

“The World’s most livable city?”

From livability, to a complete city



Brent Toderian, MCIP
Director of Planning

We face converging Issues

- **Rising Costs of Energy**
 - Days of cheap oil and gas over
- **Aging Population**
 - In 20 years, 1 in 4 Canadians will be 65+
- **Public health**
 - Last 20 years has seen a 2 or 3 times increase in diseases, asthma diabetes, depression, heart disease
- **Climate Change**
 - CO₂ levels are the highest in 500,000 years and growing
- **Air Quality**
 - Kills thousands every year
 - Increase in asthma, especially in children



Is livability enough?



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Vancouver tops cities survey

City named No.1 in Americas for quality of living,
No.4 in the world

VANCOUVER SUN APRIL 29, 2009



Vancouver is No. 1 in the Americas on Mercer's 2009 Quality of Living survey of cities, and No. 4 worldwide. It shares fourth place in the world with Auckland, N.Z.

Photograph by: Mark van Manen, Vancouver Sun, Vancouver Sun

Vancouver has been ranked the top city in the Americas and the fourth best city in the world in Mercer's 2009 Quality of Living survey released Tuesday.

The survey conducted by a New York-based human resources company is intended to be used by governments and multinational corporations that send employees on international assignments. It covers 215 cities. It uses a point scoring index with New York as its base city.

The survey gave the top five spots in the Americas to Canadian cities,

Cities for People: 5 birds with 1 stone.....

- Lively city
- Attractive city
- Healthy city
- Safe city
- Sustainable city

Jan Gehl

Copenhagen

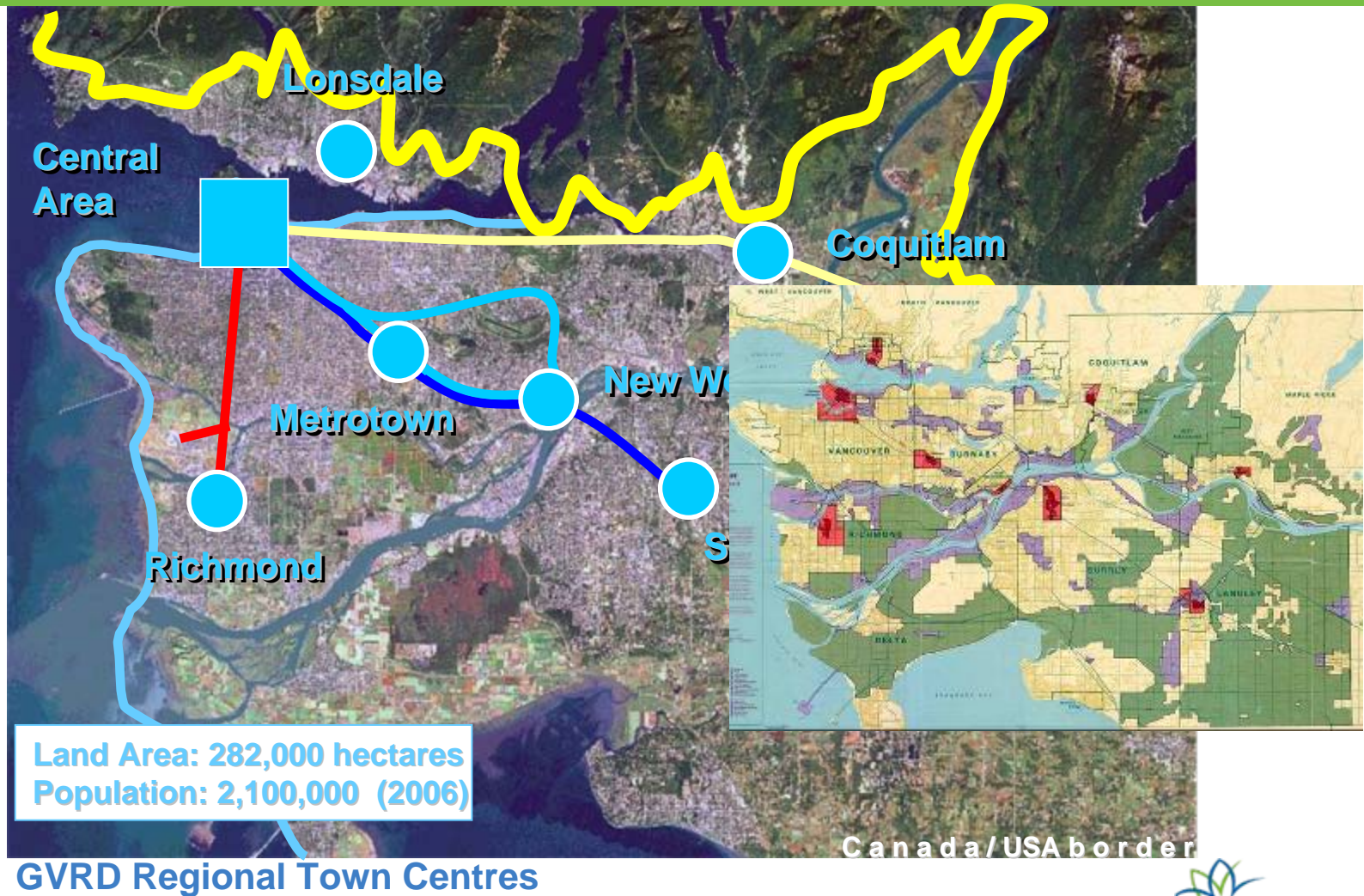
The Goal: A Sustainable, Livable, Vibrant Downtown



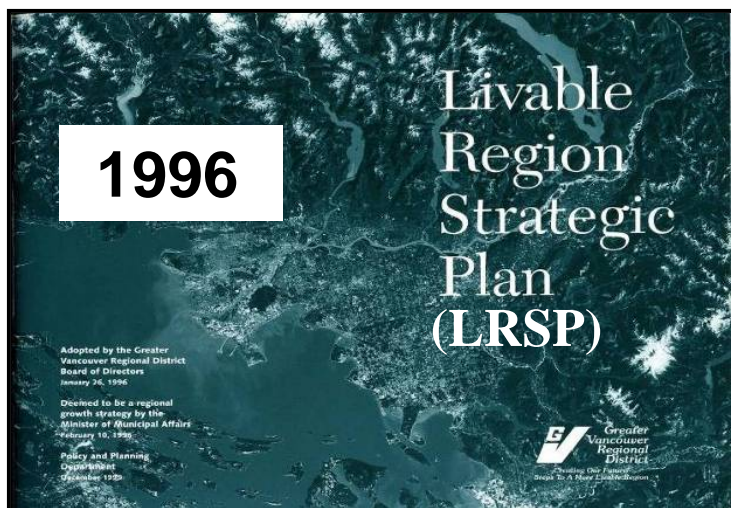
...and City!



Our Regional Context: planning a complete region?

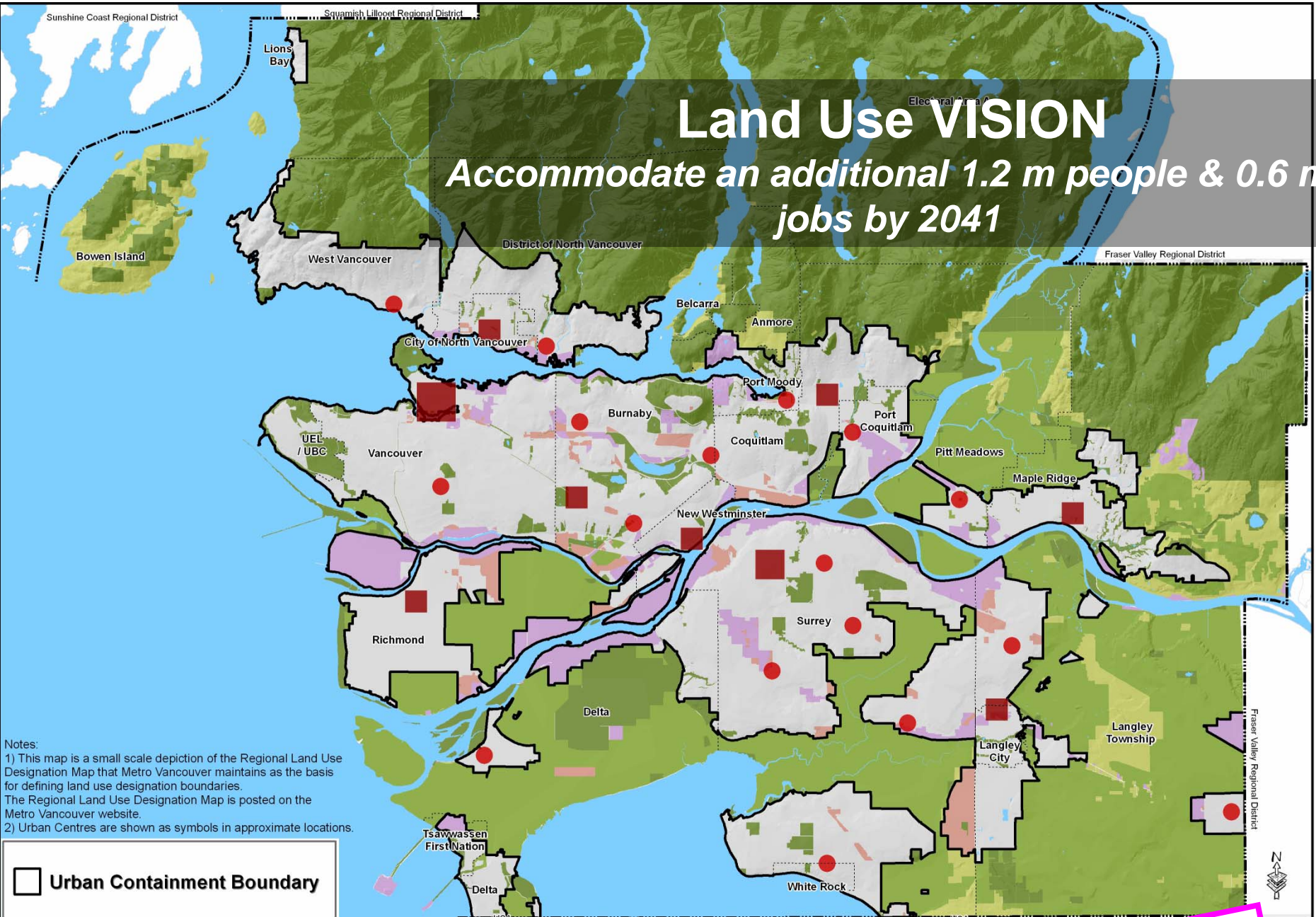


Metro's September 2010 Draft RGS



Land Use VISION

Accommodate an additional 1.2 m people & 0.6 m jobs by 2041



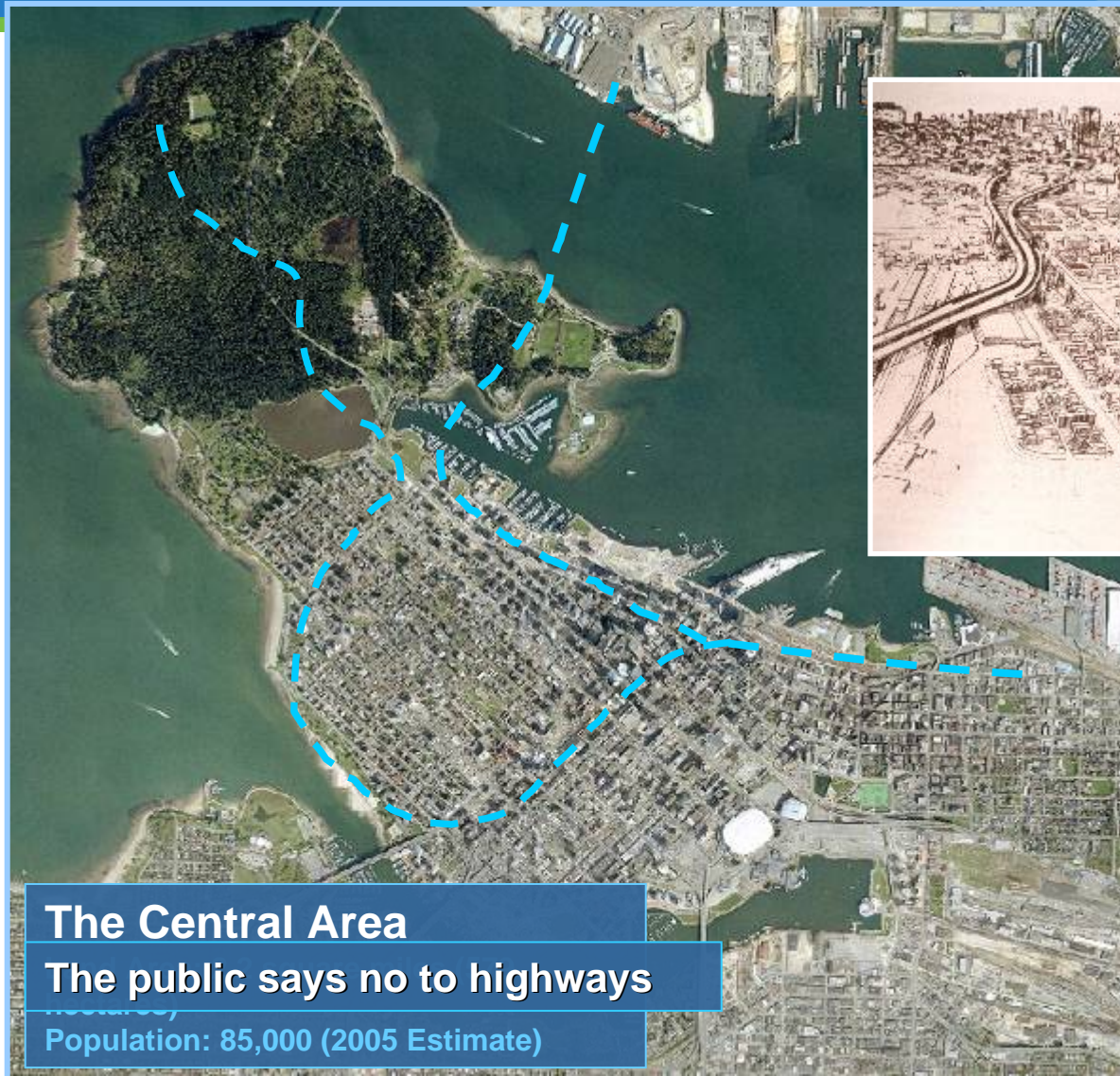
Notes:
 1) This map is a small scale depiction of the Regional Land Use Designation Map that Metro Vancouver maintains as the basis for defining land use designation boundaries. The Regional Land Use Designation Map is posted on the Metro Vancouver website.
 2) Urban Centres are shown as symbols in approximate locations.

