

The

# VANCOUVER PLAN

## Council Presentation

July 6, 2022



Vancouver  
Plan





## Acknowledging the unceded homelands of the Musqueam, Squamish and Tsleil-Waututh Nations

This place is the unceded and ancestral homelands of the hə́n̓qəmiṇəm' and Sk̓wx̓wú7mesh speaking peoples, the xʷməθkʷəy̓əm (Musqueam), Sk̓wx̓wú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) Nations (the Nations), and has been traditionally stewarded by them since time immemorial.



# Presentation Outline

1. Overview of the Planning Process
2. Public Feedback on the Draft Plan
3. Growth and Change
4. Key Elements of the Vancouver Plan
5. Plan Implementation and Early Actions
6. Conclusion



# 1. Overview of Planning Process







**What is the Vancouver Plan and why  
do we need a city-wide plan?**



# Unanimous Council resolution in 2018 to initiate a city-wide plan





# The Vancouver Plan is...

- A long-range plan to guide growth and change for the next 30 years
- Vancouver's first Council-endorsed city-wide land use strategy





# Vancouver Plan Opportunity

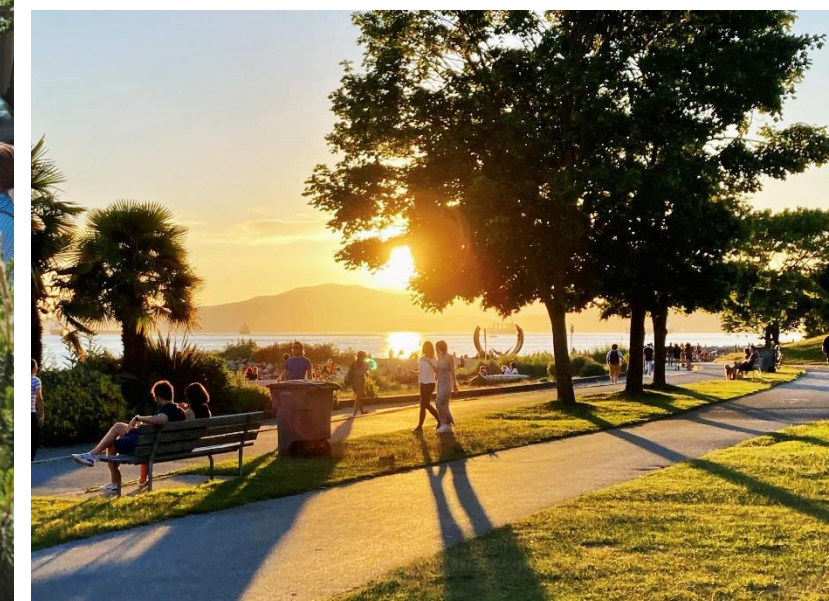
- Unified vision of the city's future
- Implement bold Council-approved plans to address the climate and affordability crises
- Align with regional planning initiatives
- Advance Reconciliation, equity and resilient initiatives





# Builds on our many strengths

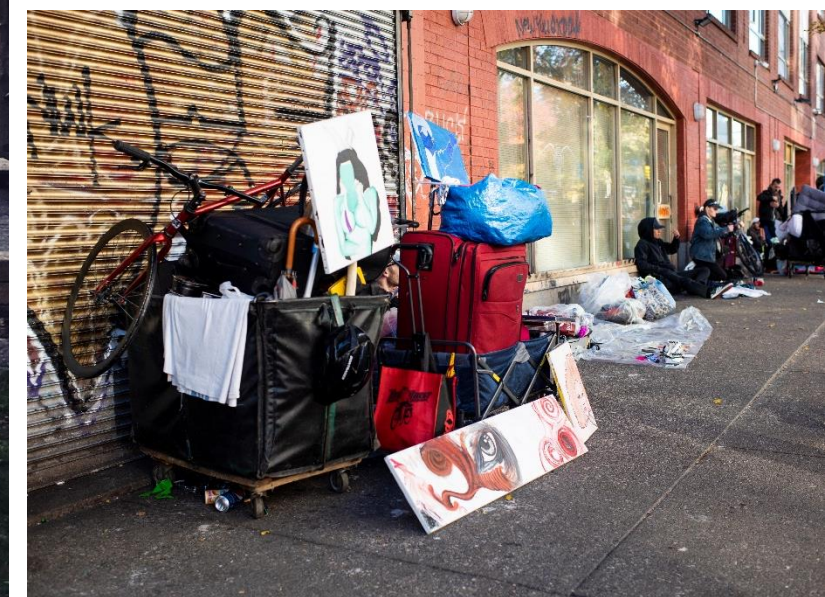
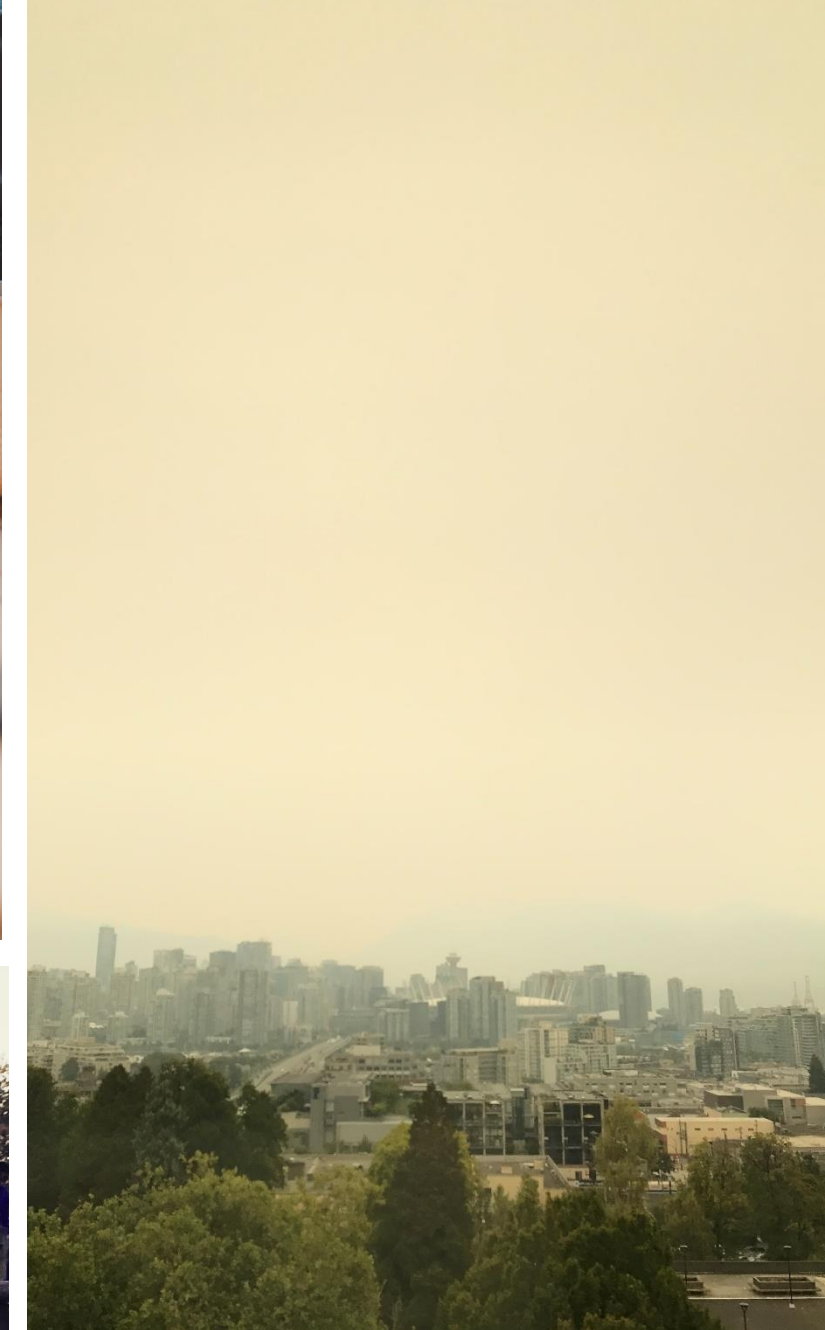
- Mountains, rivers, wetlands, ocean
- Parks, plazas, beaches, gardens
- Diverse neighbourhoods
- Local shops
- Community spaces
- Cultural scene
- People!





# Address our biggest challenges

- Housing affordability
- Homelessness
- Climate crisis
- Lack of access to daily needs
- Childcare shortage
- Affordability of daily life
- Loneliness & isolation
- Past harms and on-going inequities





# The Plan does not...

- Enable rezoning or development applications
- Provide specific guidance about a person's home
- Supersede other important and related policy initiatives





# Complements and advances other plans

- Existing city-wide strategies
- Existing community plans
- Links to concurrent planning processes





# More to come

- Detailed technical analysis



- Financial and infrastructure planning



- Future area planning







# Planning Process



# Planning Process



**Phase 1**  
Listen and Learn  
Fall 2019 – September 2020



**Phase 2**  
Identifying Key Directions  
October 2020 – July 2021



**Phase 3**  
Policy and Land Use Ideas  
August 2021 – November 2021

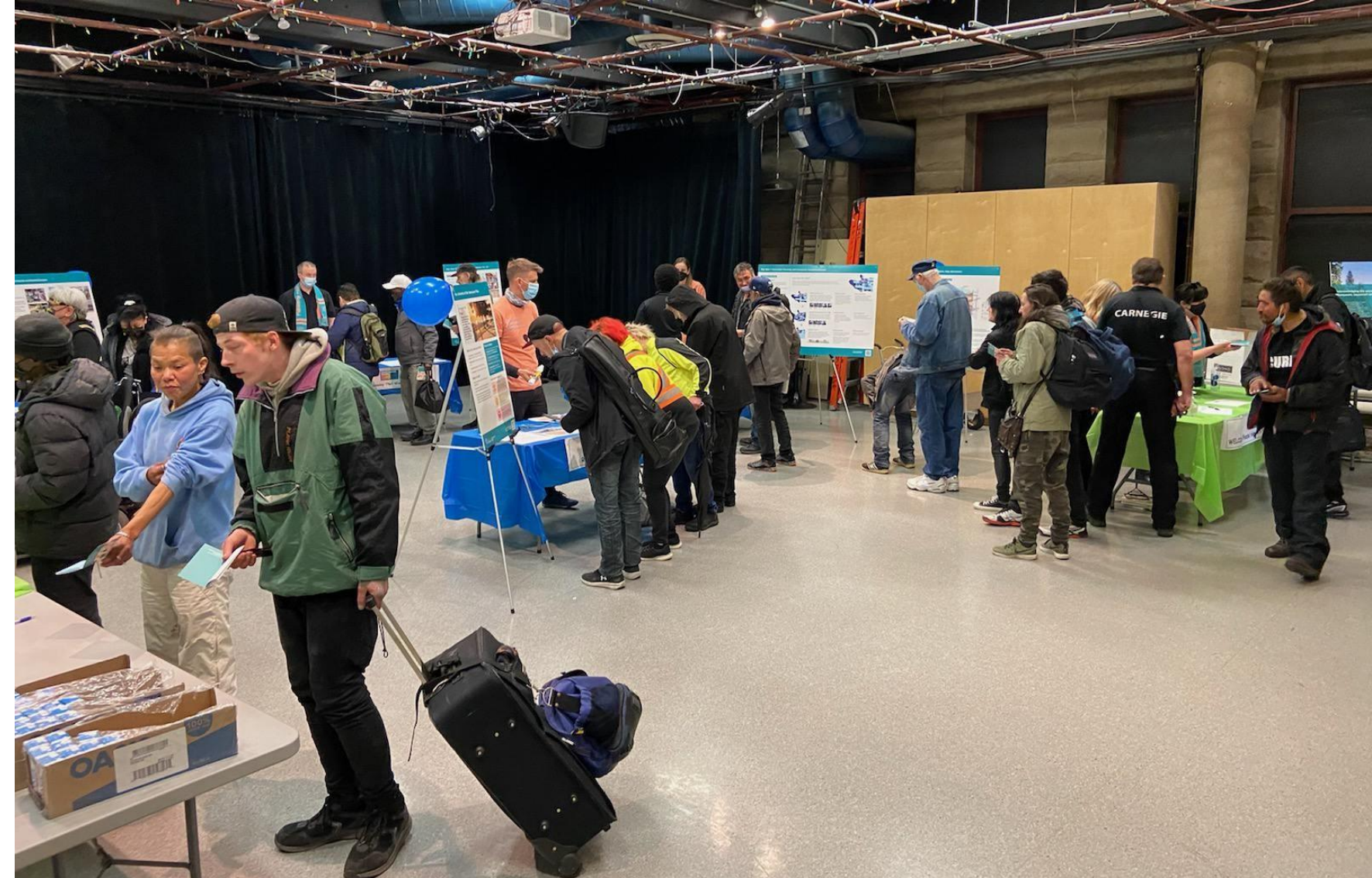


**Phase 4**  
Draft and Final Plan  
December 2021 – July 2022



**Plan Implementation**  
July 2022 - ongoing

We are here →





# Phase 3 – Policy & Land Use Ideas

## Explored

- Three Foundational Principles
- Three Big Ideas
- Three Key Areas of Change

## Findings

- Strong support:
  - More housing choice in all areas
  - Complete neighbourhoods
  - Job space
  - Climate solutions
- Preference: spread out growth in transit and shopping areas





# Indigenous Involvement

- Partnership agreements with Nations and MVAEC
- Strengthening reciprocal relationships
- Reconciliation is foundational

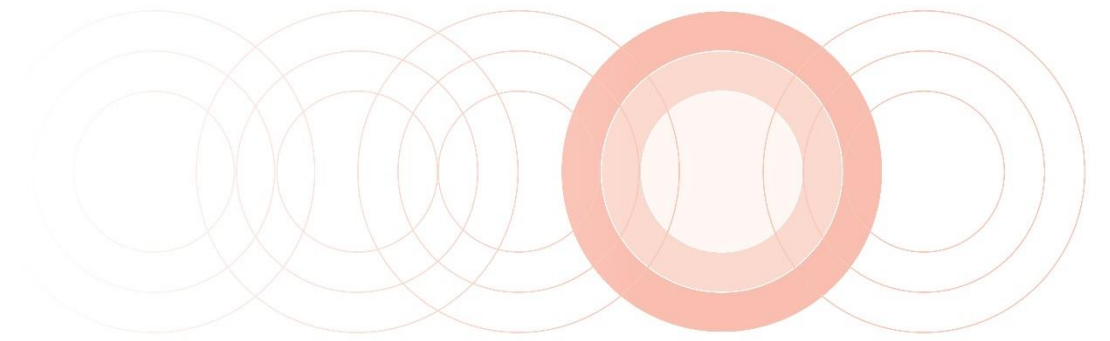


Councillor Charlene Aleck and CAO Ernie Bones George, 2021 (Source: TWN Communications)



