

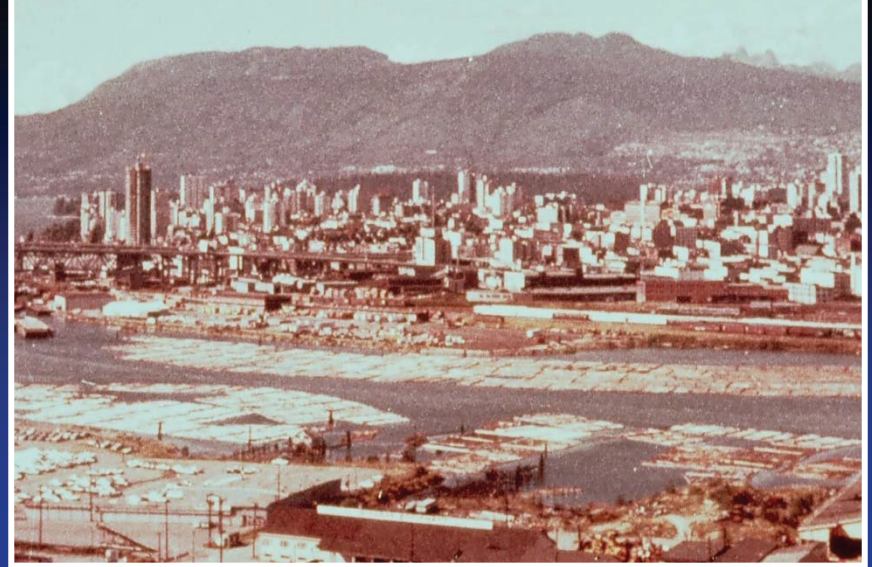
# Sustainable Suburbs



Dr. Ann McAfee, *City Choices Consulting*



# Vancouver Story: Downtown Transformation





# Planning Suburban Vancouver City – 25 square miles









# Increasing Housing Choice in Low Density Neighbourhoods

- The Context for Suburban Change – 1980s-90s
- Three Steps to Sustainable Suburbs
- Lessons Learned



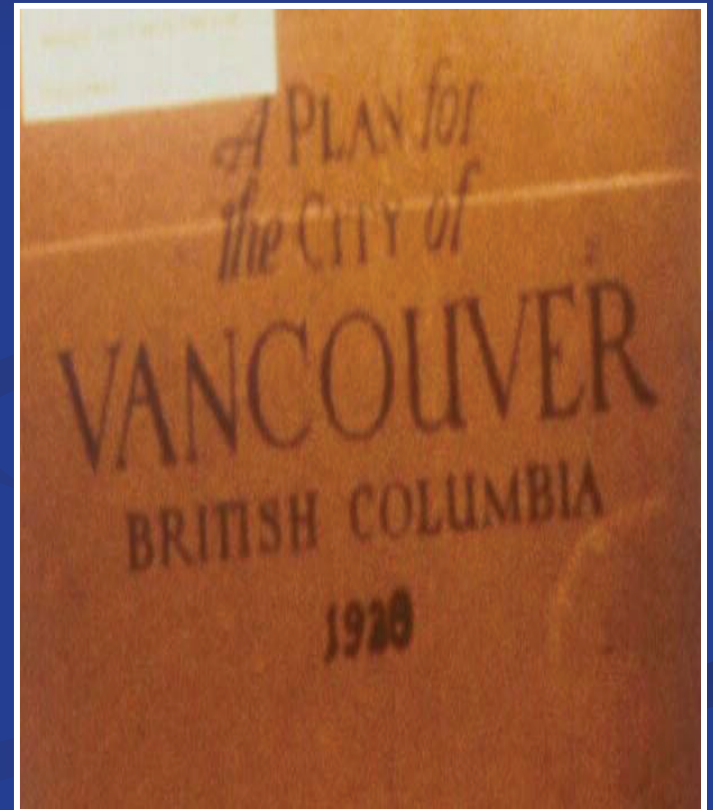
# 1990s Central Area Redeveloping: Where Next?







Context:  
In 1990 Vancouver's  
City-wide Plan  
60 Years Old



# 70% Vancouver City Single Family Housing





# Suburban 1920s Planning Policies

## Separate land uses

- Downtown Jobs
- Suburbs Housing

= Increase Travel Costs,  
Pollution, Under  
Utilized Services





# Context 1990s: Single-Family Areas

- Residents Value Single-Family Neighbourhoods Resist Physical Change.

## Social Change Happening

- Changing Demographics
- Concerns
  - Housing Affordability
  - Commuting Costs









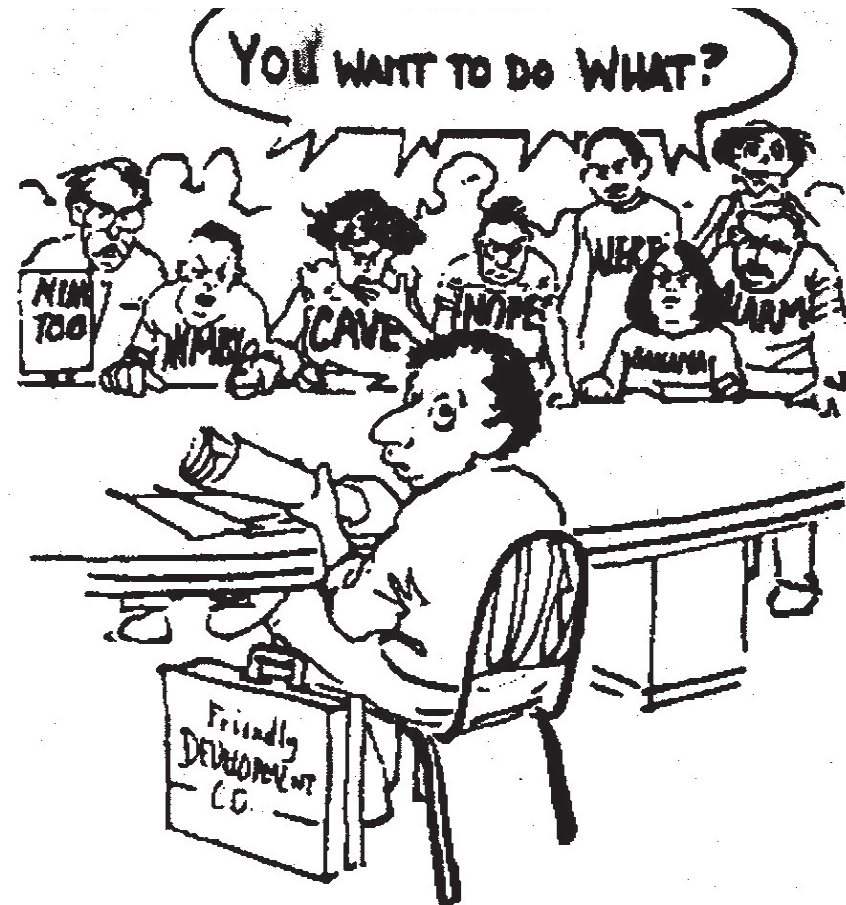
# Big Houses Replace Small Homes











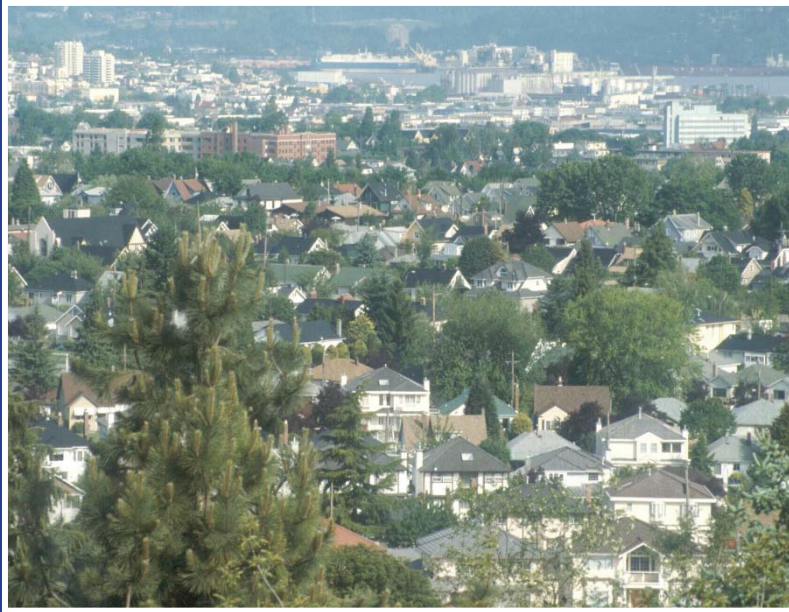
- |        |   |
|--------|---|
| NIMBY  | - Not In My Backyard                              |
| NOPE   | - Not On Planet Earth                             |
| CAVE   | - Citizens Against Virtually Everything           |
| BANANA | - Build Absolutely Nothing Anywhere Near Anything |
| NIMTOO | - Not In My Term Of Office                        |



