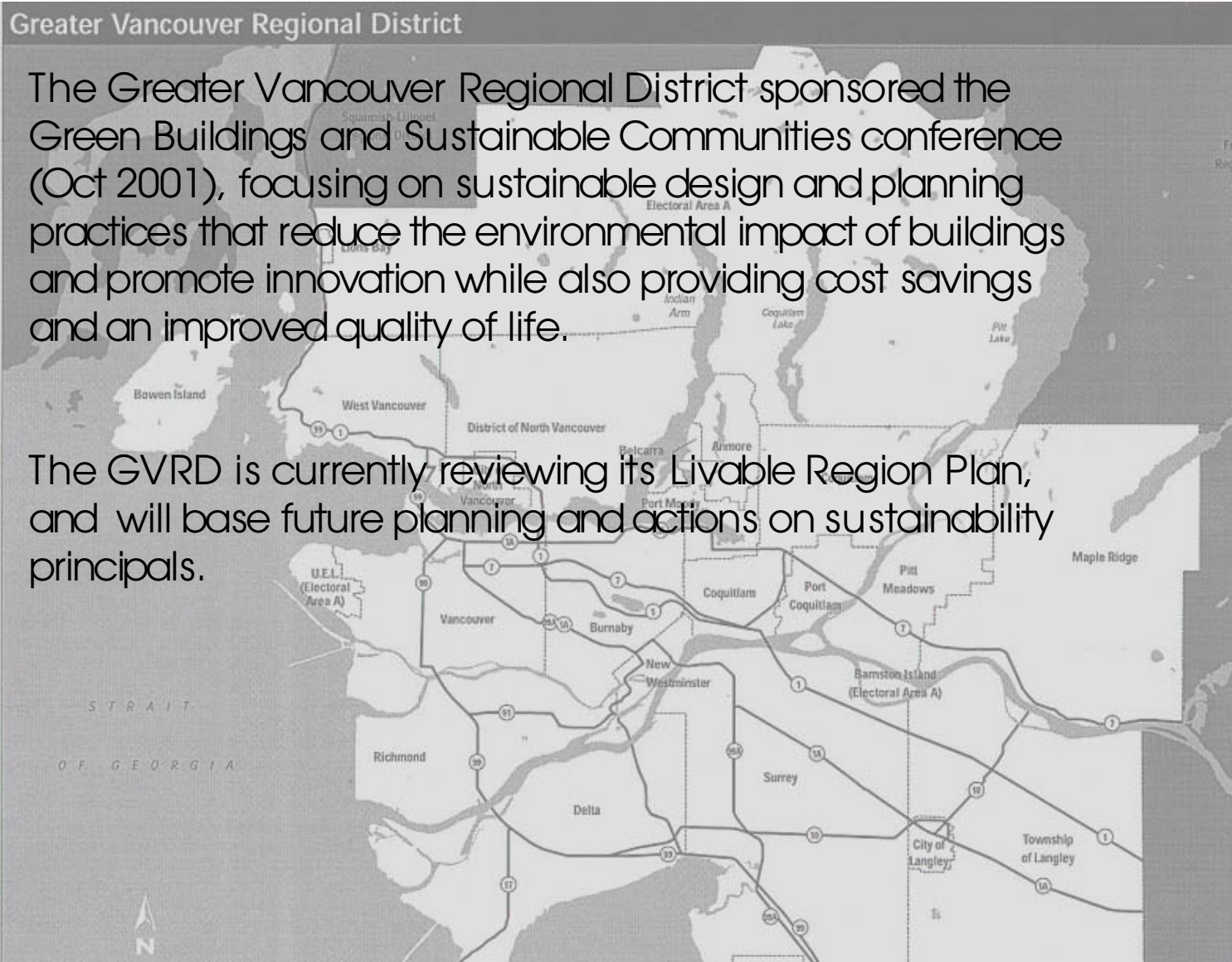
