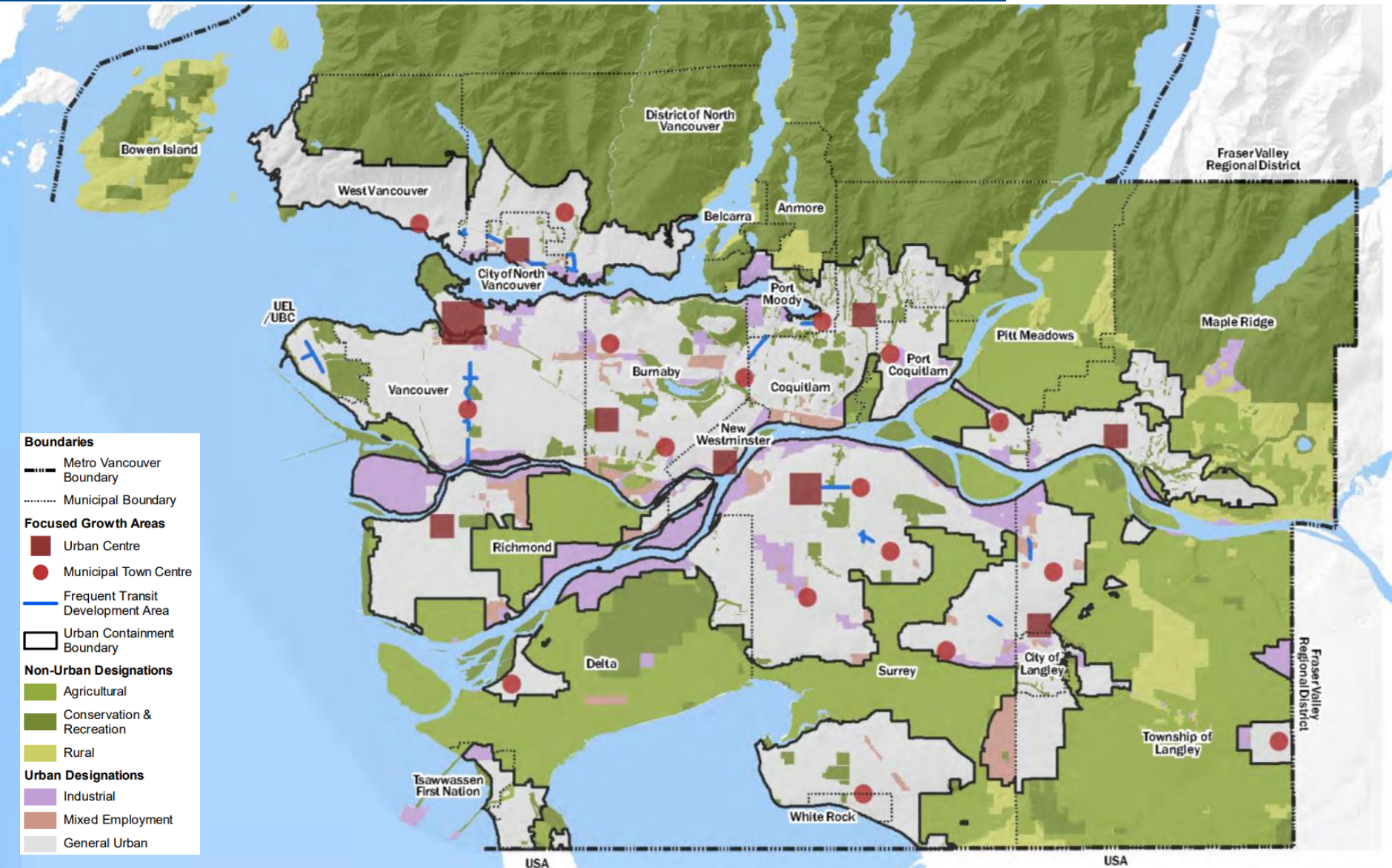




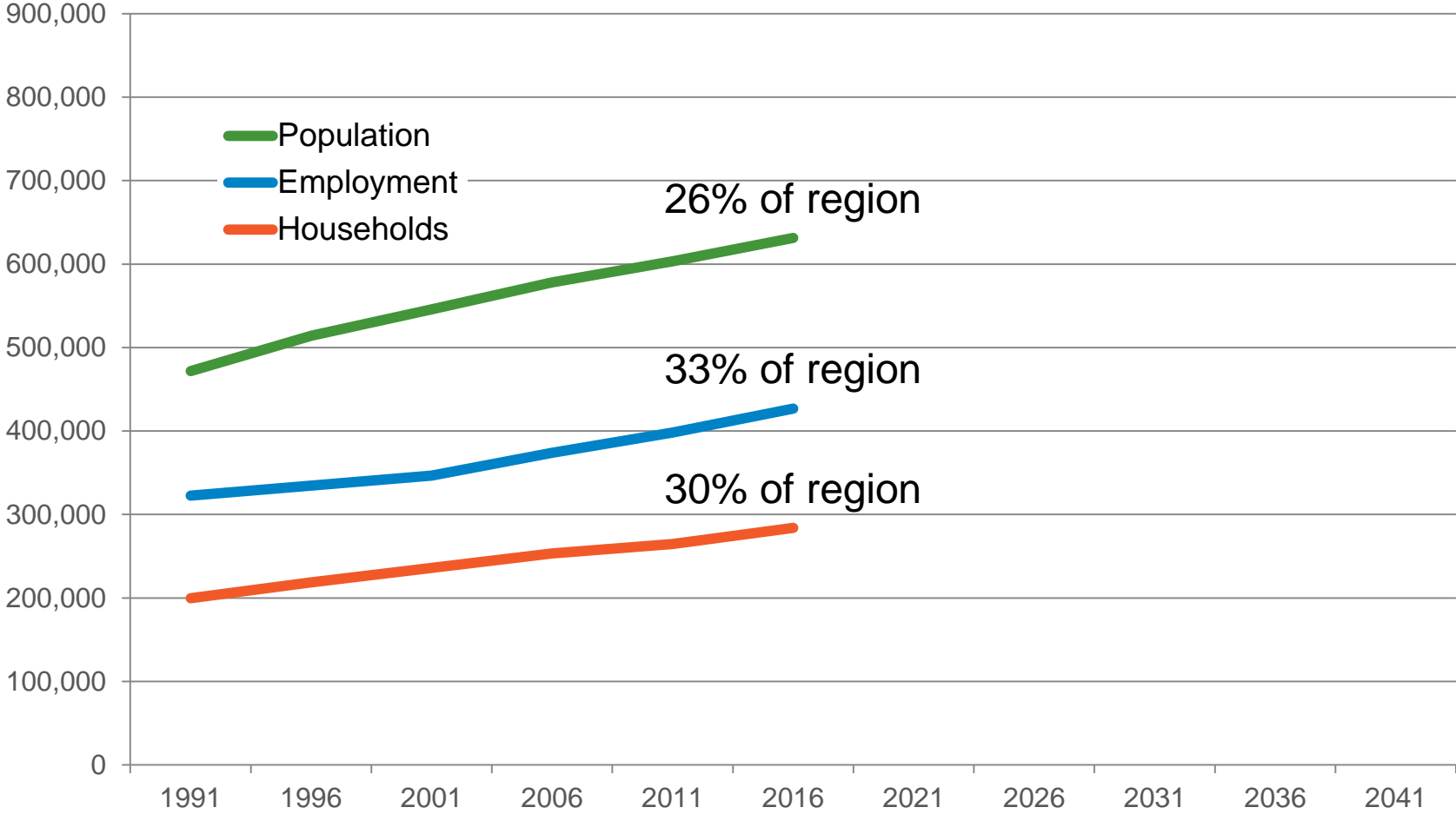
How Local Planning fits into the City-wide and Regional Context

