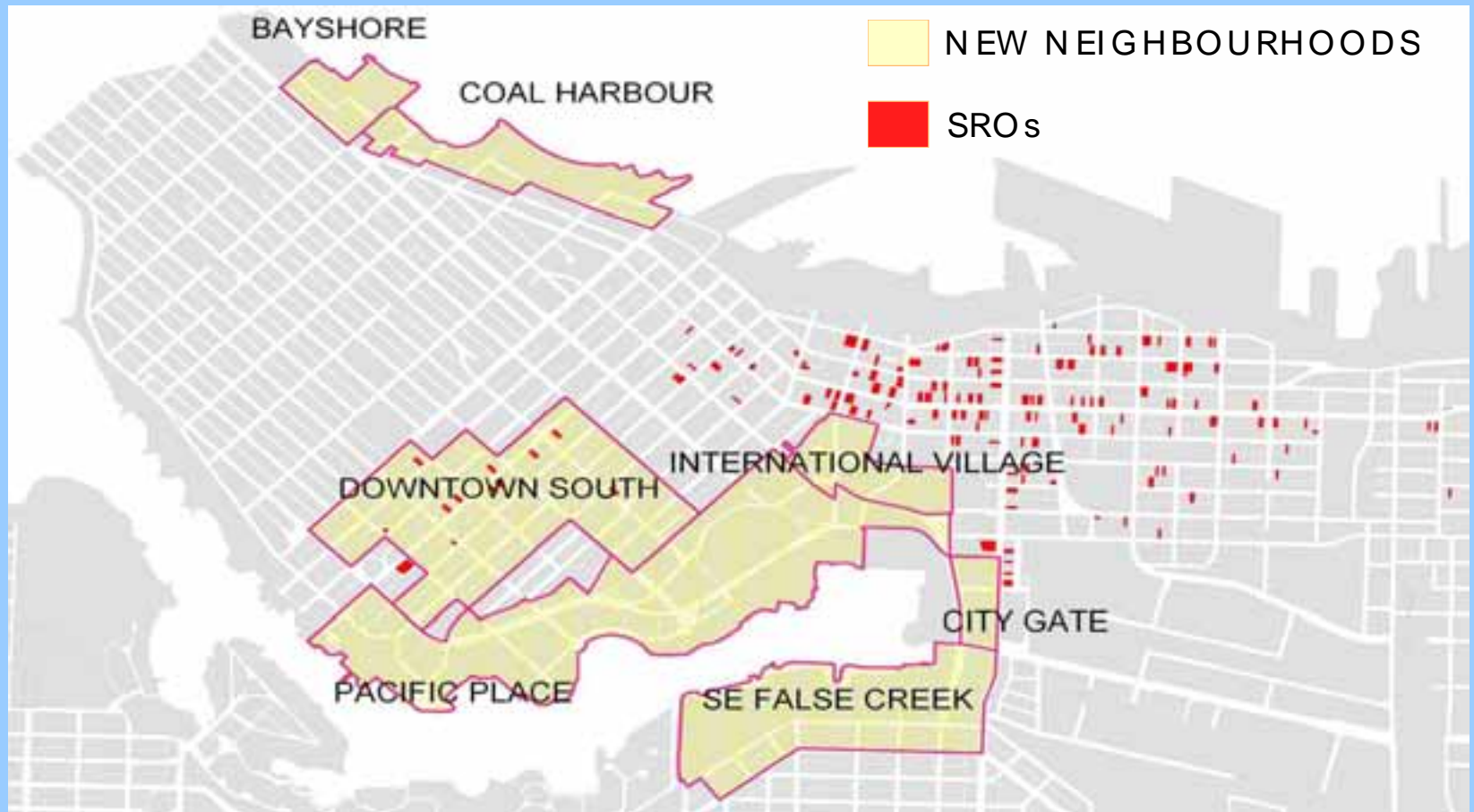
- Public poll: most citizens enjoy the City's public views, particularly those of water and mountains
- Most feel important views are being lost as the Downtown develops
- City and consultant study
- 1989: Council approves 27 protected views

Decision Legacies: Rental Housing

- Late 1980s Rental Crisis
- Rezoning of the West End
- 23,000 rental units
- 17% of the City's rental stock



Decision Legacies: City Priorities





Decision Legacies: “Living First” Strategy

- growth concentrated in liveable high-density neighbourhoods built on remediated brown field sites
- close to transit and jobs
- complete communities that include commercial, retail, community services, parks, child care, libraries and schools
- socially sustainable, with provisions for affordable and family-oriented housing