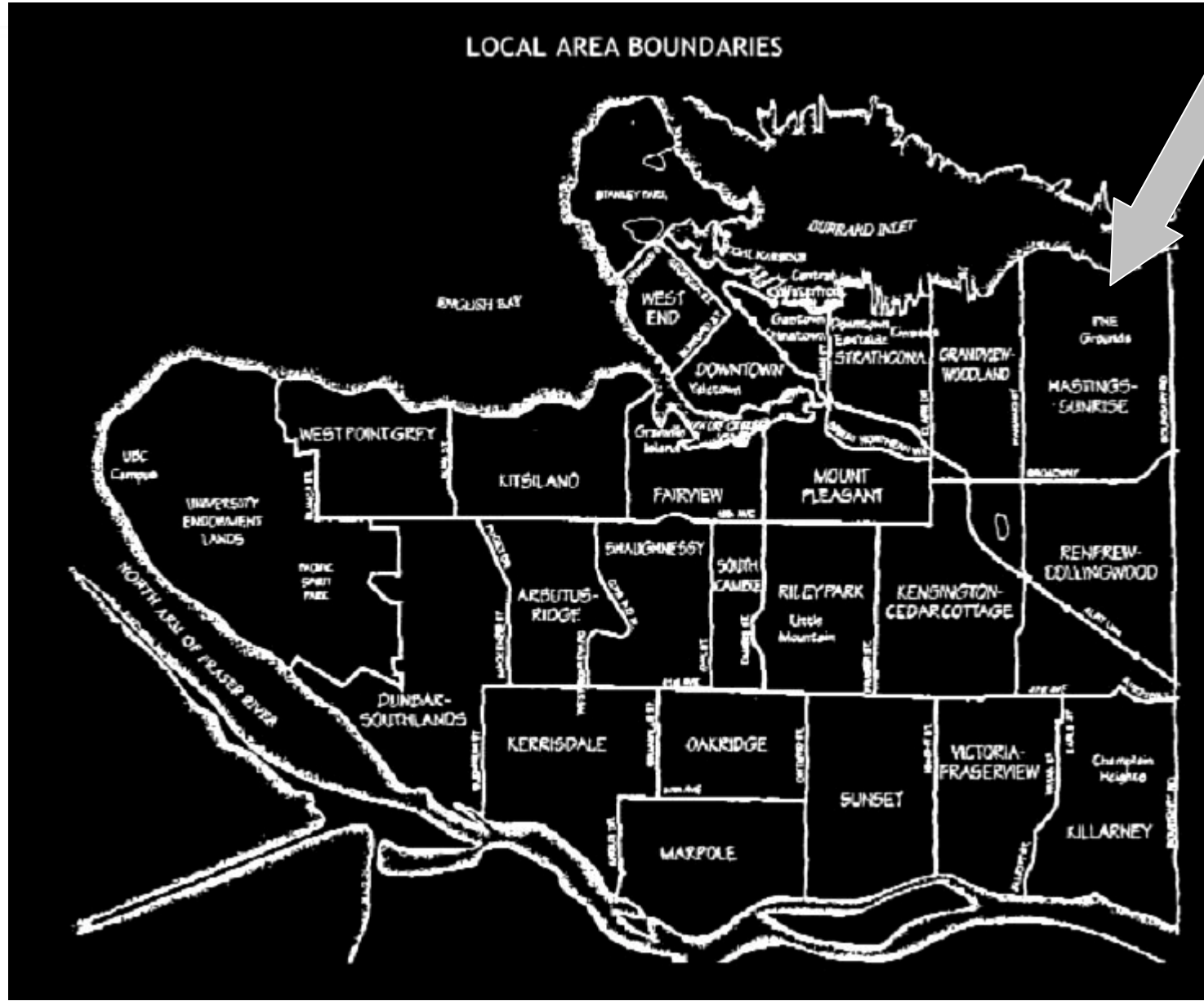