Urban Containment Boundary

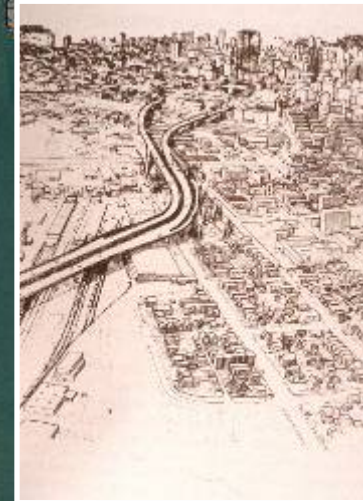
Urban Designations	Metropolitan Core	Regional City Centres	Industrial
General Urban	Surrey Metro Centre	Municipal Town Centres	Mixed Employment – Ind/Comm

New

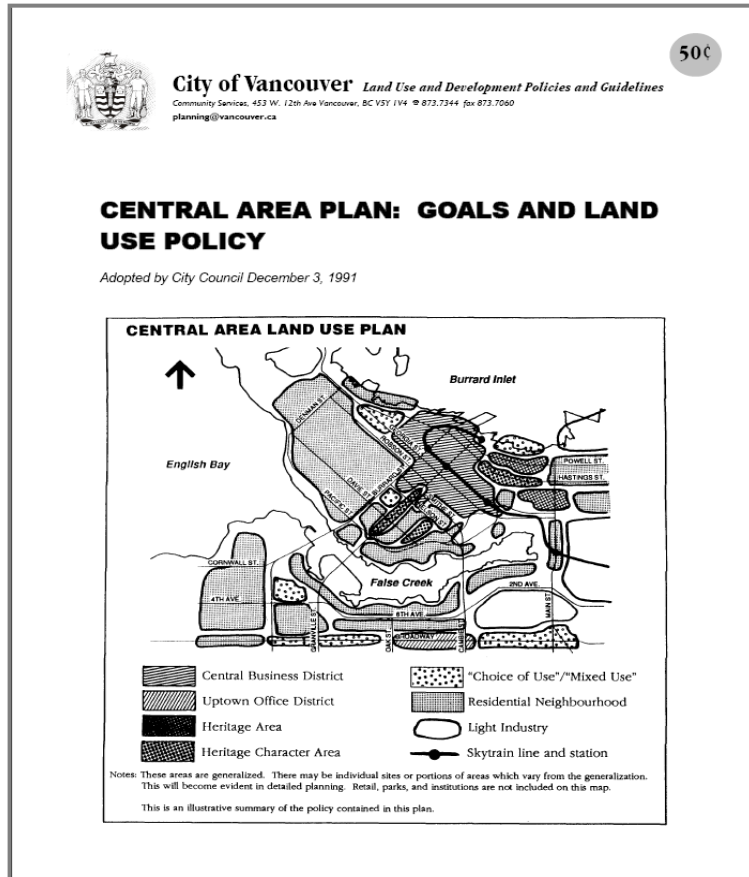
“Completeness” by saying no?



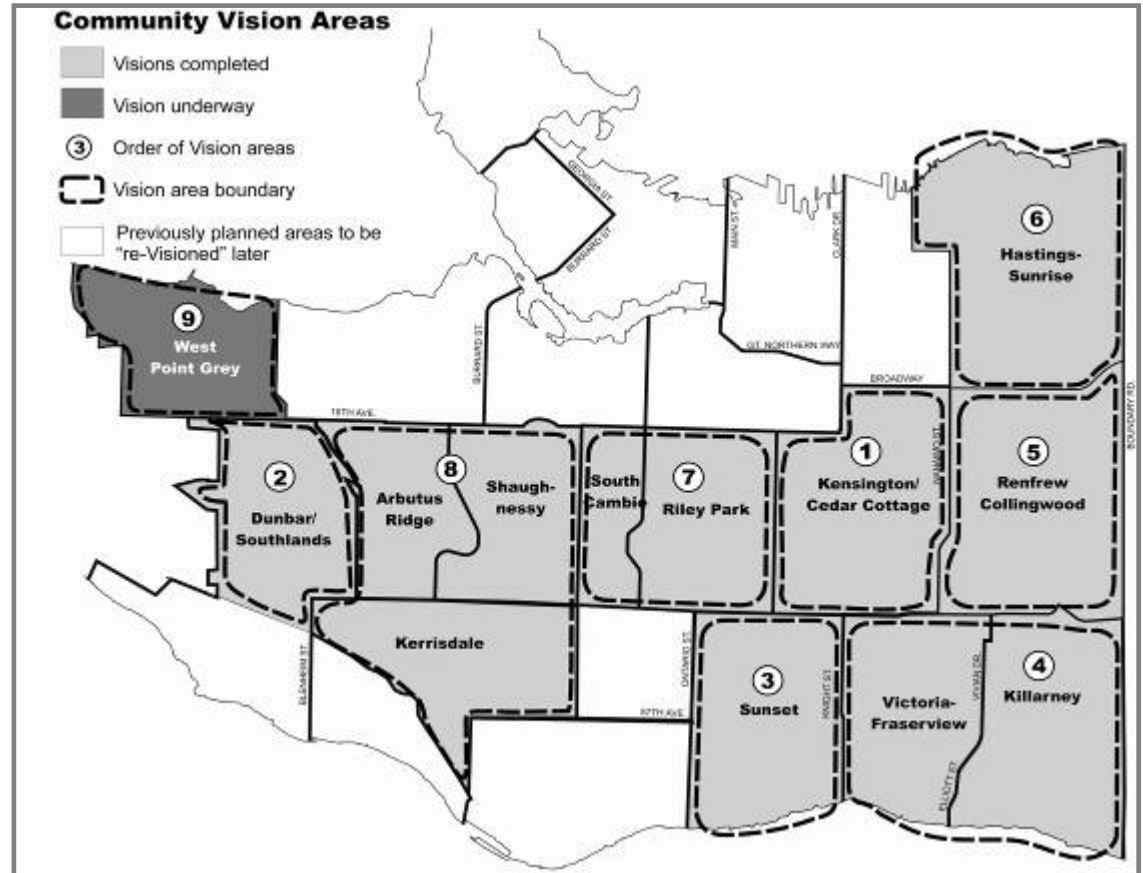
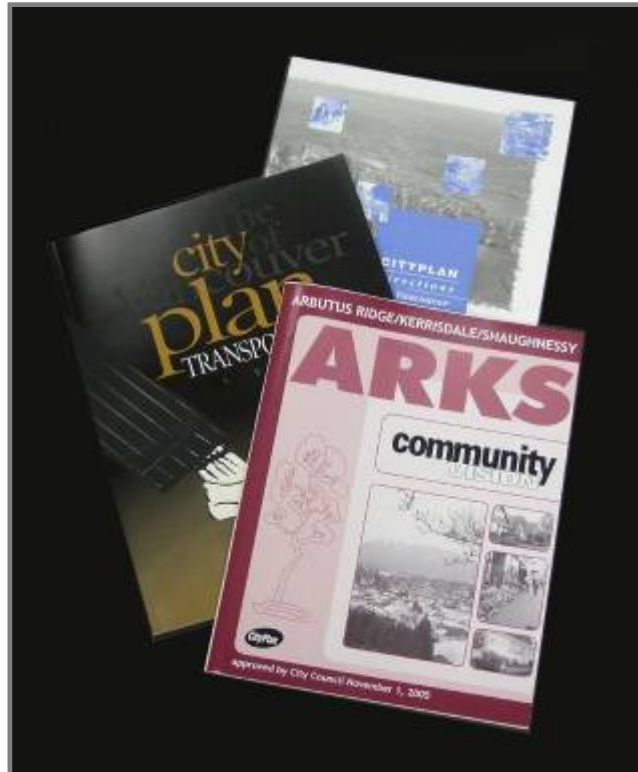
The Central Area
The public says no to highways
Population: 85,000 (2005 Estimate)



"Living First" and the Central Area Plan



City Plans and Visions



Downtown Livability is density done well:

1. Movement



Our Movement Modes, Prioritized

#1



#2



#3



#4



#5



The most sustainable movement option... walking (nearness)



Walking infrastructure: horizontal and vertical



Cycling's our second choice



Burrard Bridge Trial



Separated Bike Lanes



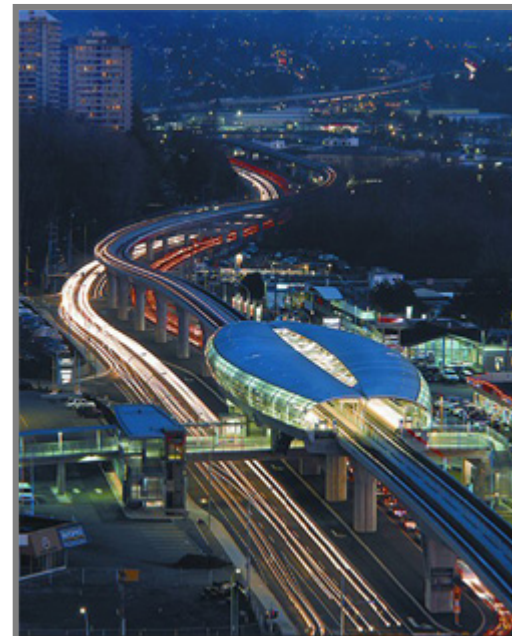
A cycle-friendly public realm



...and we didn't stage this.



Planning for transit



Not so much transit corridors, as corridors of urbanism... (walking, cycling, transit through completeness)



Even transit on water...



Downtown Livability is density done well:

2. Design / Quality



City design starts with waterfront design



Height is just a design challenge...



Designing an artful mix



Designing a human-scale



Designing in art



Design AS art



Downtown Livability is density done well:

3. Amenities



Our beaches are our squares...



Our water edge is our public life...



Our parks, through development...



Our squares, through development...



Many more amenities and benefits, through development



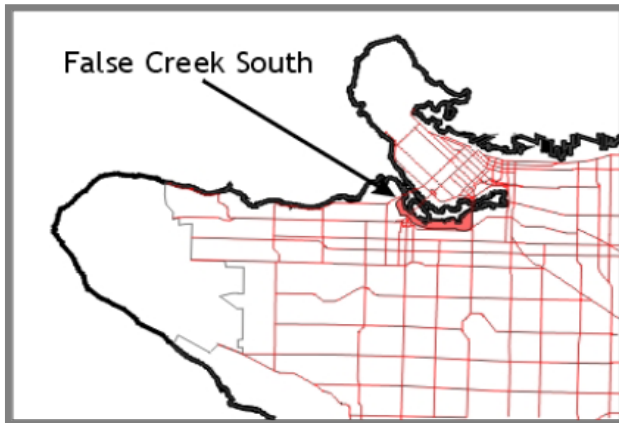
Even “private” spaces are semi-public...