Planning, Urban Design and Sustainability – March 13, 2019

Metropolitan Core of the Region

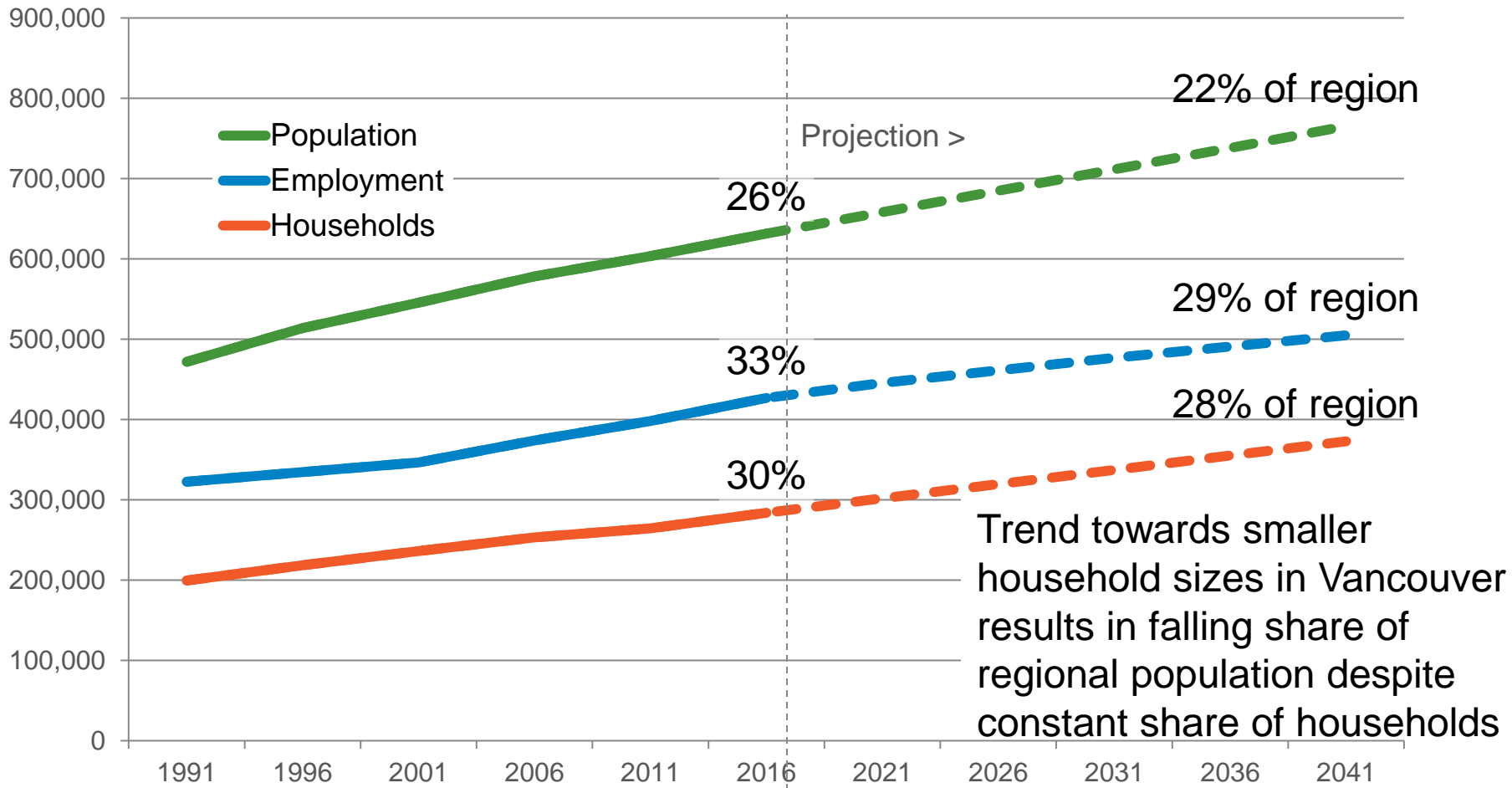


A Growing City



Source: City of Vancouver, Metro Vancouver 2040

A Growing City (Regional Growth Strategy 2011)

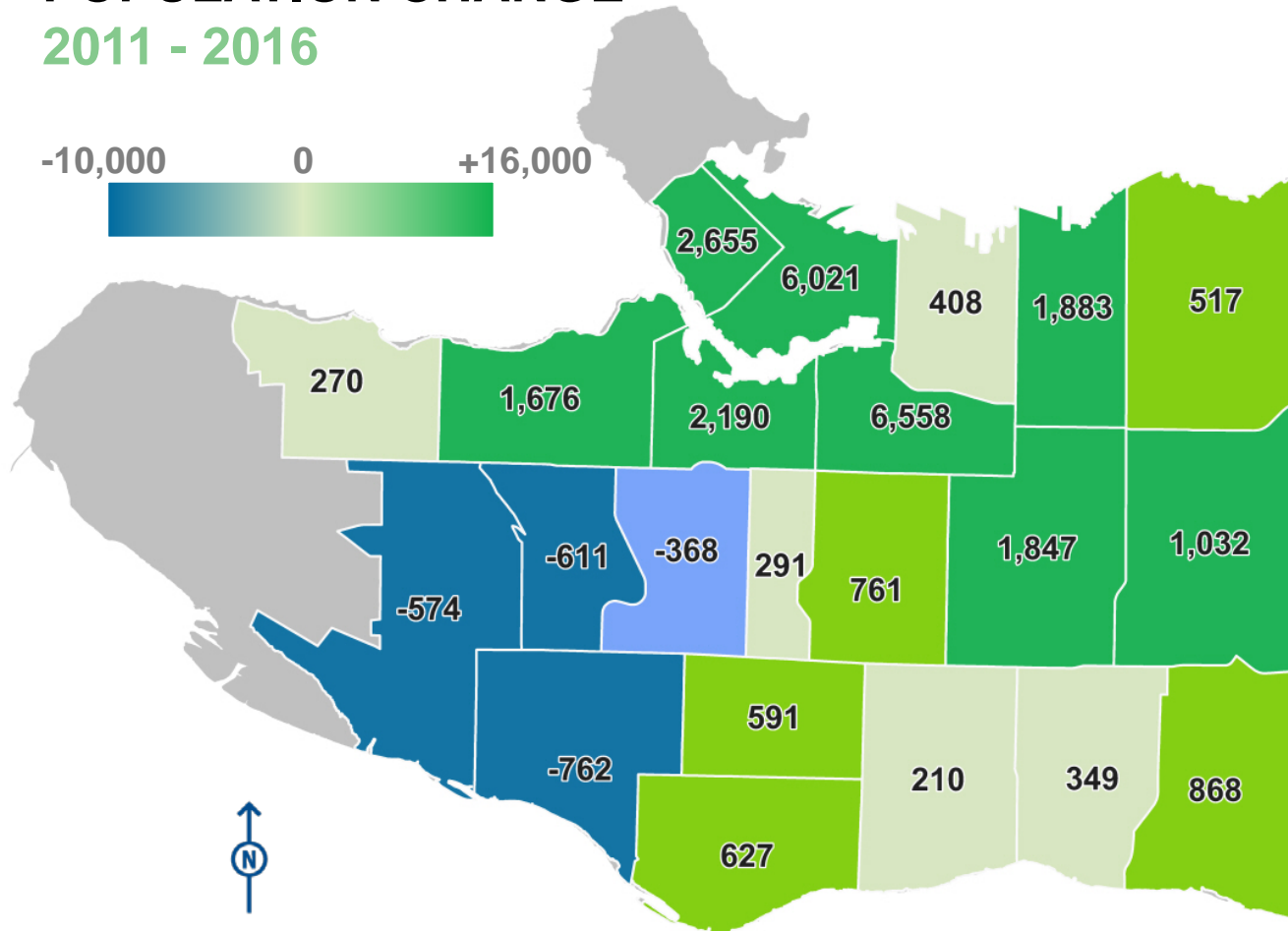


Source: City of Vancouver, Metro Vancouver 2040

Neighbourhoods Evolve, Even Without Intentional Policy Changes

POPULATION CHANGE

2011 - 2016



Neighbourhoods Evolve, Even Without Intentional Policy Changes

- Demographic Shifts
- Socio-economic Changes
- Changing Family Structures
- Changing Market Preferences
- Renovations and Redevelopment Under Existing Zoning Allowances



Local Planning Shapes & Directs Growth

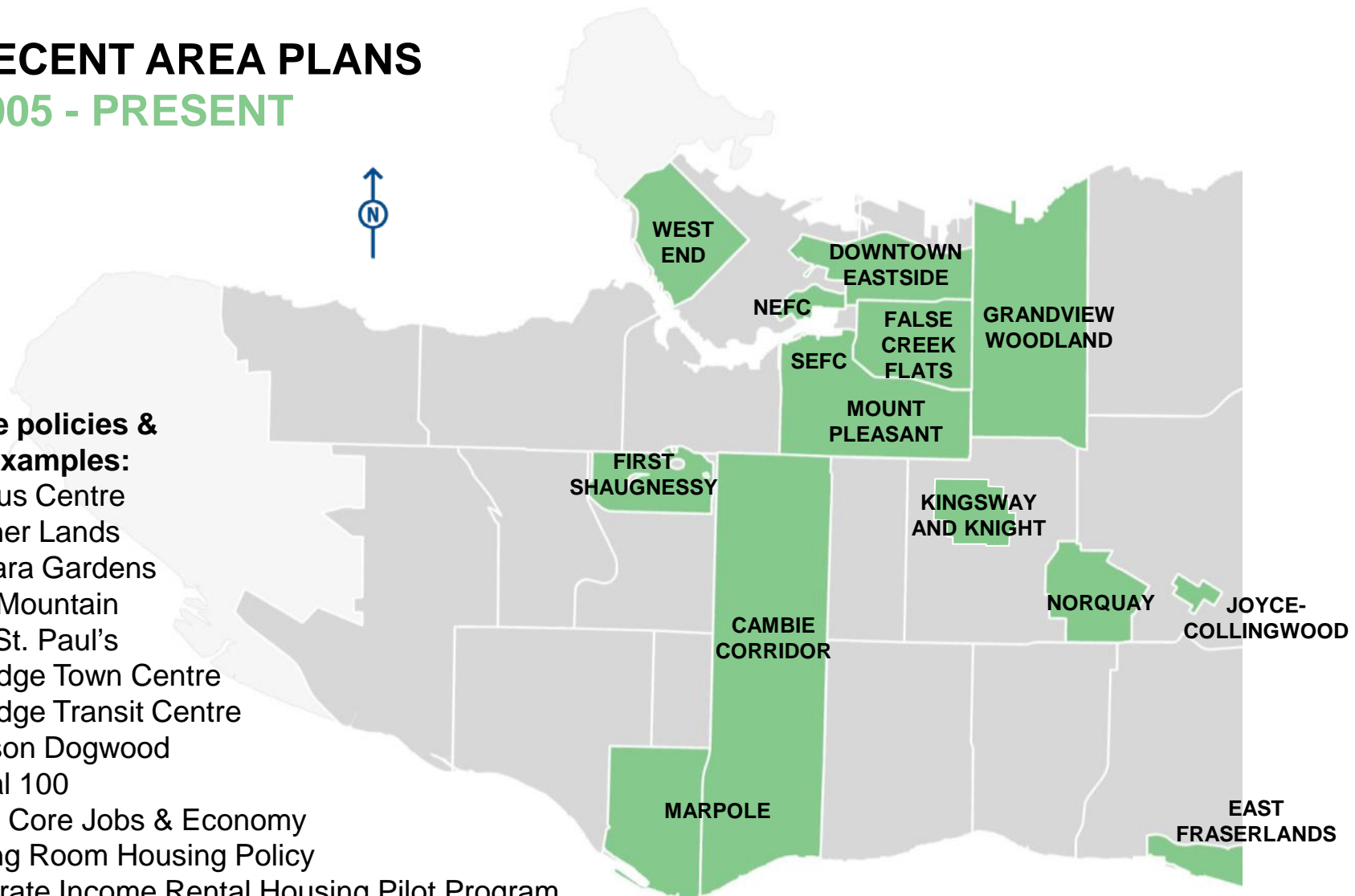
- The right supply in the right locations
 - Connecting housing supply to local incomes
- Reflect community values and support complete communities
 - Housing diversity and affordability
 - Economic growth and local prosperity
 - Align community amenity, utility, and infrastructure needs