### Greater Vancouver Regional District

The Greater Vancouver Regional District sponsored the Green Buildings and Sustainable Communities conference (Oct 2001), focusing on sustainable design and planning practices that reduce the environmental impact of buildings and promote innovation while also providing cost savings and an improved quality of life.

The GVRD is currently reviewing its Livable Region Plan, and will base future planning and actions on sustainability principals.



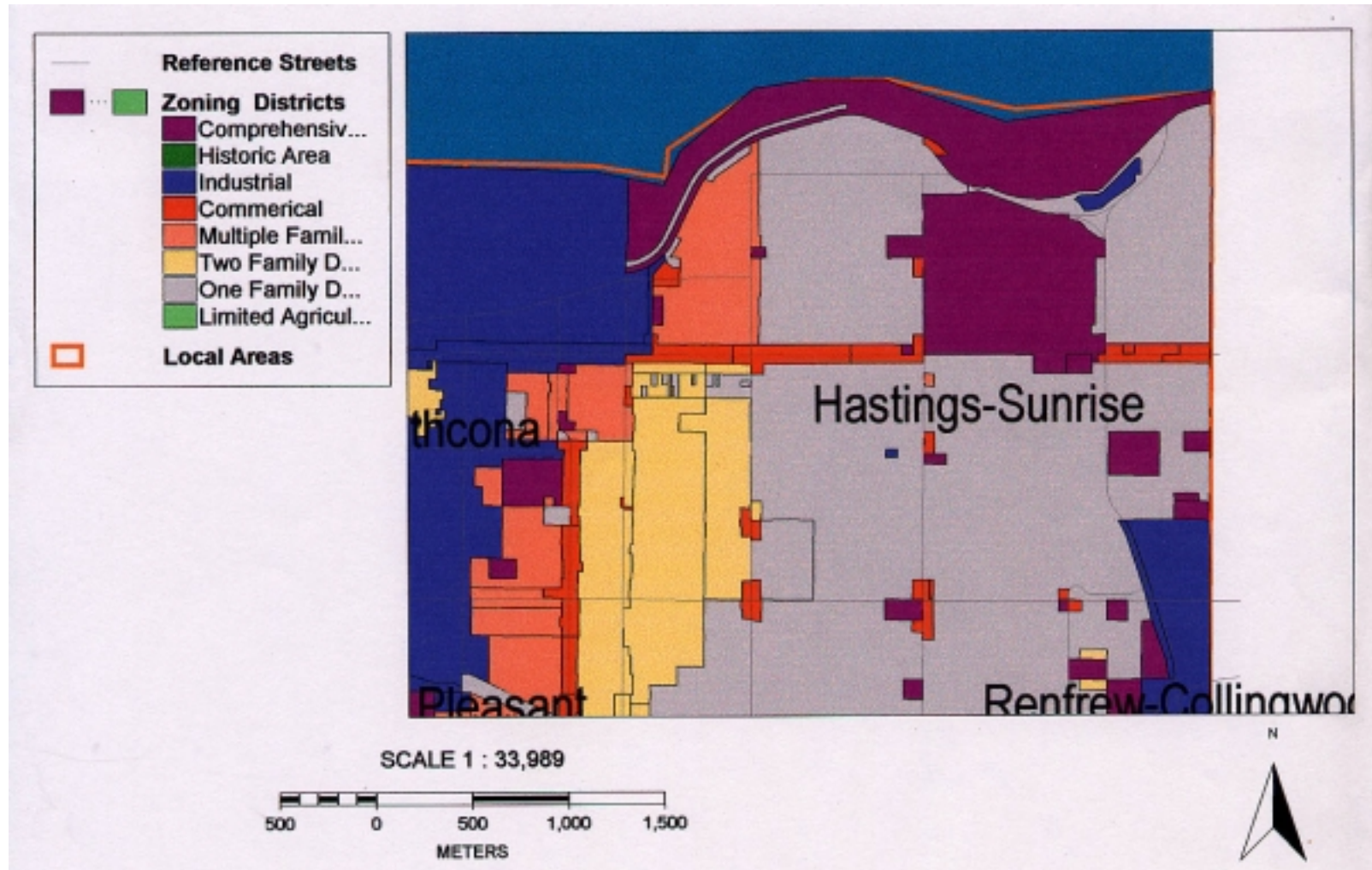


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# Current Policies and Regulations for the Hastings Strip in Hastings Sunrise

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# Existing Zoning



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# Hastings-Sunrise Planning Policy

- 1985 Neighborhood Plan  
Some infill and multiple family development
- City Goal to increase housing type/mix in all areas of the city
- Hasting-Sunrise planned for Community Visioning Process 2002



# Hastings-Sunrise Study Area



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## Opportunities for more sustainable infill and future green development



Final Proj





Potential for infill development on vacant lots and parking lots fronting on Hastings Street





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Provide options for achieving greater energy efficiency in existing and new structures



Assess current infrastructure for potential second/third story development on existing commercial buildings



Maintain neighborhood character and parking while improving efficiency and enabling greater density