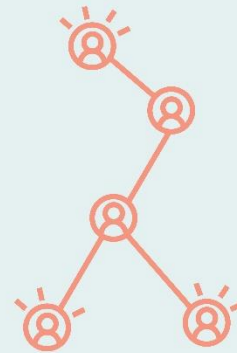
# PARTICIPATION BY THE NUMBERS

through **four phases of engagement** from **November 2019** to **May 2022**



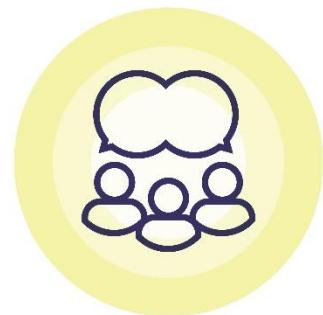
**52,000+**

Engagement touchpoints



**522**

Overall number of engagement events



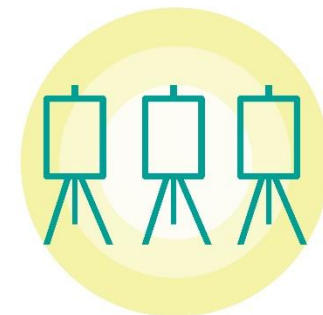
**318,000+**  
postcards mailed out

**2,815**  
engagement contacts at workshops and meetings

**707**  
intercept interviews

**21,599**  
engagement contacts at open house, pop-up events and information sessions

**1,015**  
participants in do-it-yourself walking tours and conversations kits



**185**  
meetings with equity-denied groups

**2,455**  
engagement contacts at

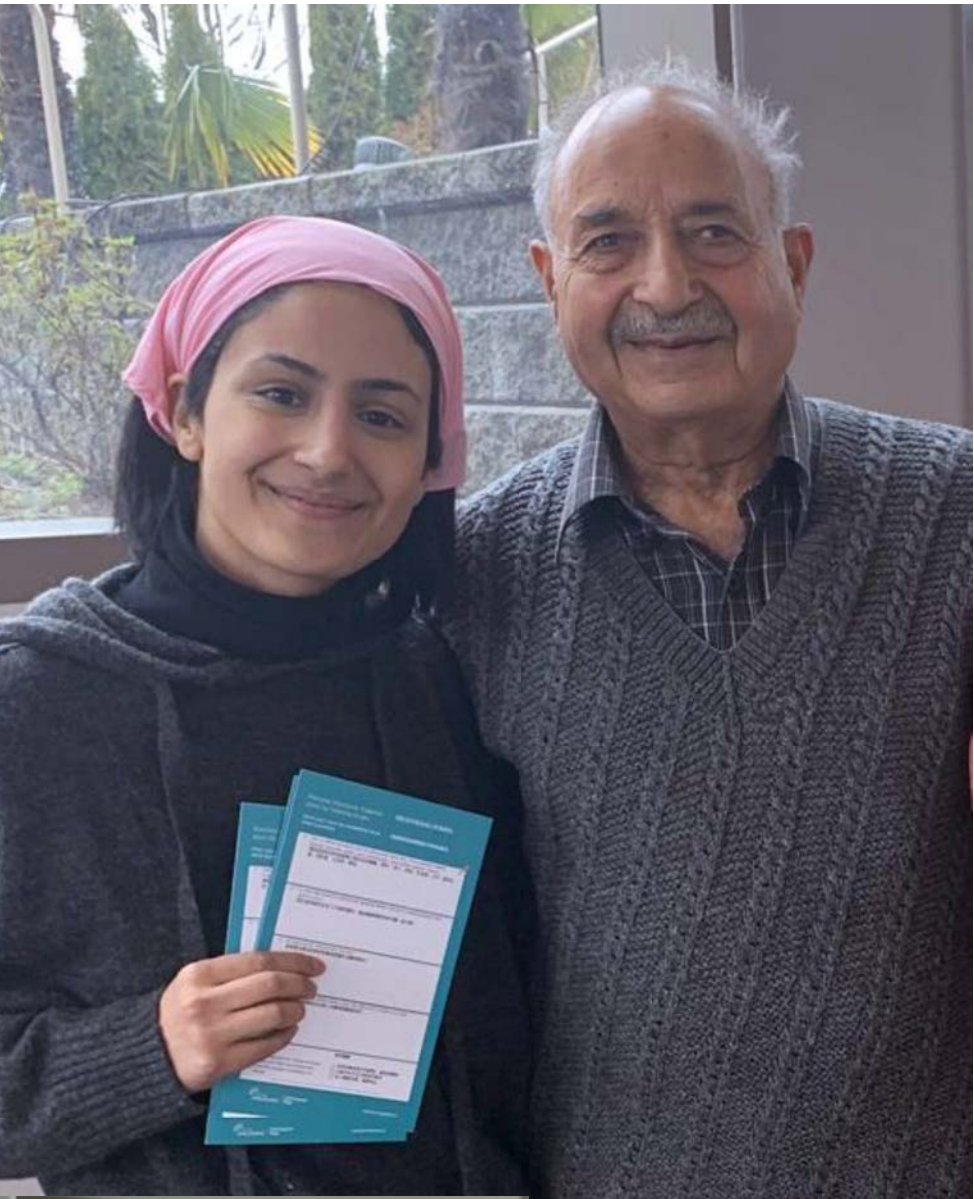
**118**  
youth workshops, presentations and sessions for young planners



**152,000+**  
website page views

**25,000+**  
survey responses  
(all Vancouver Plan surveys)







## 2. Public Feedback on the Draft Plan





# Engagement Activities

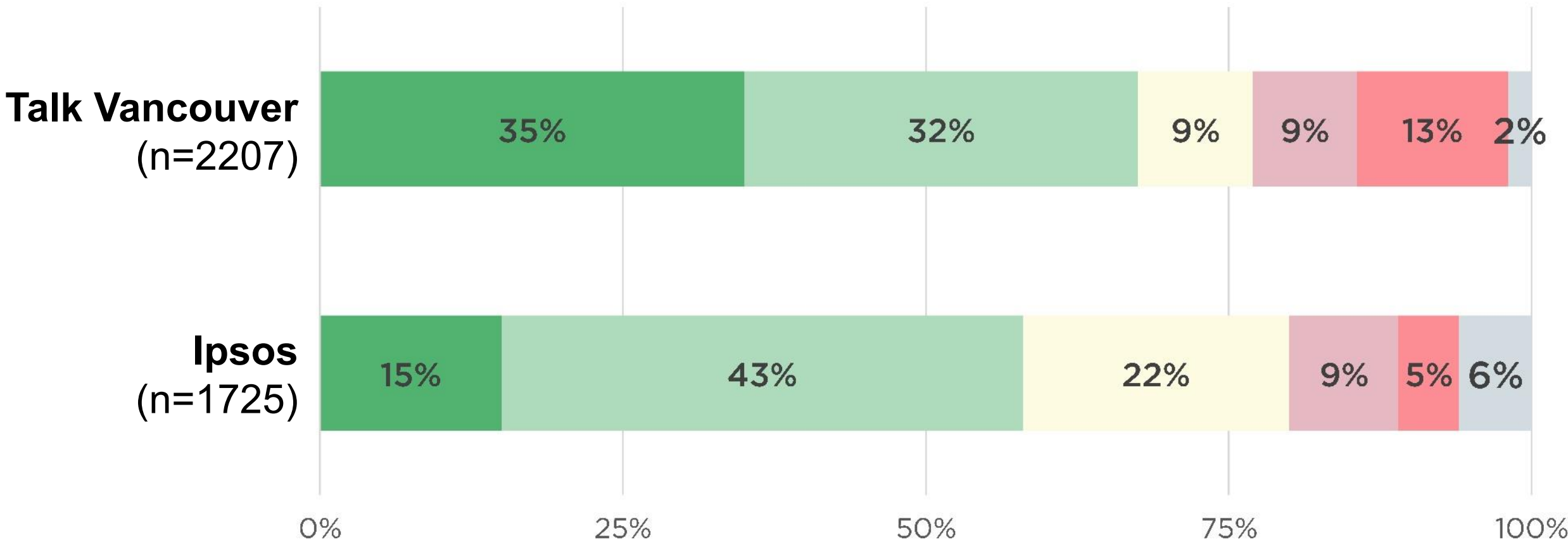
- **Talk Van Survey** (eight languages; 2,621 responses)
- Randomized **Ipsos poll** (eight languages; 1,725 respondents)
- **10 public information sessions** and 13 pop-up events
- **23 stakeholder** meetings
- **19 youth** workshops and meetings plus a specialized youth survey (213 responses)





# Public Feedback on the Draft Plan

## City-wide Land Use Directions



Talk Vancouver:  
**68%**  
Agree

Ipsos:  
**58%**  
Agree

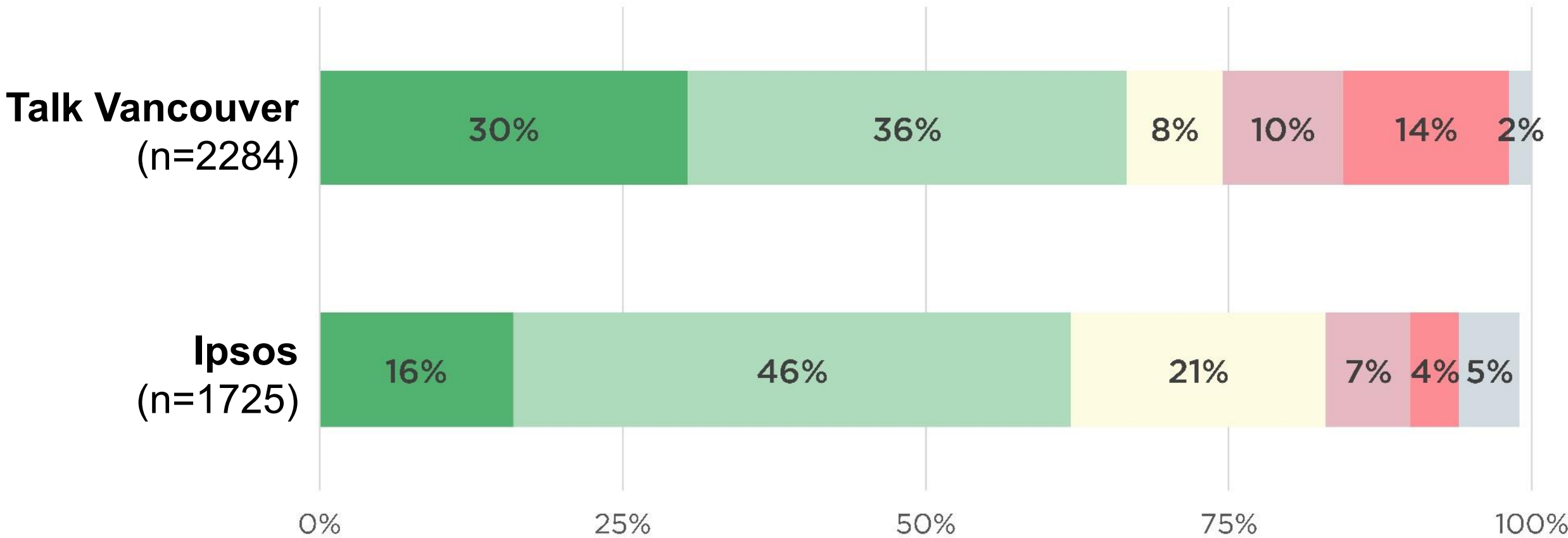
Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree Don't Know

\* Percent figures rounded



# Public Feedback on the Draft Plan

## Neighbourhood Types & Key Directions



Talk Vancouver:  
**67%**  
Agree

Ipsos:  
**63%**  
Agree

Strongly Agree Somewhat Agree Neutral Somewhat Disagree Strongly Disagree Don't Know

\* Percent figures rounded



# Public Feedback on the Draft Plan

## Policy Area Directions

**63-80%**

of Talk Vancouver respondents and

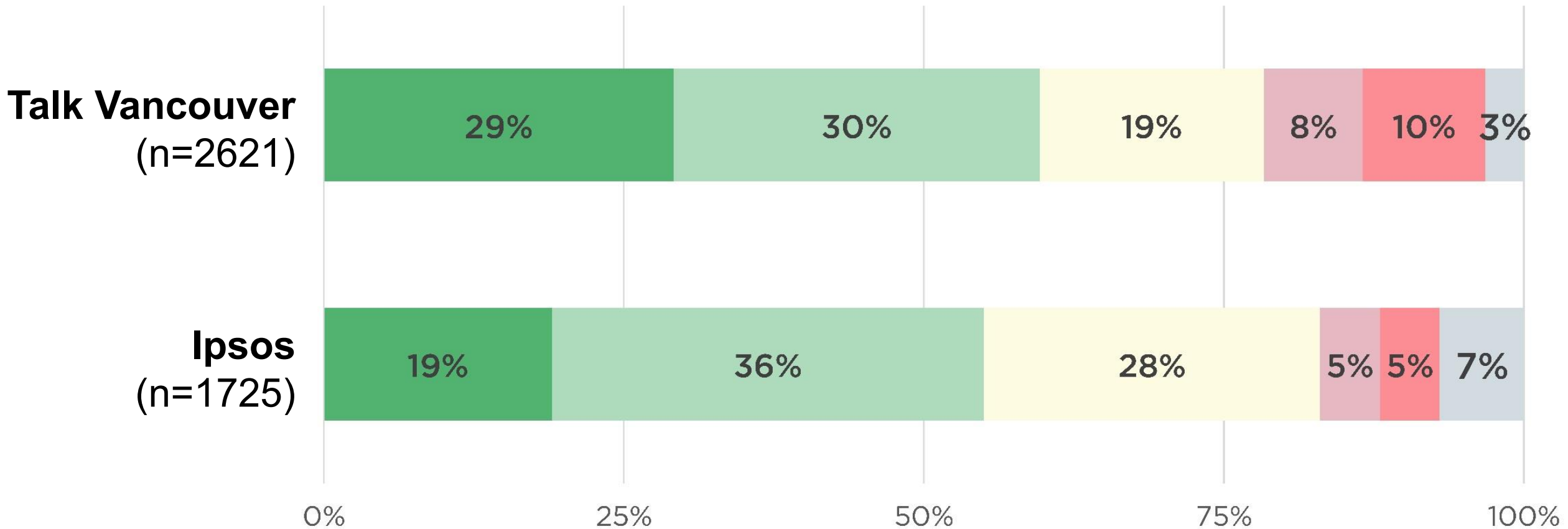
**54-62%**

of Ipsos respondents  
agree/strongly agree with directions  
contained in the 11 **Policy Areas**.



