

LATE DISTRIBUTION  
FOR COUNCIL - JUNE 10, 2008

RR-1 (i)



COMMUNITY SERVICES GROUP  
Planning  
Central Area Planning

MEMORANDUM

June 10, 2008

TO: Vancouver City Council

CC: Judy Rogers City Manager  
Jody Andrews, Deputy City Manager  
James Ridge, Deputy City Manager  
Laurie Best, Director of Communication  
Marg Coulsen, City Clerk  
Dave McLellan, Deputy General Manager, CSG  
Chris Warren, Director of Development Services, CSG  
Jerry Dobrovolny, Assistant City Engineer  
Piet Rutgers, Director of Planning and Operations, Park Board  
Karis Hiebert, Manager of Sustainability  
Cameron Gray, Managing Director, Social Development  
Mary Clare Zak, Director, Social Policy

FROM: Brent Toderian, Director of Planning

SUBJECT: Further Staff Proposed Revisions to May 13<sup>th</sup>, 2008 EcoDensity Charter and Initial Actions

Having reviewed the many written submissions received since May 13, 2008 on the third drafts, Staff suggest the following additional revisions for Council's consideration.

ADDITIONAL STAFF RECOMMENDED REVISIONS TO THE PROPOSED ECODENSITY CHARTER  
(APPENDIX A)

Proposed new words added in bold.

Preamble (Page 3 of 11)

This EcoDensity Charter builds on these past commitments, and challenges all of us to address change more proactively, and adapt our city and our way of life so that Vancouver's future is more sustainable, affordable and livable. We must change how we live as a city and region, and as communities and neighbourhoods, households, and individuals. We know that greater change must start now, but the *"what, where, when and how fast"* of change continues

to be determined. The city-wide discourse that generated this Charter, and which will convert it into action, needs to continue.

The Facts (Page 3 of 11)

3. Vancouver's future is at risk. Climate change, environmental stress, resource depletion, *food security challenges* and rising costs-of-living are seriously threatening Vancouver's environment, economy, livability and long term sustainability.

(Page 4 of 11)

5. The Region's population continues to grow, and if new, diverse homes are not built in our City, Vancouver's already expensive housing will only get more unaffordable, while sprawl is pushed out elsewhere *impacting natural resources and agricultural lands*.
9. A *well designed* compact city is an efficient, sustainable *and vibrant* city. A more dense city uses less energy, provides easier access, *promotes public health*, and is more affordable than a less dense city.

II. TOWARD AN *ECO-CITY* (page 5 of 11)

- a. replace the bullet "urban health" with "*public and individual health*"

III. A GREENER, DENSER CITY PATTERN (page 5 of 11)

- c. Densify *and manage change* in ways that constantly enhance and reinforce a city of walkable, *complete* neighbourhoods, improve biking and transit infrastructure and movement meaningfully and consistently over time, and reduce and de-emphasize automobile use and ownership.
- d. Protect and ensure proper space for diverse jobs, *shopping* and economic activity close to home for a balanced, resilient city with minimal commuting as the city grows, including protection of key commercial and industrial districts for economic activity rather than housing.

IV. MORE HOUSING AFFORDABILITY, TYPES, AND CHOICES (page 6 of 11)

- b. Plan densification strategically - including when and where to densify - to recognize the value provided by existing affordable housing stock *and low income housing*, including the strategic retention and enhancement of existing purpose-built rental options.

V. GREENER AND LIVABLE DESIGN WITH A "SENSE OF PLACE" (page 6 of 11)

- a. Design all density with architecture and public realm that marries meaningful and significant ecological performance, with lively, beautiful, *accessible*, responsible, people oriented design, particularly as density levels increase.

- d. Design sites and buildings wherever possible, to *consider microclimates*, to replicate natural systems and functions (e.g., evaporation and infiltration of water) *and to minimize* waste.
- f. *Design city and neighbourhood patterns to enhance urban food production, access to local food, and waste re-use and recycling.*

VII. NEIGHBOURHOOD VOICE, NEIGHBOURHOOD RESPONSIBILITY (page 7 of 11)

- a. These commitments will be achieved with *traditional and creative new approaches to consultation*, education (*in all directions*), engagement and dialogue with all voices, while anticipating the needs of future or un-represented voices.

ADDITIONAL STAFF RECOMMENDED REVISIONS TO THE PROPOSED ECODENSITY INITIAL ACTIONS (APPENDIX B)
---

Action A-1 - Last Paragraph of Discussion

Remove this paragraph:

This Action does not enable additional rezonings over and above those already considerable under existing policy. This Action assumes that rezoning application follow the EcoDensity Charter and all other existing city policies and requirements (land use, urban design, public amenities and public benefits) - with the addition of the higher level green building requirements.

Replace with the following paragraph:

*This action represents a new requirement of rezonings, and by itself does not enable rezoning considerations otherwise directed by existing policy.*

Action A-2 (page 7 of 44)

That it be Council Policy for all rezonings that involve land *generally* two acres or more in addition to the minimum requirements for Greener Buildings in Action A-1, that the City will require the following:

(page 8 of 44)

Insert the following paragraph after bullet at top of page:

*Consideration of these will be influenced by the site's size, context, proposed uses, opportunities and constraints. Not all site sizes and circumstances allow for the same considerations.*

(page 8 of 44, fourth paragraph)

Many of the planning policies across the City identify sites of this size ("special sites," "large sites," CD-1s"), most of which do not have specifically prescribed densities or heights for these sites, but rather provide direction on land use or rezoning process and expect height and density to be determined at rezoning. However, in the Oakridge Langara Policy Statement and the Riley Park-South Cambie Vision, there are sites (4 sites and 4 sites, respectively) for which the Plan or Vision specifies site-specific heights or densities. (Sites are listed in table below). It is the intent of this policy that these heights/densities will be used as the base case option when an actual site planning/rezoning process occurs. Additional options with increased densities and corresponding heights beyond the Plan or Vision may also be created and assessed through the rezoning review and planning process that accompanies rezoning of this scale. Considerable public engagement, including early dialogue *with the community and the local vision implementation committee*, prior to preparation of alternative options, will be included.

(Table, Page 10 of 44) Add:

<i>King Edward Mall</i>	<i>1.6 ha 4 ac.</i>	<i>Up to 4 storeys</i>
-------------------------	-------------------------	------------------------

Discussion (Page 27 of 44) - 3<sup>rd</sup> paragraph

Delete wording indicated.

However, the type of laneway housing that many people described in the public process is different in several key ways, with characteristics such as: built by homeowners as additions on their own lots, ~~(including on 33 foot lots with existing houses that may not meet all the side yard width required to address emergency access and fire safety)~~; low scale and minimizing shading of their neighbours' yards (e.g., with a reduced parking requirement so that dwellings are not built above garages); green in performance; and perhaps required to be rental instead of strata. These are topics that would be among those reviewed in this further work.



Brent Toderian  
Director of Planning

tel: 604.873.7698  
fax: 604.873.7045

/bt