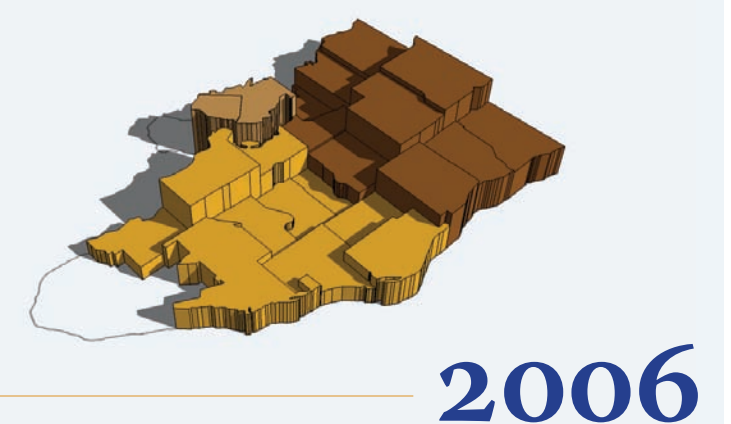
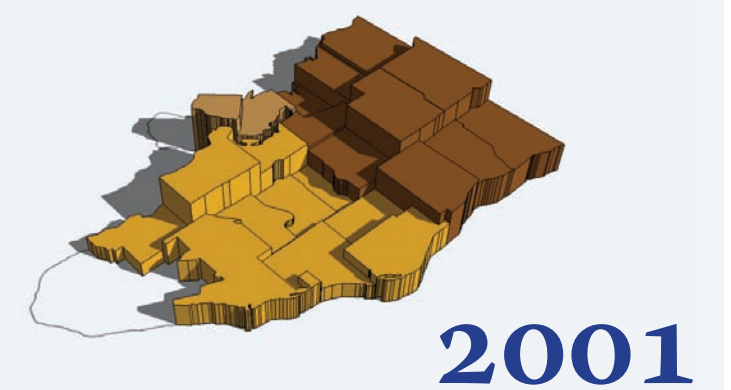
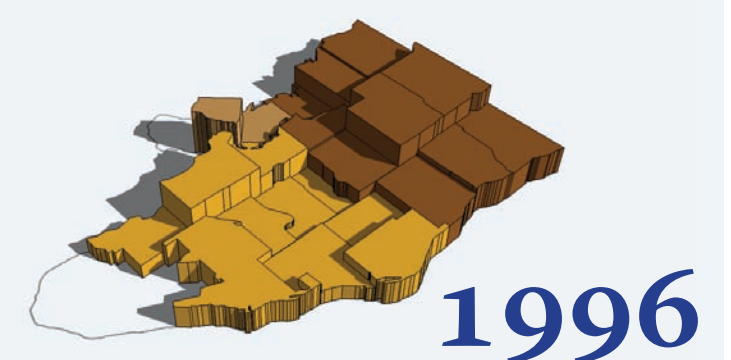