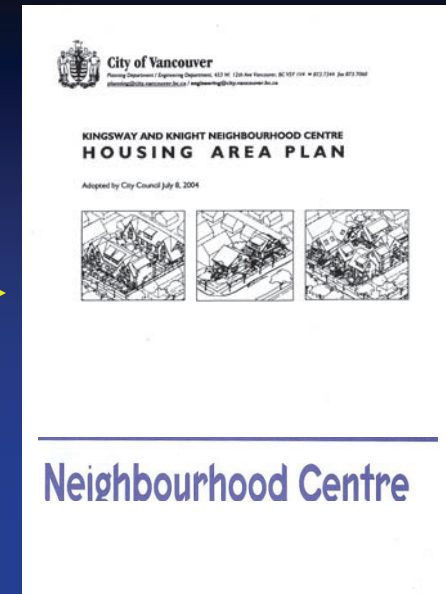
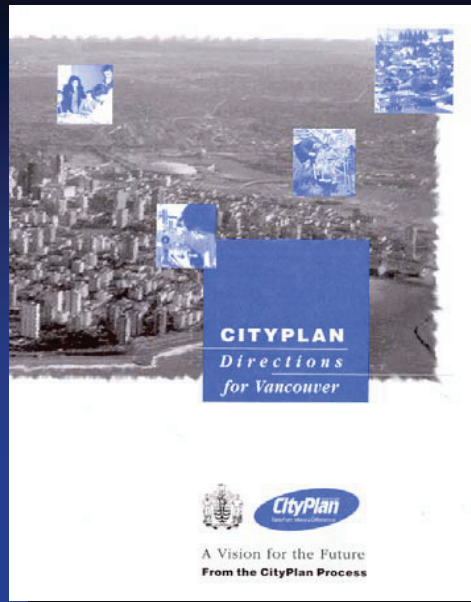