## Examples of developments and renovations using sustainable practices within the Lower Mainland



Final Proposal





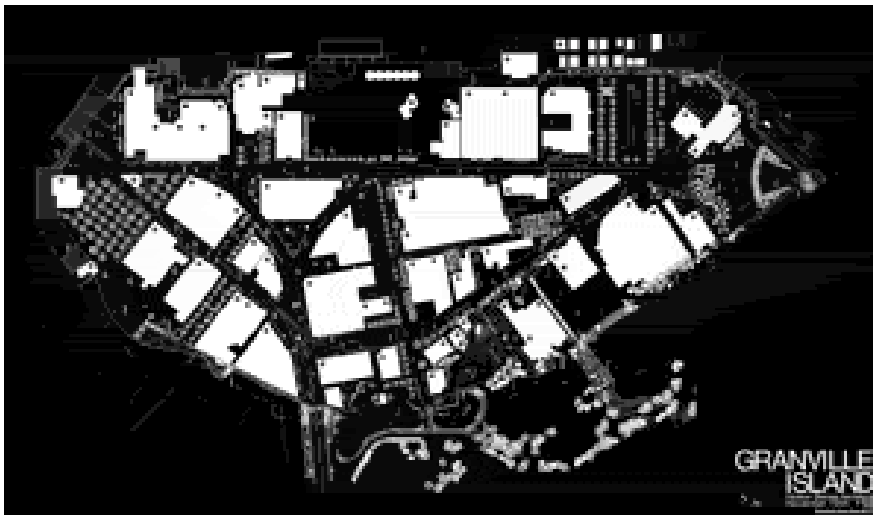
# Residential Densification

## Mole Hill Community

26 houses including the oldest in Vancouver are currently being renovated into 175 homes. The homes range from studio's to 3 bedroom units and most are slated for low-income housing.

The FSR on the site will be 1.0 upon completion

The site is also incorporating geothermal heating and retrofitting it into these heavily renovated buildings.



# Mixing Uses

PART 4

## Granville Island

Began with 6 warehouses being converted into 4000m<sup>2</sup> of ground level market space and 800m<sup>2</sup> of 2<sup>nd</sup> level offices. It is now the most successful retail establishment of its kind in North America (grosses \$1300/ft<sup>2</sup>).

Recognized for its innovative integration of uses; industrial, retail, civic and residential and unique sharing of public and road space.

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# Alternative Stormwater Management



## Amble Green, Surrey

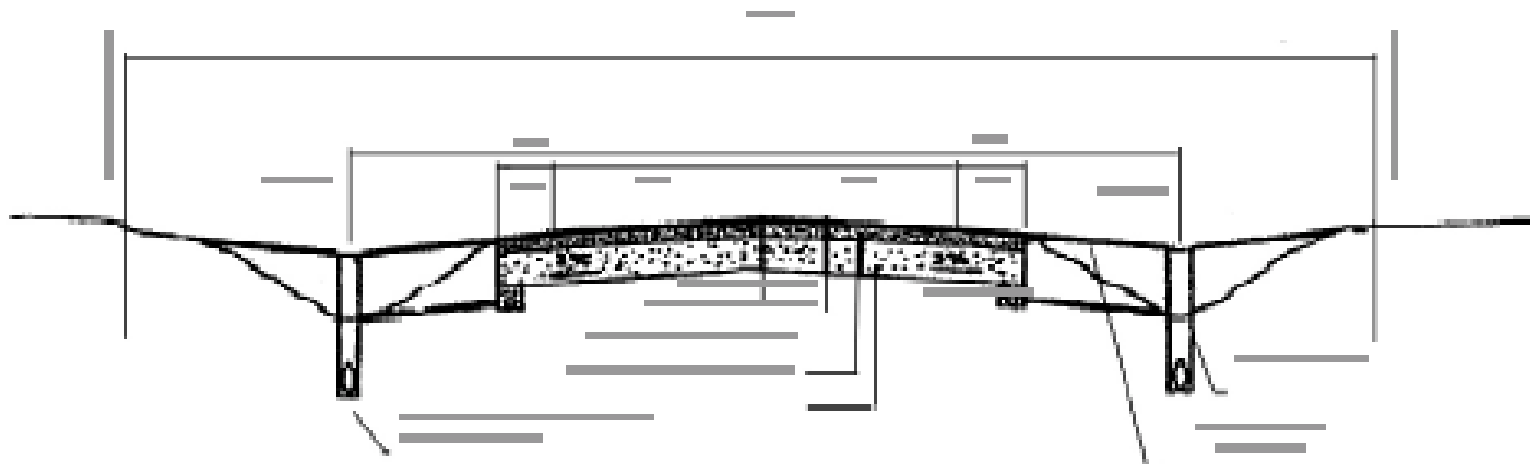
Grassy shoulder enabling infiltration capacity – rocks work to discourage driving or parking on shoulder

Retention areas double as community lawns and could provide opportunities for unique landscaping



## Brookwood, Langley

Swales, encourage more water absorption and natural movement and flow.





# Community Gardens

Provides useable and aesthetic green space

Facilitates community cohesion

Allows capacity for food growth within neighborhoods



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