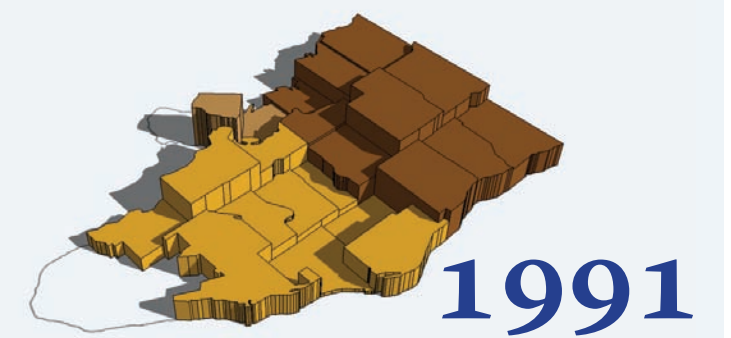
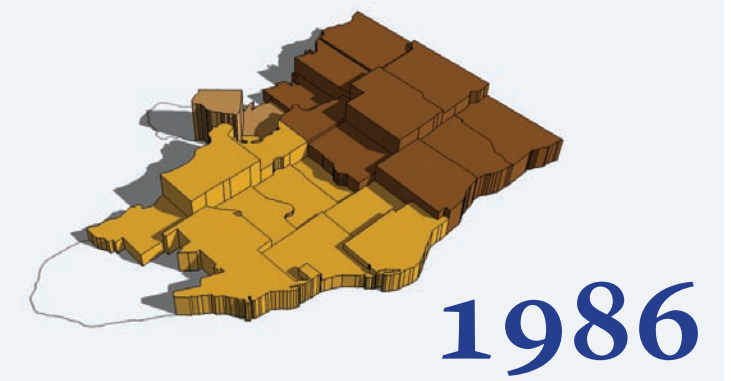
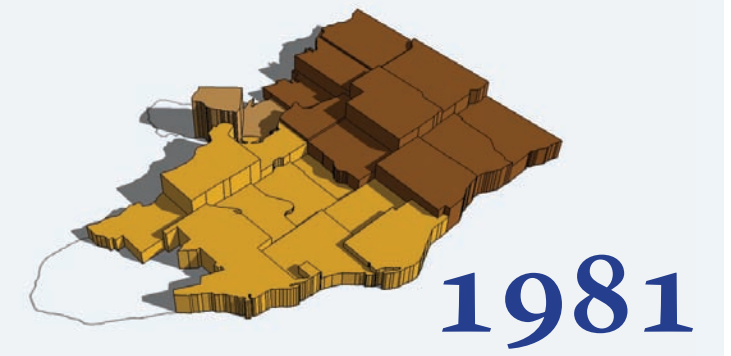
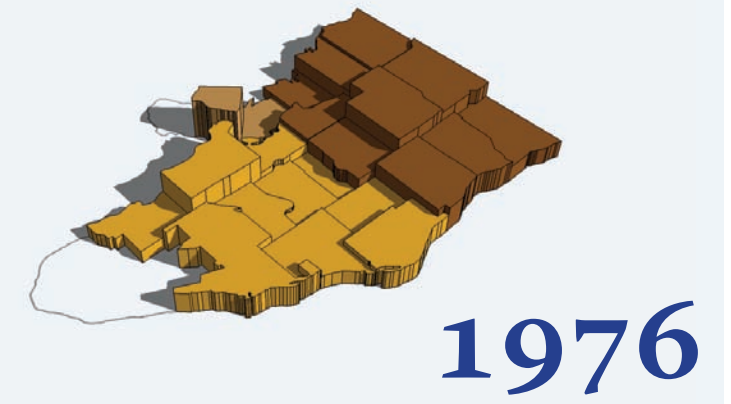