Decision Legacies: Sustainability



VANCOUVER
City of the Future

- Sustainability has been expressed in council decisions and policy for many years:
 - since the 1970's: affordable housing policies
 - 1990: clouds of change report
 - 1991: central area plan
 - 1994: solid waste management plan
 - 1995: cityplan
 - 1997: vancouver transportation plan
 - 1999: sefc policy statement
 - 2002: downtown transportation plan

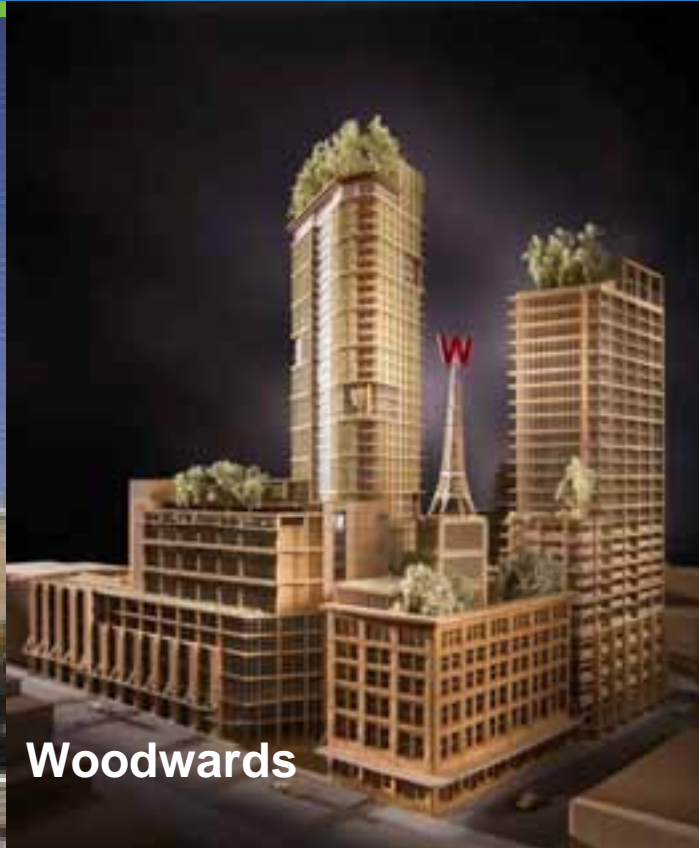


Decision Legacies: Rentals

Citygate



Woodwards



Coal Harbour



False Creek North



Stock from 1,000 – 8,500 units

Olympic Legacies: Housing Commitments

- Protect rental housing stock
- Provide alternative forms of temporary accommodation for Winter Games' visitors and workers
- Ensure people are not made homeless
- Ensure residents are not involuntarily displaced, evicted or face unreasonable rent increases as a result of the Winter Games
- Provide an affordable housing legacy



Olympic Legacies: Expo 86



- The industrial neighbourhood on the north shore of False Creek was cleaned and opened for urban housing.
- Pollution levels in the waters dropped and area could be open for swimming in the future.
- Vancouver is one of the world's top travel destinations.
- The 30 year urban housing plan is to be finished in 2016.
- As of 2001, approximately two thirds of the expo site has been fully developed into housing, retail and park land.

Olympic Legacies: Expo 86

- Science World in the former Expo Centre
- B.C. Pavilion Complex
- Roundhouse
- Convention Center in the former Canada Pavilion on Burrard Inlet
- False Creek promenade.



Olympic Legacies: Canada Pavilion



Cruise ship terminal and convention centre

- May 2, 1986 Canada Pavilion, World's Fair EXPO 86 opening
- July, 1987 Vancouver Trade & Convention Centre opening
- May, 2002 Completion of Cruise Ship Terminal Expansion