RECENT AREA PLANS 2005 - PRESENT

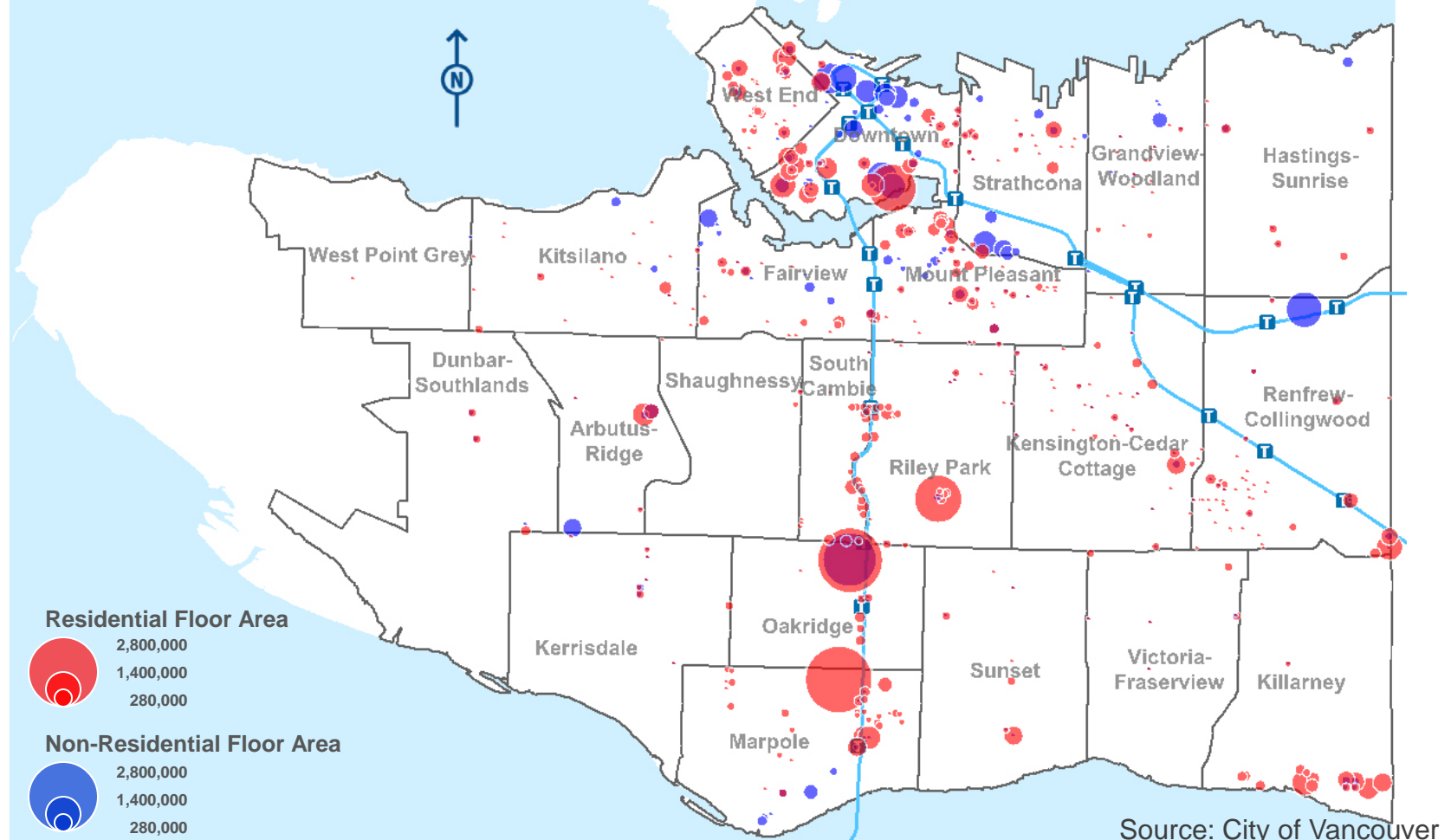
City-wide policies & project examples:

- Arbutus Centre
- Heather Lands
- Langara Gardens
- Little Mountain
- New St. Paul's
- Oakridge Town Centre
- Oakridge Transit Centre
- Pearson Dogwood
- Rental 100
- Metro Core Jobs & Economy
- Making Room Housing Policy
- Moderate Income Rental Housing Pilot Program



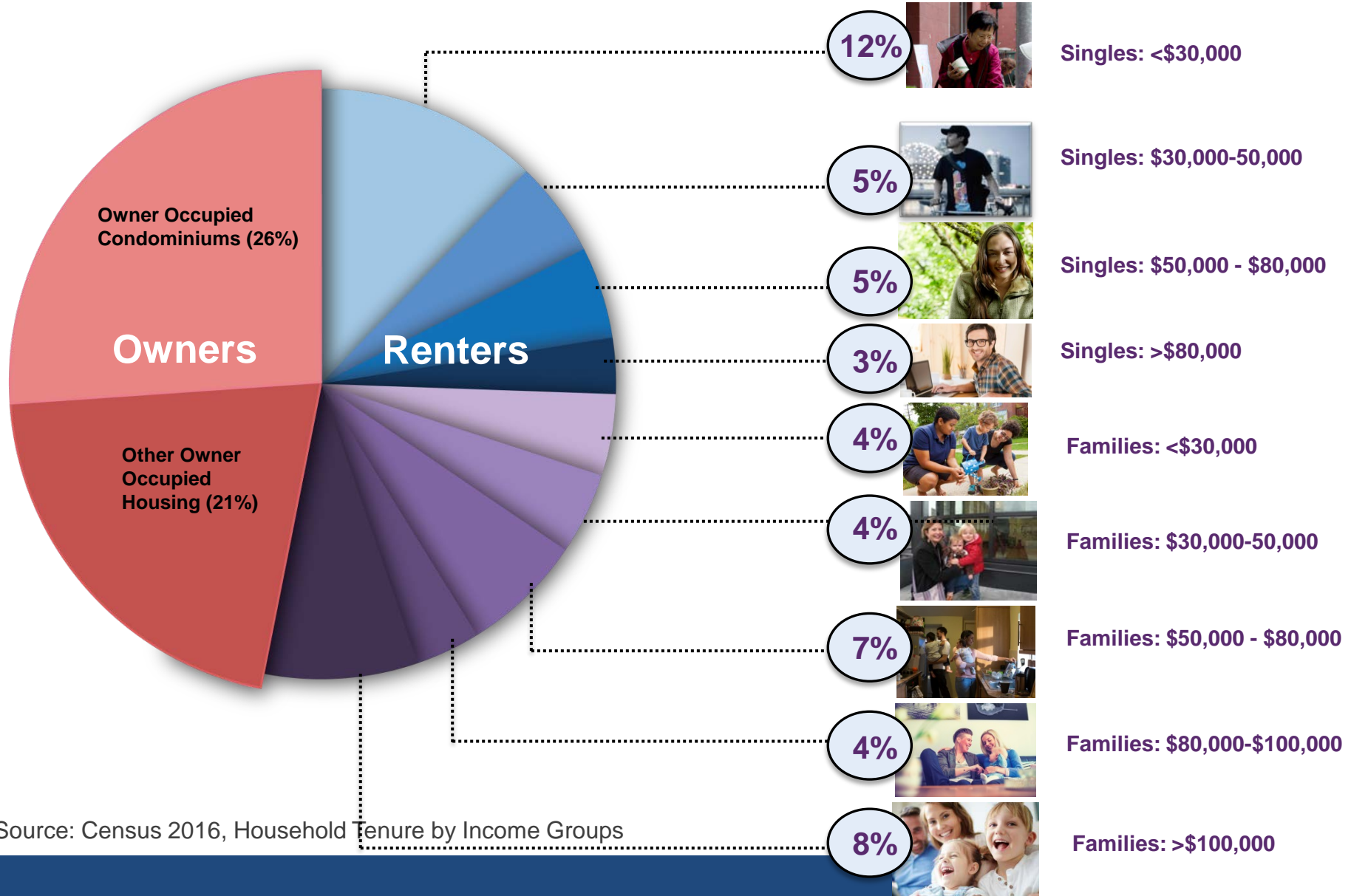
Growth is Concentrated in Plan Areas

UPCOMING DEVELOPMENT PROJECTS



Source: City of Vancouver

Sustaining Today's Diversity for Tomorrow: Planning for a Diversity of Households



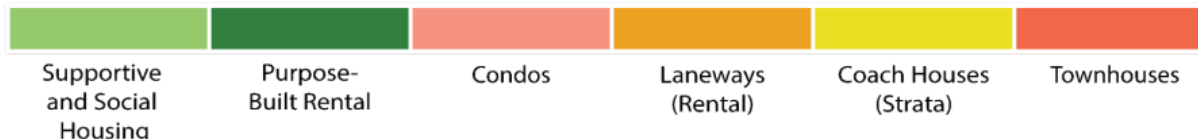
Source: Census 2016, Household Tenure by Income Groups

Targets: Matching Housing Supply to Incomes

Housing Vancouver Strategy targets are higher than historic absorption rates:

- Allows for a shift towards the right supply while recognizing existing pipeline of condominiums already under development
- Demand for rental / affordable housing in the central city is in addition to what the market has historically provided (condominiums)

Building Type	Renters				Renters & Owners	Owners	Total	% of Total
	<\$15k/yr.	<\$15-30k/yr.	\$30-50k/yr.	\$50-80k/yr.	\$80-150k/yr.	>\$150k/yr.		
Apartment	5,200	1,600	2,000	3,000	200		12,000	17%
			2,500	12,000	5,500		20,000	28%
Infill				6,500	16,500	7,000	30,000	42%
				2,000	2,000		4,000	5%
Townhouse					300	700	1,000	1%
					1,700	3,300	5,000	7%
Total	5,200	1,600	4,500	23,500	26,200	11,000	72,000	100%
<i>% of Total</i>	<i>7%</i>	<i>2%</i>	<i>6%</i>	<i>33%</i>	<i>37%</i>	<i>15%</i>	<i>100%</i>	