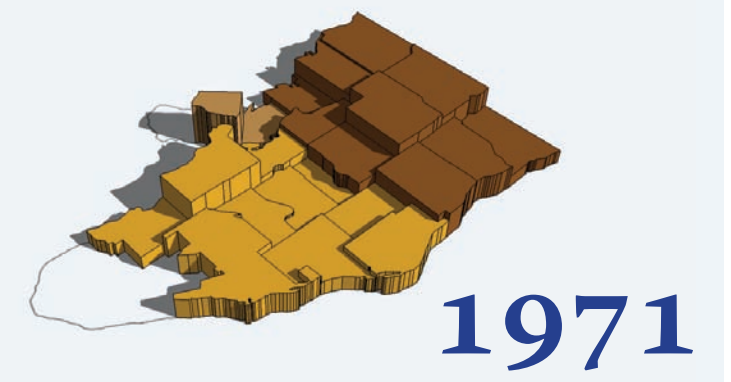
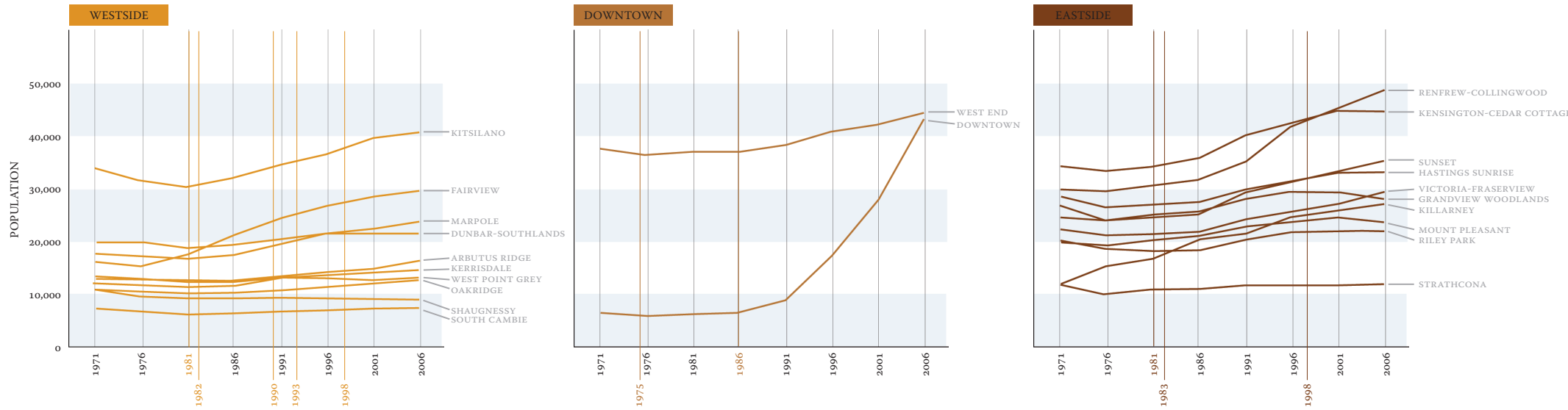
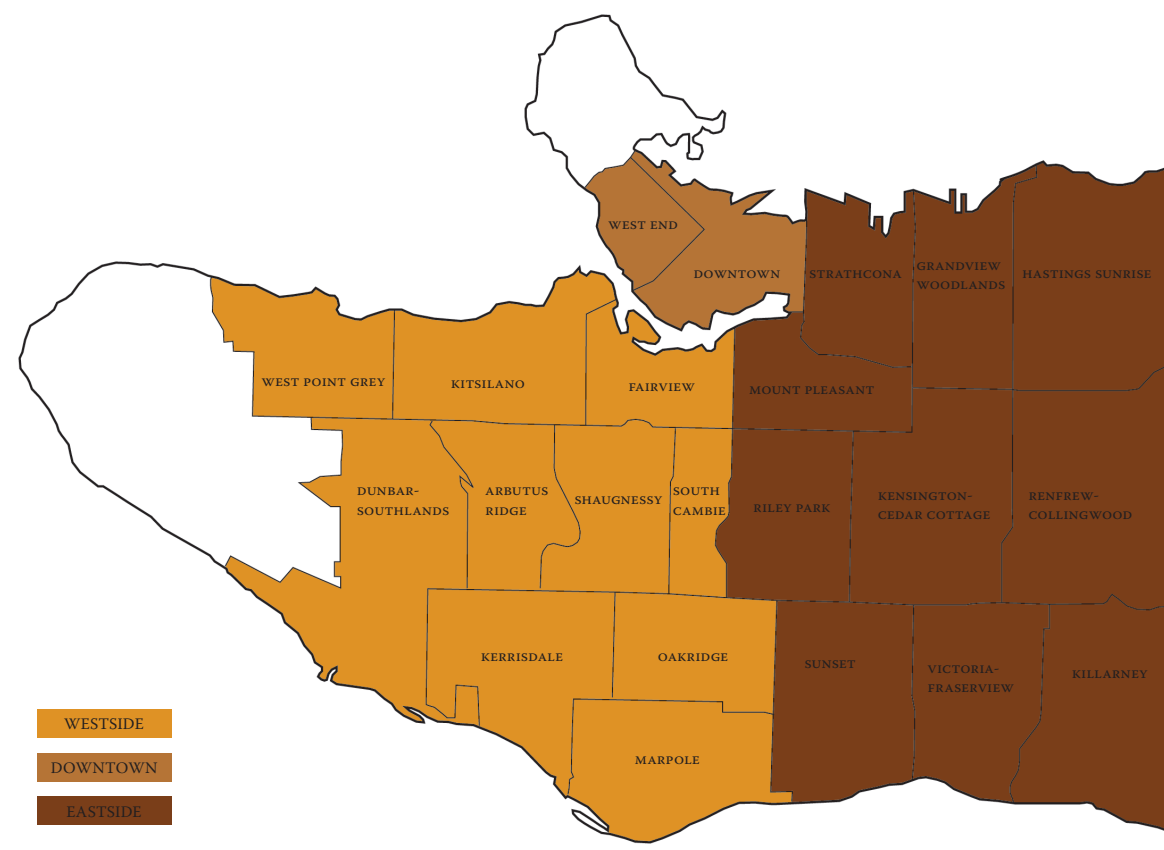