# Three Steps Over 10 years to Rezoning the Suburbs with Community Support







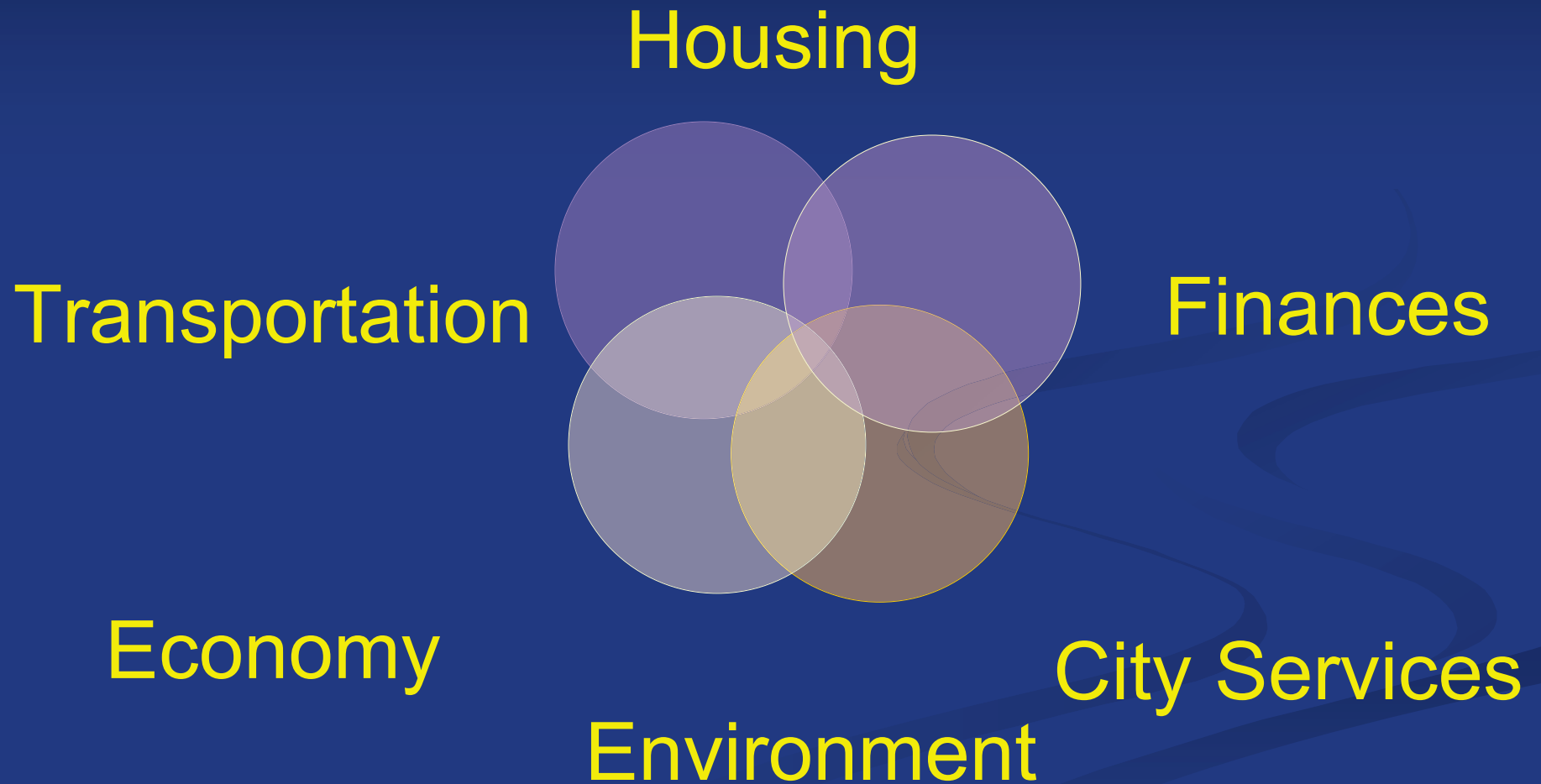
# CityPlan

3 Year  
Process to  
Update the  
City's Plan

1. Vancouver CityPlan
2. Community Visions (Area Plans)
3. Neighbourhood Centres Program

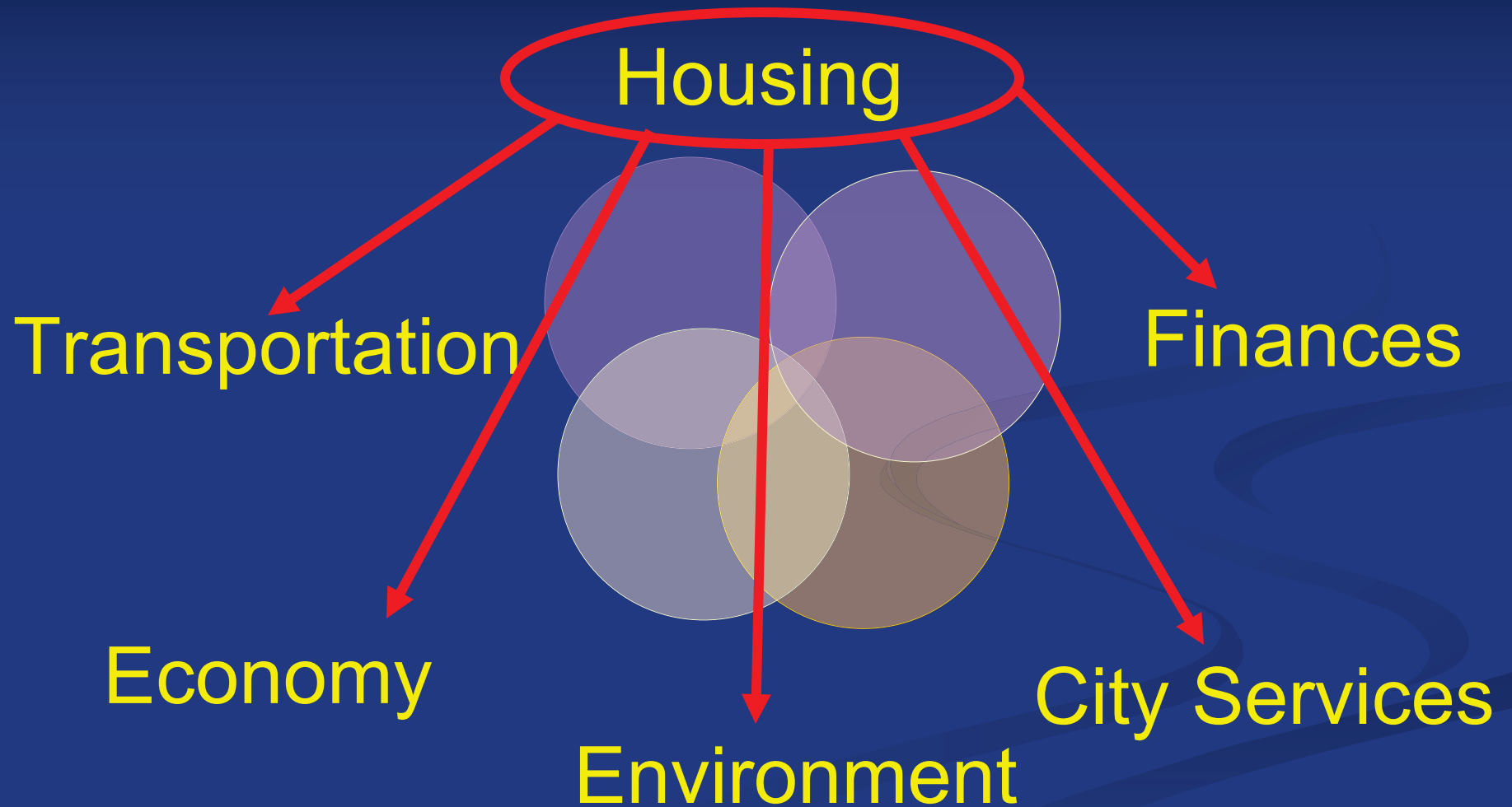


# CityPlan: Many Topics

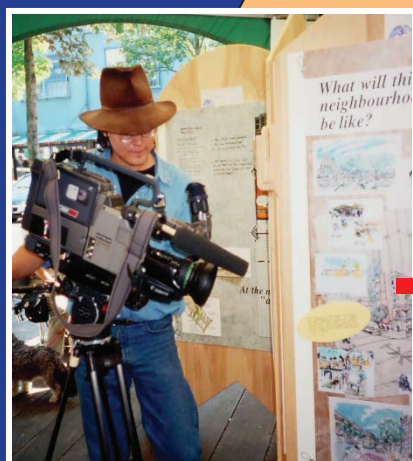
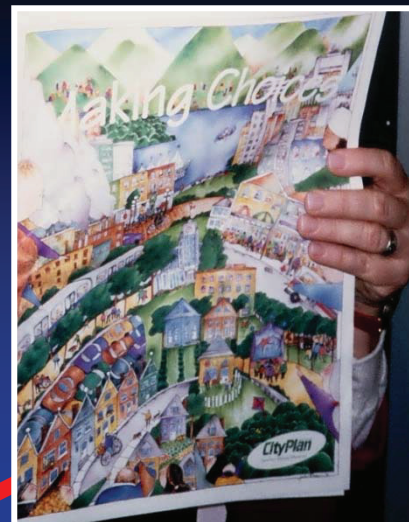




# Presentation Focus







**Many ways to  
participate  
Different approaches  
for different  
stakeholders**



# CityPlan Process 1993 - 1995

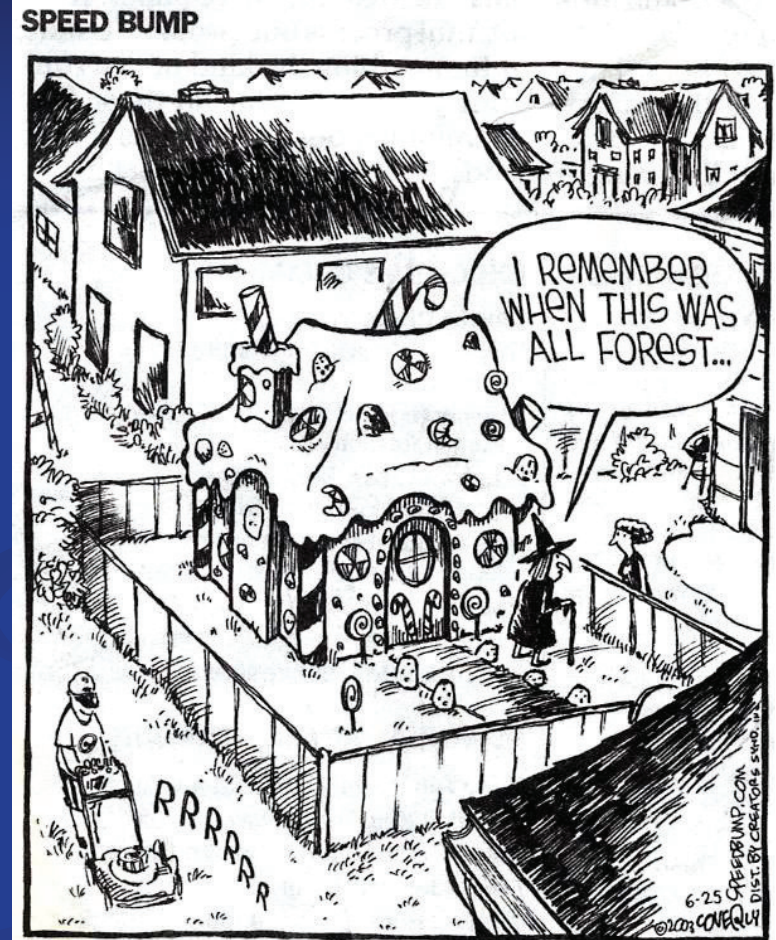
## Broad Public Advice on Vancouver's Future





# Ideas for Suburban Vancouver

- Preserve Single-Family Neighbourhoods
- Increase Housing Variety
- More/different Services
- Lower Taxes
- Build More Roads
- Encourage walking, biking, and transit use





# CityPlan Process Key Ingredient: Public Addresses Difficult Choices



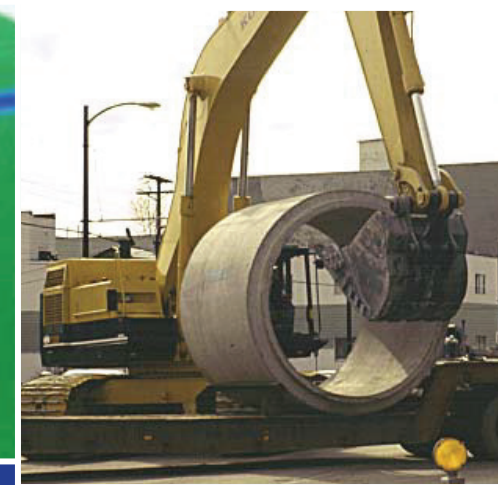


# Choices Workbook

Housing Choices	Consequences	How Do?
1. <i>Limit Growth in City.</i>	<ul style="list-style-type: none"> <li>■ Maintains Existing Neighbourhoods</li> <li>■ Cost new services</li> <li>Loss farm lands</li> </ul>	Develop Existing Capacity Minimize Rezoning in City
2. <i>Continue to Redevelop Industrial Lands for Housing.</i>	<ul style="list-style-type: none"> <li>■ Maintains Existing Neighbourhoods</li> <li>■ Reduces Employment Opportunities</li> </ul>	Rezone Industrial lands for housing
3. <i>Increase density in single family areas.</i>	<ul style="list-style-type: none"> <li>■ Changes to Neighbourhoods</li> <li>■ Maintains job opportunities</li> </ul>	Rezone Single Family areas for suites, infill, multiple housing