Our central area: A series of experiments



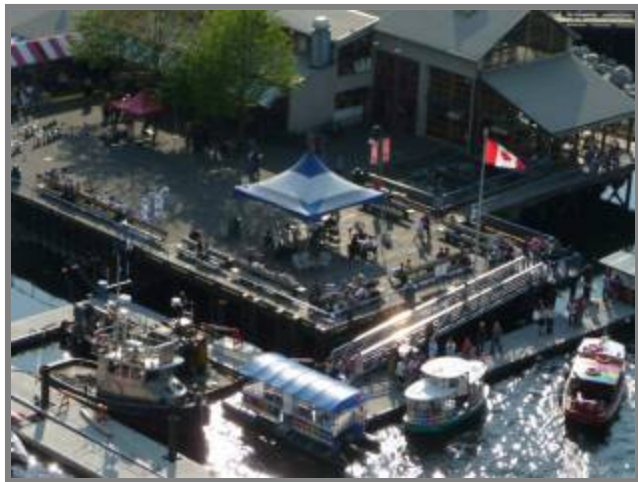
False Creek South



False Creek South



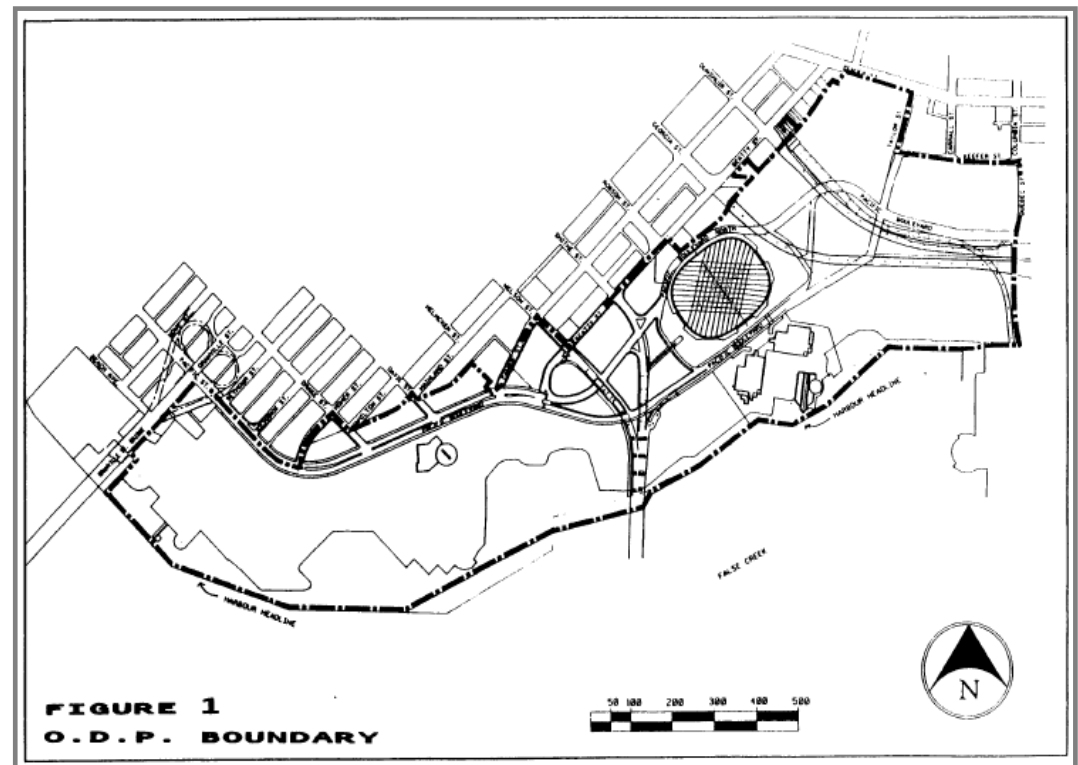
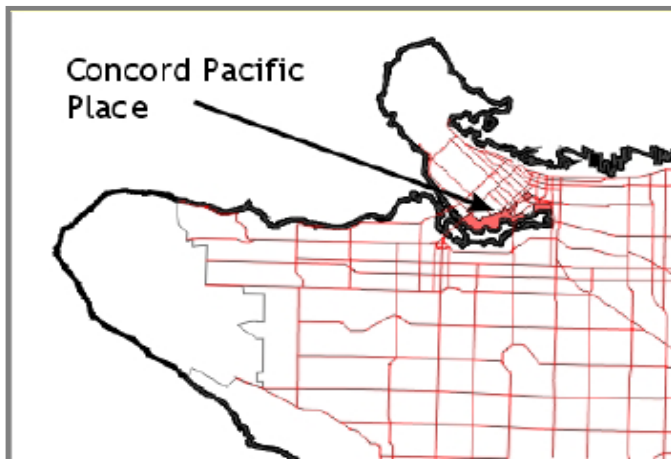
Granville Island



Granville Island



False Creek North



False Creek North



False Creek North from the South Shore (Charleson Park)

1983



2003



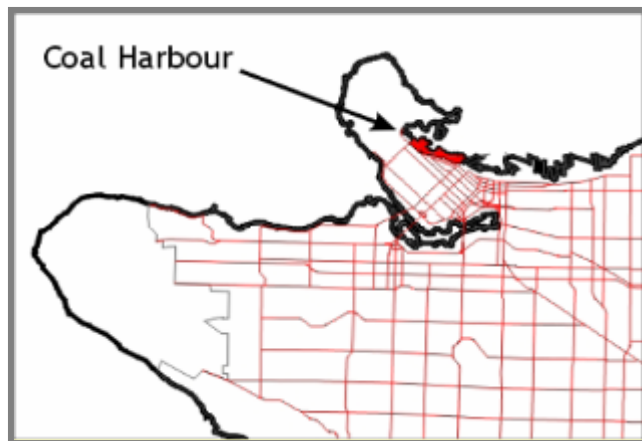
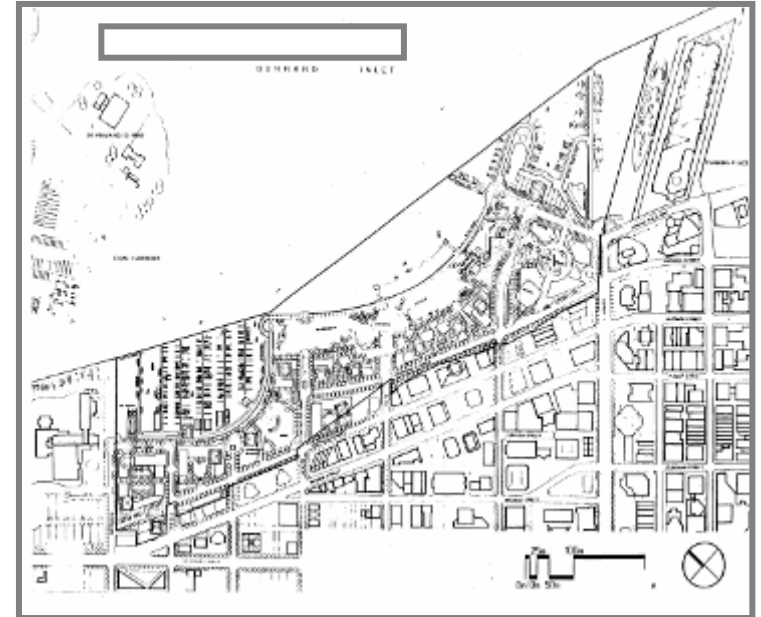
Surprise! Downtown living's fine for families — as good as the suburbs, these folks say



IAN SMITH/VANCOUVER SUN

Meet the Huntleys, living happily in north False Creek. From left, mom Tanya; Simon, 13; Johnny, 6; Charlie, 2; Emma, 10; and dad Robert. They love the lifestyle and they're far from alone: Many say the mix of people — singles, seniors and families — as well as the amenities and the slow pace of life make downtown their choice. Find out why: [Story, B1](#)

Coal Harbour



Coal Harbour



Shangri-La

James K Cheng Architecture



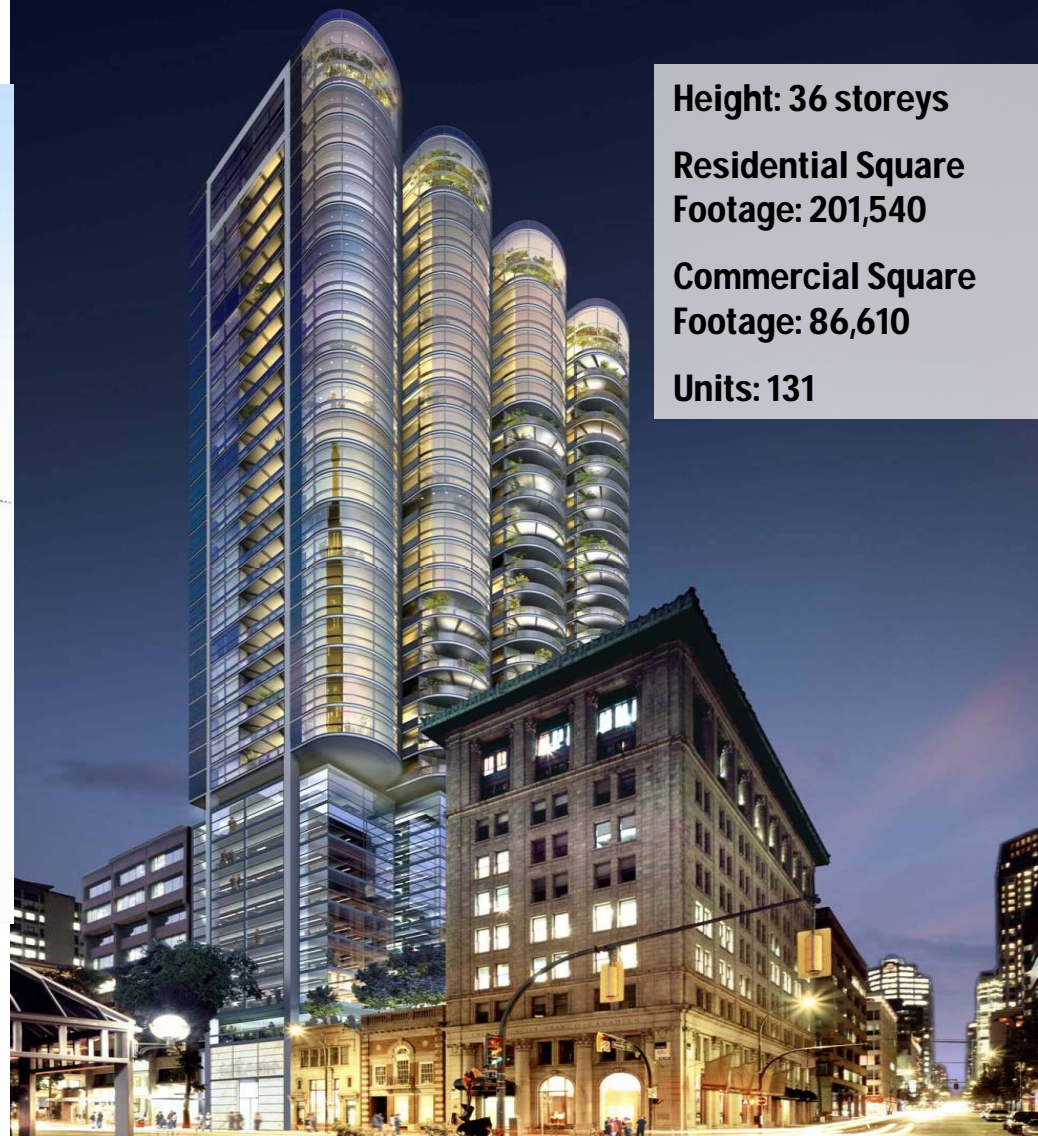
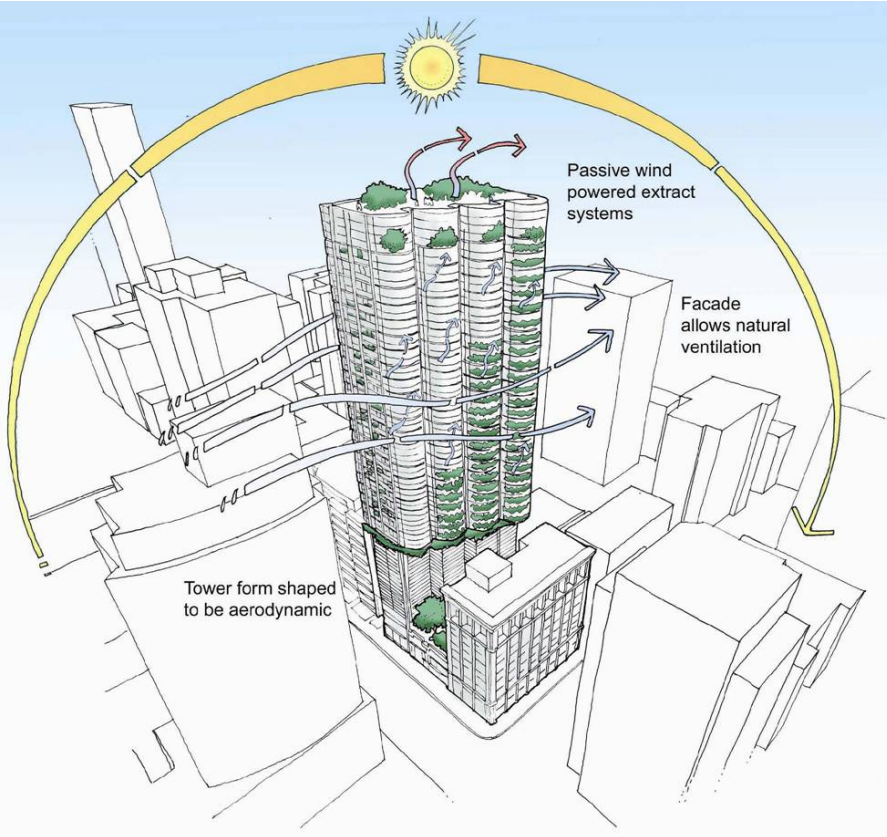
Ritz Carlton (“Vancouver’s Turn”)

Arthur Erickson



Jameson House

Foster & Associates Architects



Height: 36 storeys

**Residential Square
Footage: 201,540**

**Commercial Square
Footage: 86,610**

Units: 131

Hotel Georgia

HB - IBI



Vancouver Convention Centre Expansion



Convention Centre



Convention Centre





Woodwards

Henriques & Partners



Woodwards

Henriques & Partners



WHAT IS GREAT ARCHITECTURE?