# Public Feedback on the Draft Plan

## Overall Support for the Draft Plan



**Talk Vancouver:**  
**60%**  
 "Really like" or "like most aspects"

**Ipsos:**  
**55%**  
 "Really like" or "like most aspects"

- "I really like it and don't have any significant issues with the plan"
- "I like most aspects of the plan but there are a few things I dislike"
- "I have mixed thoughts - there are many things I like and many things I dislike"
- "I dislike most aspects of the plan, but there are a few things I like"
- "I dislike it and have significant issues with the plan"
- Don't Know



# Findings

## Support:

- More housing choice in all areas
- Complete neighbourhoods
- Job space
- Climate solutions (including green buildings, active transportation, greenways, blue-green systems, food systems)

## Concern:

- Limited time for engagement
- Impact of the Plan on existing affordability
- Delivery of amenities with future growth
- Potential changes to (or loss of) neighbourhood character and identity



# Findings continued...

## Comments:

- Want to see the Plan deliver a bold, meaningful response to critical issues
- Differing opinions about the suitability of taller buildings in different areas of the city
- Desire to ensure future growth occurs equitably
- Questions related to implementation topics





# Adjustments between Draft and Final Plan

- Clarity, consistency, fix errors
- More engagement details
- Feature spreads on topic areas of interest
- Land use strategy technical composite map

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VANCOUVER PLAN



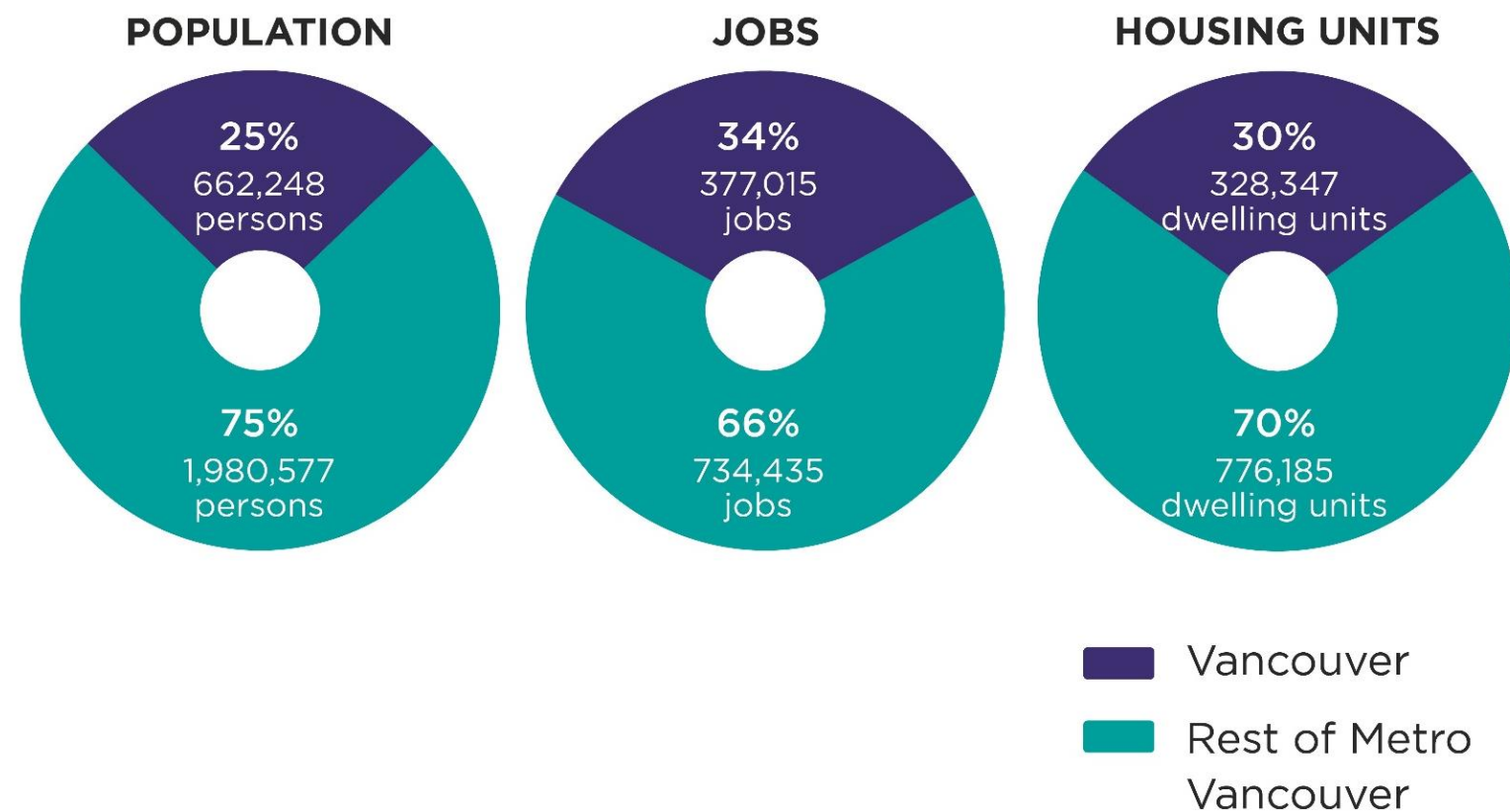
### 3. Growth and Change





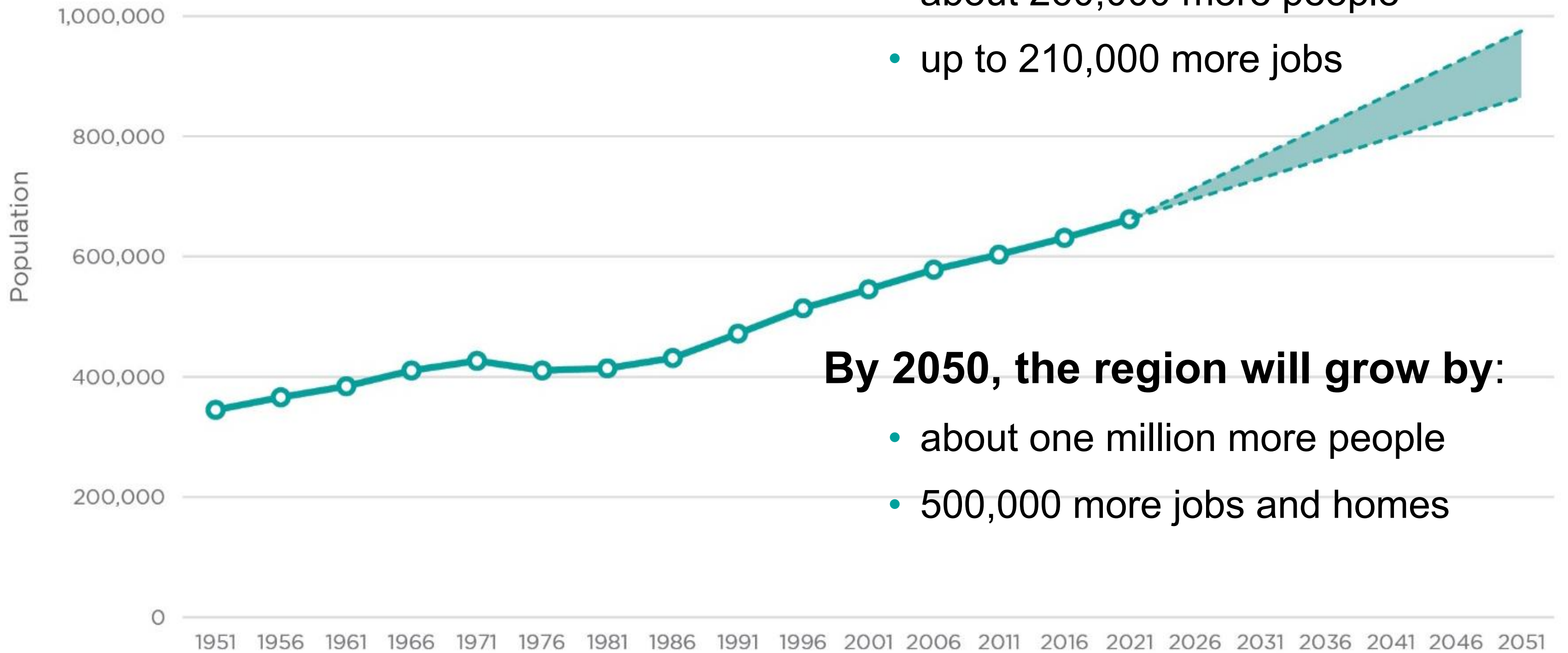
# Regional Context

- Vancouver is economic and cultural centre of region





# Growth and Change



## By 2050, Vancouver will add:

- about 260,000 more people
- up to 210,000 more jobs

## By 2050, the region will grow by:

- about one million more people
- 500,000 more jobs and homes



# Growth and Change

## Housing Needs

- About 86,000 existing households in Vancouver need better housing. Expected to increase by 50,000 over 10 years
- Equity-denied groups disproportionately impacted





## 4. Key Elements of the Vancouver Plan







**Vision**



# Looking towards 2050

## **Vision:**

Vancouver is a city that lives in greater balance with our ecological systems while providing more complete, inclusive and resilient neighbourhoods where people of all ages, incomes, abilities and backgrounds thrive.







# Three Foundational Principles



# Plan Foundations

## Three Foundational Principles at the centre of the Vancouver Plan



Reconciliation



Equity



Resilience



Learning about the Coast Salish practice of cedar bark stripping (Source: Nancy Bleck)





# Reconciliation

- Form relationships of mutual respect and understanding with x<sup>w</sup>məθk<sup>w</sup>əy<sup>ə</sup>m (Musqueam), Sk<sup>w</sup>x<sup>w</sup>ú7mesh (Squamish), and səlilwətaʔ (Tsleil-Waututh) Nations and urban Indigenous communities
- Indigenous perspectives in planning and decision-making processes

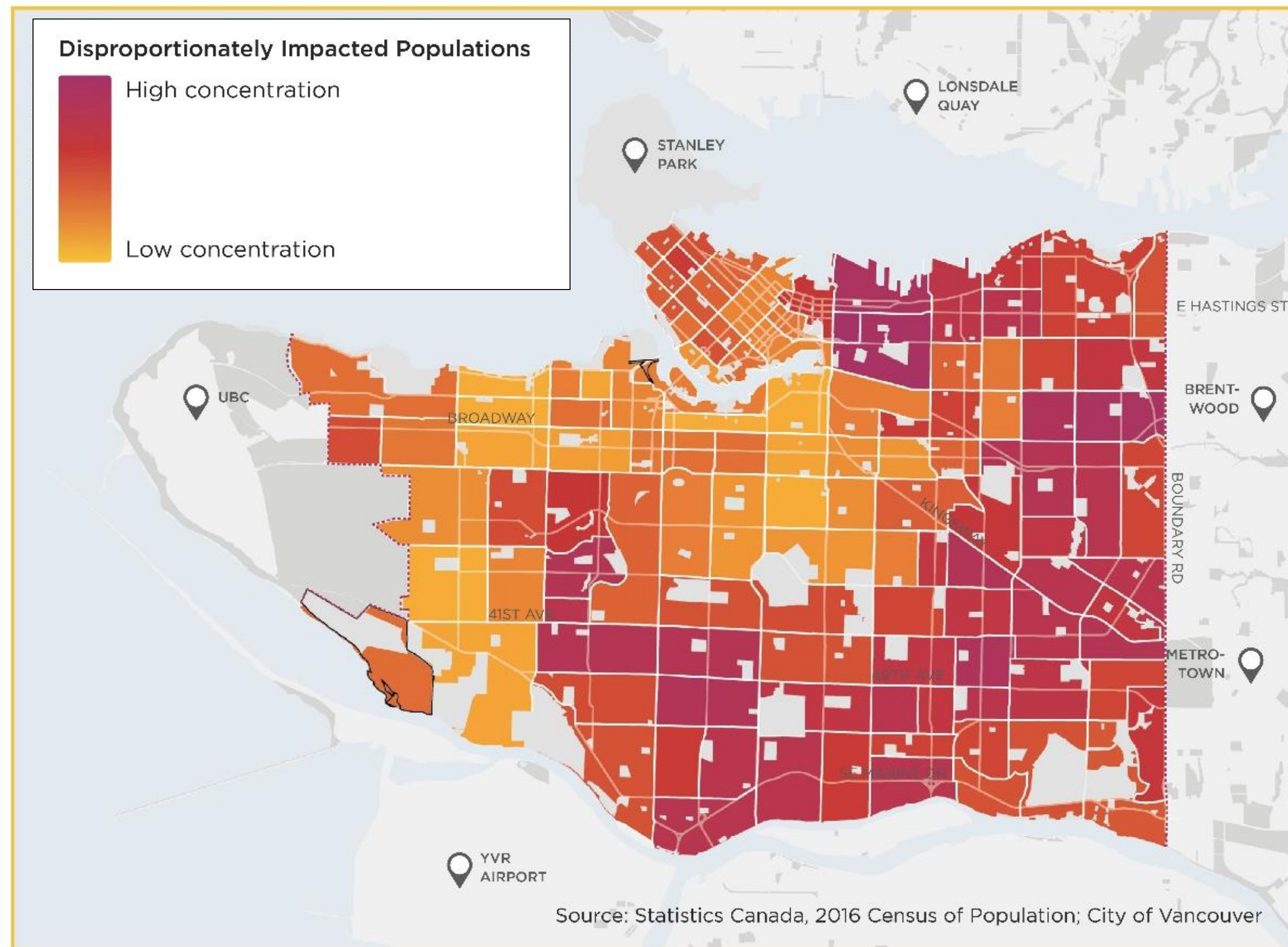


Elder Amy George drumming during a healing circle (Source: Nancy Bleck)



# Equity

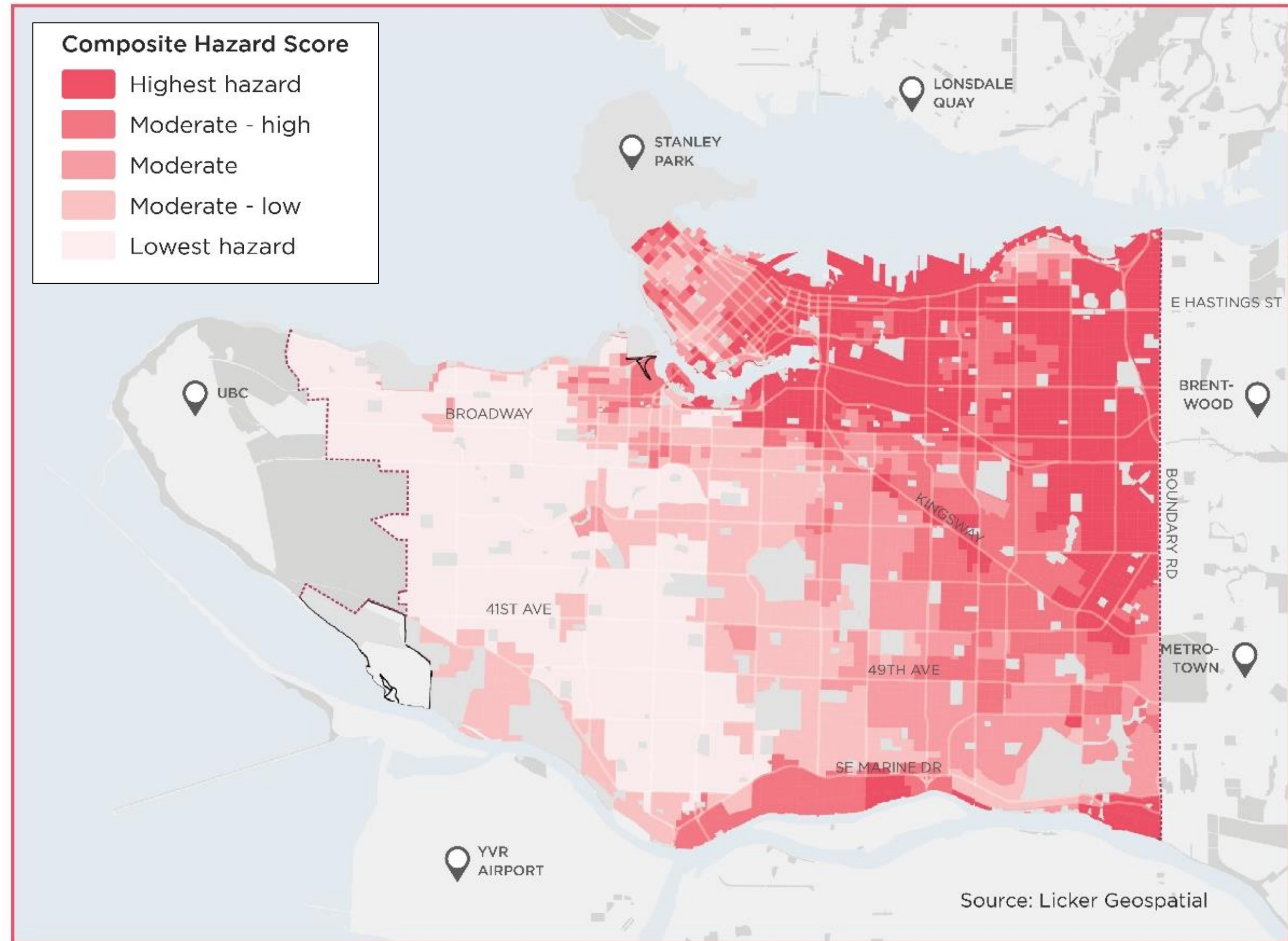
- Distribute benefits of growth and change
- Attention to equity-denied groups