# Housing Choice 1 Growth to Region: Keep City Neighbourhoods (Loss of Farm Lands, Increase Servicing Costs)





# Choice 2

## Continue to Redevelop Industrial Lands for Housing





# Economic Sustainability Keep Employment Areas





## Choice 3

# Increase Density in Single-Family areas



# Housing Recommendations

80 % Prefer & Council Approved

Choice 3:



- Increase Housing Choice in Single Family Areas
- (Provided) Growth Pays for New Services



## Financing Growth

Paying for City facilities to serve a growing population: the role of city-wide charges on new development



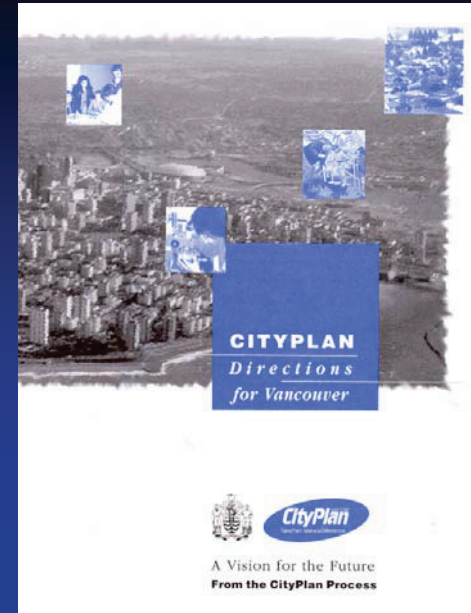


# Why Did Communities Support Change?



# Making CityPlan Happen

- Develop Community Plans to add Housing Choice & Services
- Develop Financing Growth Strategy
- Continue to involve people in planning and delivery of CityPlan



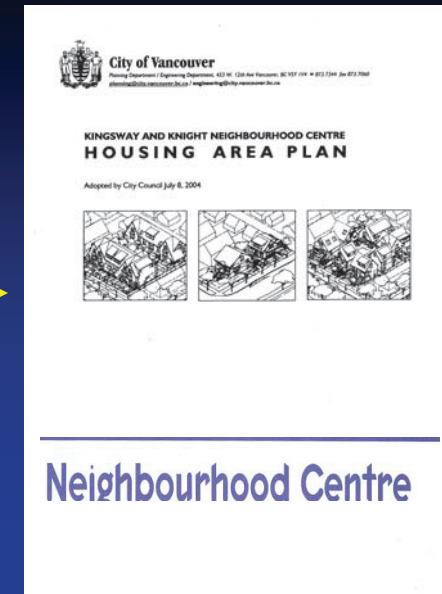
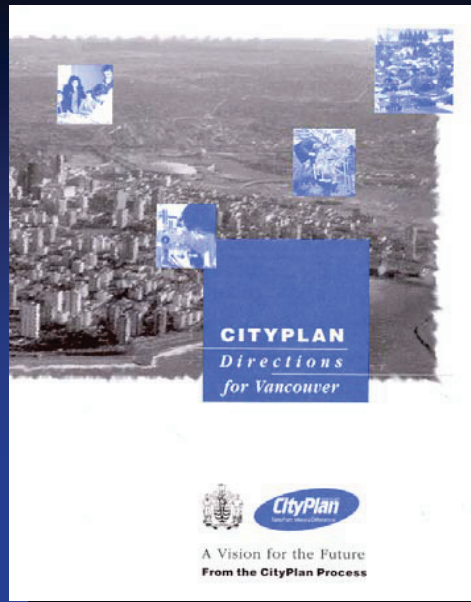


# CityPlan Participants

+100,000  
participants  
=  
40%  
households



Become Implementation Supporters For Adding Housing  
Choice in “SF” Neighbourhoods



# Process



18 Months

Per Area Plan

1. Vancouver CityPlan
2. Community Visions (Area Plans)
3. Neighbourhood Centres Program



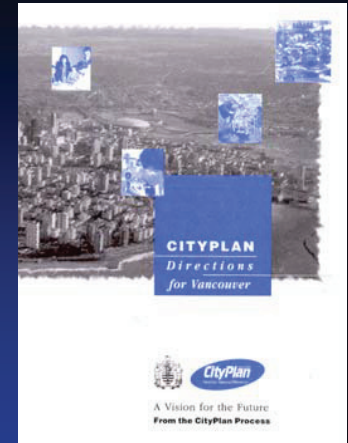
## Community Vision Areas

- 6** Order of Vision areas
-  Vision area boundary
-  Previously planned areas to be "re-Visioned" later



# CityPlan Sets Context for Area Plans:

- Add Housing Capacity and Choice
- Jobs and Services close to home  
Minimize Travel
- Efficient Use of Existing Services.  
Minimize sprawl.





# Creating Your Community Vision

## 1 Getting in Touch



## 2 Creating Ideas



## 3 Choosing Directions



## 4 Finalizing the Vision



**Planning Process  
18 Months**

# Community Recommends Priorities for Local Services





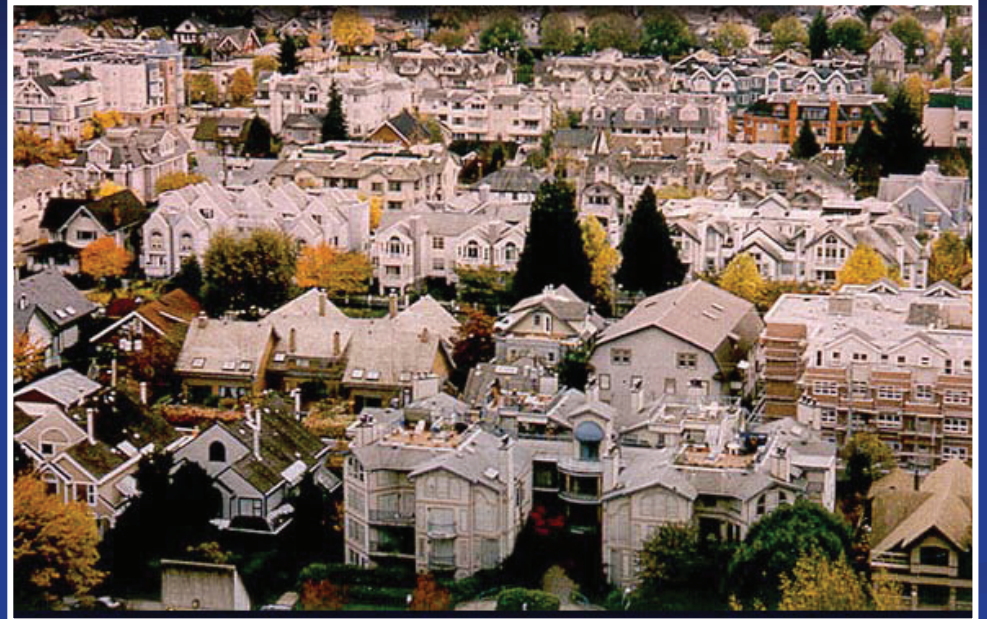
# Residents Review Housing Needs



Type of Household	1991 Existing*	2021 Estimated	Change
<b>First Households</b> 15 - 24 years; mainly singles, couples, or sharing	130	105	-25
<b>Established Couples and Singles 25 - 54 years; no children</b>	1325	1115	-210
<b>Families with Children</b> 25 - 54 years; with children at home	2810	2400	-410
<b>Mature Households</b> over 55 years; mainly no children, or have left home	2465	4660	+2195
<b>Total Households</b>	<b>6730</b>	<b>8280</b>	<b>+1550</b>