- Urban
- Green
- Diverse (generally) and exciting (when it's right)

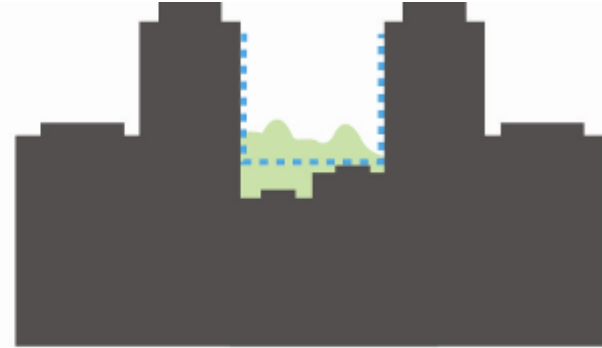
Connecting to Context: skyline, ridgeline, shoreline



Can views and sense-of-place enhance health and livability?



1970's: Protection of street-end views

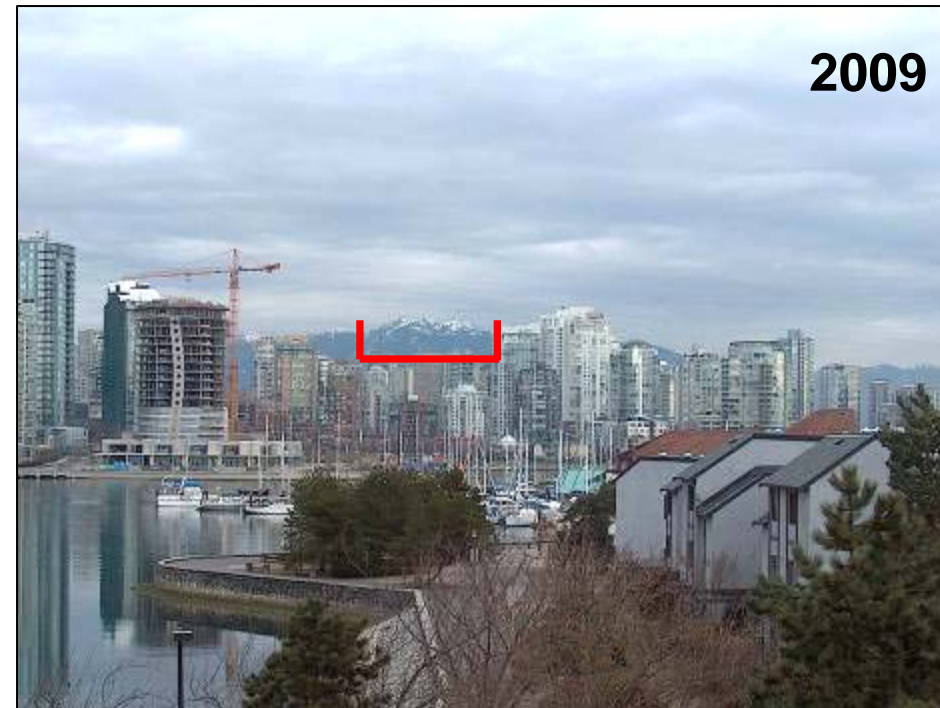
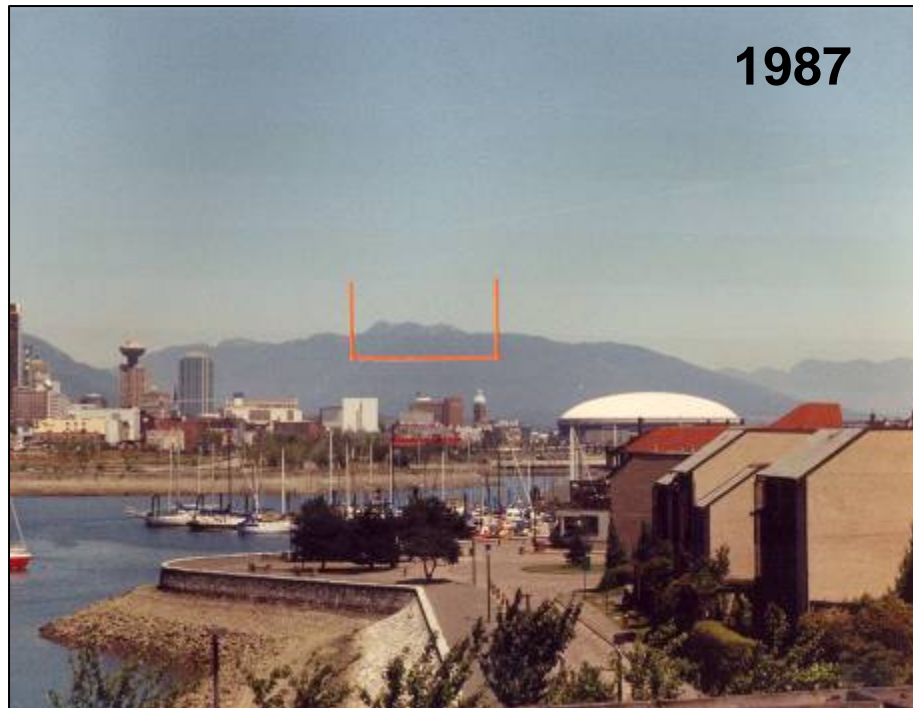


1989: View Protection Guidelines identified 27 public views to be protected



1997: Downtown Skyline Study recommended the City adopt policies to support a dome shaped skyline

View 'A': Alder Terrace to Mount Seymour



Heritage Restorations



Heritage Restorations



Redesigning Granville Street





Granville Street, Feb. 28, 2010



Granville Street, one week later

Photo credit: The Province

Carrall Street Greenway

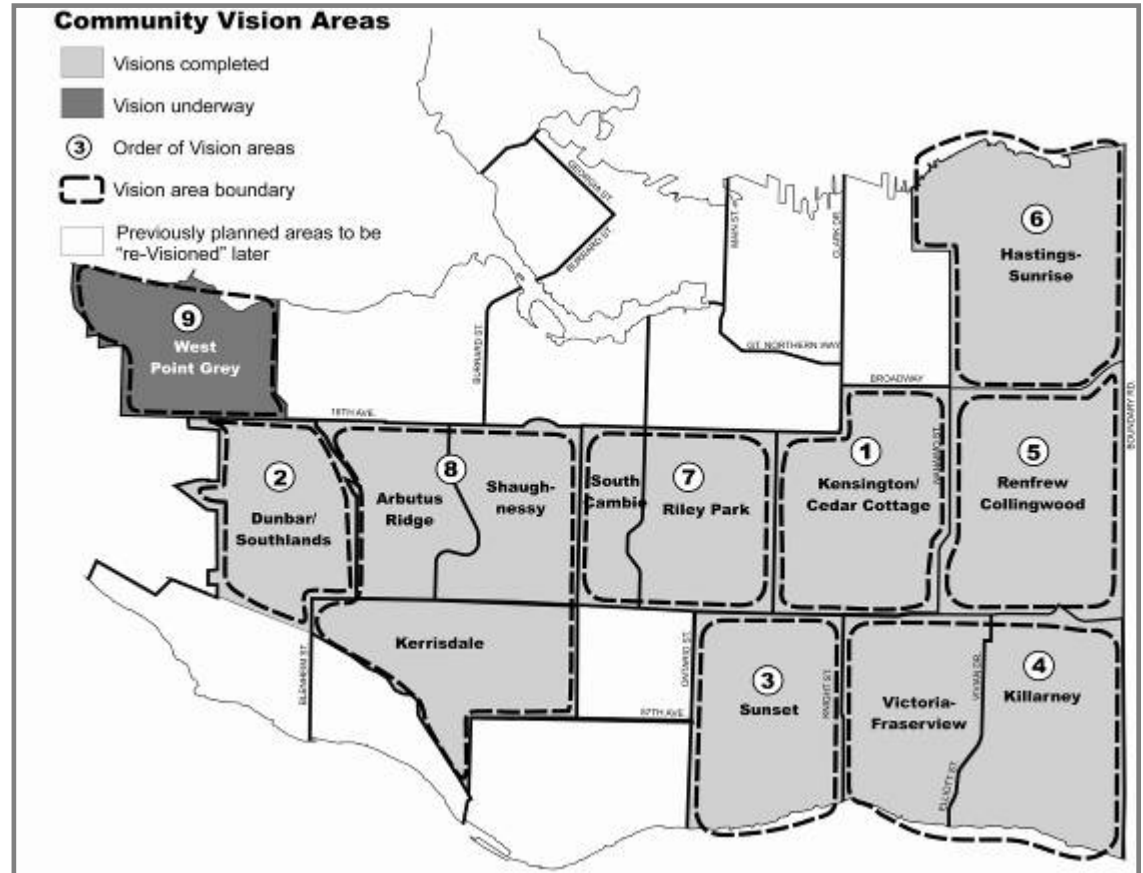
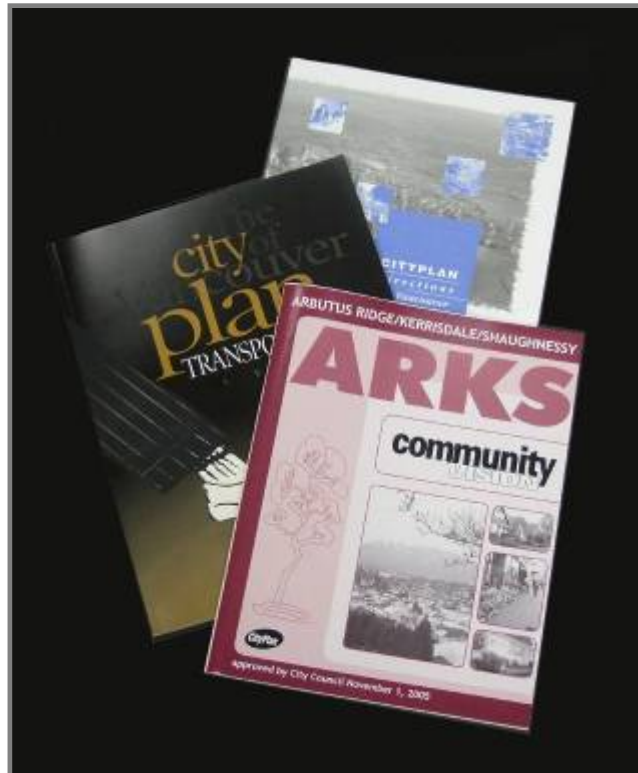
Recreational Network
Seawall Loop



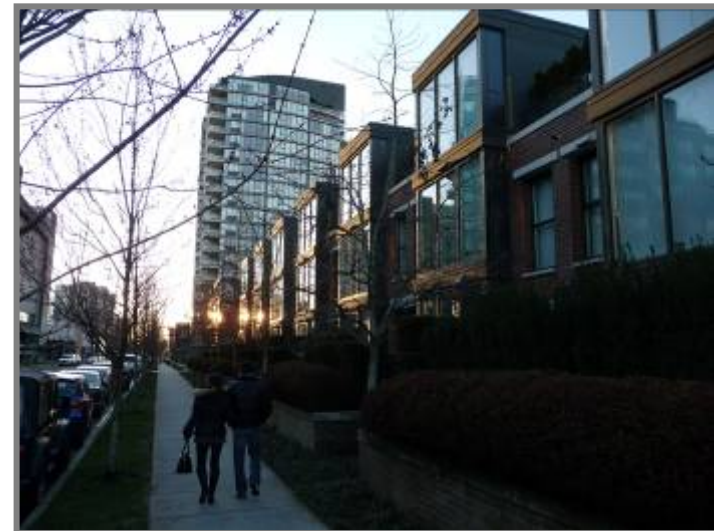
Let's look at the rest of Vancouver...



City Plans and Community Visions



Outside the downtown...