Vancouver Charter

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

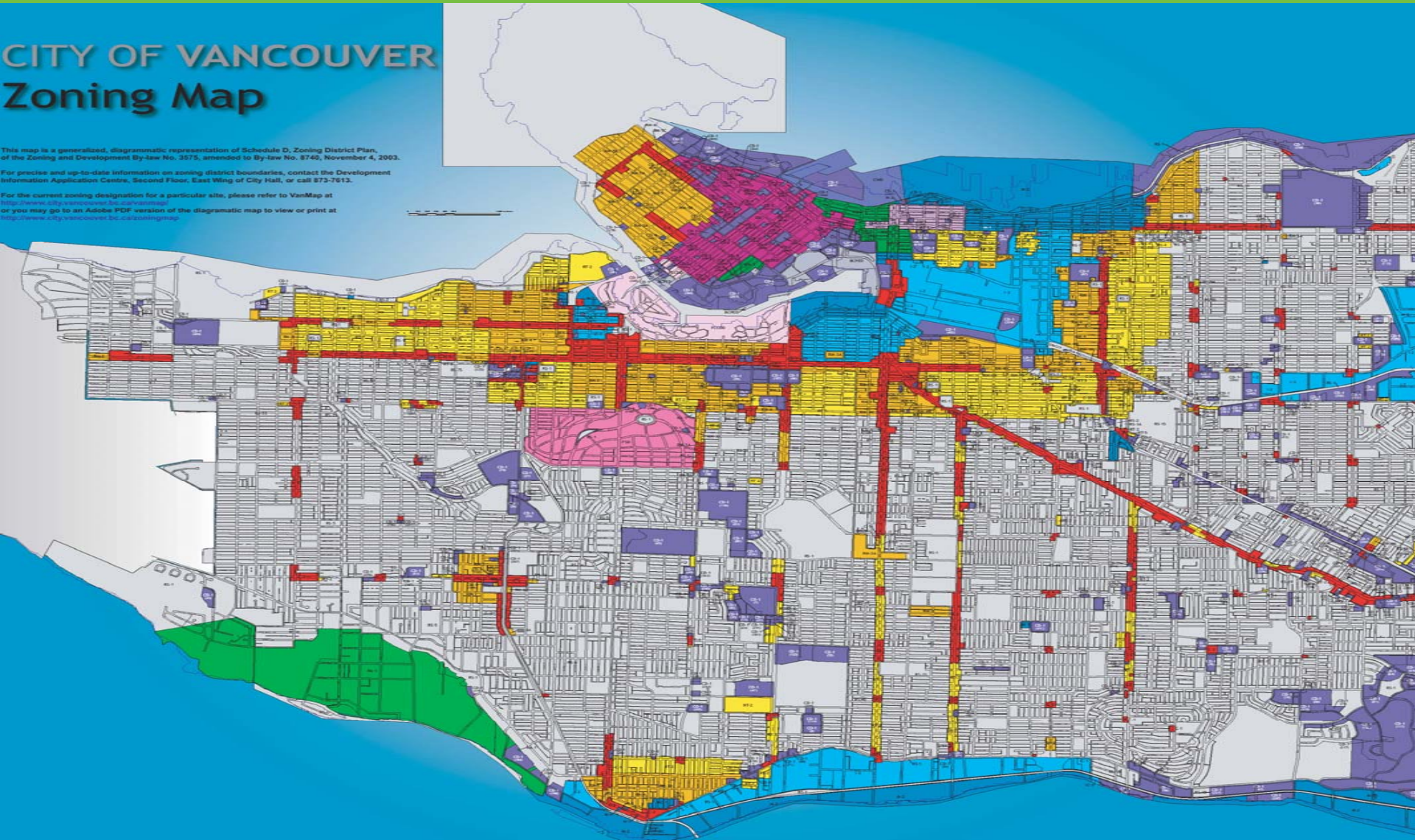
Planning & Development: Zoning Map

CITY OF VANCOUVER Zoning Map

This map is a generalized, diagrammatic representation of Schedule D, Zoning District Plan, of the Zoning and Development By-law No. 3575, amended to By-law No. 8740, November 4, 2003.

For precise and up-to-date information on zoning district boundaries, contact the Development Information Application Centre, Second Floor, East Wing of City Hall, or call 873-7613.

For the current zoning designation for a particular site, please refer to VanMap at <http://www.city.vancouver.bc.ca/vanmap> or you may go to an Adobe PDF version of the diagrammatic map to view or print at <http://www.city.vancouver.bc.ca/zoningmap>.