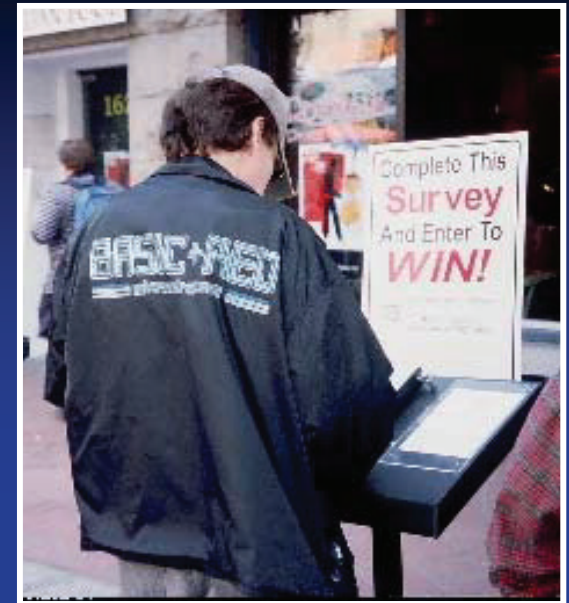
# Community Identifies Opportunities to Increase Housing Choice to Meet their Needs

- Suites
- Infill Vacant Sites
- Redevelop Sites with Redundant Uses
- C-2 Housing Above Shops
- Create/Improve Neighbourhood Centers





# Surveys





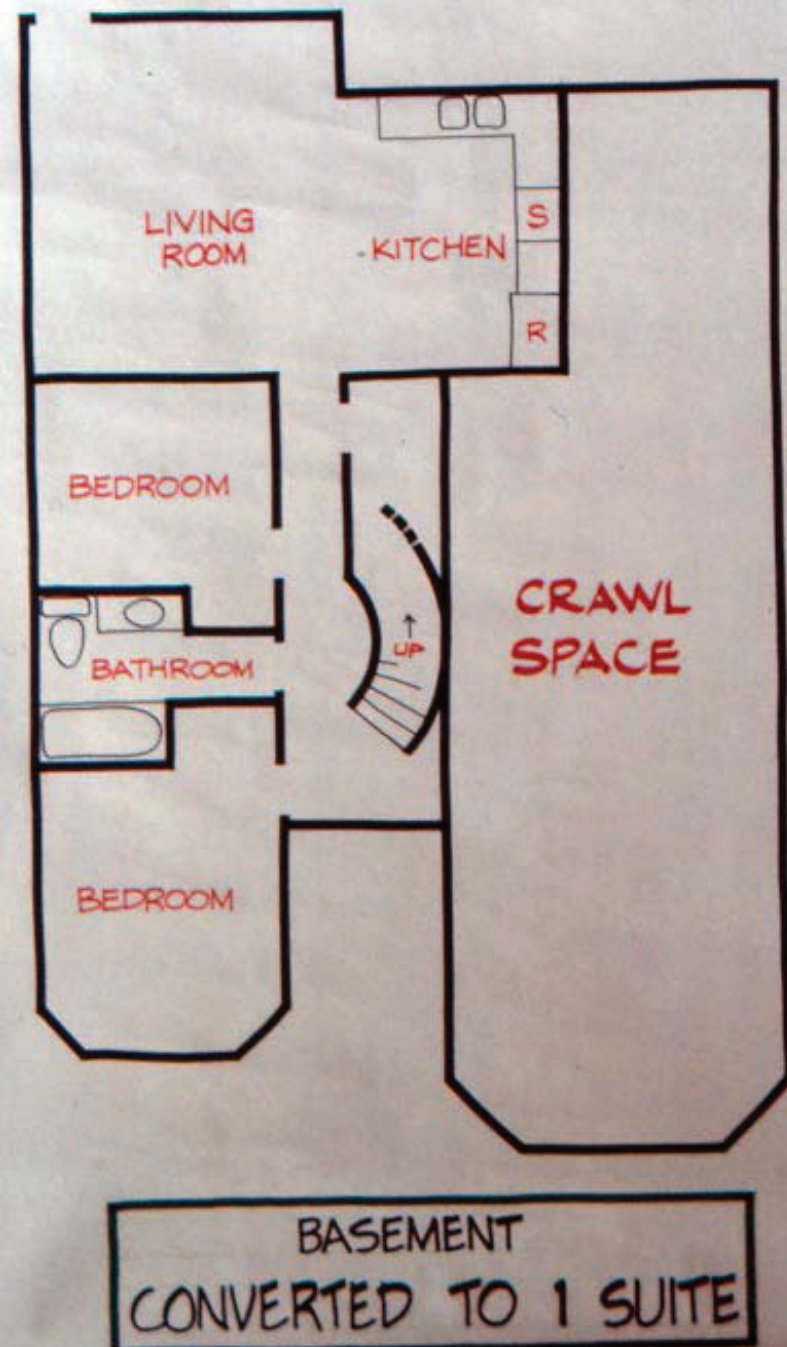
# Secondary Suites Permitted in all RS-1 Areas





“Mortgage  
Helpers”