Crossroads

Busby Perkins and Will



The Rise

Nigel Baldwin, Architect



Many new building types



Arbutus Walk



Collingwood Village



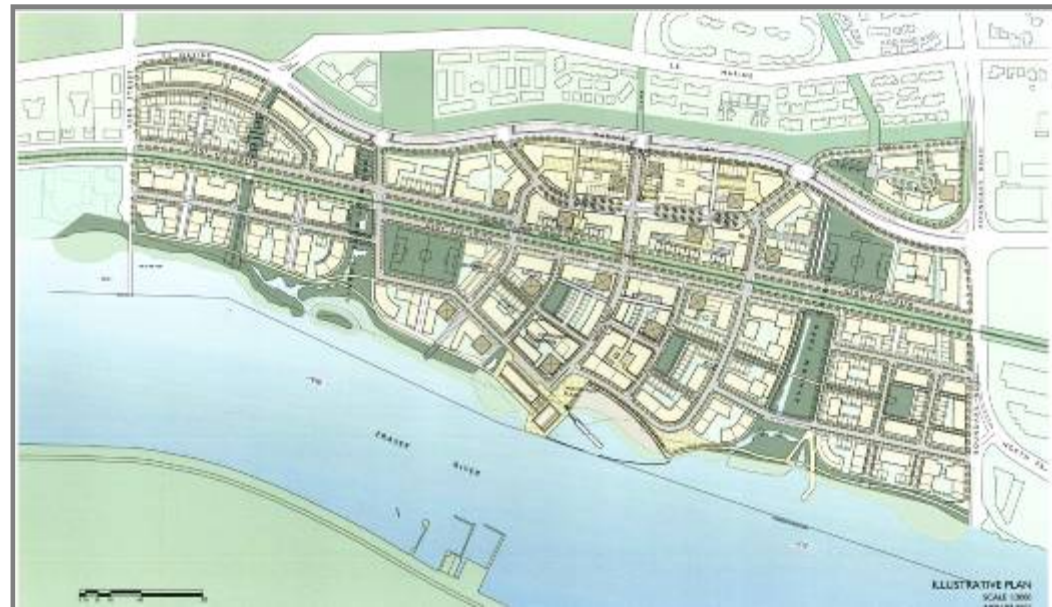
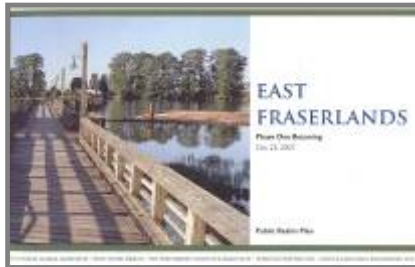
Oakridge

New Project



East Fraserlands

New Project



Olympic Village/ SEFC



Olympic Village





Olympic Village



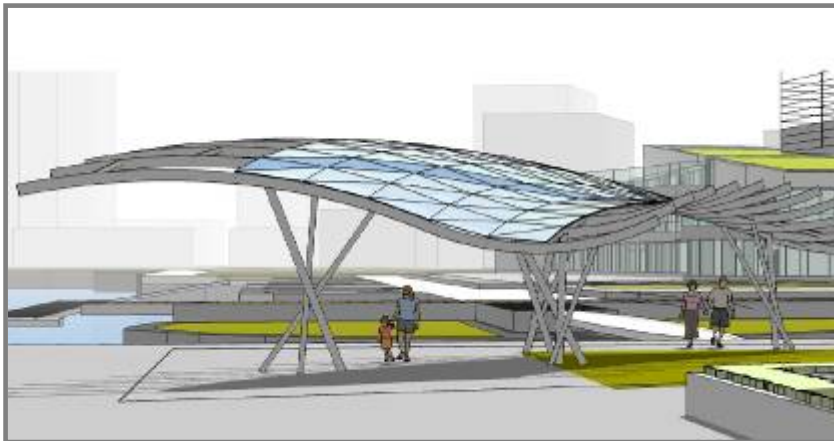
Olympic Village



Olympic Village



Olympic Village

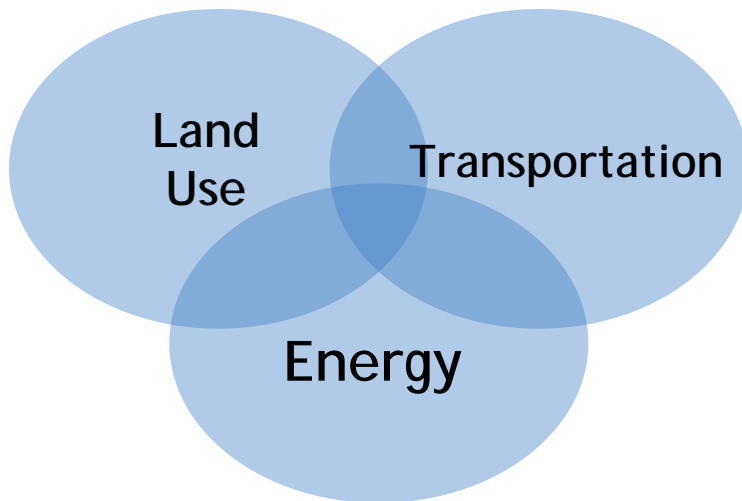


Olympic Village



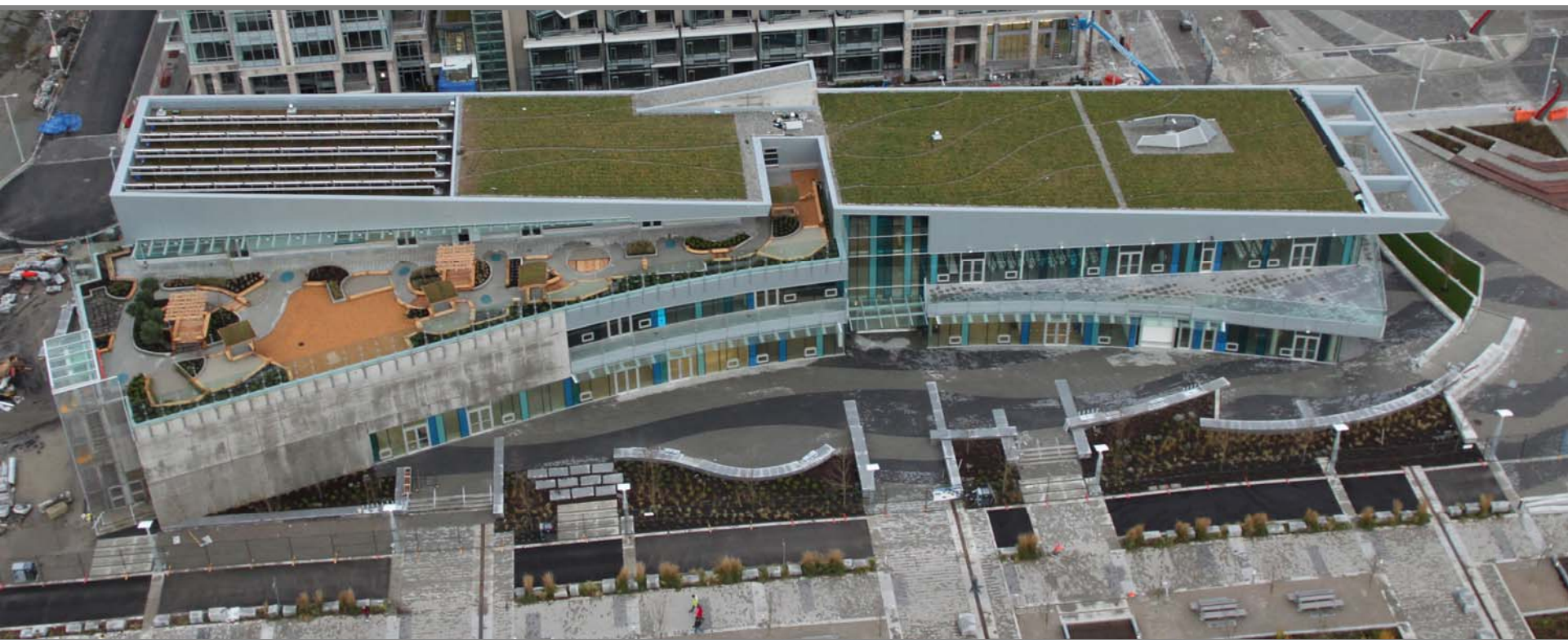
Neighbourhood Energy Utilities =

tested internationally
sound business model
can be expanded and replicated



Going beyond our own standards

- LEED Platinum




Social Housing Projects

Olympic Village Net Zero Building

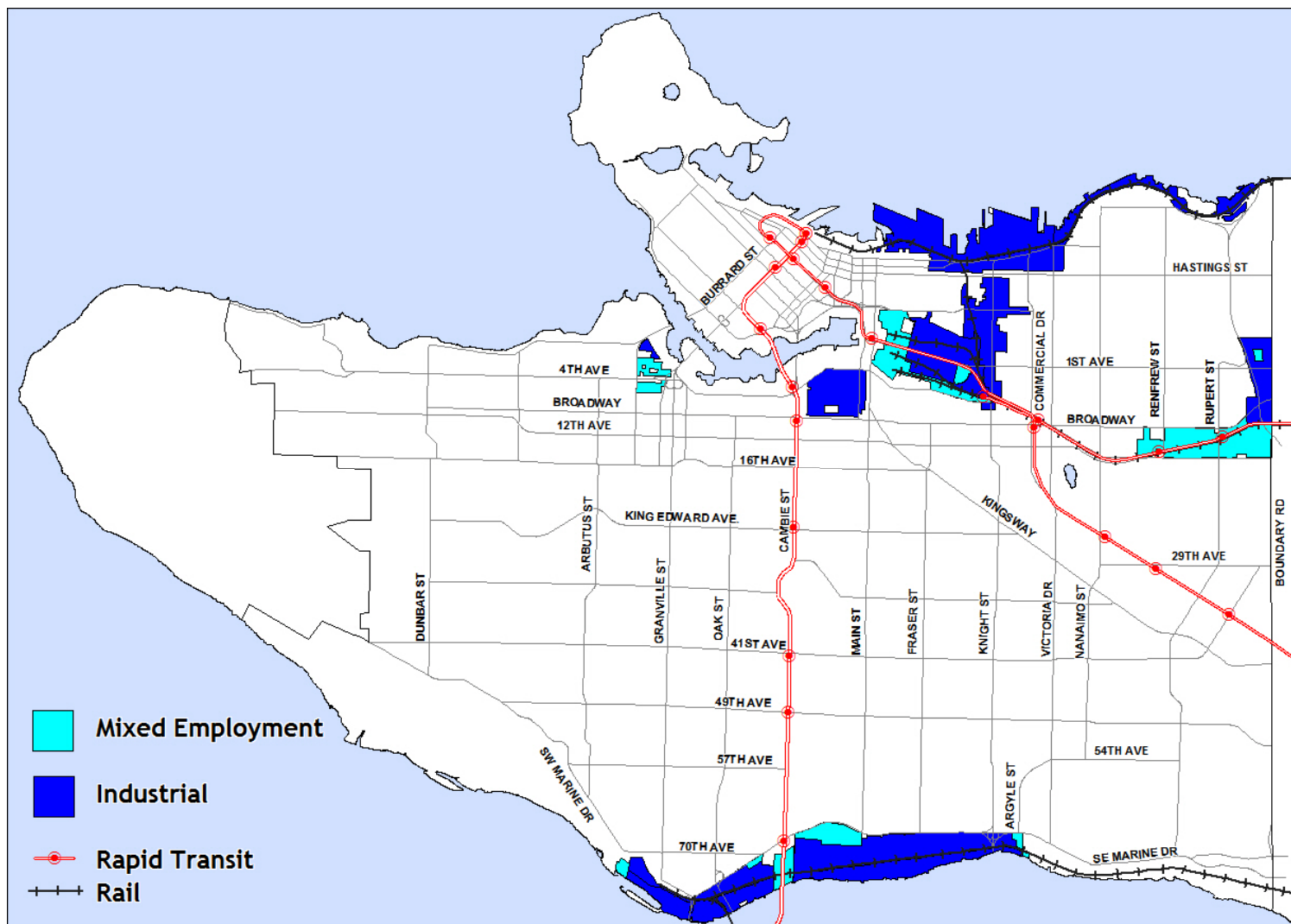


MERRICK
ARCHITECTURE
RODOWSKI
LINTOTT
SPRINGMOTT
HEDGECOCK

SHERRIFF BELL LEON
ARCHITECTS GROUP INC. 

NET ZERO SENIORS BUILDING, MILLENNIUM WATER, SOUTHEAST FALSE CREEK, VANCOUVER, BC

Industrial and Mixed Employment Areas



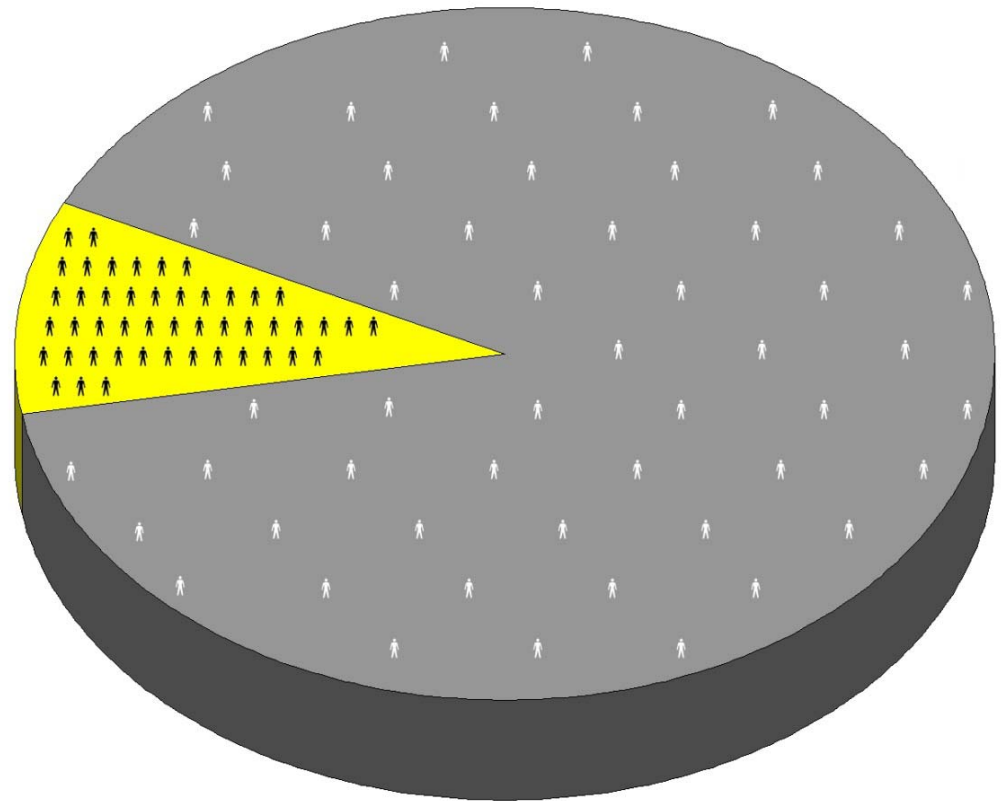
Why
Important?