Planning & Development: Zoning

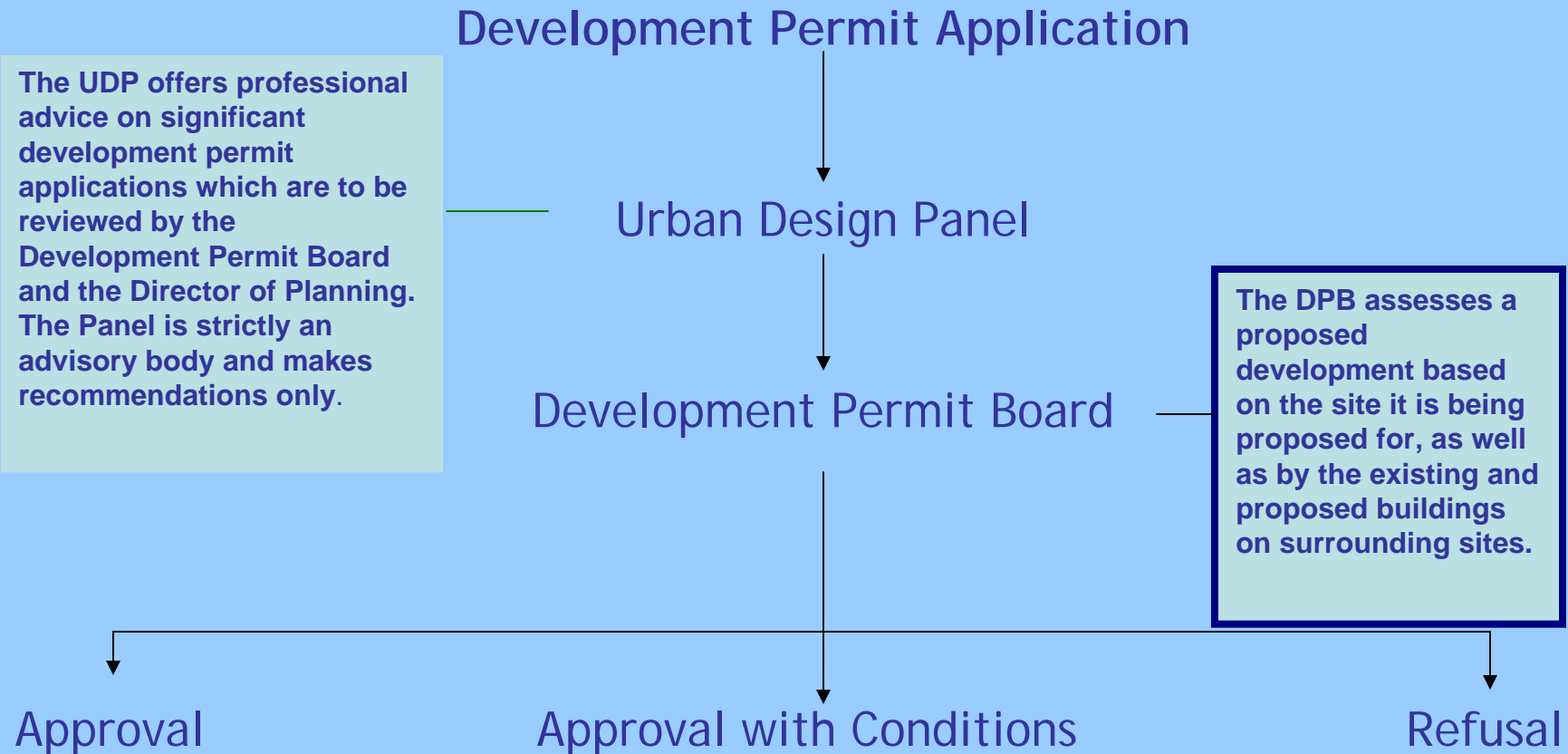
Outright Use: Outright uses are those that are permitted provided that all regulations and provisions of the Zoning and Development By-law and Parking By-law are met.

Conditional Use: may have some impact in the community, but may be permitted under a development application with the approval of either the Development Permit Board, the Director of Planning or other designated staff.

Discretionary Zoning: allows for by-law relaxations and incentives that permit developments to be planned and designed so that they are more compatible with existing developments in the neighbourhood. It also encourages developers to include amenities that benefit the community.