# Resilience

- Proactive planning for uncertainty
- Withstand, adapt, recover and thrive







# Three Big Ideas



# Plan Aspirations

Three Big Ideas reflect community priorities

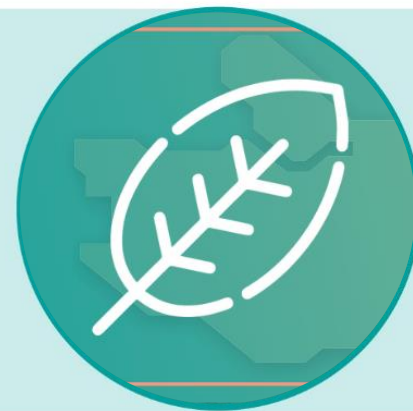
Equitable Housing  
and Complete  
Neighbourhoods



An Economy that  
Works for All



Climate Protection  
and Restored  
Ecosystems





1

# EQUITABLE HOUSING AND COMPLETE NEIGHBOURHOODS





2

# AN ECONOMY THAT WORKS FOR ALL





3

CLIMATE PROTECTION & RESTORED ECOSYSTEMS



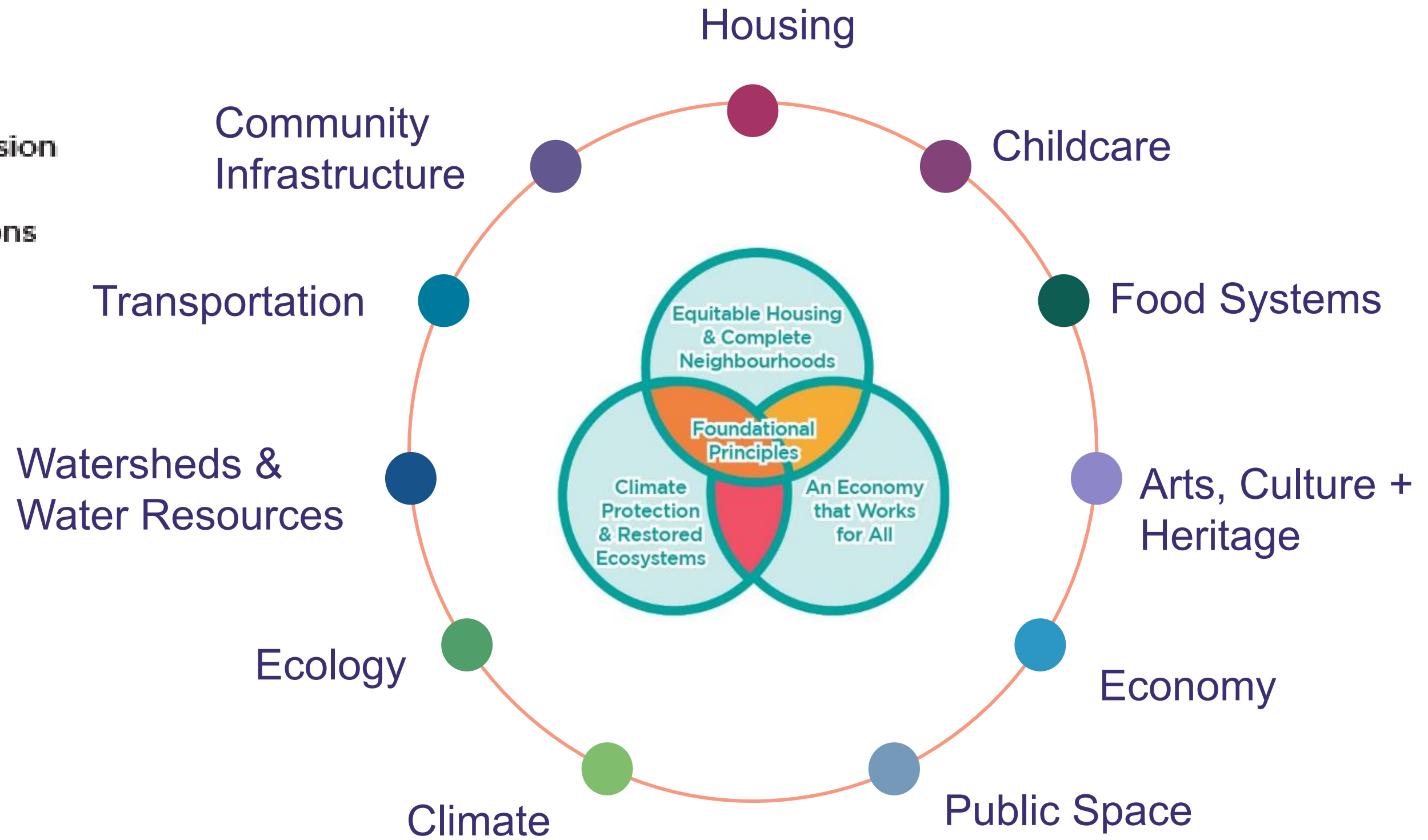




# Policy Areas



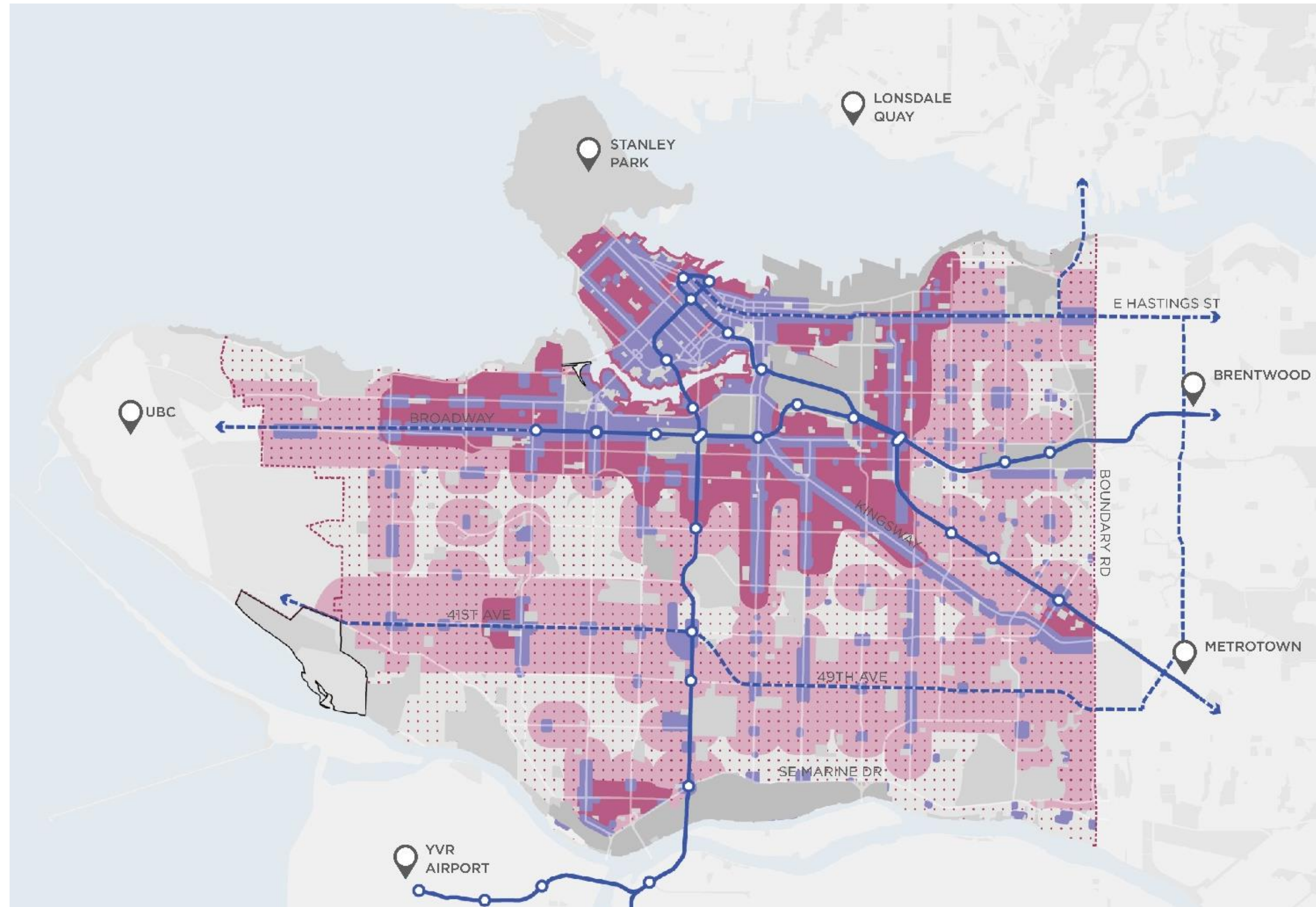
# Policy Areas





# Housing

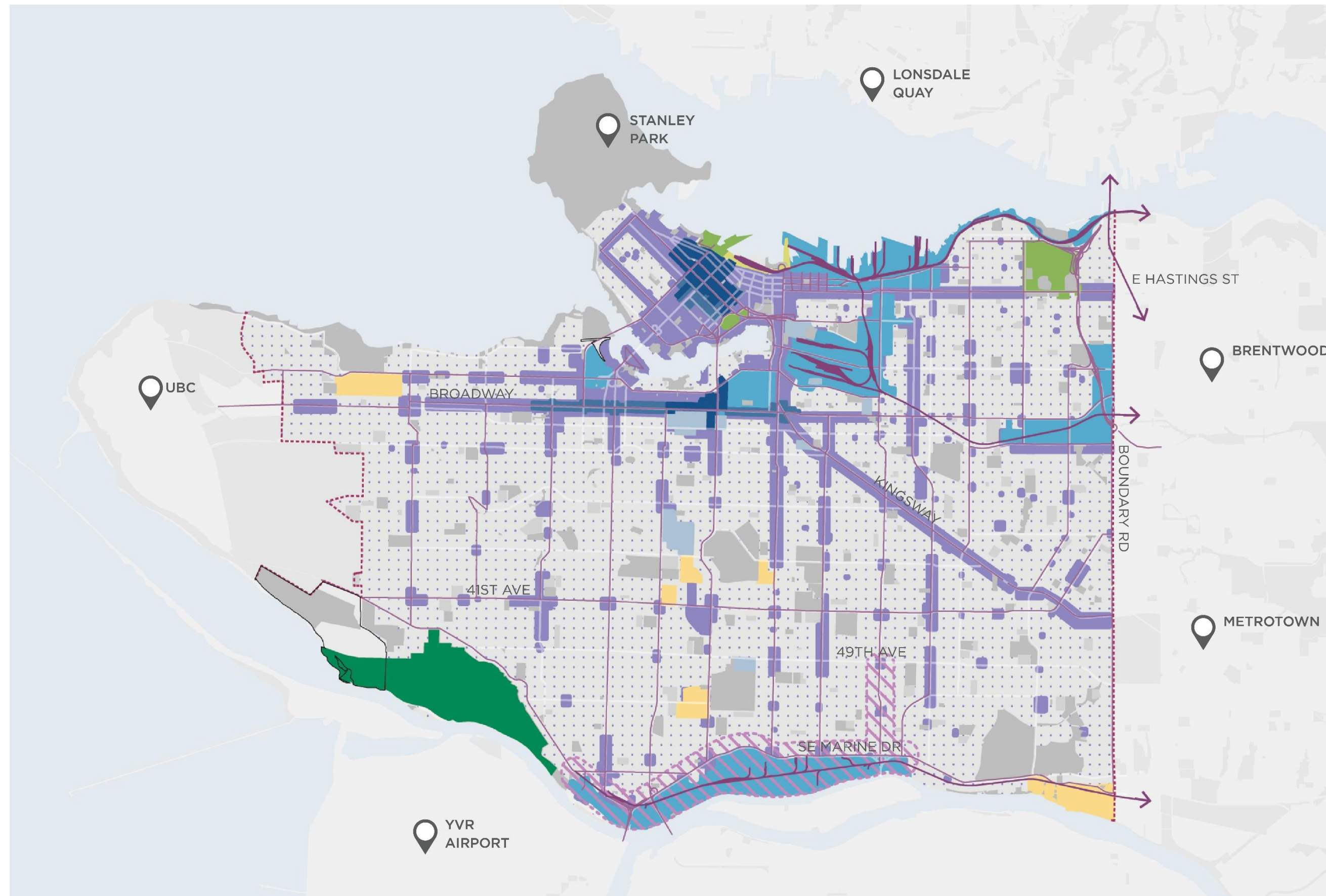
Vision: Vancouver has an equitable housing system that prioritizes housing for those who need it most.





# Economy

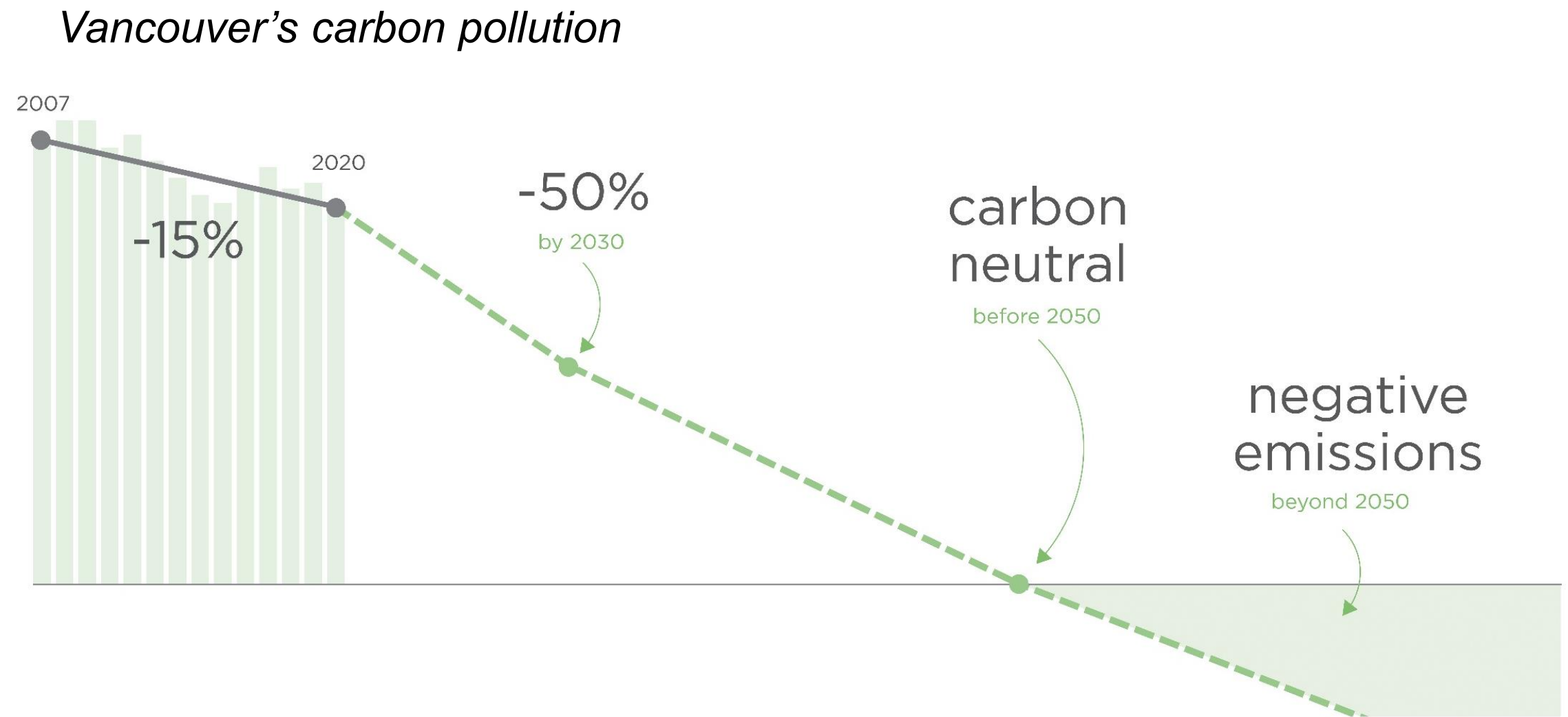
Vision: Vancouver has an economy that works for all, providing space for economic opportunities and support for local workers, employers and entrepreneurs.