Making Room For a Growing Economy

Mix jobs with housing?

Mix is allowed on
90% of city land

Other 10% of land
has 50% of jobs



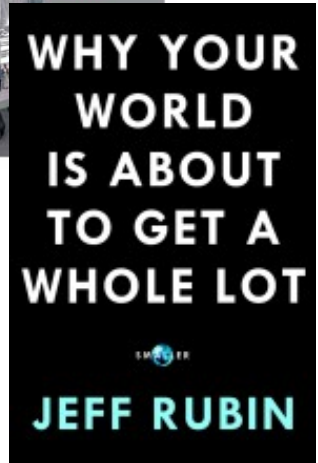
	Mixed Jobs-Housing Areas	53% of jobs 90% of land
	Job only Areas	47% of jobs 10% of land

Why
Important?

Growing Opportunities for the Future

Industrial and Mixed Employment areas are:

- Building opportunities for creative, high tech and green business
(Dr. T. Hutton - economic transformations)
- Growing and diversifying jobs
(Census 01-06 - added 5,000 jobs)
- Provide economic resiliency
(J. Rubin - peak oil, climate change, re-localizing manufacturing, food security, etc.)



The challenges are clear...



The challenges
are clear...

THE VANCOUVER **courier** 100
Your source for local news, weather and entertainment! www.vancourier.com

weekend edition
Woman physicist TRIUMFs page 15



**Out
of gas**

by Michael McCarthy
contributing writer

Gazing out his kitchen window in Kitsilano, Richard Balfour can see a clear picture of the future. We are running out of oil, says the founder of the Vancouver Peak Oil Executive, a group of local planners and community organizers concerned about this dilemma and looming crisis that will have a major impact on Vancouver in the near future.

"We are in for a very hard landing," says Balfour, an architect, recently retired member of the Vancouver City Planning Commission and co-founder of the newly formed volunteer organization Metro Vancouver Planning Coalition. "Anything to do with oil will rise sharply in price, and so much of what we consume is dependent upon oil. We can expect imported food prices to jump as aviation and maritime fuel costs in-

crease, and anyone driving a vehicle that's a gas guzzler is in for a painful adjustment... There are lots of people who tell you this won't happen, but these deniers said oil would never go past \$100 a barrel.

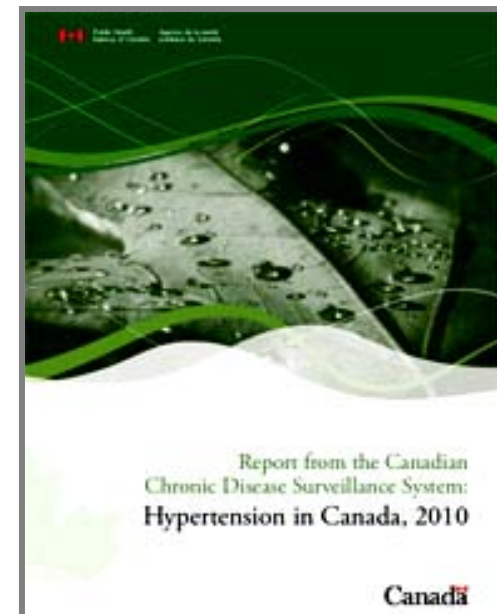
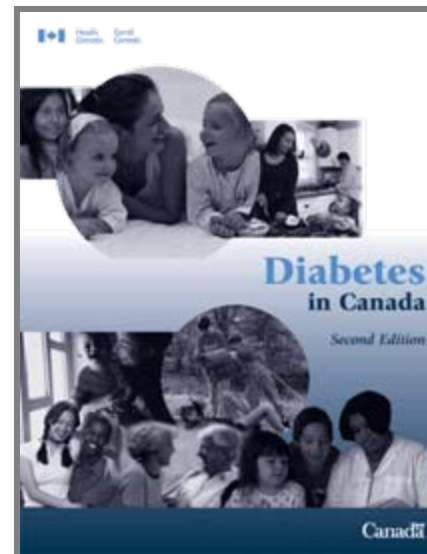
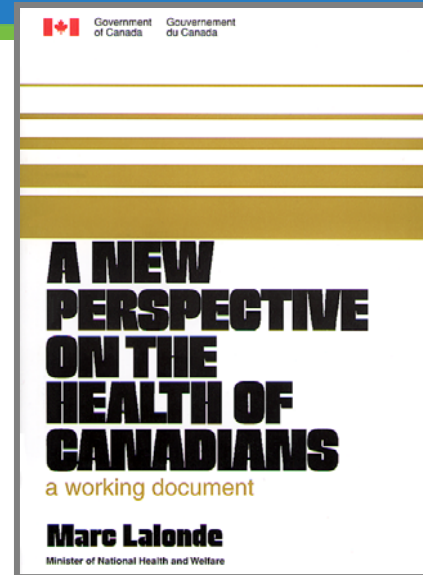
"I have been planning for the future most of my career, and it's always the same old story. You have to convince everyone, including the last crazy person left standing, that global warming is actually occurring, and that it's caused by our heavy use of oil, and that there will be much less oil in the future, and—more importantly—whatever is left is bound to cost much more. Well, that faraway future has suddenly arrived, but there are still many deniers out there who want to convince us there's still a lot of oil left and so there is nothing to worry about. What if they are wrong?"

Continued on page 4

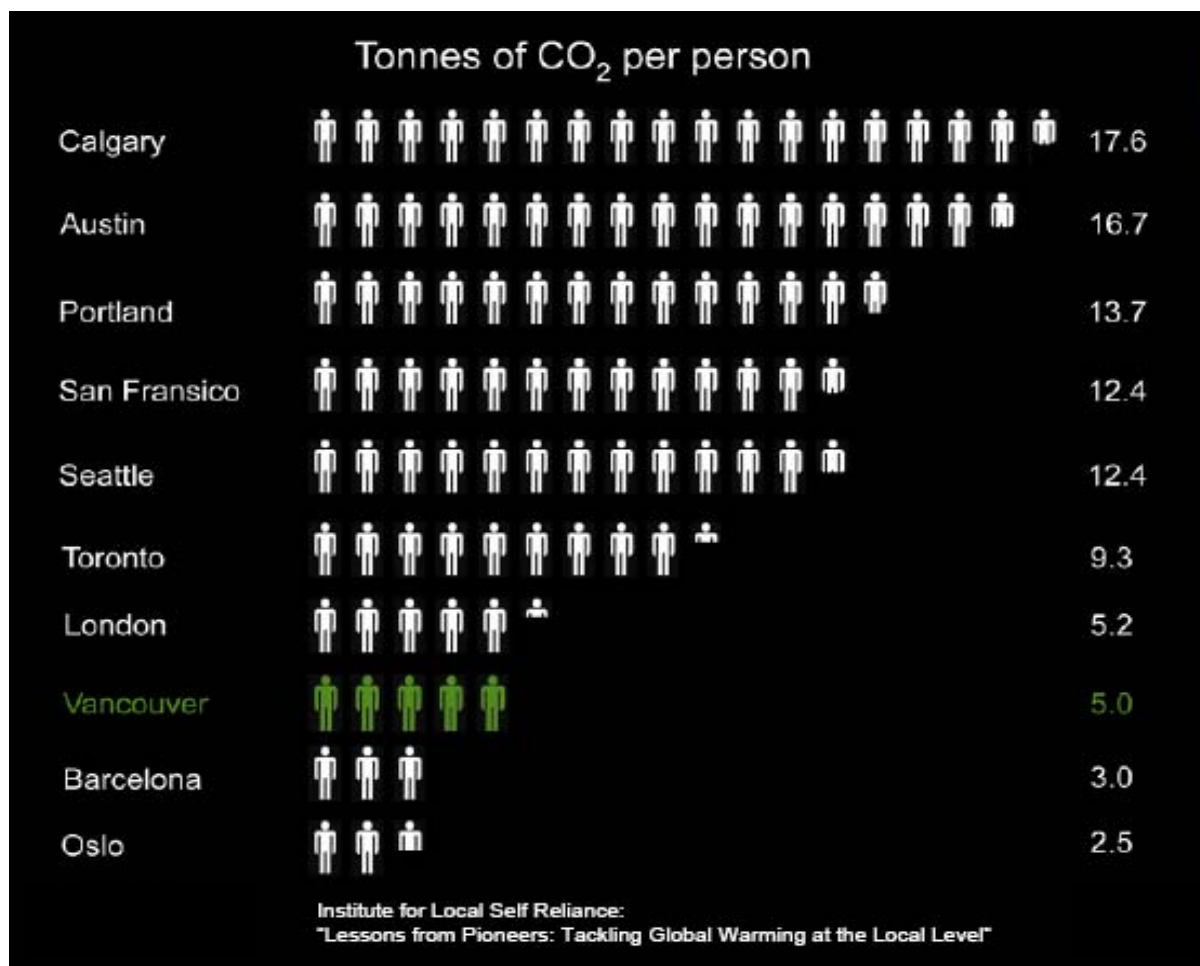
As the "peak" of global petroleum production rapidly approaches, EcoDensity may not be enough to save our oil-dependent society

INSITE SPEECH • COAST PLAZA RENTAL? • PAINTED BIRDS

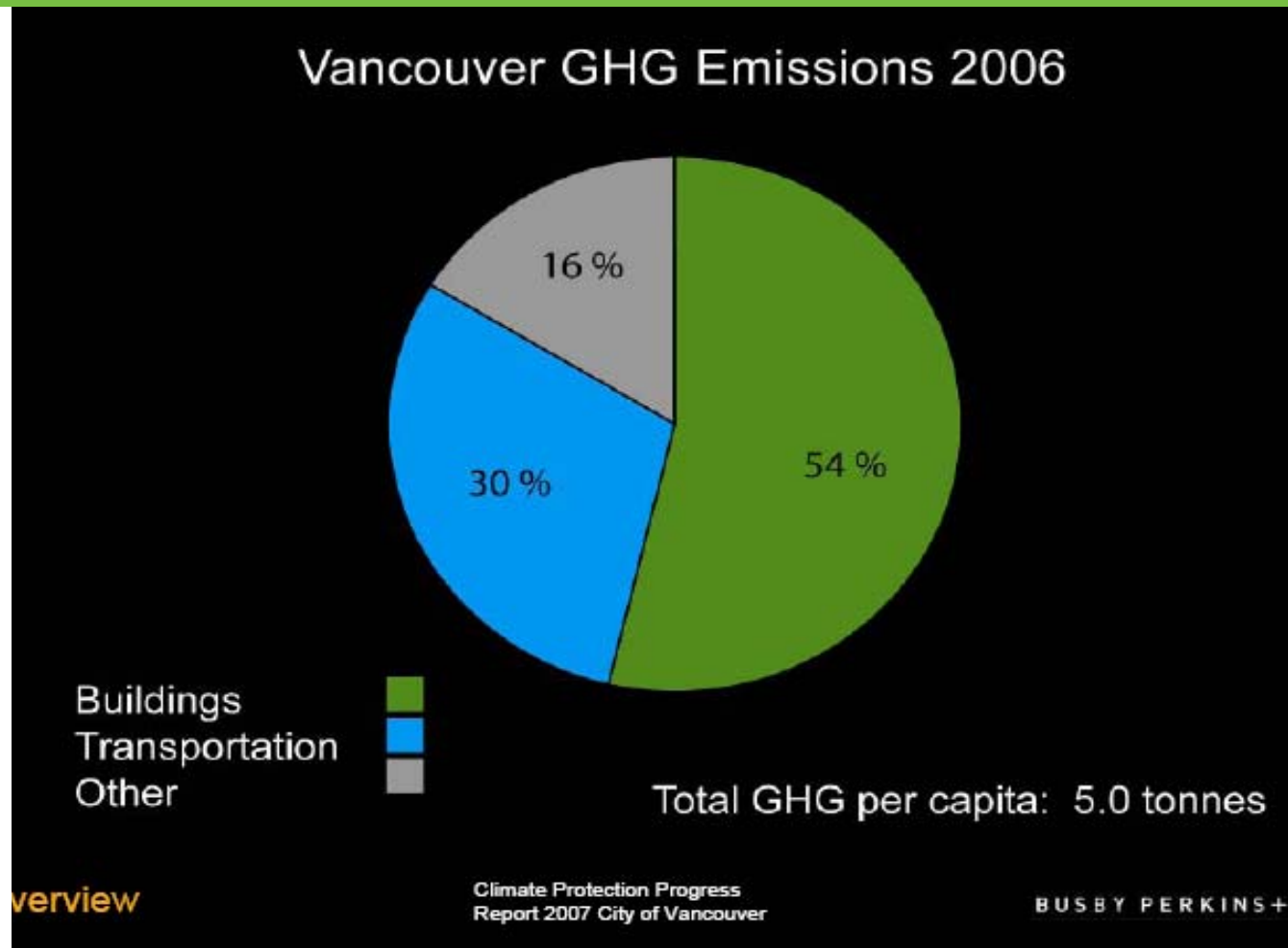
The challenges are clear...