Planning & Development : Review Process



Planning & Development: Permit Board

Development Permit Board

- Board members
- Director of Development Services (Chair)
- Director of Planning
- GM Engineering Services
- Deputy City Manager
- 8 council appointed members

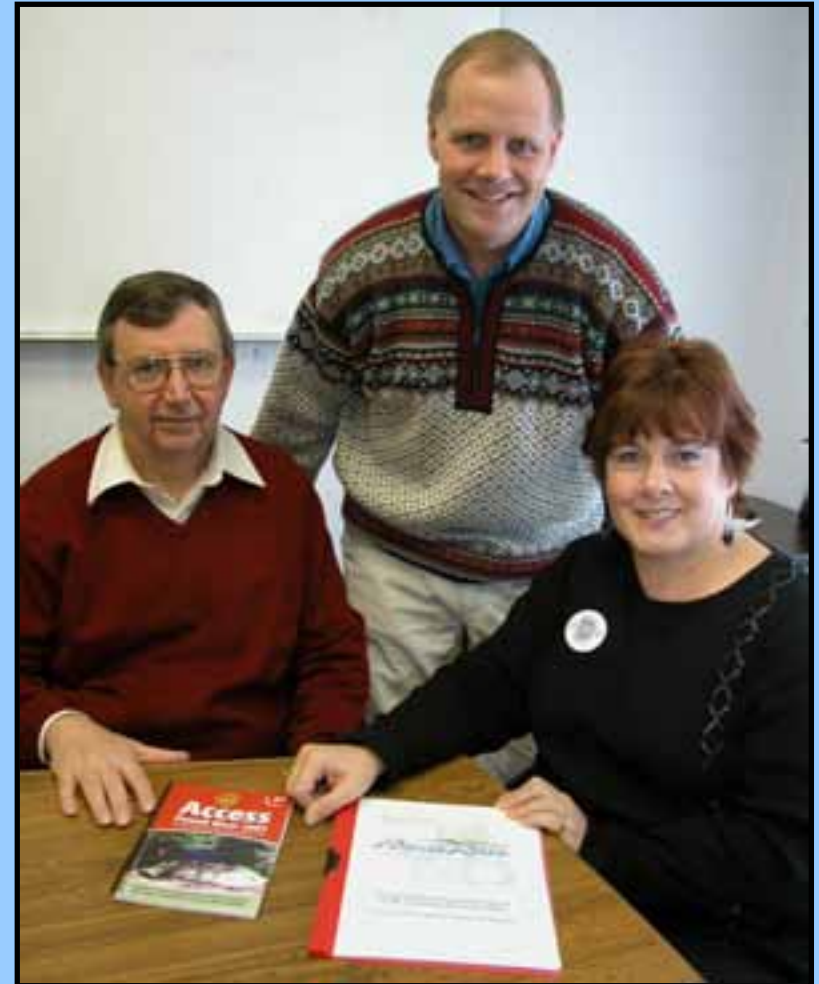


Panel: 8 Council appointed representatives from the design profession, the development industry, and the general public

Planning & Development: Urban Design Panel



- 12 Council appointed members
 - 6 Architects
 - 2 Professional Engineers
 - 2 Landscape Architects
 - 1 Vancouver City Planning Commission
 - 1 Development Industry



Planning & Development: Major Projects



Public Involvement is sought
throughout this process



Planning & Development: Cooperative Planning Model



1. All departments working together internally with additional consultants on a daily basis
2. Outstanding issues are brought to Major Projects Steering Committee for resolution
3. If further resolution is sought, the issue is then taken forward to City Council

Public Involvement is sought throughout this process



Development: Public Amenity Requirements



- Parks
- Indoor Recreation Space
- Public Art
- Childcare
- Non Market Housing
- Family Housing
- Elementary School
- Public Right of Ways (Streets)
- Parking Requirements
- Compliance with Urban Design Guidelines and Public Realm Plan

Downtown Communities: False Creek North



- 166 acres of land area
- 10,000 housing units
- 30,000 residents

Downtown Communities: Step down to the water



Downtown Communities: Domesticate the street



Downtown Communities: Childcare & Public Facilities



Downtown Communities: Typical Vancouver Prototype



- tower
- base

Downtown Communities: Coal Harbour



- 64 acres of land area
- 3,500 housing units
- 10,000 residents

Downtown Communities

- these downtown communities are:
 - livable high-density neighbourhoods built on remediated brownfield sites
 - close to transit and jobs
 - complete communities that include: commercial uses, community services, parks, child care centres, libraries and schools
 - socially sustainable, with provisions for affordable and family-oriented housing



Downtown Communities: Demographics

- Downtown population has grown by 25% in 5 Years vs. 6% in City as a whole
- 55% of the City's population growth was Downtown
- Downtown added 2,300 kids bringing the total to 5,300 while the rest of the city lost about 700 kids (ages 0-14)
- 48% of Downtown residents are 20 to 40 years old vs. 34% in the City as a whole