# Climate

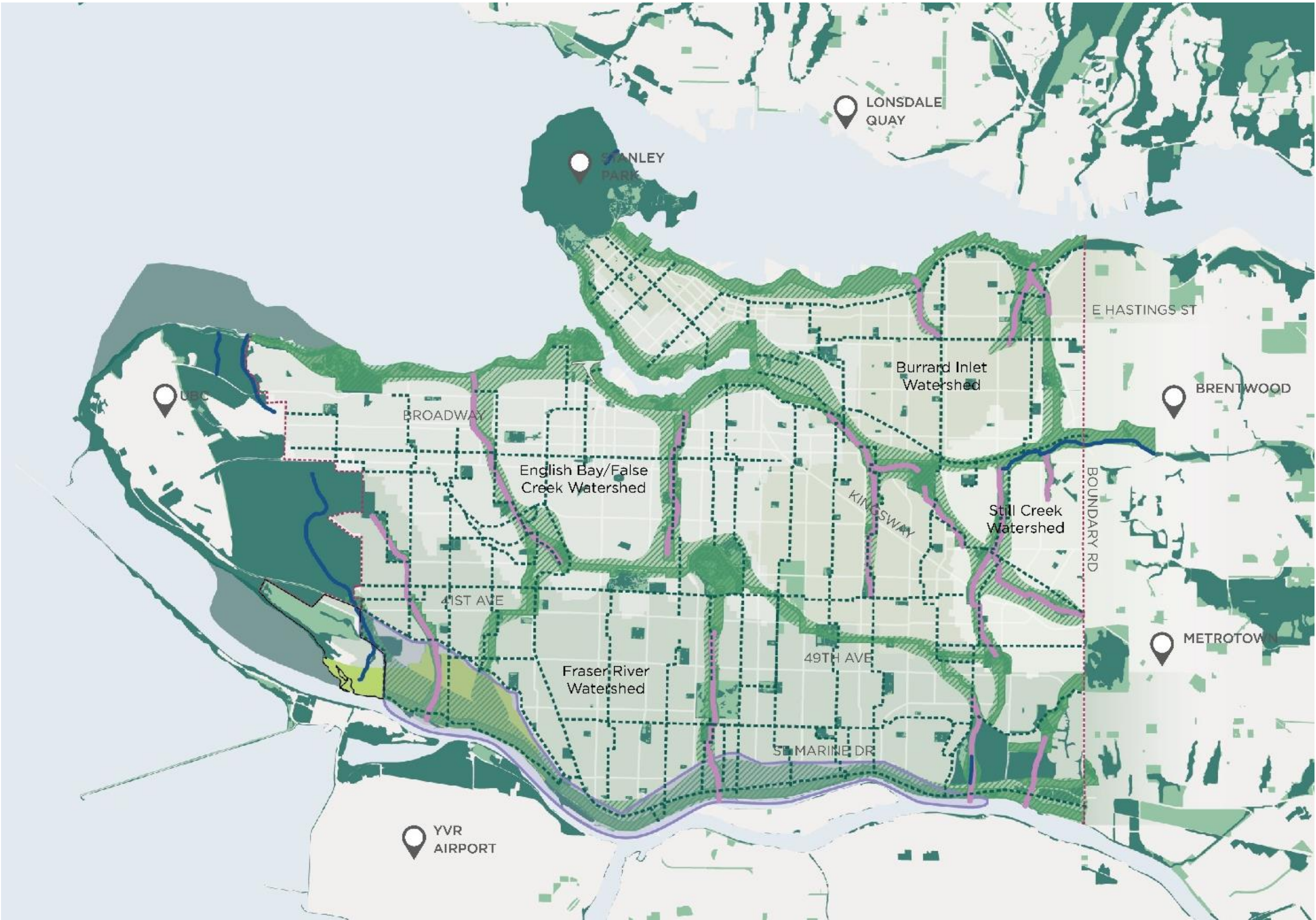
Vision: **Vancouver produces zero greenhouse gas emissions, while improving our resilience to the changing climate, capturing carbon and promoting sustainable consumption.**





# Ecology

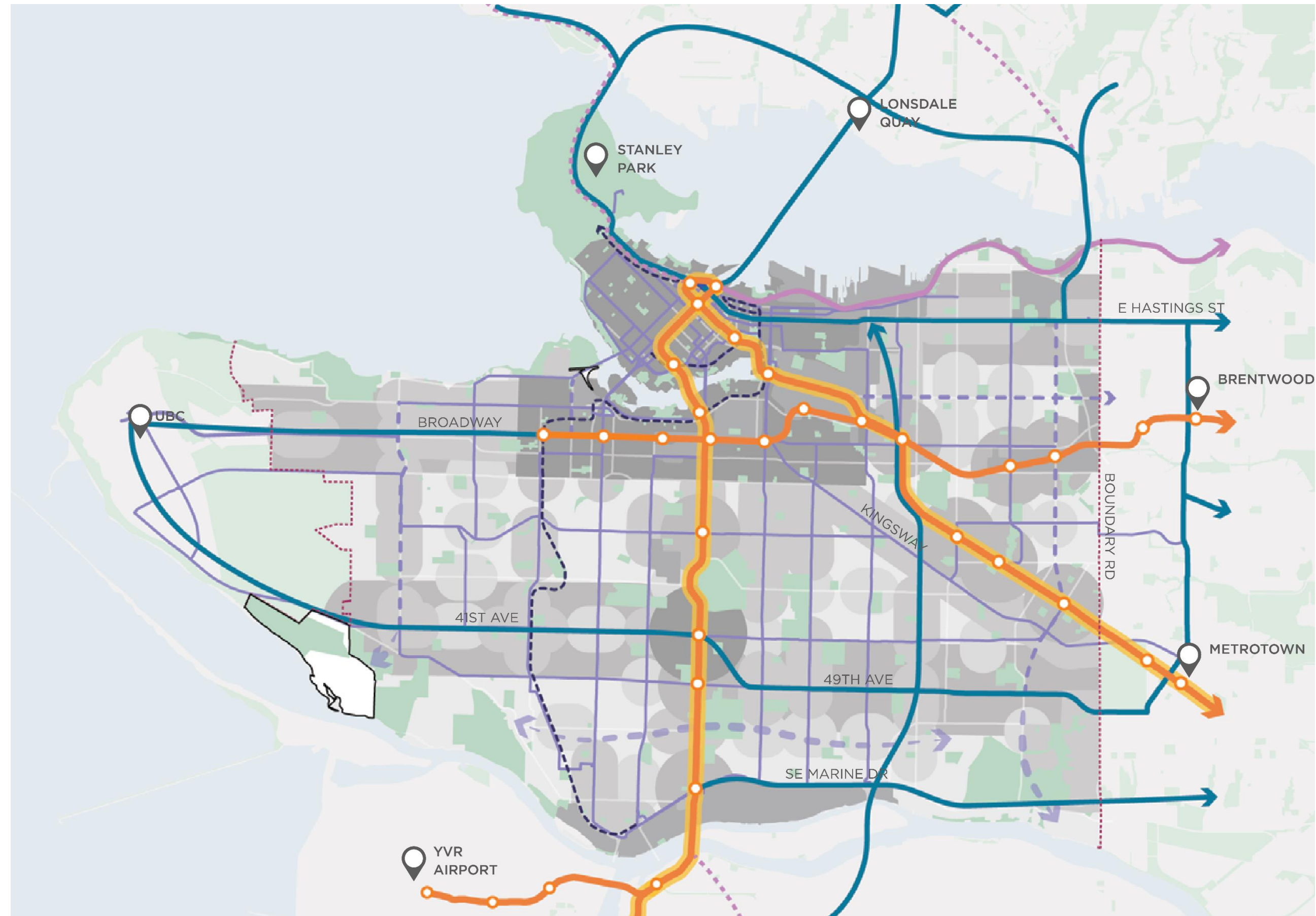
Vision: Vancouver has reshaped its relationship to nature and restored its ecological health to the benefit and resilience of all.





# Transportation

Vision: Vancouver's transportation system connects people to jobs and daily needs in an equitable way, prioritizing low-cost, healthy ways of getting around, while supporting the economy.





# Childcare

**Vision: Children and families in Vancouver can access licensed quality childcare in their neighbourhood as part of a universal system.**





# Community Infrastructure

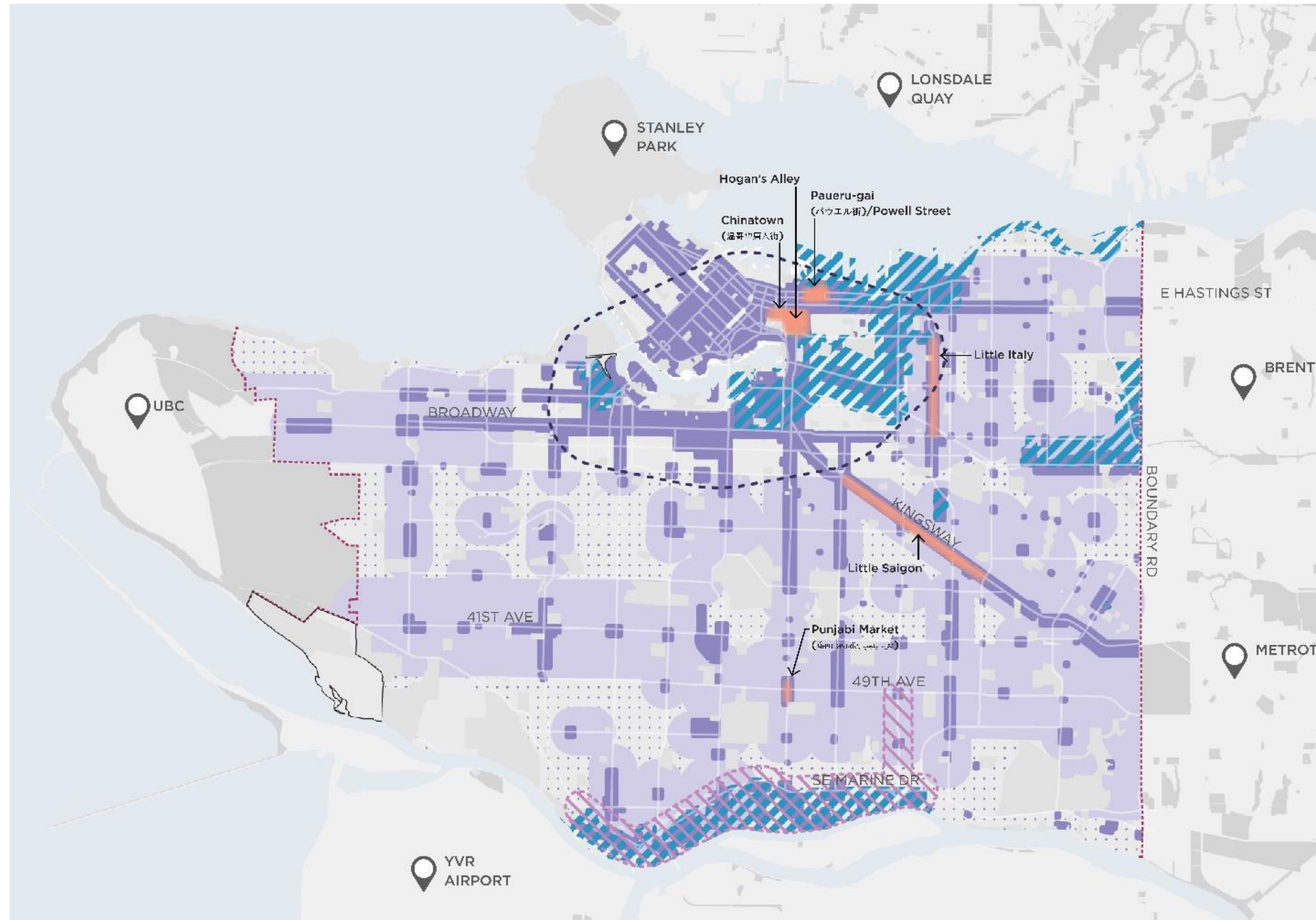
**Vision: Vancouver's community infrastructure meets the needs of all residents. It is resilient, equitably distributed and responsive to population growth and changing needs.**





# Arts, Culture & Heritage

Vision: Vancouver has elevated arts, culture and heritage in ways that reflect Vancouver's diversity, position on unceded territory, and right relations with Musqueam, Squamish, and Tsleil-Waututh Nations.