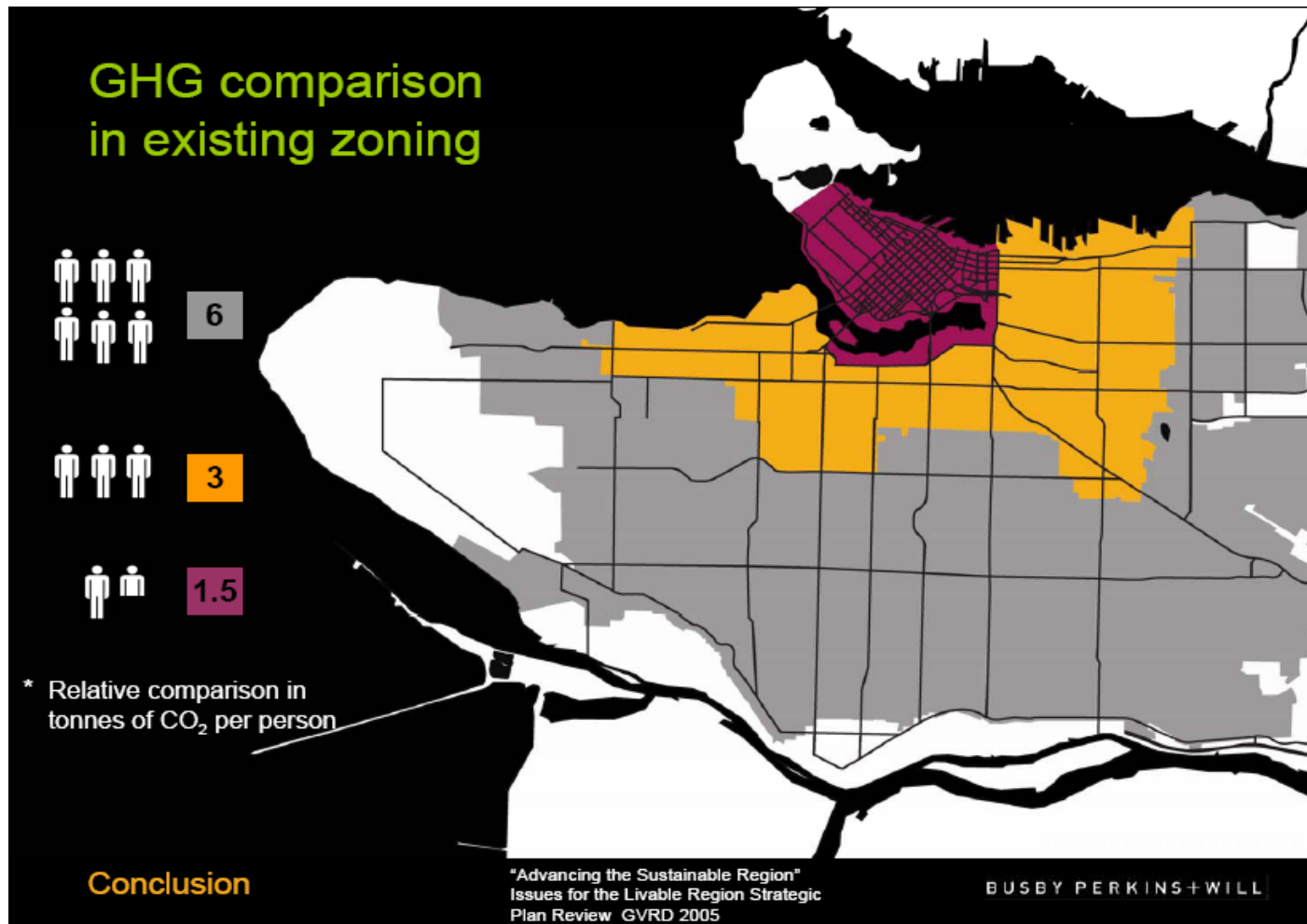
Vancouver's GHG emissions are not sustainable...



We know the Culprits...



The Density / GHG relationship



Public Health Issues and the Built Environment

Many communities and health care facilities have:

- A lack of diversity of land uses and full range housing options
- Required increased travel time & car dependence
- Increased live-work separation
- Encouraged active sports facilities over full range of facilities that reflect broader society
- Promoted traditional health care, 'treat the disease', verses the broad-based prevention strategy



Sustainability and the built environment



- The costs of many diseases have been clearly linked to our built environment.
- The doubling and tripling every 20 years of health care costs is not sustainable, healthcare already struggling.
- Rising fuel costs will replace building, transportation, food production systems.
- Climate change is just starting as greenhouse gasses spike upward.
- Goals of 20% CO2 reduction by 2030 and 80% by 2050 means profound change.

EcoDensity is about the footprint



The new Generation: Sustainability Front and Centre

'Livable city' needs redefining

From A1

Last June, Mayor Sam Sullivan launched the ecodensity concept, which Toderian is overseeing.

The draft charter includes six guiding principles, a list of strategic directions and several dozen suggested actions. It expands the original concept beyond just increasing density to include goals for affordable housing, sustainable business practices, transit planning, new park uses, and even reconfiguring roads.

Toderian says not every suggestion will ultimately be adopted when the charter is finalized in October. But what will stay is the over-arching idea Vancouver needs to redefine what it means to be livable city.

For a long time, livability has meant the city's first concern was protecting things like residents' views and privacy, he said.

Under ecodensity, views and privacy might take second place to long-term goals for livability, like creating communities that foster reduced energy use and pollution.

lution.

That shift in priority will produce change through a thousand small decisions, he said.

"In the past, if a higher-density project was proposed next to a single-family house, if your emphasis was on preserving existing livability, you might say no or scale it down."

But under ecodensity, "you may decide on a strategy to phase out the existing single-family residence" in order to make room for higher-density projects, if your goal is future livability.

Toderian says he believes Vancouver residents support that kind of long-term thinking.

"We're not trying to pull the wool over anyone's eyes," he said. "Most people like that we're emphasizing future livability."

The public is invited to comment on the charter in a session Saturday at the Vancouver Hellenic Centre.

The charter and suggestions will go to council for debate in June.

fbula@png.canwest.com



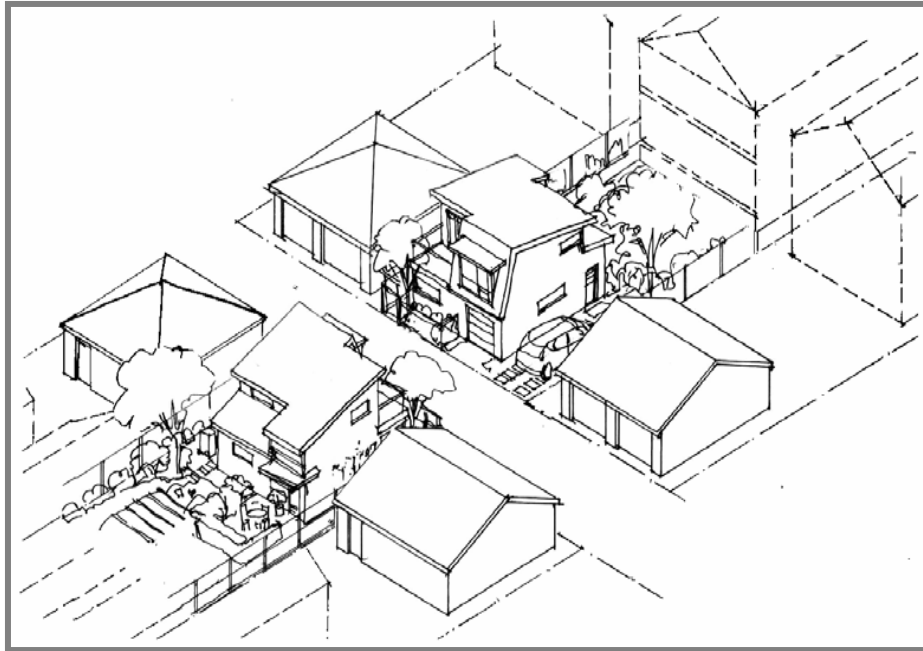
Many levels of density (but no “stable neighbourhoods”)

EcoDensity

- Arterial mid-rise housing
- Ground oriented housing (gentle density)
- Backyard laneway infill housing (hidden density)
- Secondary suites within homes (invisible density)



Laneway Housing ("Hidden Density")



EcoDensity was "the big story"

Densify and Modify: Vancouver's Green Dream

By ALISON GAGNON
Special to the Coast Times

At a time when the concept of climate change is debated by politicians and government officials, the word sustainability has become a catch-phrase of the day.

It seems that almost everyone agrees that something has to change. On February 22, the City of Vancouver will make its contribution to sustainability with the official unveiling of its EcoDensity policy. The plan was first unveiled in June 2000 by Mayor Sam Sullivan in a very public effort to give citizens a say in the city's future.

Planners say the idea is to focus the impact of Vancouver's ecological footprint and not in the growth of sprawling suburbs. The plan is aimed at strengthening the density, providing residential neighbourhoods with the added bonus that both industrial and agricultural land will be protected from further development.

"Vancouver is not a sprawlable city. We need to stop pretending that we are," says the city's planning director, Peter Todd, who is leading the city's planning efforts during a visit to Vancouver.

The plan outlines that if everyone in the world were to live the way Vancouver residents currently do, the world's population would need four planets to sustain itself. According to city planners, only about half of Vancouver's 1.5 square kilometres of land area is used for multiple purposes, while almost half is composed of single family housing.

Through densifying certain areas, planners believe residents will be encouraged to consume less energy through the use of renewable heat and water sources and sustainable transport.



Converted from an old garage using recycled materials and featuring "super green" roof slopes and heat recovery ventilators, Kato's Caravan on Hastings Avenue in Vancouver is a model eco-density project.



Located on West 10th Street, BCAR, was designed with an open air concept that allows continuous energy conservation technology. City planners hope to create eco-density buildings across Vancouver.

growing fast recovery systems are also in place to maximize energy production.

Some of the challenges in the quest for eco-density are cost, affordability and zoning. Infrastructure. The city will work closely with leading academics and city planners to develop the best way to make the most of the city's unique characteristics of the neighbourhood.

"We want to design and build a city to encourage behaviour of a certain type," said Todd.

BCAR, and, with its green-roofed, integrated, integrated and integrated green spaces, is another example of densification. Situated above a shopping district on West 10th Street and overlooking a commercial area, the complex is designed with an open

B40

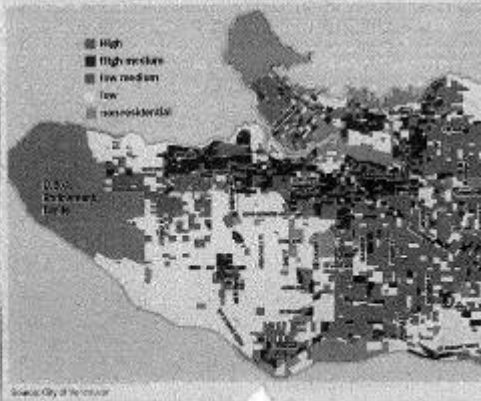
THE VANCOUVER SUN, SATURDAY, FEBRUARY 24, 2001

WESTCOAST NEWS

City begins 4-month public discussion on density

Density of Vancouver neighbourhoods

A map made for the EcoDensity initiative shows density is the lowest in the city's southwest



VANCOUVER | Initiative will gather ideas, set new policies for neighbourhoods

By FRANCES BOLA
Special to the Coast Times

VANCOUVER residents are about to find out what EcoDensity means for them, as the city launches its four-month public process to gather ideas and set new policies.

But if the map included in the city's EcoDensity package is any indication, it's primarily the southwest single-family neighbourhoods — not the central, central-eastern and central-western — that are the focus of Vancouver's efforts to reduce its ecological footprint through urban planning.

The map shows that the city's density is lowest in the southwest, with the highest density in the central and central-eastern areas. The map also shows that the city's density is lowest in the southwest, with the highest density in the central and central-eastern areas.

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or more urban centers in more suburban-density areas, and the southwest.

"EcoDensity is about focusing on that piece of sustainability that is not being done well," says Todd. "The city's new planning process will focus on that piece of sustainability that is not being done well."

"We are not a sustainable city and we can no longer pretend we are," he said. "We do not have a sustainable city and we can no longer pretend we are."