Local Planning for the Right Supply

SOCIAL & SUPPORTIVE HOUSING APPROVALS

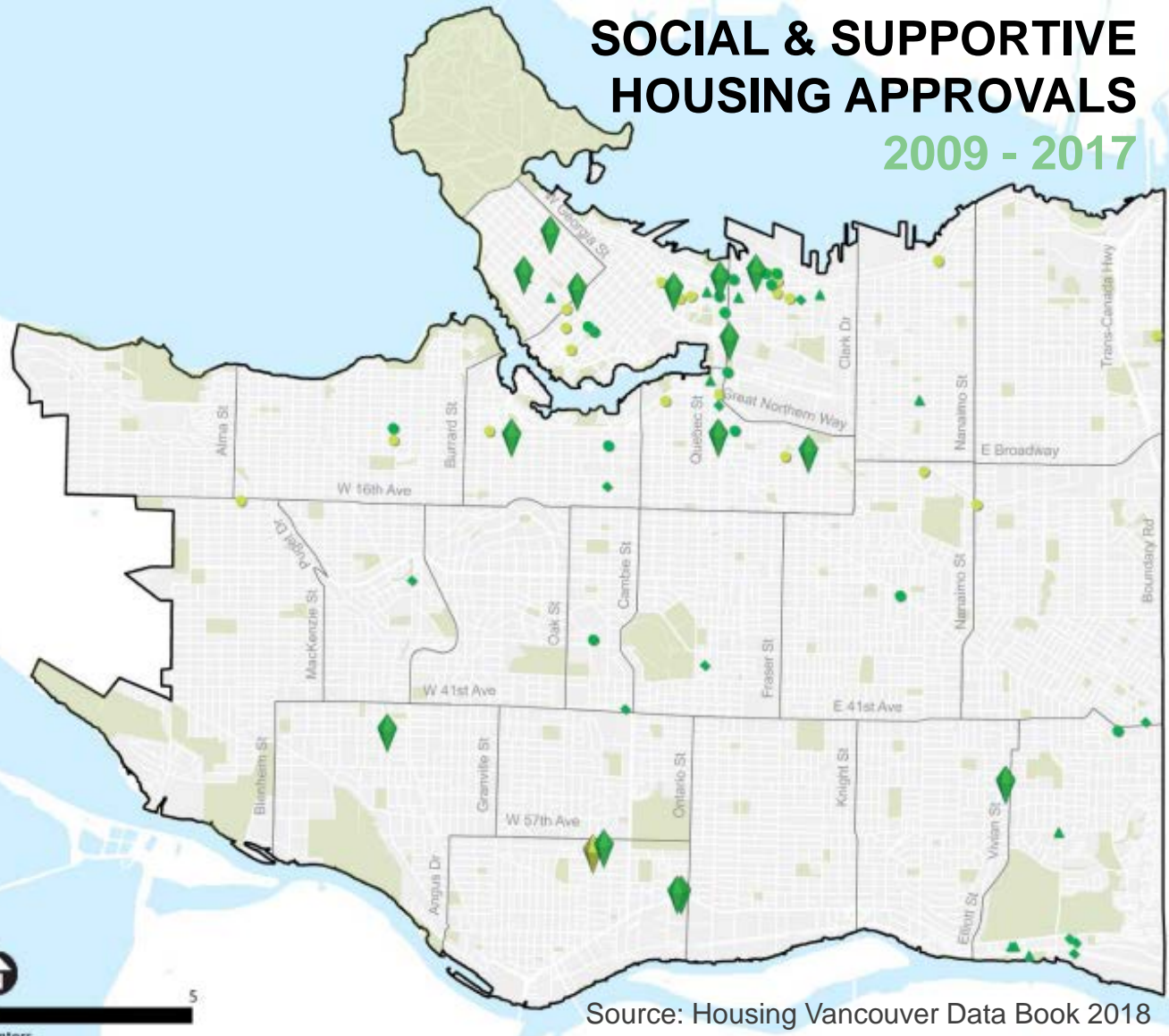
2009 - 2017

Social Housing Approved in 2017			
Status	# Projects	# Units	
◆ Approved	15	1,624	

Supportive Housing Approved in 2017			
Status	# Projects	# Units	
◆ Approved	3	78	

Social Housing Approved 2009-2016			
Status	# Projects	# Units	
◆ Approved	11	647	
▲ Under Construction	12	805	
● Completed	15	459	

Supportive Housing Approved 2009-2016			
Status	# Projects	# Units	
◆ Approved	0	0	
▲ Under Construction	2	72	
● Completed	21	1,630	



Source: Housing Vancouver Data Book 2018

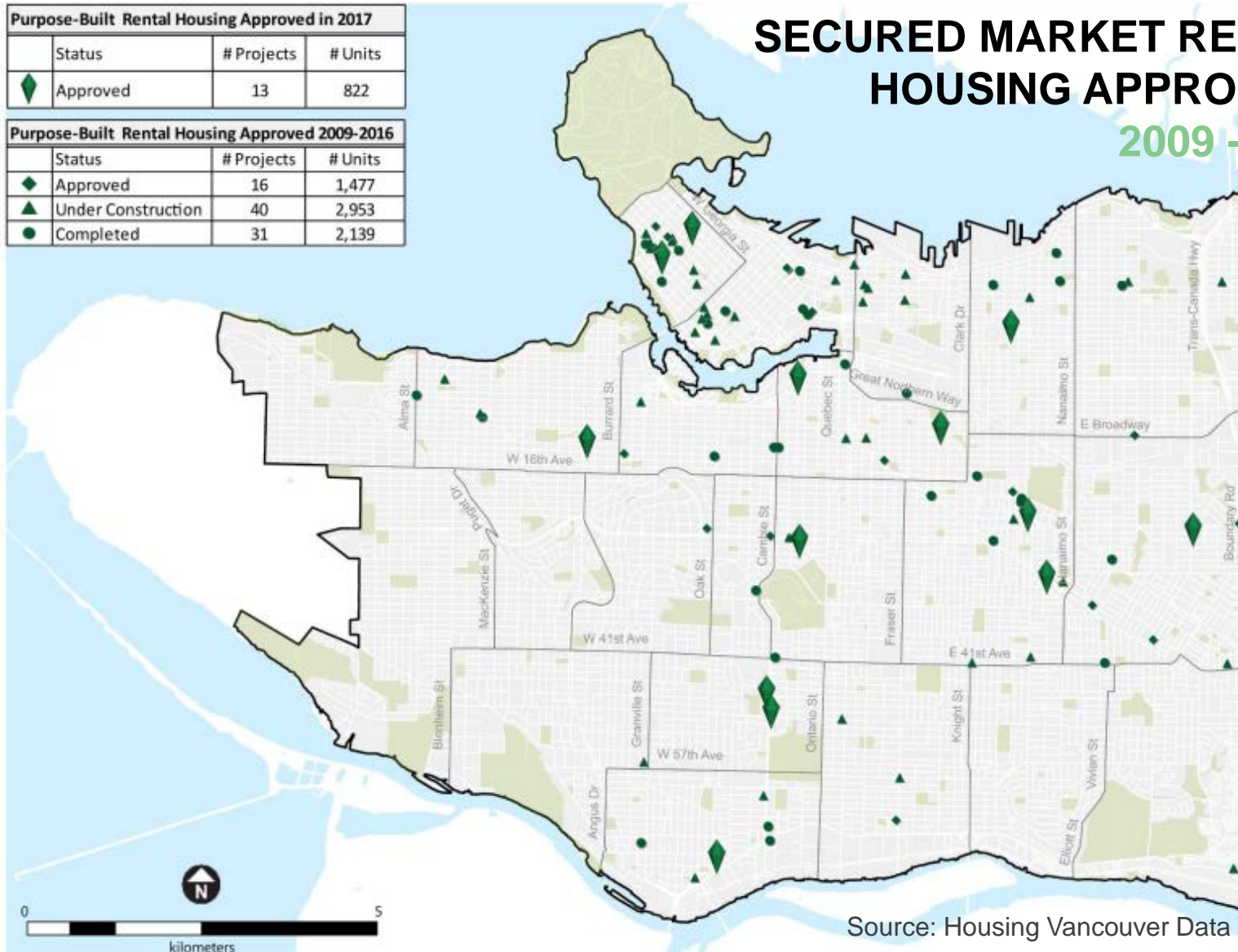
Local Planning for the Right Supply

SECURED MARKET RENTAL HOUSING APPROVALS

2009 - 2017

Purpose-Built Rental Housing Approved in 2017			
Status	# Projects	# Units	
◆ Approved	13	822	

Purpose-Built Rental Housing Approved 2009-2016			
Status	# Projects	# Units	
◆ Approved	16	1,477	
▲ Under Construction	40	2,953	
● Completed	31	2,139	