# Public Space

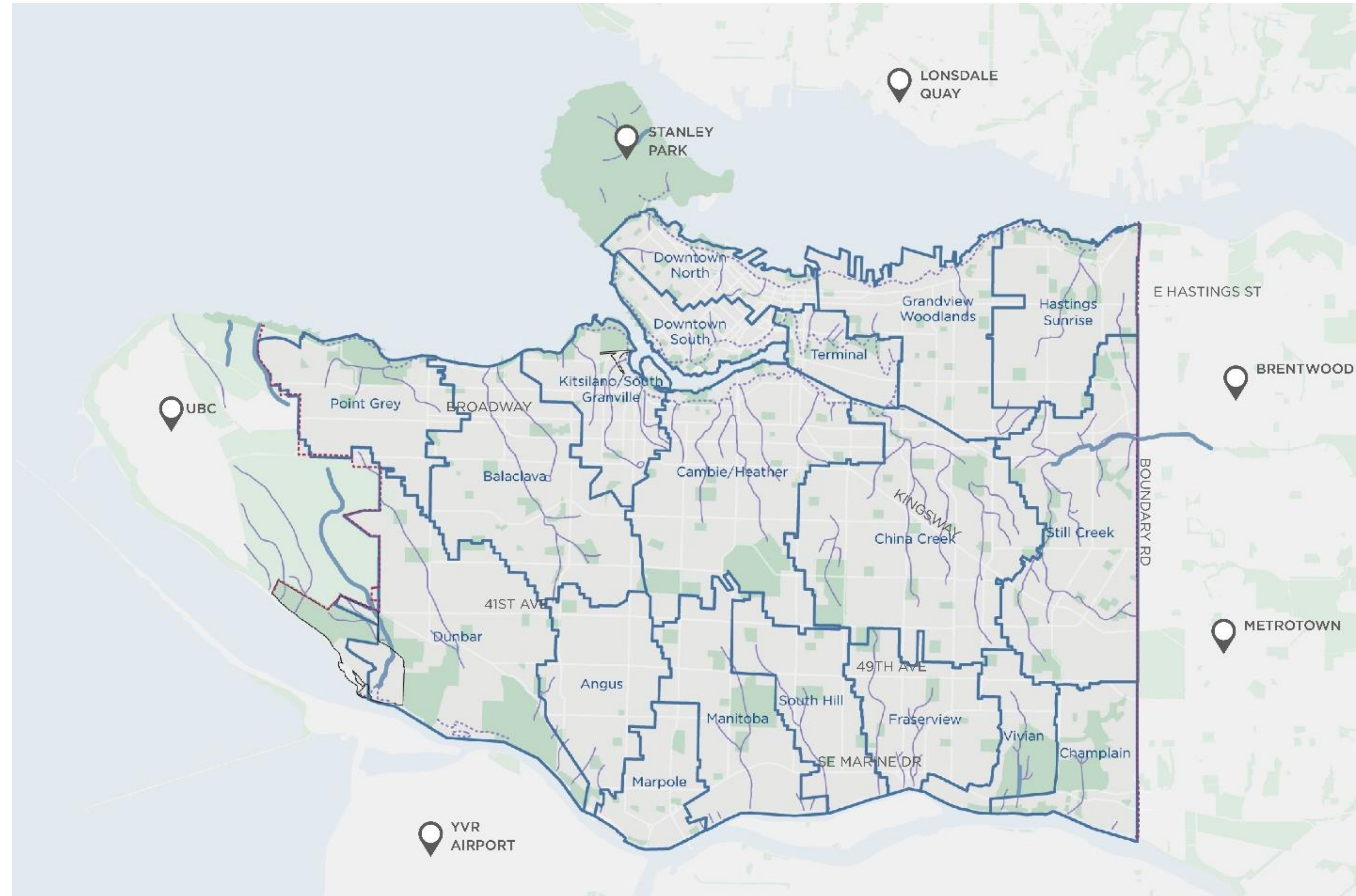
Vision: Vancouver’s public space network is welcoming, inclusive and resilient.





# Watersheds & Water Resources

Vision: **Vancouver has resilient water, sewer, and drainage systems that restore natural watershed functions, adapt to climate change, and serve communities equitably.**





# Food Systems

**Vision: Vancouver's resilient food system supports people, the environment and the economy. Residents have equitable access to food and food-related spaces and infrastructure.**







# Land Use Strategy



# City building layers

- Buildings, streets, parks, etc.
- Mobility networks
- Critical infrastructure
- Land use strategy builds on these city layers

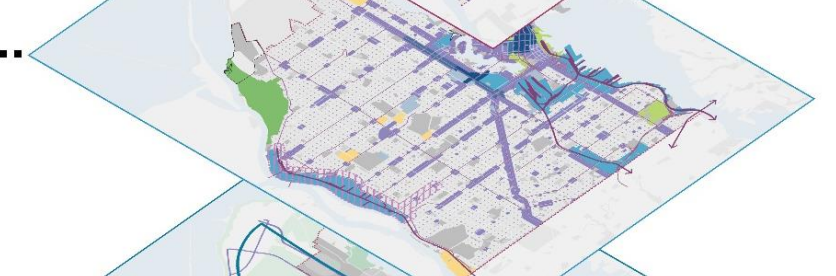
Neighbourhoods.....



Homes.....



Economy.....



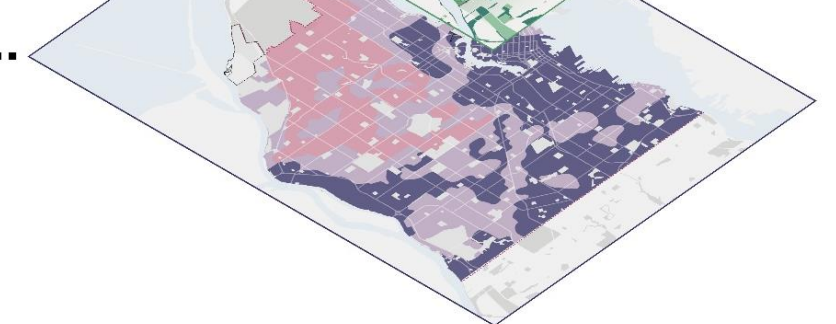
Transportation.....



Ecology.....



Equity + Resilience.....





# Neighbourhood Types

- Characterize type and intensity of change
- Housing choice
- Complete, inclusive neighbourhoods
- Distinction and variability