Between 1971 and 2006, the city of Vancouver's grew by 152,887 people - an increase of approx. 1% per year. As with all cities, this growth has not been equally distributed throughout the urban landscape. During this time, the City of Vancouver has been increasingly channeled this growth to areas within largely immigrant neighbourhoods lying east of Cambie St. (East Vancouver) as well as derelict industrial and railway lands (Downtown).

As such, Vancouver - the model for progressive sustainable urbanism - has an ugly alter ego. As demonstrated through this visual essay, Vancouver is also a city whose urban form is a reflection of conservative protectionism and the influence of its wealthy patrons. These intentions have been formalized through a legal framework (municipal policies and regulations) that are becoming increasingly difficult to change.

With dwindling derelict areas to develop, an increasingly lopsided density pattern, and the renowned Ecodensity Charter looming, one wonders whether if and how the City of Vancouver will continue endorsing such an exclusionary vision of what the city should be.



1970

1975 - Downtown Official Development Plan and Character Zones introduces discretionary zoning looking to manage redevelopment of industrial and railway lands on the north and south shores of downtown. It was amended fifty times over the next 23 years, becoming increasingly sophisticated.

1980

1981 - RS-1 amendment created to prevent the construction of second secondary suites through outlawing the creation of second kitchens

1982 - First Shaughnessy Official Development Plan and Design Panel adopted established a set of highly restrictive design principles used to "preserve" the character (and land values) of the neighbourhood. It also implicitly restricted subdivision conversion, densification, and change.

1981 - RS-1S introduced ultimately allowed for the introduction of secondary suites within the existing neighbourhood.

1983 (?) - RT introduced required "respecting" the surrounding neighbourhood character, but all offered an incentive for the conversion and densification of lots.

1986 - Expo '86 played a large role in the redevelopment of the False Creek North waterfront and the creation of the seawall. Expo lands, sold shortly after the event finished, resulted in the Concord Pacific developments.

1990

1990 - RS-3A zoning for Second Shaughnessy approved initiated by the Shaughnessy Heights Property Owners Assoc., extends the protectionism and neighbourhood self-determination values inherent to First Shaughnessy's 1982 Official Development Plan

1993 - RS-5 introduced in South Shaughnessy providing the powerful incentive of increased floor space in order to conform to design guidelines and maintain (minimize change within) the character of the surrounding neighbourhood.

1998 - Dunbar-Southlands CityPlan Visions completed with a focus on preserving single-family character, strengthening three shopping areas and including multi-housing on arterials.

1990 - False Creek North Official Development Plan approved was critical in the creation of Vancouver's renowned planning process that fuses the interests of developers, council and planning department.

1998 - Kensington-Cedar Cottage CityPlan Visions completed with a focus on community involvement, crime prevention and cleaner/greener neighbourhoods. Single family retention was also desired along with encouraging secondary suites.