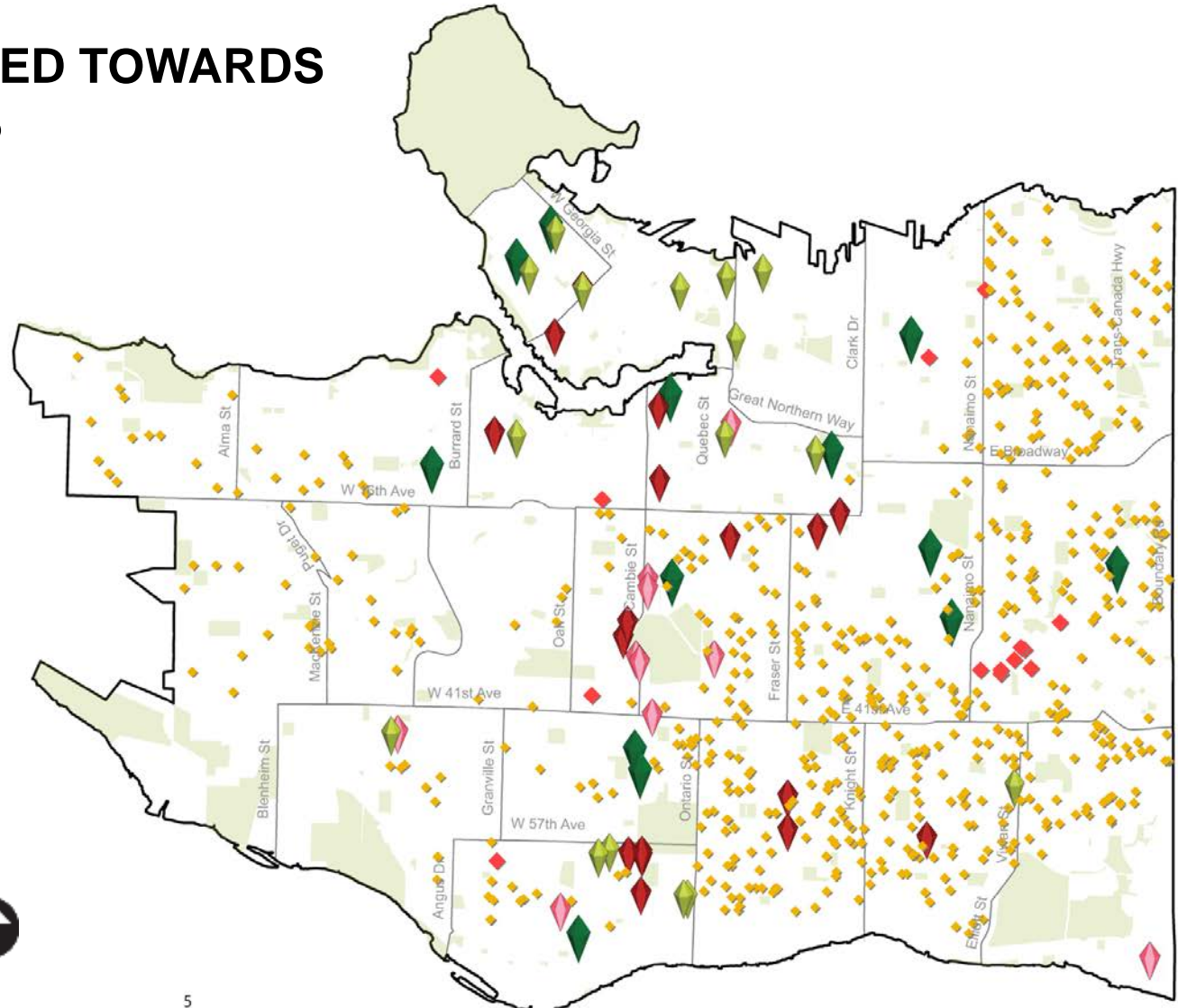


Source: Housing Vancouver Data Book 2018

Local Planning for the Right Supply

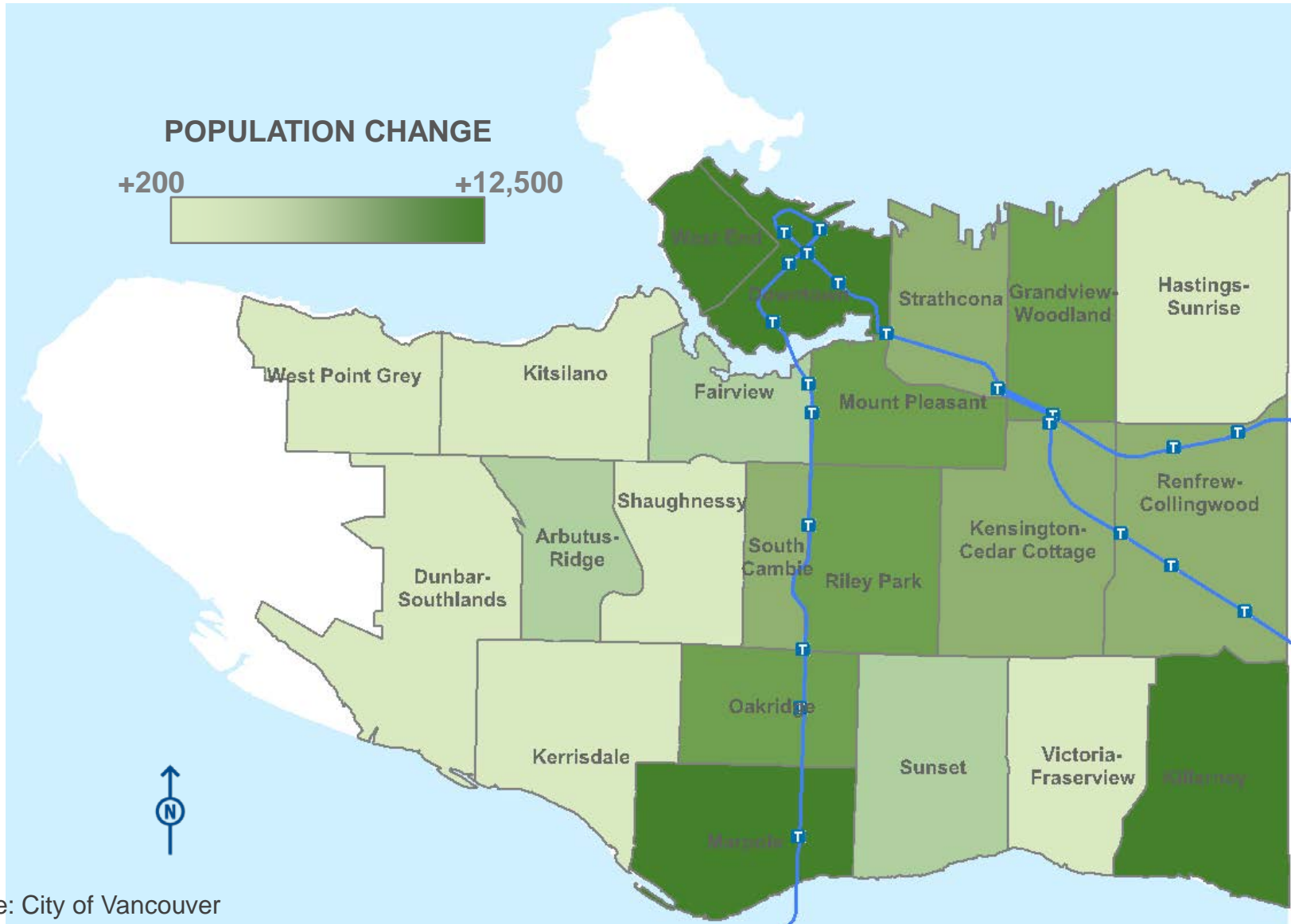
HOUSING APPROVED TOWARDS 10-YEAR TARGETS

Legend	Housing Type	Units Approved in 2017
	Social & Supportive	1,702
	Purpose-Built Rental	822
	Condo	3,157
	Condo with Townhouse	670 Condos/60 Townhouses
	Townhouse	129
	Laneways	591
	Total	7,131



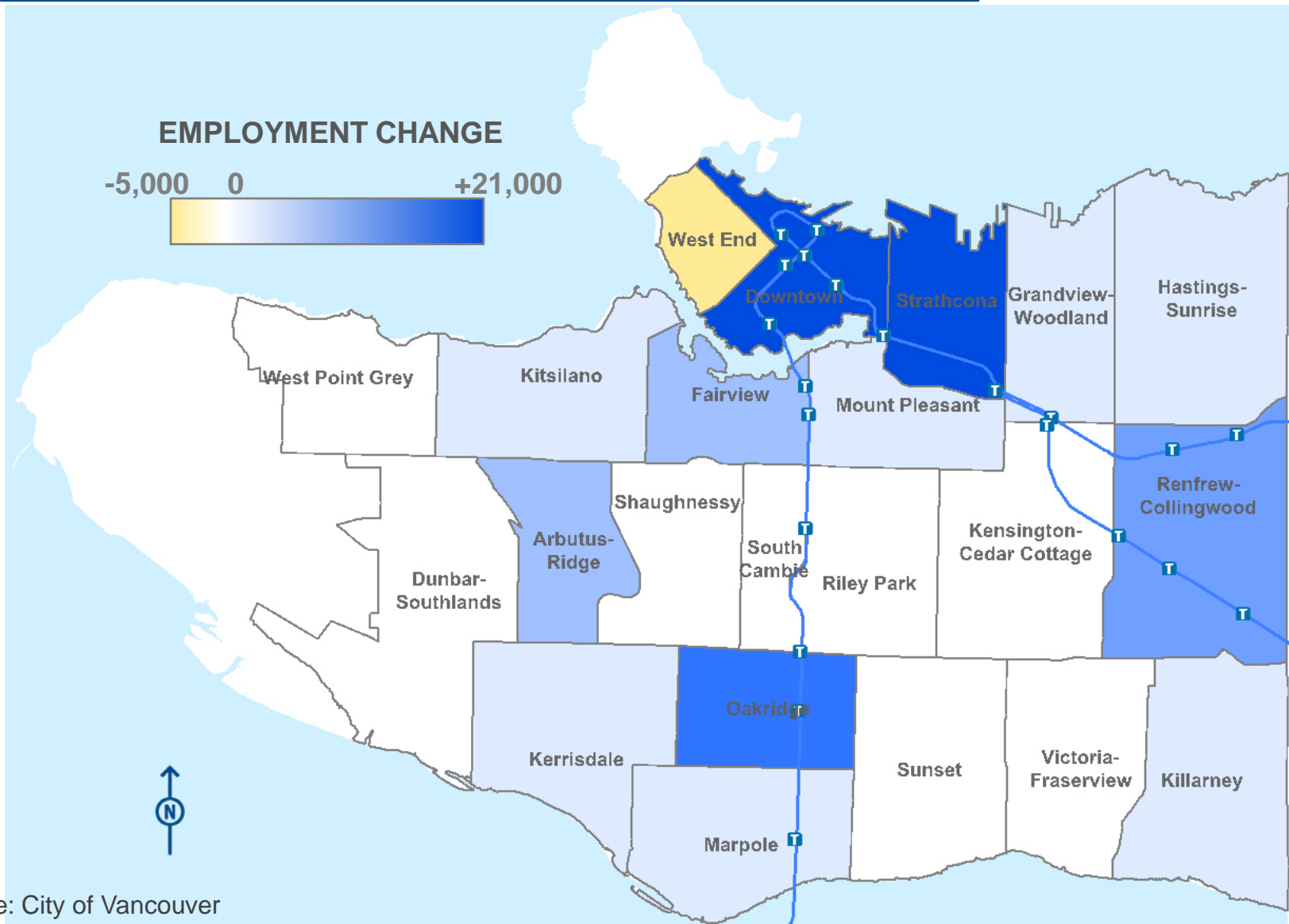
Source: City of Vancouver, Housing Data Book 2018