Metro Core/Broadway



Municipal Town Centre



Rapid Transit Area



Neighbourhood Centre



Village

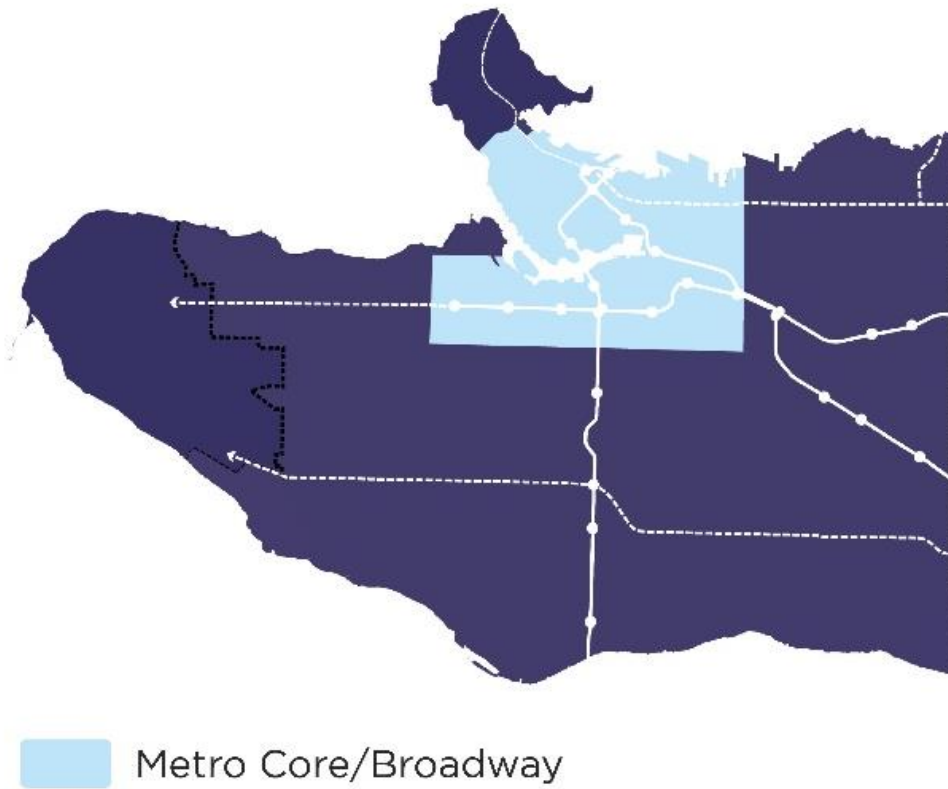


Multiplex Area



# Metro Core/Broadway

- Urban heart of the city and region



Examples of building types in the Metro Core/Broadway



Multiplexes +  
Townhouses  
1-3 storeys



Low-Rise  
3-6 storeys



Mid-Rise  
7 - 12 storeys



High-Rise  
12 - 25 storeys



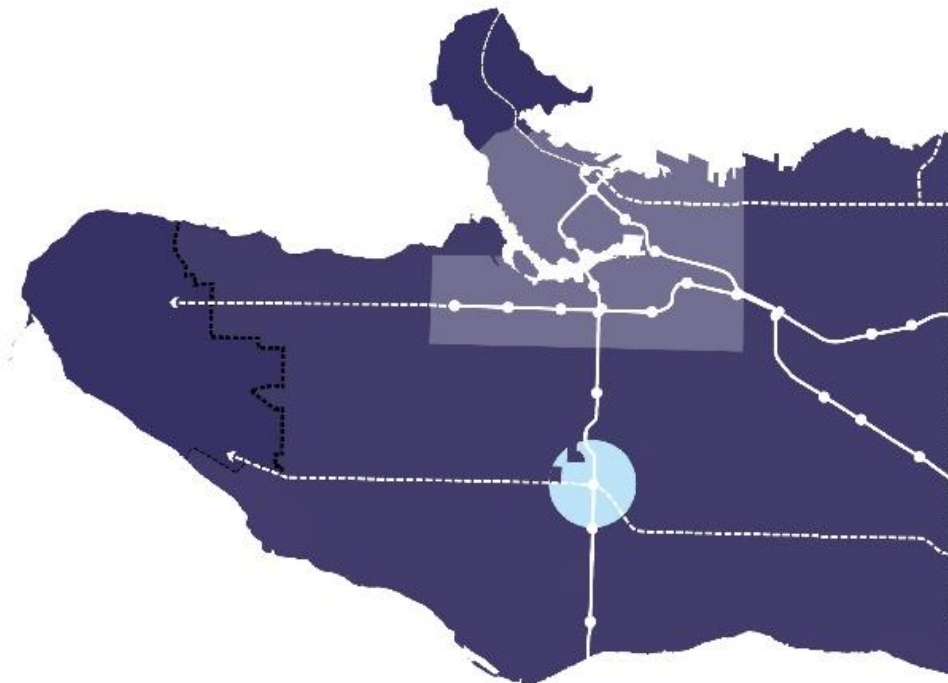
High-Rise  
25+ storeys





# Municipal Town Centre

- A vibrant hub in the city that meets community, city-wide and regional needs



Municipal Town Centre

Examples of building types in the Municipal Town Centre



Detached Housing/ Duplex  
1-3 storeys



Multiplexes + Townhouses  
1-3 storeys



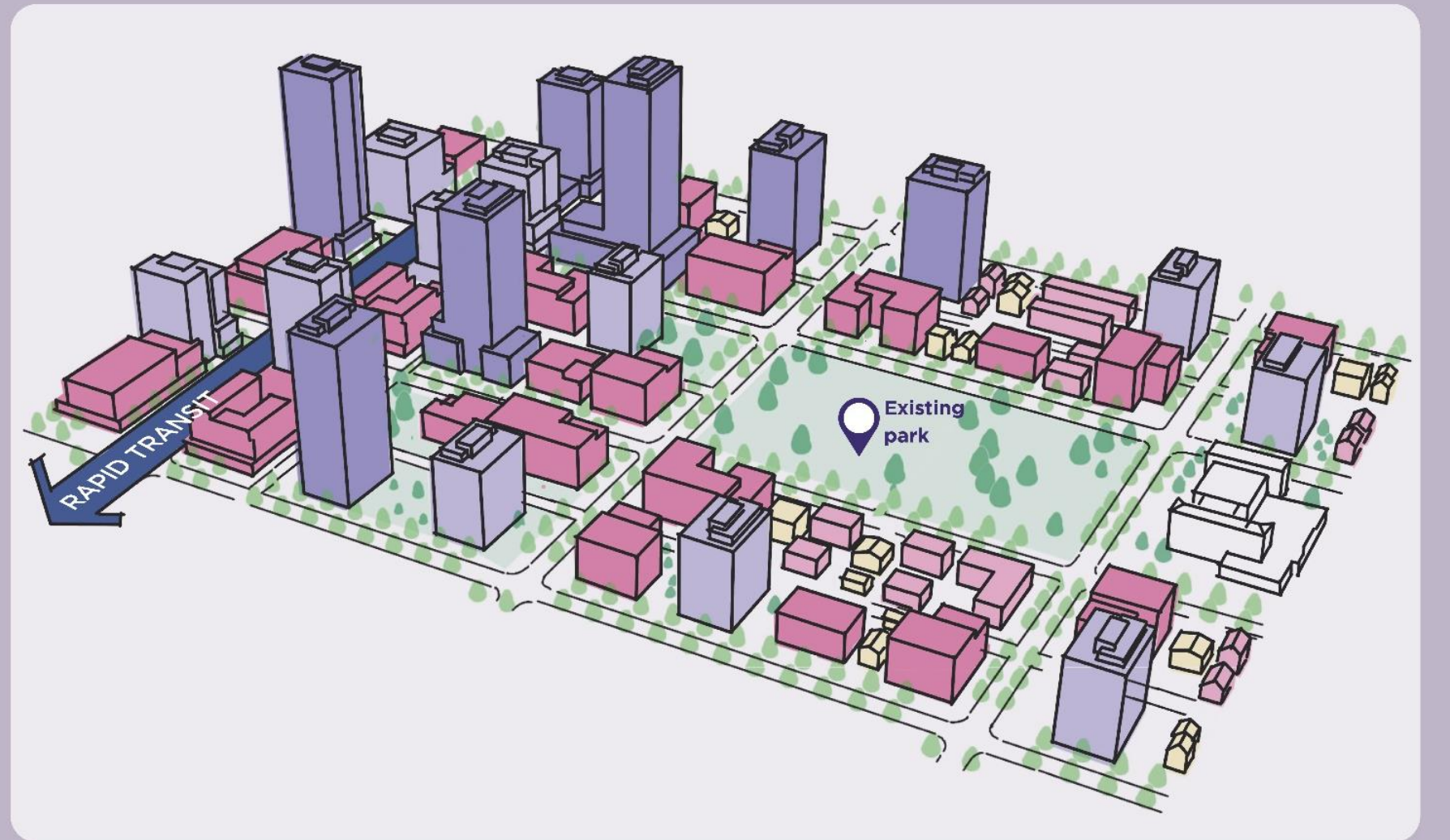
Low-Rise  
3-6 storeys



Mid-Rise  
7 - 12 storeys



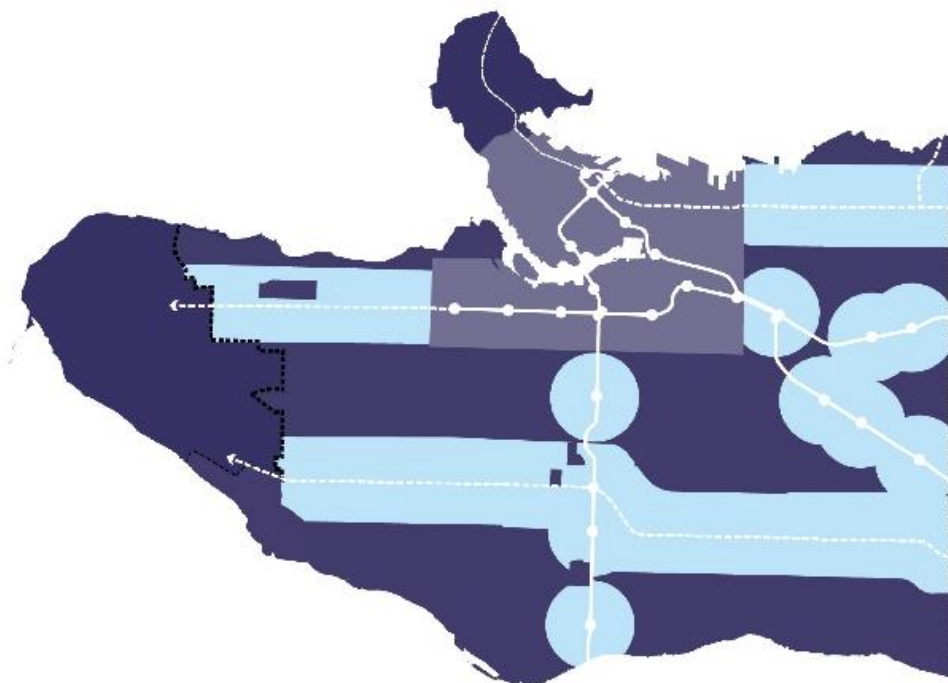
High-Rise  
12 - 25 storeys





# Rapid Transit Areas

- Areas within a 10-minute walk of existing or future rapid transit stations



Rapid Transit Area

Examples of building types in Rapid Transit Areas



Detached Housing/ Duplex  
1-3 storeys



Multiplexes + Townhouses  
1-3 storeys



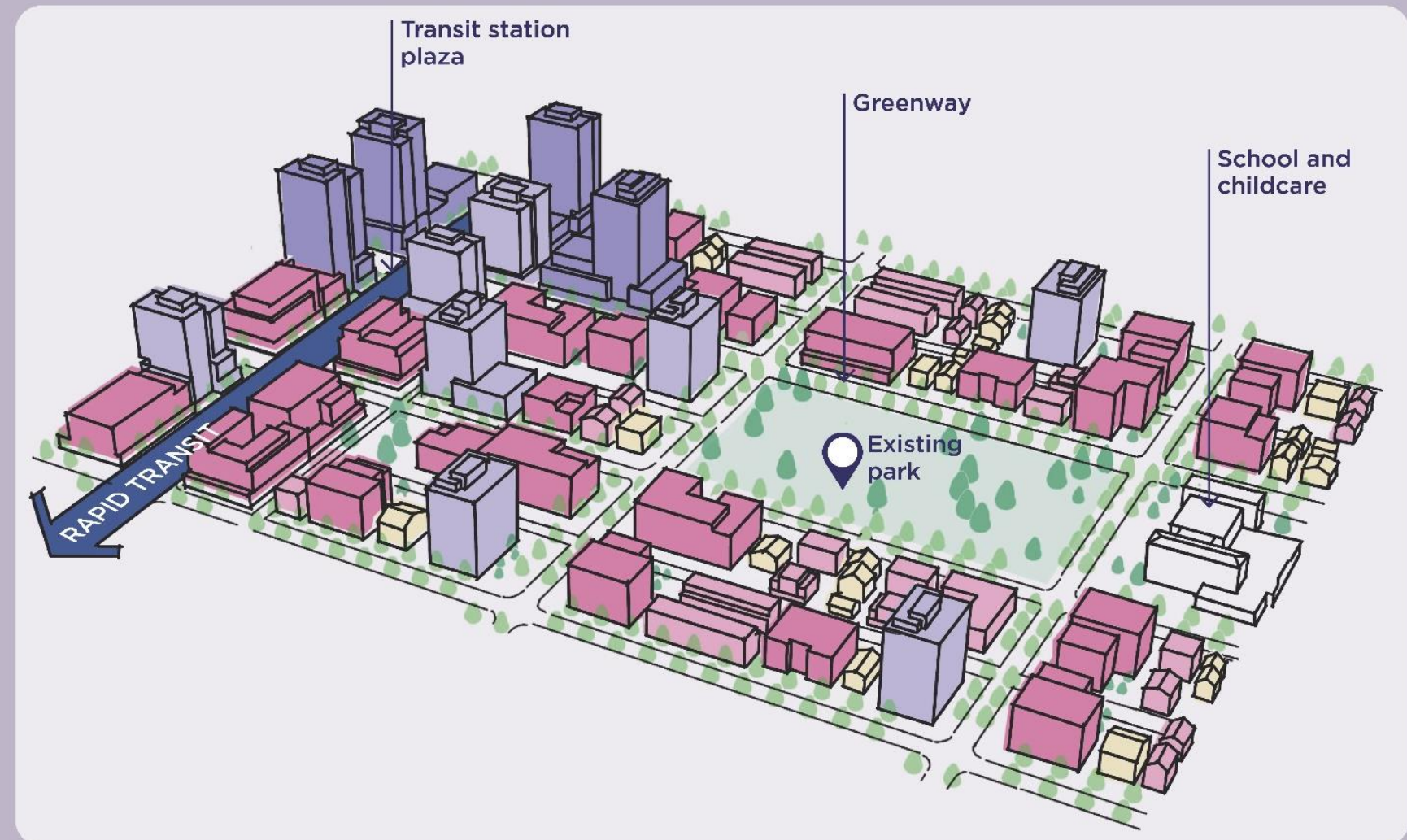
Low-Rise  
3-6 storeys



Mid-Rise  
7 - 12 storeys



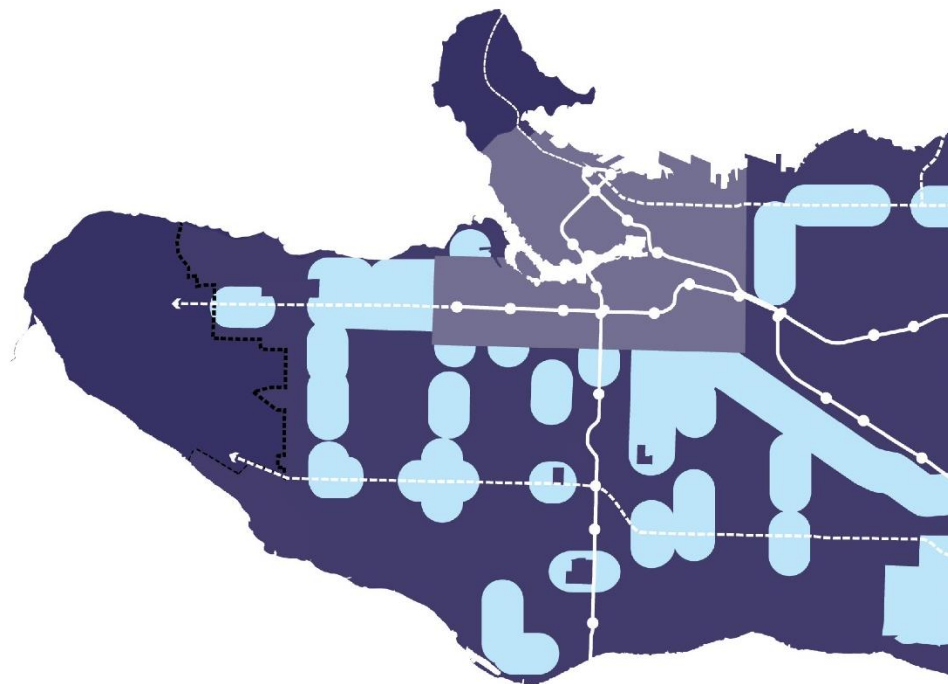
High-Rise  
12 - 25 storeys





# Neighbourhood Centres

- Many different shapes and sizes
- Oriented around local shopping streets, where people work, connect and access their daily needs



Neighbourhood Centre

Examples of building types in Neighbourhood Centres



Detached Housing/ Duplex  
1-3 storeys



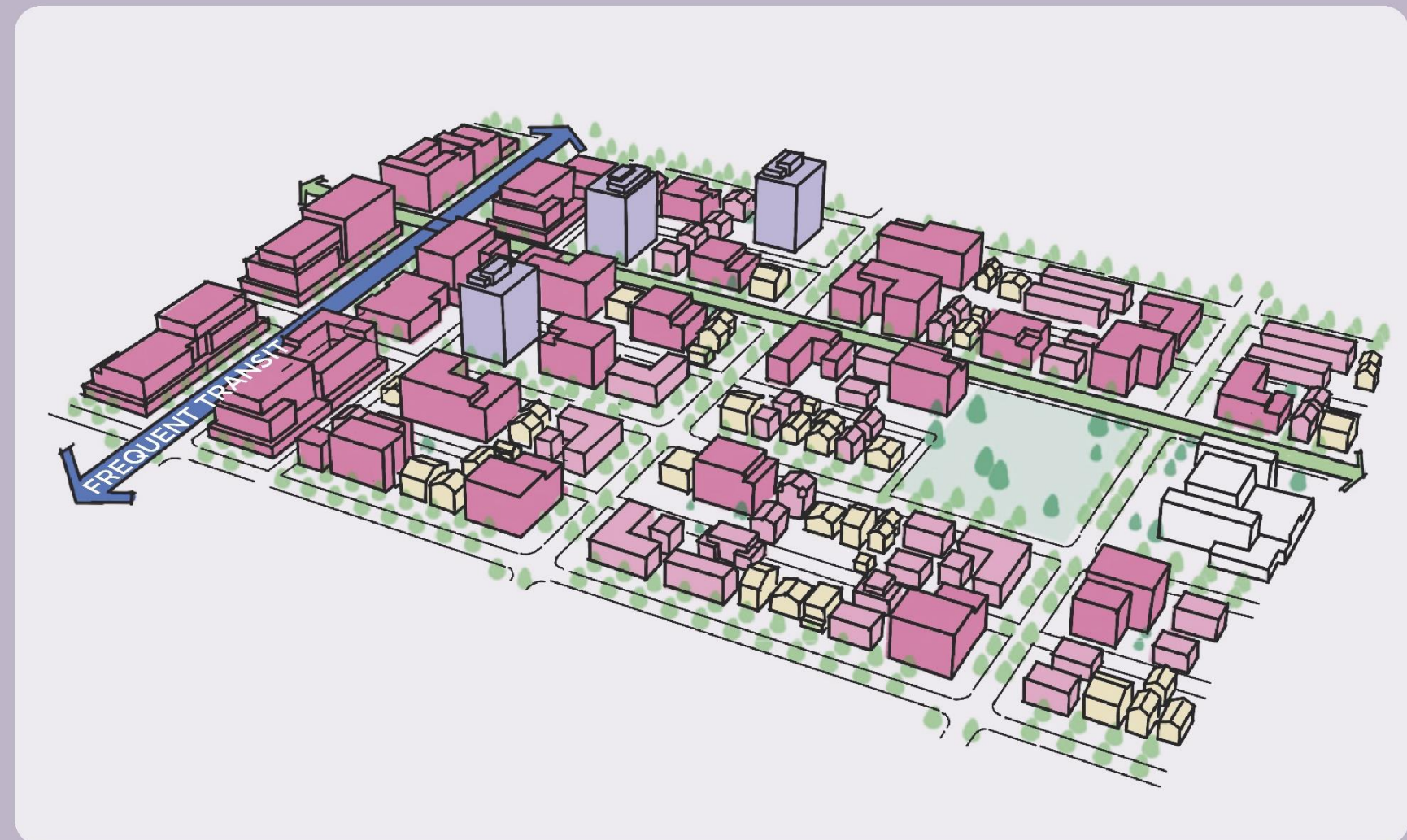
Multiplexes + Townhouses  
1-3 storeys



Low-Rise  
3-6 storeys



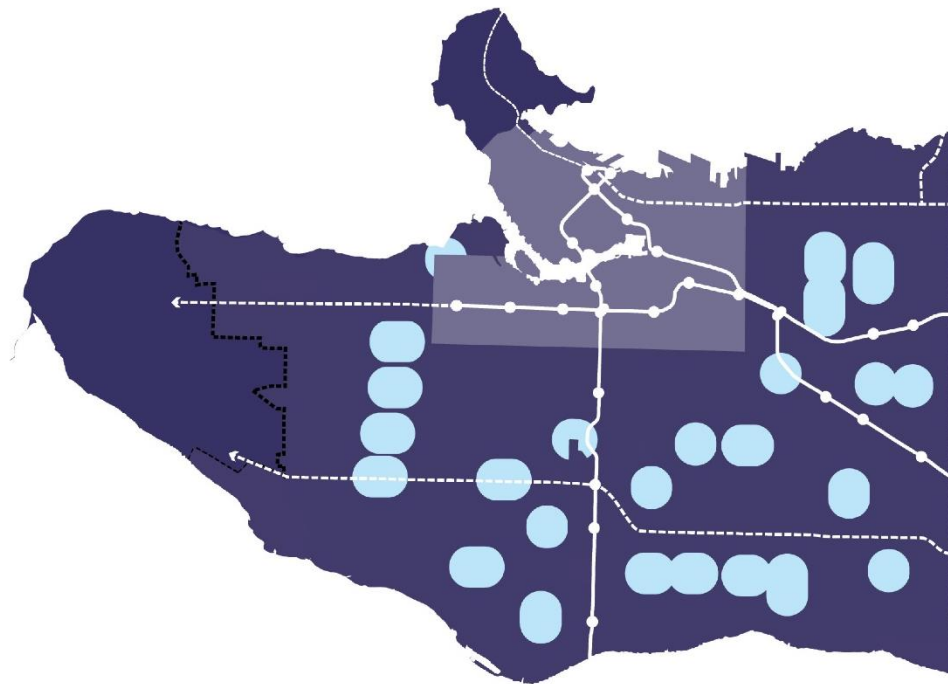
Mid-Rise  
7 - 12 storeys





# Villages

- Oriented around a smaller collection of commercial and community uses
- Adjacent residential areas are mostly low-rise and often ground-oriented



■ Village

Examples of building types in Villages



■ Detached Housing/ Duplex  
1-3 storeys

■ Multiplexes + Townhouses  
1-3 storeys

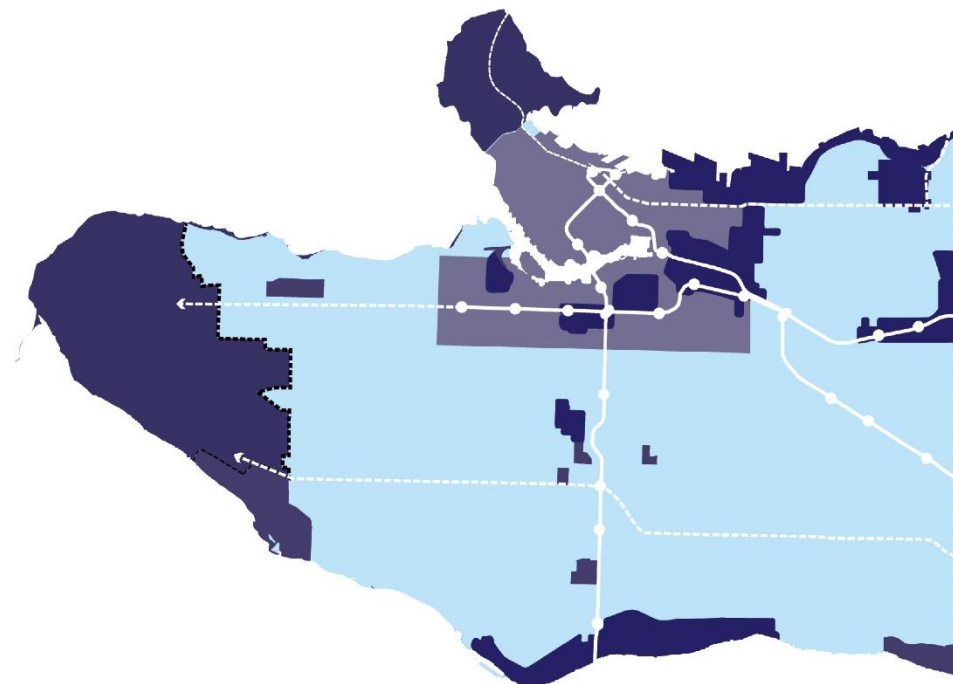
■ Low-Rise  
3-6 storeys





# Multiplex Areas

- A new type of ground-oriented housing
- More affordable and sustainable option to single-detached homes