Main Unit  
Plus  
One Suite is  
now Legal



# Multi-Family Conversion SF Home to Suites







## Redevelop Abandoned Sites: Gas Stations





# New Housing Near Parks



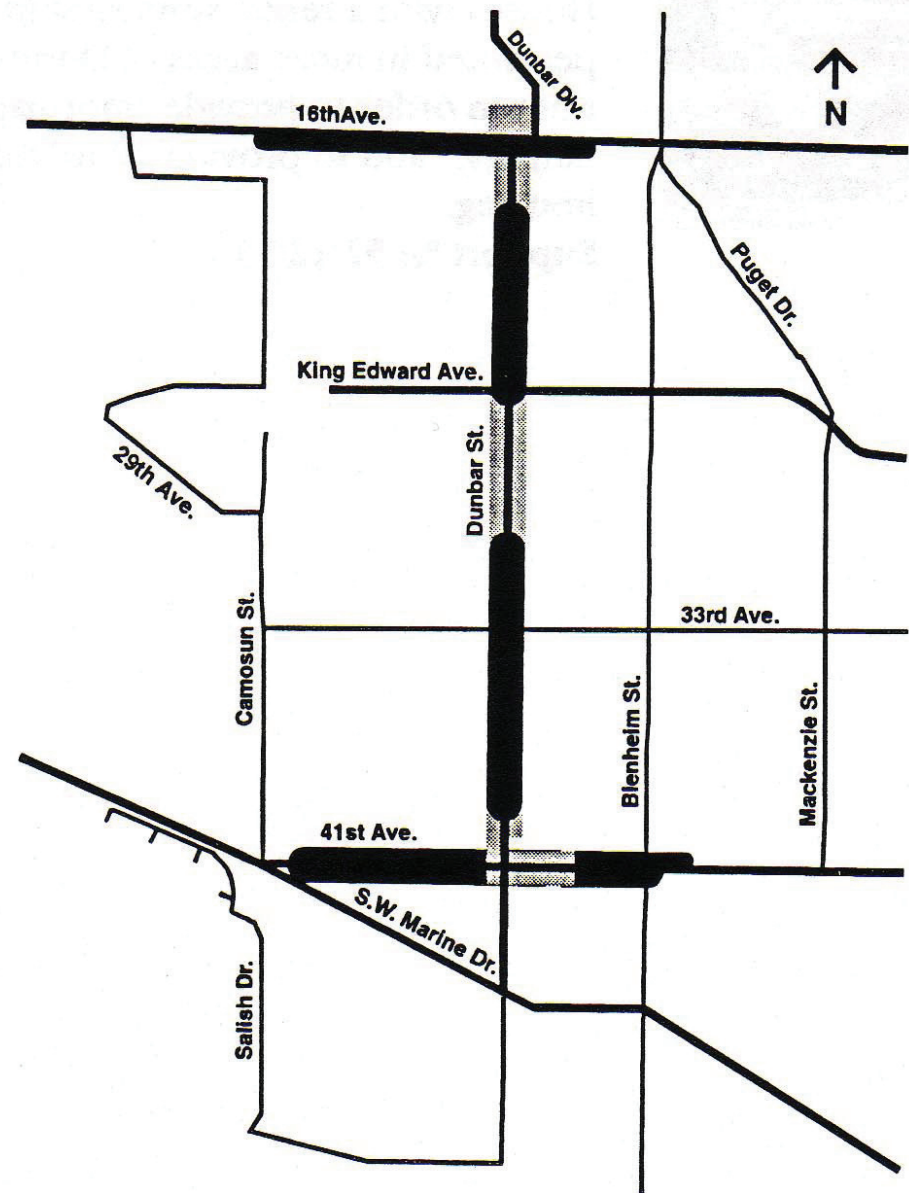


# Support for Seniors' Housing



# New Housing Opportunities

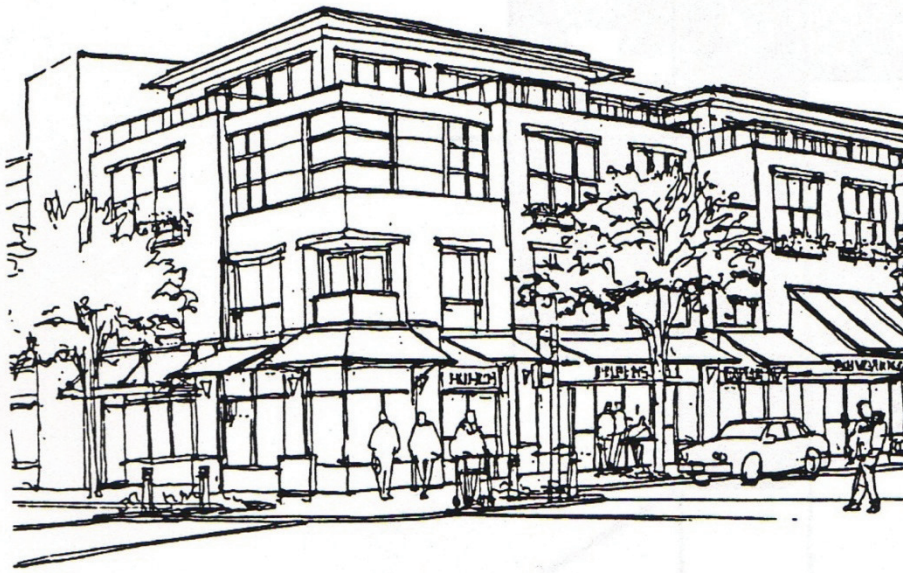
Row Houses,  
C-2 Mixed  
Use Along  
Shopping  
Streets



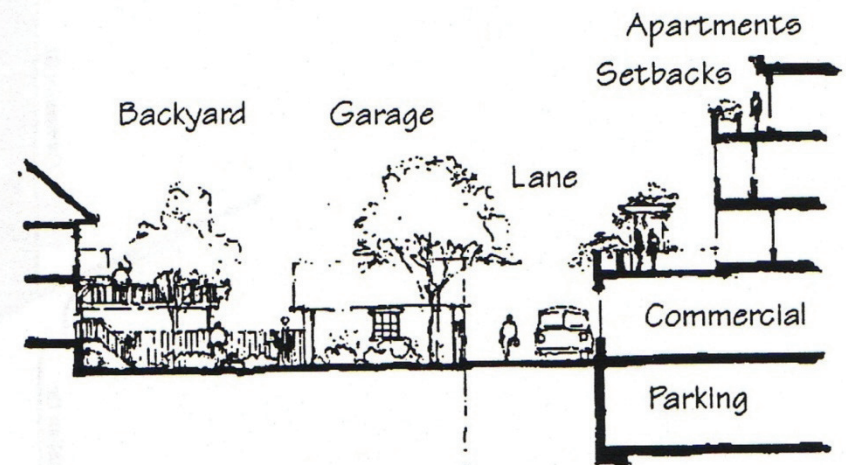
- Potential for Rowhouses, Four- & Sixplexes & Duplexes  
(Along Dunbar St., W. 16 Ave., and/or W. 41 Ave.)
- Existing Mixed Use Zone(C-2)