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and the large amount of space devoted to single family neighbourhoods as one of the biggest pieces of the puzzle.

Mayor Todd of Vancouver's 1.5 square kilometres is dedicated to single-family homes.

"We are not a sustainable city and we can no longer pretend we are," he said. "We do not have a sustainable city and we can no longer pretend we are."

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WESTCOAST HOMES

Vancouver city hall concerns shift dramatically

Regulators will be asking developers what their proposals will contribute to helping save the planet

By FRANCES BOLA
Special to the Coast Times

Vancouver city hall is asking developers what their proposals will contribute to helping save the planet. The city's new EcoDensity policy is a response to the growing concern for sustainability and the need to reduce the city's carbon footprint.

The city's new EcoDensity policy is a response to the growing concern for sustainability and the need to reduce the city's carbon footprint. The city's new EcoDensity policy is a response to the growing concern for sustainability and the need to reduce the city's carbon footprint.

Where's the affordability, livability?

EcoDensity politicization distracts from its merits

We're beginning to get the 'Eco' — but what's Density?

Vancouver has head start on higher density



EcoDensity was “the big story”

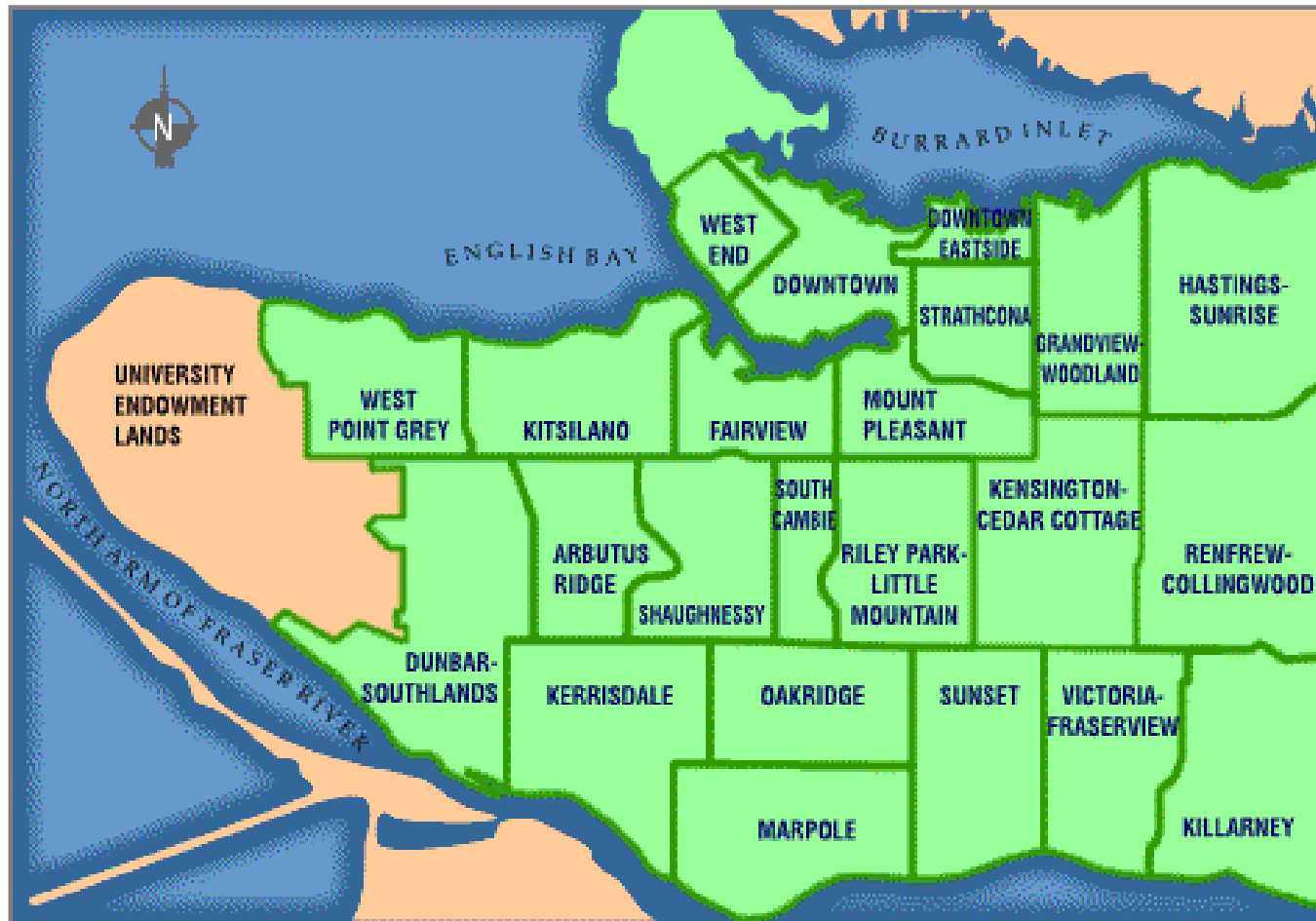
EcoDensity raises fears of crowding without amenities

BY FRANCES BULA
VANCOUVER SUN

VANCOUVER | The city is getting international admiration for its catchily named EcoDensity initiative, but some city residents are nervous about what it means for them.



Committed to an eco-city of eco-neighborhoods (a shared responsibility)



Greener Buildings

- LEED™ SILVER in 2008
- LEED™ GOLD in 2010
- GREEN DESIGN BEFORE TECHNOLOGY



Greener Large Sites

- District energy
- Solar orientation
- Passive energy solutions
- Urban agriculture
- TDM prioritizing sustainable modes
- Sustainable rainwater management plan
- Solid waste diversion strategy
- Affordability



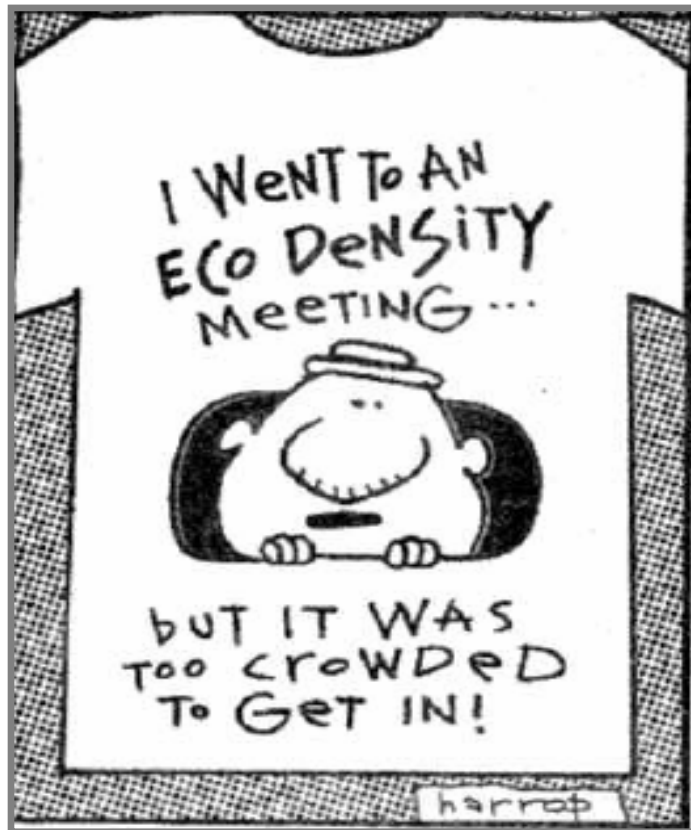
Actions

EcoDensity

- Removing disincentives to Green Design
- Enabling laneway housing, secondary suites, basement suites
- EcoDensity leadership on City Land
- Green Application Priority
- More flexibility, fewer barriers




Where We Were...



WESTCOAST HOMES

EcoDensity debate illuminating, inspiring and despairing

The city as 'humanity's supreme achievement,' our country as the supreme arbiter of growth



BOB RANSFORD
SPECIAL TO WESTCOAST HOMES
REAL ESTATE MATTERS

Over the last couple of weeks, I watched the debate over EcoDensity in Vancouver play out at a city-sponsored public hearing.

Two different speakers made a particular impression on me. One inspired me and reminded me that people do care about things that happen outside the walls of their home and they are prepared to contribute in a positive way to building community. The other left me with an awful feeling bordering on hopeless despair.

I spend a lot of time in my line of work listening to people express their fears and concerns about the change that inevitably comes with

minants in planning for new growth in the city has elevated the issue of urban development to a level we haven't seen in this city for many years.

Peter Oberlander, the 86-year-old Harvard-educated planner who started UBC's graduate school of community and regional planning more than 50 years ago, kicked off the public hearing with a thoughtful presentation about the history of the city as an idea and an ideal that has shaped civilization.

His appearance was a reminder of the power of public participation in community building.

For it was in the same city council chamber about 40 years ago that Oberlander resigned as chairman of the city's citizen-led Planning Commission in protest of a council decision. His resignation and the public protests that it spawned back then eventually led to the council of the day reversing their decision to run a massive freeway system through Vancouver's downtown core.

That decision has shaped the livable city we enjoy today. Thanks to the lack of a

positive about the future of our city as Oberlander.

A number of speakers expressed the typical NIMBY concerns, their tone echoing the familiar refrain "my life is just fine, the drawbridge is now raised, my neighbourhood doesn't need to change, I don't care where my kids are going to live".

But it was Vancouver resident Dan Murray, with his radical ideas about requesting that the federal and provincial governments conduct an environmental impact assessment around urban population growth that really made me wonder about how selfish many urban dwellers have become. The drawbridge mentality of those who think that we can resist the global flow of population and somehow sustain our lifestyle speaks volumes about how the concept of community has little currency in our fast-paced materialistic urban world.

Murray went so far as to suggest that the city should be lobbying the federal government to drastically curtail immigration numbers so that Metro Vancouver could say no to further growth.

Where We Got To...

EcoDensity here to stay

Despite Mayor Sam Sullivan's nomination loss, the plan to increase city densities has widespread support

BY FRANCES BULA
VANCOUVER SUN

VANCOUVER | For the past two years, EcoDensity has been ridiculed as a marketing ploy, an empty phrase for self-promotion by now-deposed Mayor Sam Sullivan, a giveaway to developers, and a recycled version of existing Vancouver policy.

But it was also praised as a much-needed and exciting kickstart for Vancouver in thinking about how to build a more sustainable city.

Today, the controversial initiative to increase density and boost environmental city-building is official city policy. And it's one no political party appears likely to dismantle, since the approval vote, except for a disputes on a couple of points about affordability, was unanimous.

One of its most popular elements, likely to become visible reality soon, is laneway housing, which may get rolling by early 2009.

Also, effective retroactive to March 13, all buildings being built under a rezoning and all large-scale projects have to meet the highest environmental standards in North America. And city planners now have authority to negotiate various kinds of affordable housing with the developer.

Coun. Raymond Louie, one of the three mayoral candidates for Vision Vancouver, says if elected, he'd ask planners to go back to a couple of items and put in defined goals for affordability in new major projects, rather than leaving it up to planners to bargain with developers.

But otherwise he'd demand no major changes.

Non-Partisan Association Coun. Peter Ladner, who defeated Sullivan for his party's mayoral nomination Sunday — in part by saying EcoDensity had been too much about slogans — said he's very happy with the program, which was finally approved on Tuesday.

He wouldn't ask for affordability targets. The one tweak he might make, if elected, would be to get planners to push measures related to affordable housing to the top of the action list.

Besides getting approval in its home town, EcoDensity is now a name and a plan that is admired in other cities.

Development consultant and council candidate Michael Geller was just in Ottawa talking to politicians and planners there about how to create more compact housing.

From EcoDensity to “The Greenest City in the World?”



VANCOUVER 2020 A BRIGHT GREEN FUTURE
AN ACTION PLAN FOR BECOMING THE WORLD'S GREENEST CITY BY 2020



Plans to make Vancouver greenest city in world

BY ANDY IVEIS, THE PROVINCE APRIL 26, 2009 COMMENTS (74)



The snowcapped mountains on the North Shore loom over Vancouver January 21, 2006.
Photograph by: Ric Ernst, The Province

Mayor Gregor Robertson put forward an aggressive plan Monday to make Vancouver "the greenest city in the world."

At a press conference, he outlined how Vancouver could become a hub for green jobs and a city blooming with greener communities and a healthier population by following a 44-point report titled "Greenest City Quick Start Recommendations."

10 Greenest City Goals

1. **Green Economy Capital**
20,000 new green jobs by 2020
2. **Climate Change Leadership**
ghg's 33% below 2007
3. **Green Buildings**
carbon neutral new construction by 2020; 20% improvement for existing buildings
4. **Green Mobility**
over 50% of trips non-car
5. **Zero Waste**
40% per-capita reduction to landfill by 2020
6. **Easy Access To Nature**
plant 150,000 trees, all people 5 minutes to "nature"
7. **Lighter Footprint**
per capita EF reduction by 33%
8. **Clean Water**
reduce per capita consumption by 33%
9. **Clean Air**
meet world health target, not Canadian
10. **Local Food**
reduce per capita carbon food footprint by 33%

The Olympics changed everything



Greenest City by 2020?

And a great, healthy, resilient, vibrant, livable city for people too!



In other words, a complete city.