Population Growth 2017-2026

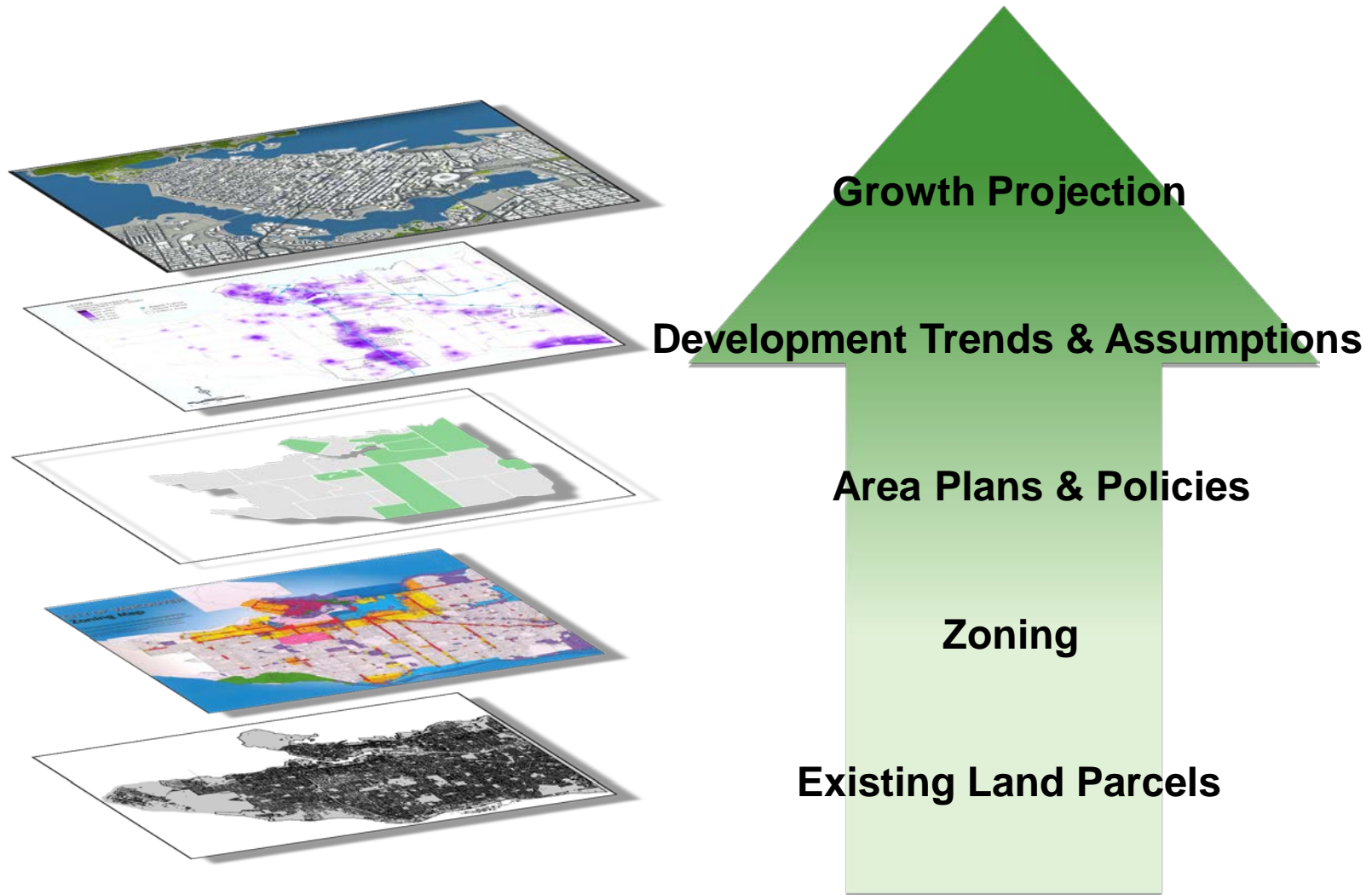


Source: City of Vancouver

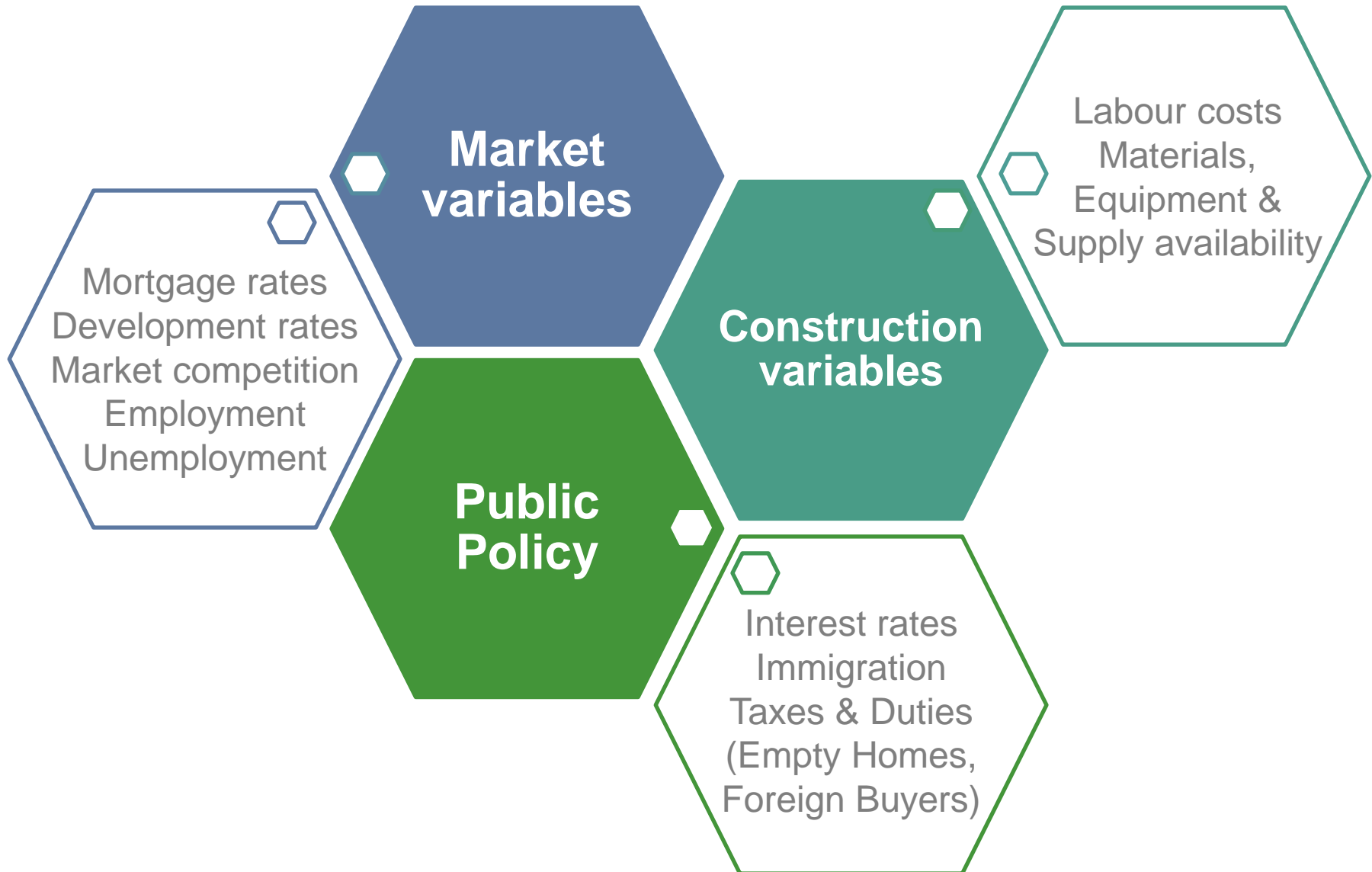
Employment Growth 2017-2026



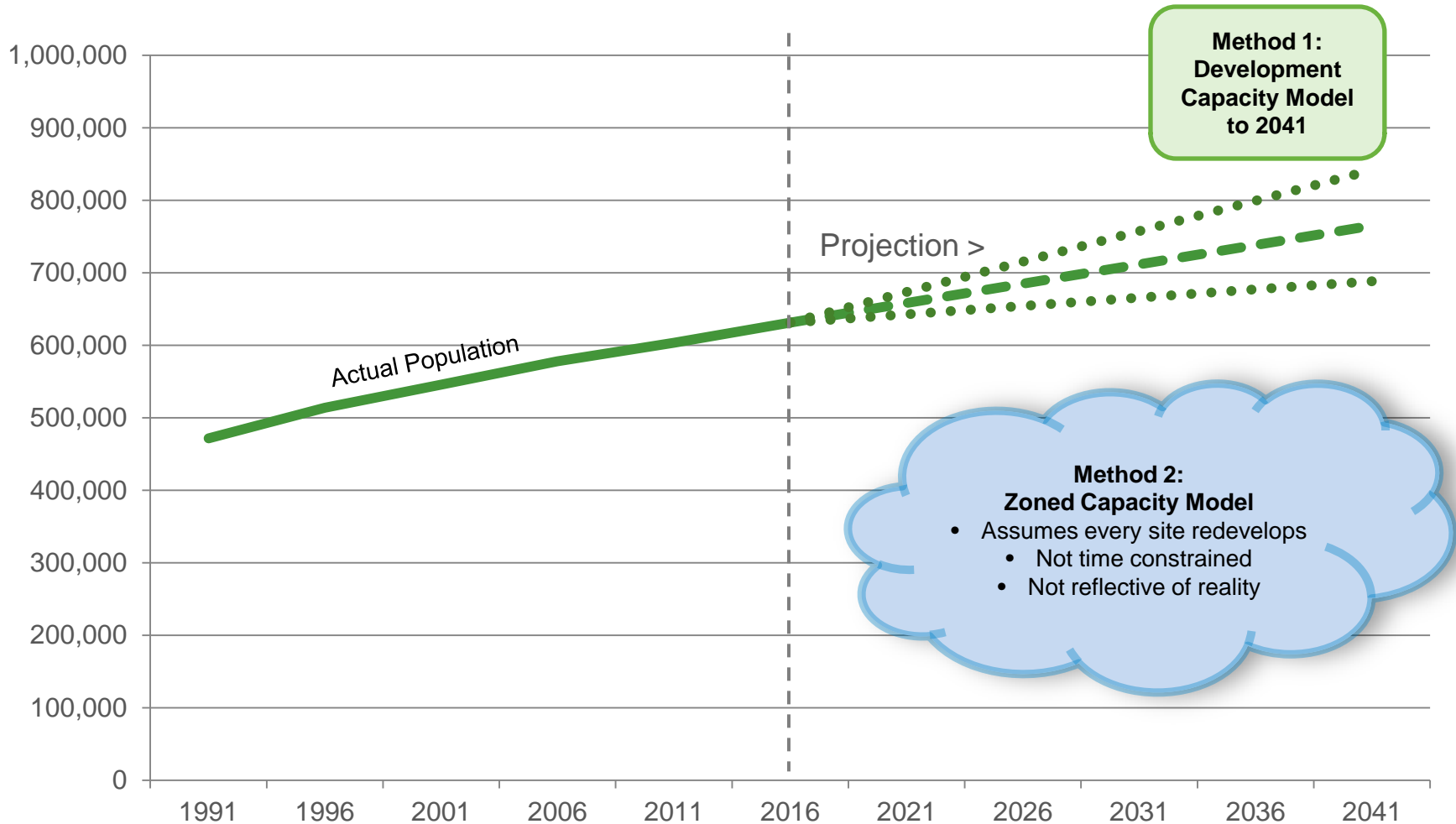
Layers to Growth Projections



Supply and Demand Factors



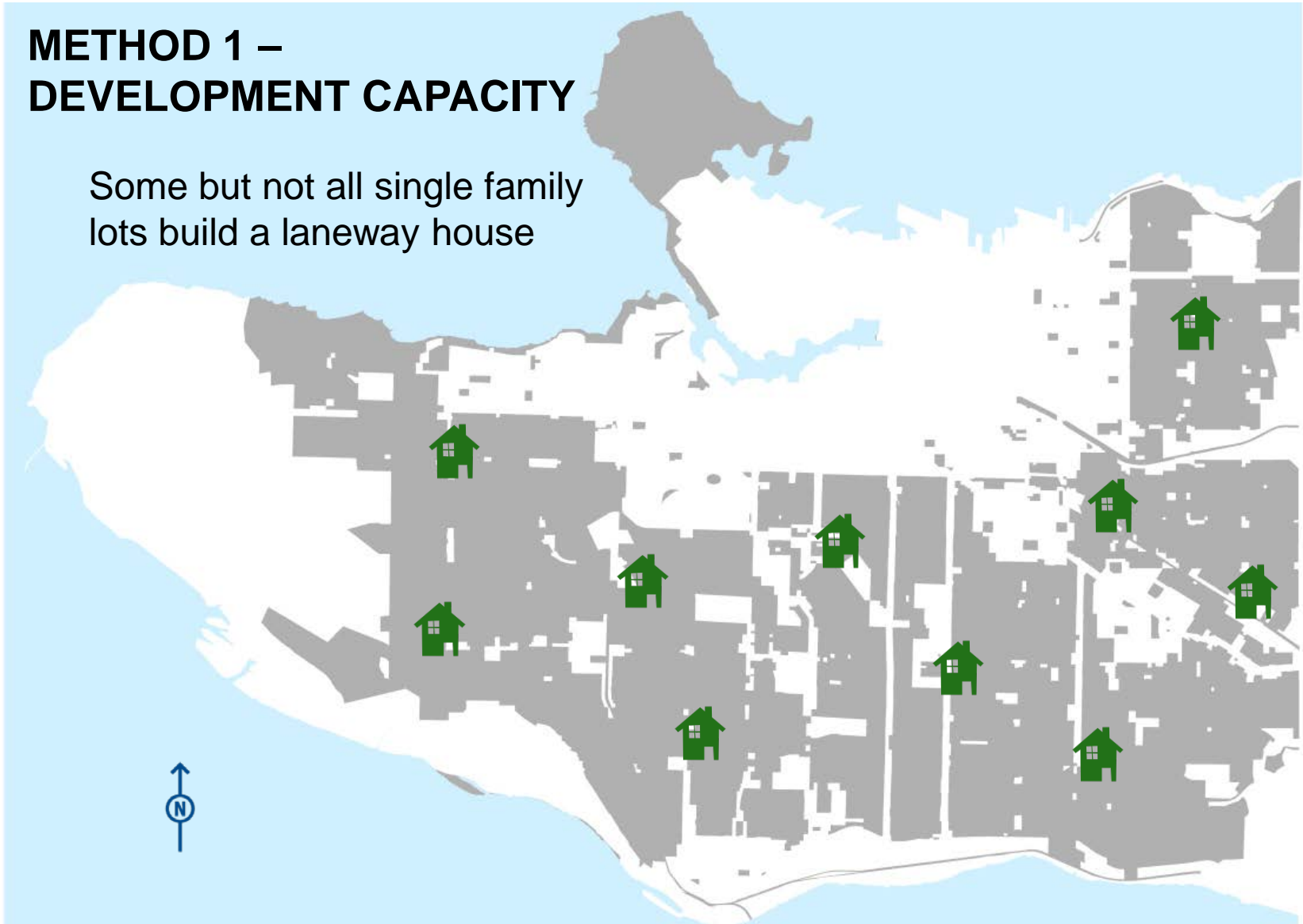
Development vs Zoned Capacity



Comparing Models – Laneway Housing

METHOD 1 – DEVELOPMENT CAPACITY