# Improved C-2 Housing Above Shops



Better mixed use design: upper setbacks, breaking up scale, small shops, awnings



Setbacks at the rear: less impact on neighbours at rear

Front "N" Zoning: Construction meets acoustic standards to reduce street noise

Rear Setbacks reduce Impact on Neighbours





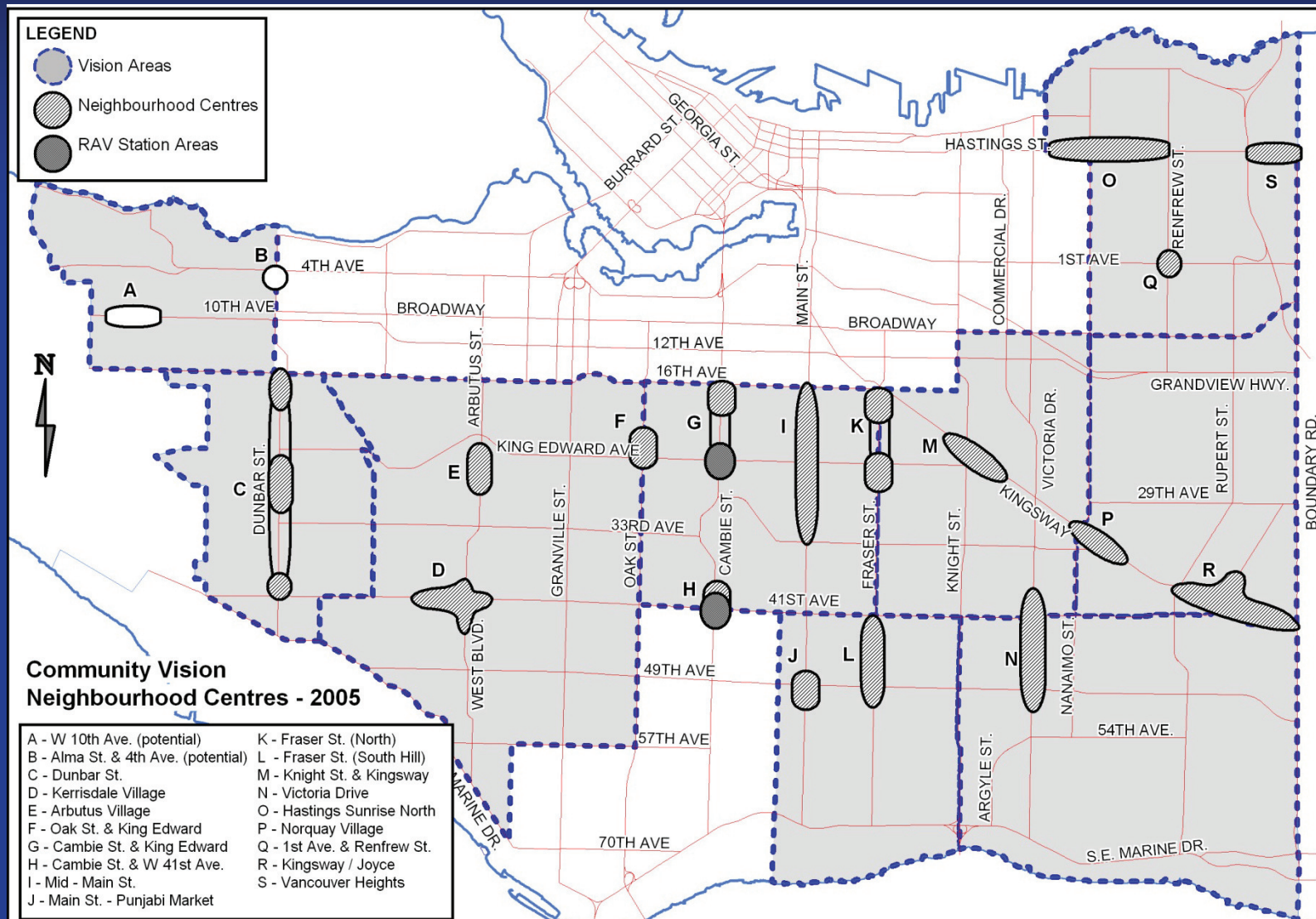


# Neighbourhood Center Opportunities: Build Around Existing Shopping Street

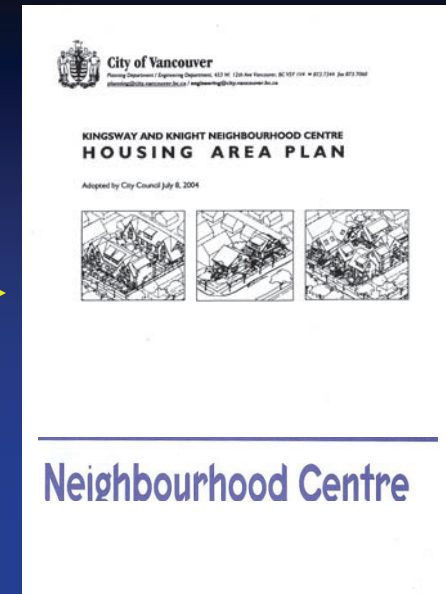
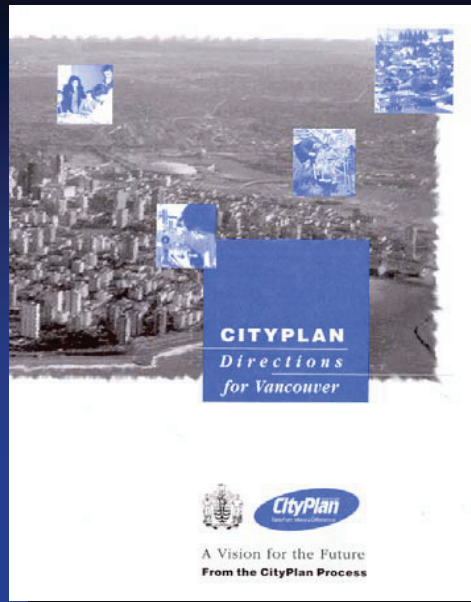


# 30,000 + Units Outside Central Area

## Create/Expand 19 Neighbourhood Centers







# Process

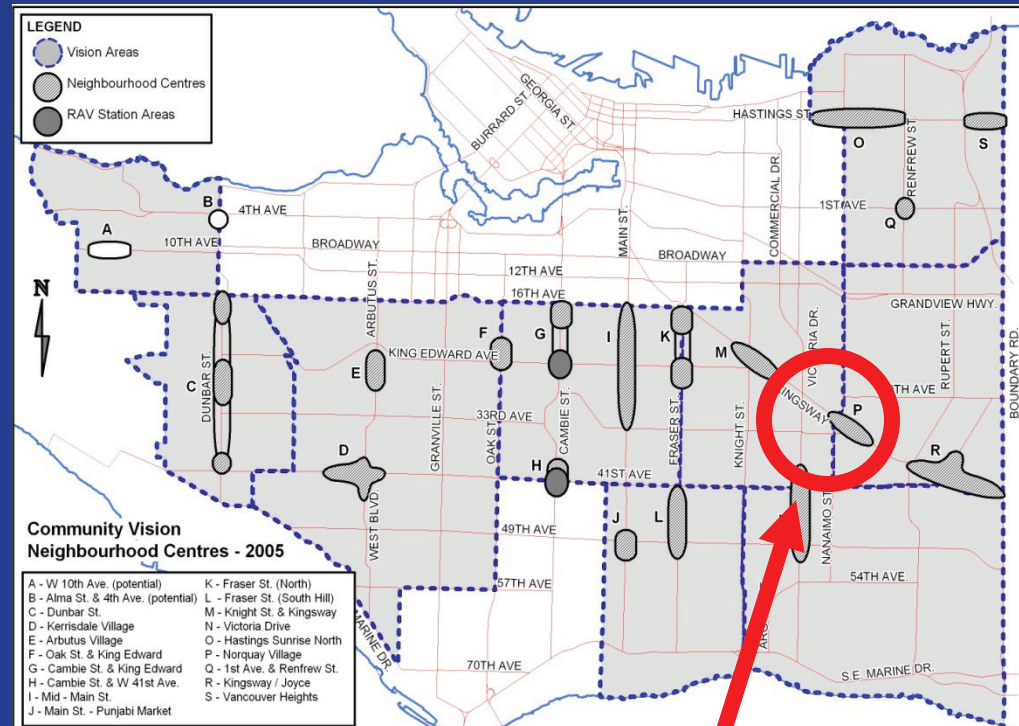
14 Months

Per Centre

1. Vancouver CityPlan
2. Community Vision (Area Plans)
3. Neighbourhood Centres Program
  - Housing Area Plan
  - Shopping Area Program
  - New Schedules, Rezoning

# CityPlan Sets Directions for Neighbourhood Centres, Visions Locate

- Strengthen shopping areas and create public places
- Add housing to support commercial/ shopping
- Cluster Community Services
- Convenient for walking, biking, transit