■ Multiplex Area

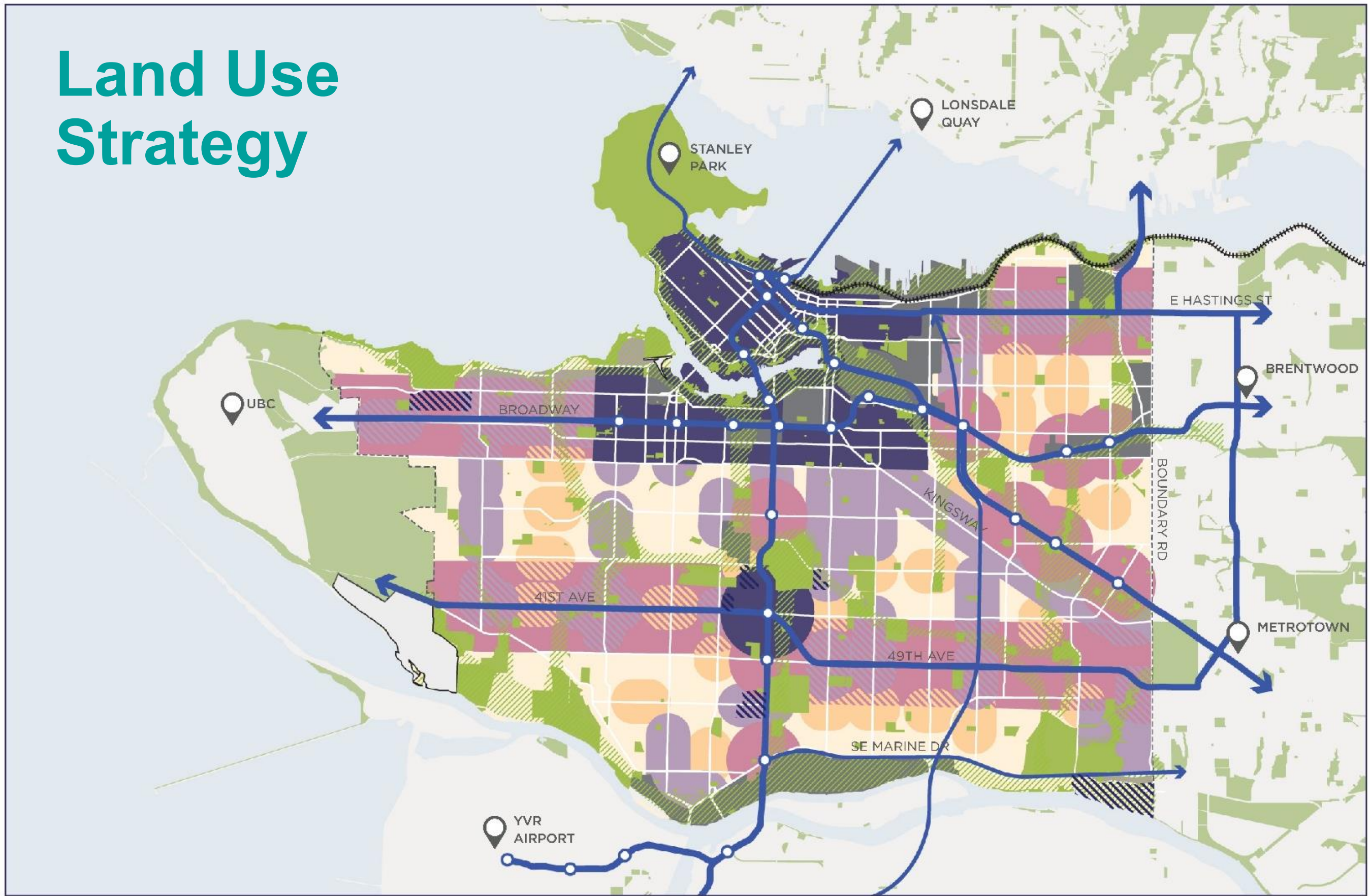
Examples of building types in Multiplex Areas



From left to right: Multiplex at Grandview-Woodland (Source: City of Vancouver), Norquay Village (Source: City of Vancouver), and Strathcona (Source: MA+HG Architects)



# Land Use Strategy



- Neighbourhood Types**
- Metro Core/Broadway + MTC
  - Rapid Transit Area
  - Neighbourhood Centre
  - Village
  - Multiplex Area
  - Industrial/Employment
  - Village/Neighbourhood Centre overlap with Rapid Transit Area
- Transportation**
- Existing Rapid Transit Station
  - Major Transit Network
  - West Coast Express
- Ecology**
- Parks and open space
  - Greenspace in other jurisdictions
  - Ecological corridor/Ecologically sensitive zones
  - Waterbody
- First Nations Reserves
  - Major Projects Sites in Progress

For illustrative purposes only. Does not serve as rezoning enabling policy and does not create development rights.



## 5. Plan Implementation





# Next Steps

We need to:

- Phase change over time
- Be strategic about where and how we grow
- Set realistic expectations
- Continue working with all partners
- Coordinate land use, infrastructure, amenities and finances



**Phase 1**  
Listen and Learn  
Fall 2019 – September 2020



**Phase 2**  
Identifying Key Directions  
October 2020 – July 2021



**Phase 3**  
Policy and Land Use Ideas  
August 2021 – November 2021



**Phase 4**  
Draft and Final Plan  
December 2021 – July 2022



**Plan Implementation**  
July 2022 - ongoing



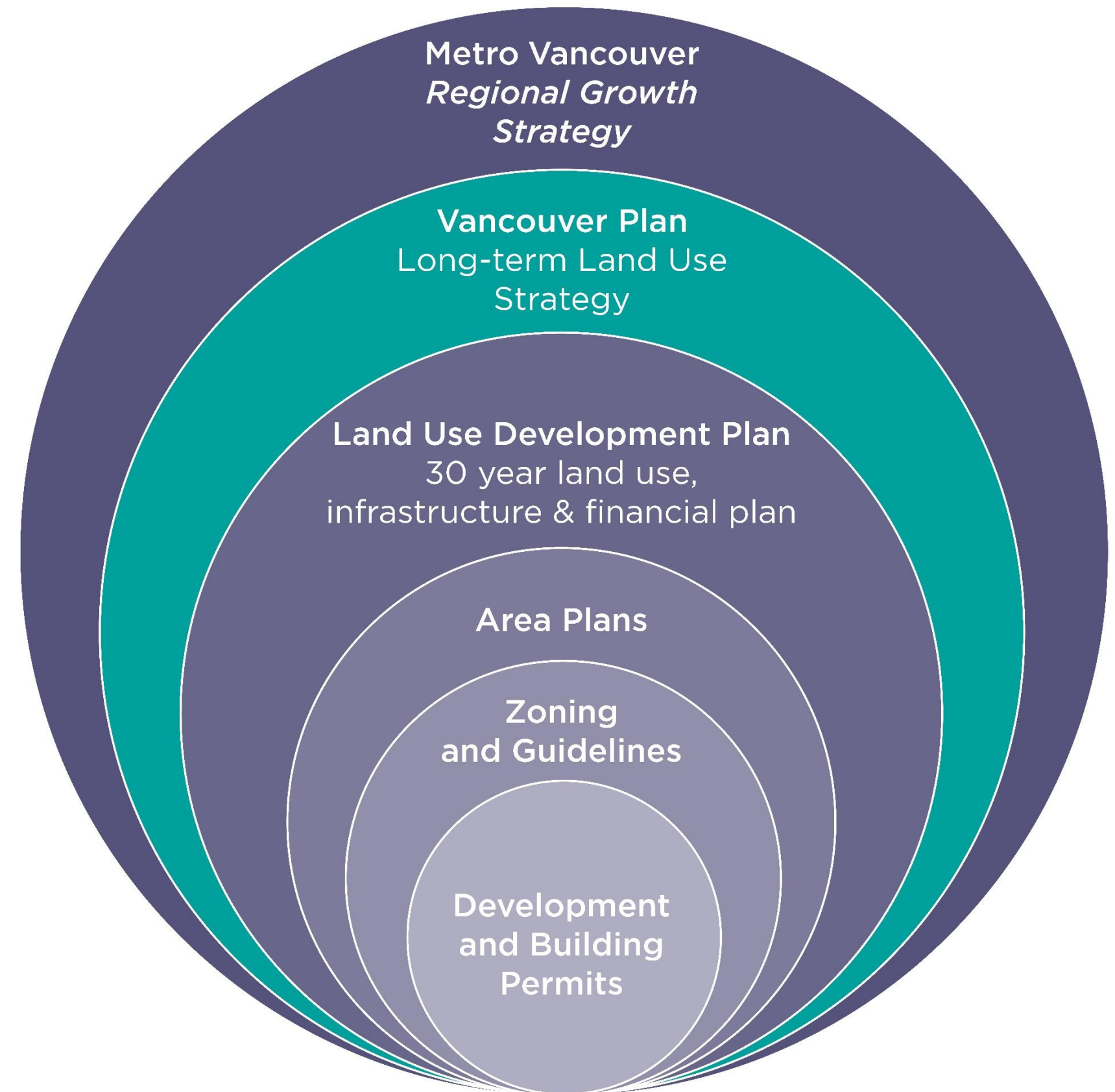
# Implementation - Key Streams of Work

## Existing Plans:

- Review for alignment
- Update/rescind as needed

## Future Plans:

- Vancouver Plan provides overarching framework
- Next step: Land Use Development Plan





# Land Use Development Plan

Builds on Vancouver Plan by adding:

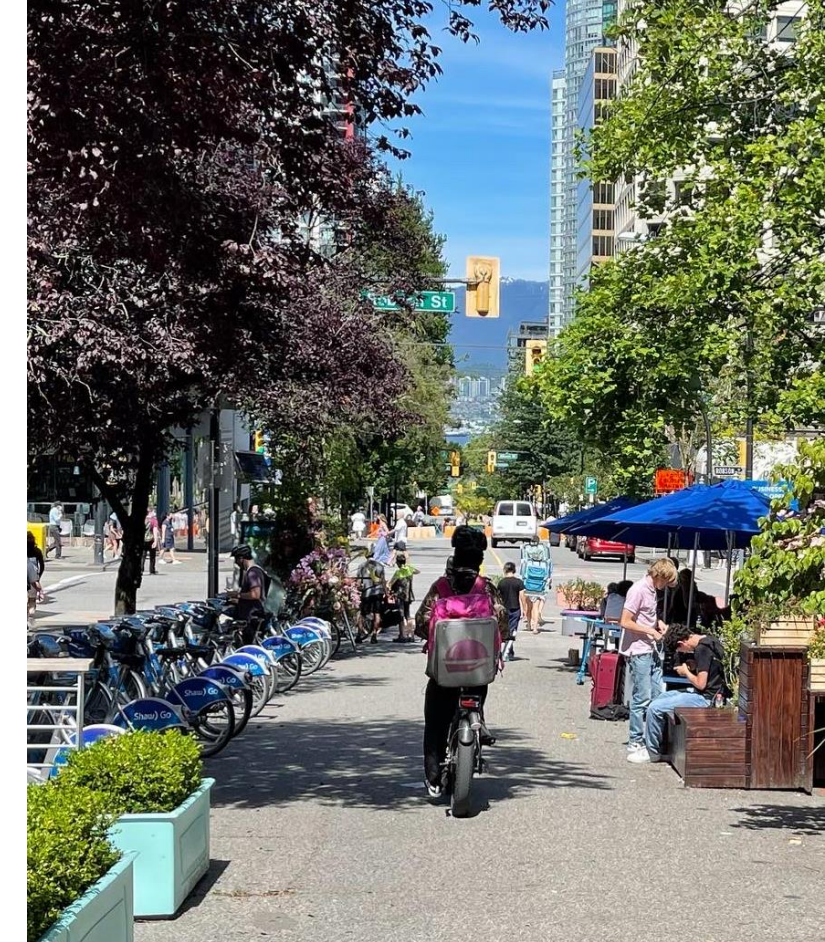
- Updated Regional Context Statement
- Phasing Plan
- Guidelines for Area Plans
- Additional Reference Maps
- Monitoring Approach
- Update Process





# Early Actions

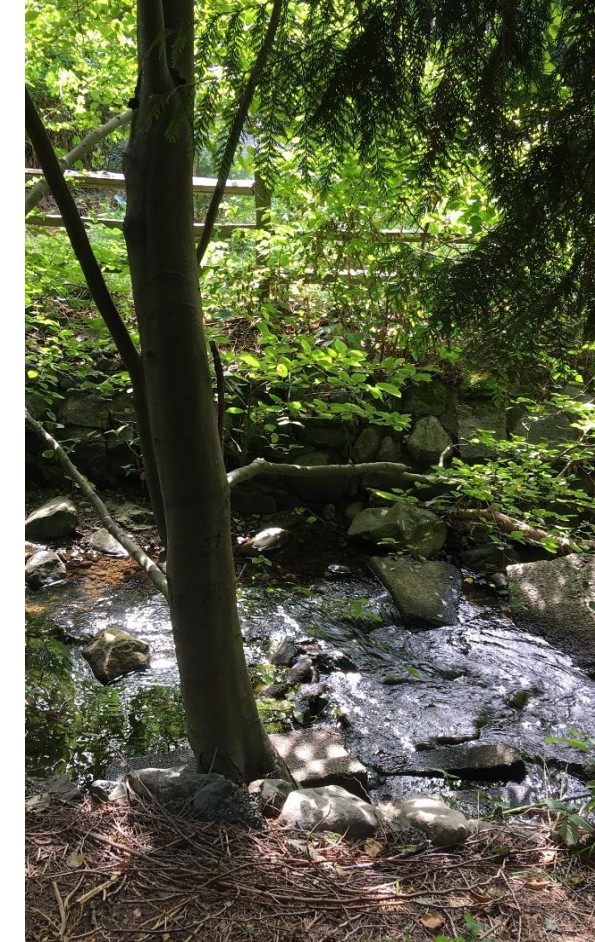
- Example projects underway that align with Vancouver Plan Big Ideas and Council priorities:
  - Simplifying Development Regulations and Processes
  - Transforming Road Space
  - Renfrew and Rupert Station Area Plan
  - Multiplexes Pilot





# Early Actions continued...

- Example projects underway:
  - Advancing Research for the Ecological Network
  - Updating Housing Vancouver's Three Year Action Plan
  - Updating Regulations for Home-Based Business
  - Updating Regulations to Intensify Industrial Land





# 6. Conclusion





# The Vancouver Plan will

- Set a path to achieve the future the public told us they want for our city
- Help Vancouver become a more livable, affordable and sustainable city with a strong economy where people and nature thrive
- Introduce policies to advance Reconciliation, equity and resilience through land use planning
- Inform how and where we allocate resources over time – ensuring we are addressing areas of greatest need





## Next steps

- Continued work with key partners on the delivery of the Vancouver Plan
- Further work to adopt the land use strategy
- Continued work on Council approved Early Actions
- Implementation work, including a review of existing plans to align with Vancouver Plan







The  
**VANCOUVER PLAN**

**Thank you!**

[vancouverplan.ca](http://vancouverplan.ca)



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