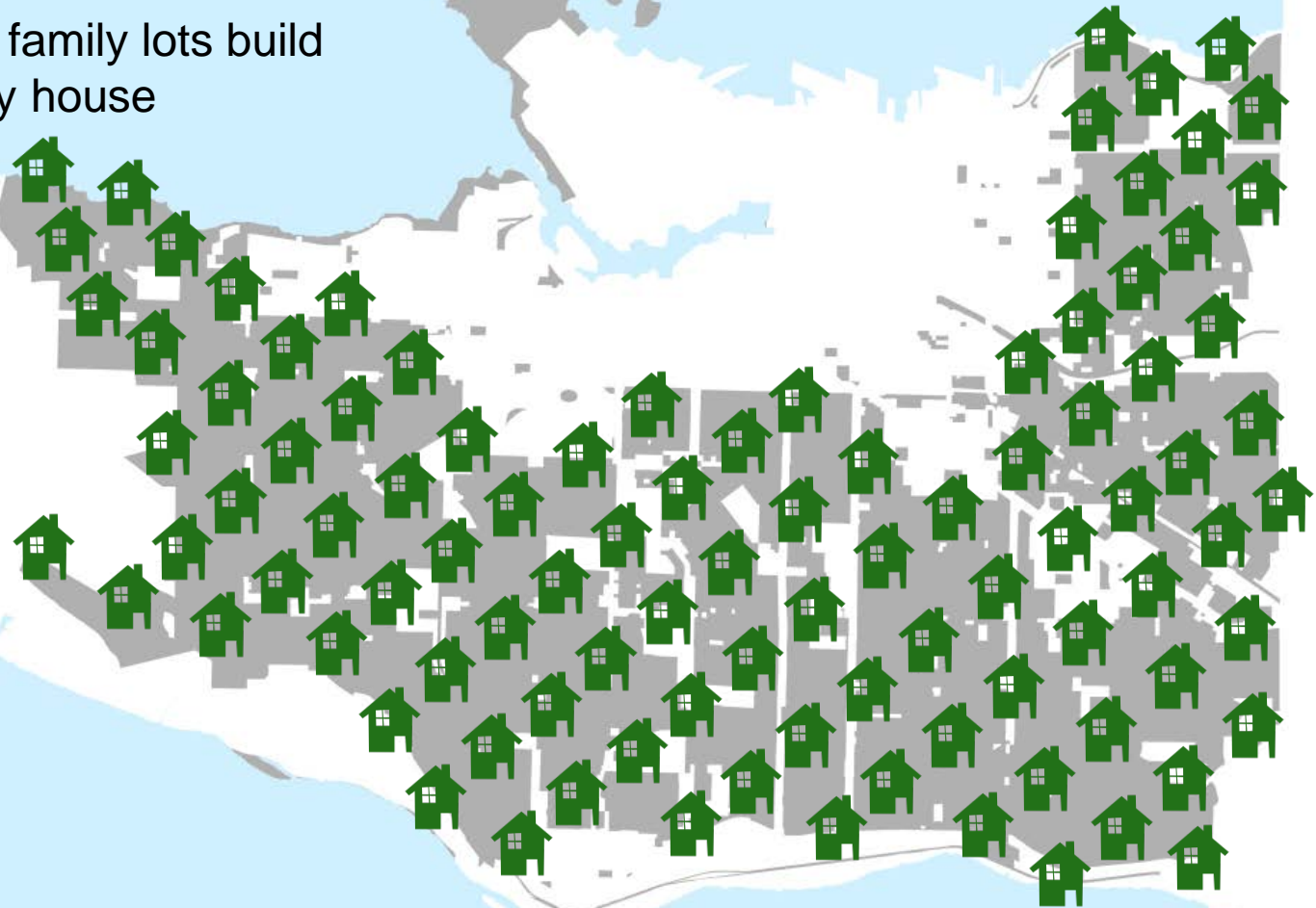
Some but not all single family
lots build a laneway house



Comparing Models – Laneway Housing

METHOD 2 – ZONED CAPACITY

All single family lots build
a laneway house



Comparing Models – RM-9 Multiple Dwelling

In some areas, market conditions result in some developments choosing to build less than the maximum density allowed in the zoning district.

METHOD 1 DEVELOPMENT CAPACITY



3 Storey Townhouse
1.55 FSR

METHOD 2 ZONED CAPACITY



4 Storey Low-rise Apartment
2.0 FSR

Comparing Models – Rental 100

City policy to allow rezoning for secured market rental housing result in some developments to achieve more than allowed in the base zoning.

METHOD 1 DEVELOPMENT CAPACITY



6 Storey Passive Building
Secured Rental Units

METHOD 2 ZONED CAPACITY



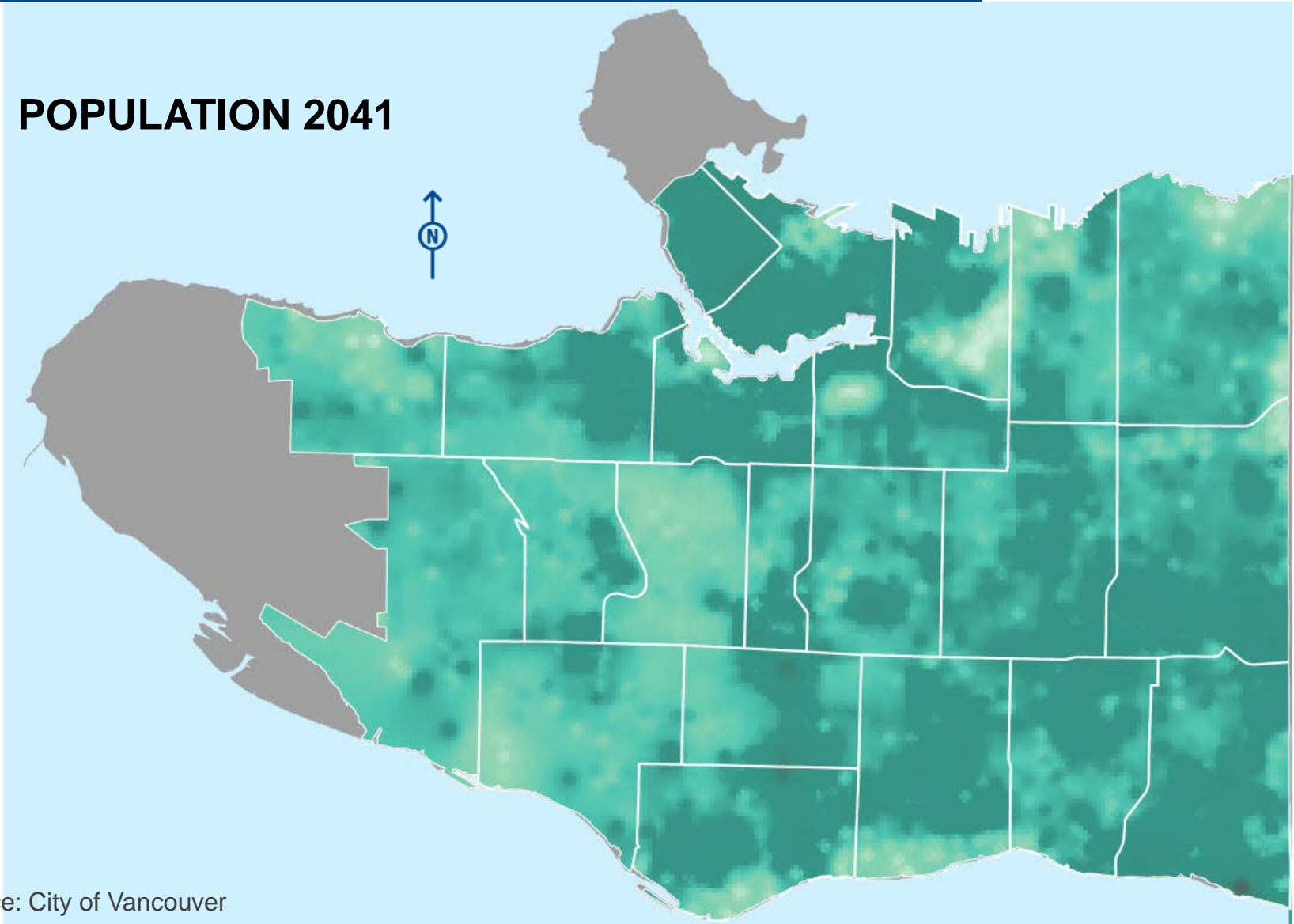
4 Storey Building
Strata Units

Limitations and Benefits of Projections

- Snapshot in time using current knowledge
- Changes in demand and supply conditions will impact the pace, location and type of development
- Some area plans will meet projected growth levels ahead of schedule, some will take longer
- Projections help to identify and plan for community amenity, utility, and infrastructure needs
- Projections allow for consideration of complexities and a more resilient approach to plan making

Regional Growth Strategy 2011 Projection

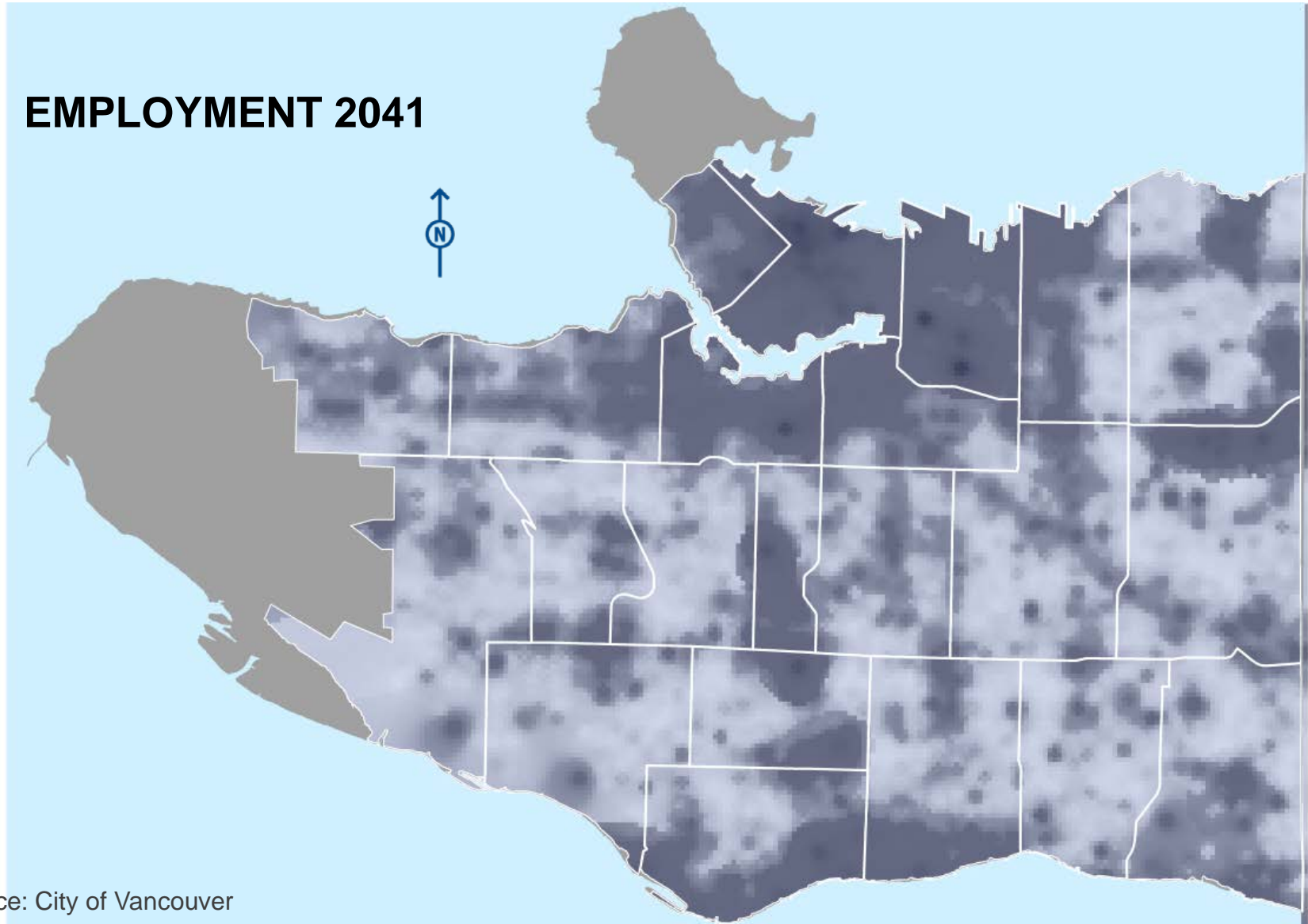
POPULATION 2041



Source: City of Vancouver

Regional Growth Strategy 2011 Projection

EMPLOYMENT 2041



Source: City of Vancouver

Summary and Next Steps

- Local planning shapes and directs growth
 - Connects housing supply to local incomes
- Short term projections are based on projects in process
- Longer term projections require trends and assumptions
 - Market conditions impact pace, location, and type of development
- City staff continue to work with Metro Vancouver to develop projections and monitor progress





THANK YOU