Knight & Kingsway



# Community Vision To Neighbourhood Center: Knight & Kingsway

**KCC**  
KENSINGTON-CEDAR COTTAGE

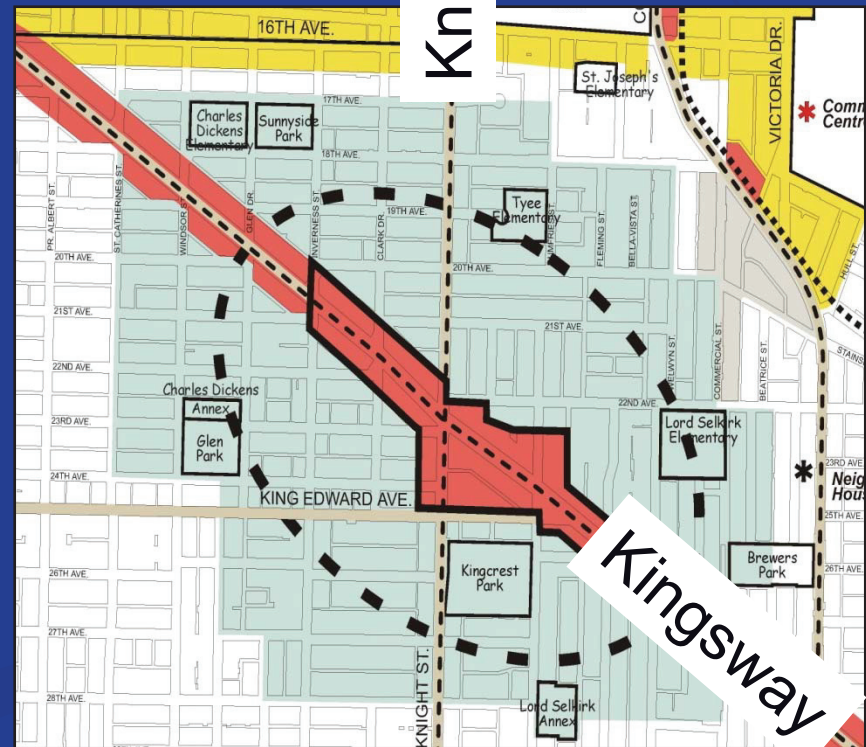


approved by City Council JULY 28, 1998

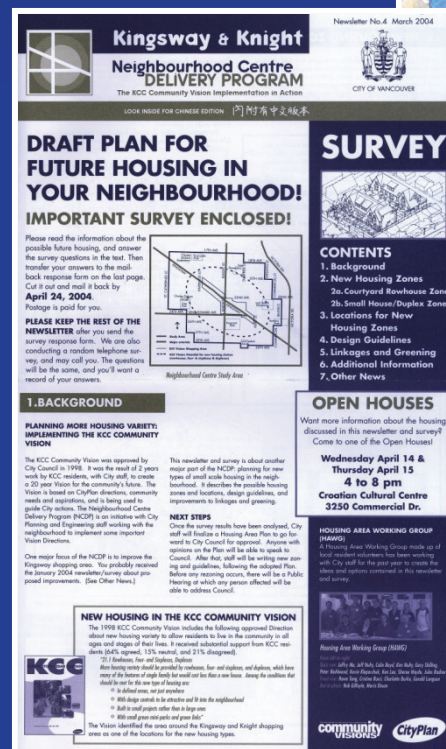
**CityPlan**



Knight



Kingsway



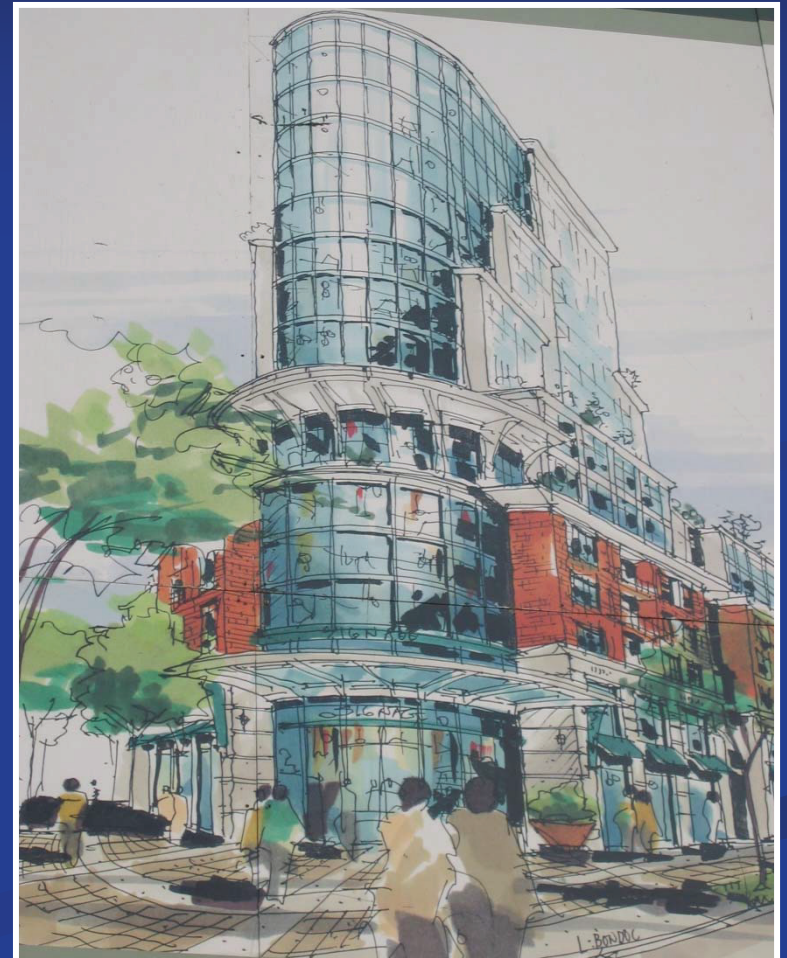
- Kick-off
  - Newsletters
  - Translation
  - Open houses
  - Work Groups
    - Shopping
    - Housing
  - Survey
  - Plan
- 14 months



- Community wants:
- To Close Flea Market
  - New Grocery Store and Library

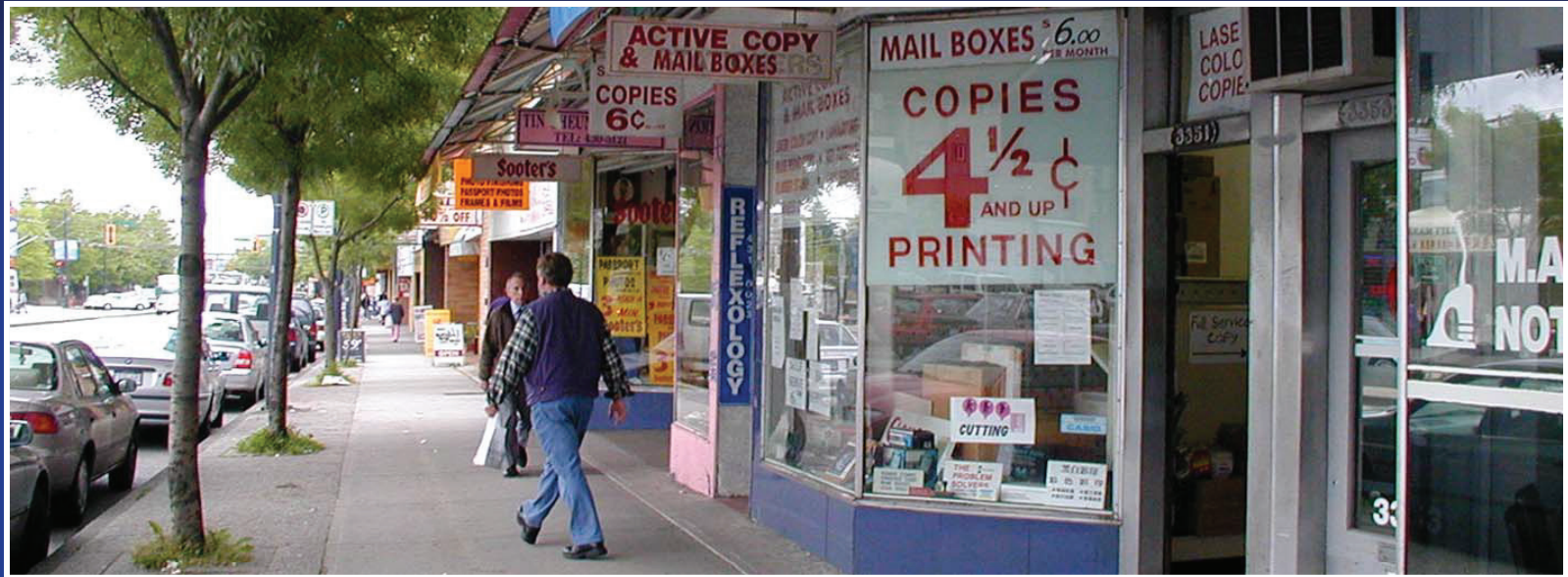


# Signature Re-Development 373 Units Plus Shops, Library





# Improve Shopping Street



# Improve Local Bus Service Address Traffic Issues





# Create Neighbourhood Greenways

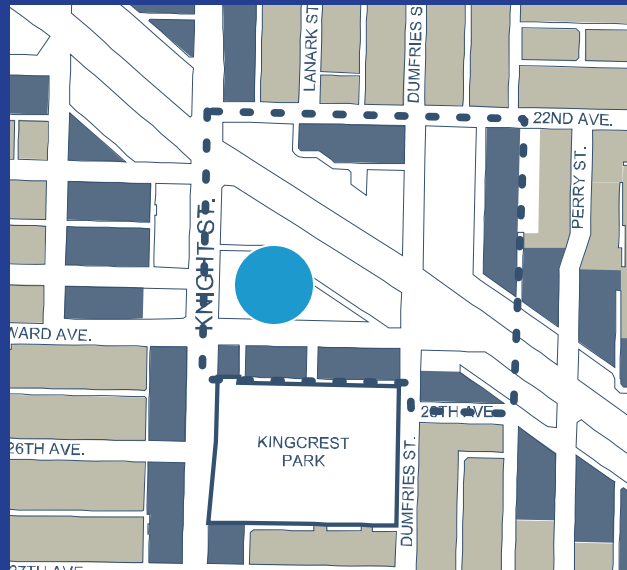


# Housing Surrounding the Center?



Existing:  
1,500  
“Single-  
Family”  
Homes





## Three Storey Apartments

- Surround Signature Development at heart of neighbourhood centre



High Rise King Edward Village

# Housing Above Shops





Behind the  
shops ?













# The HAWG

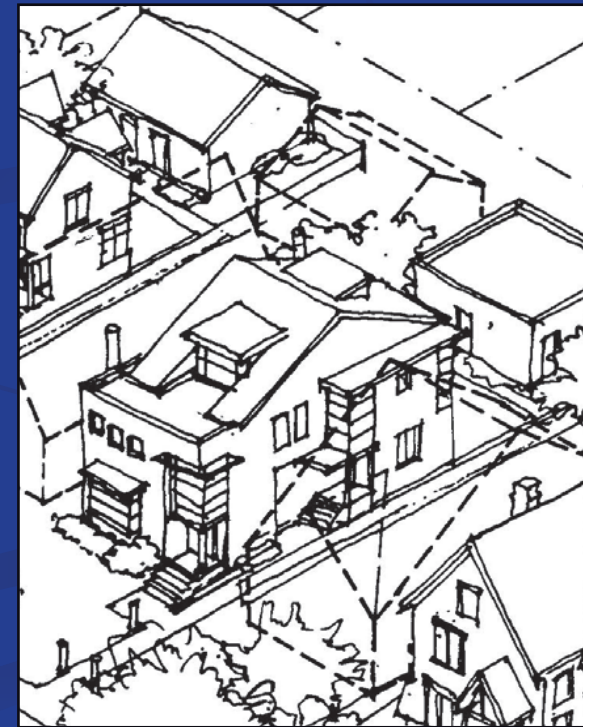
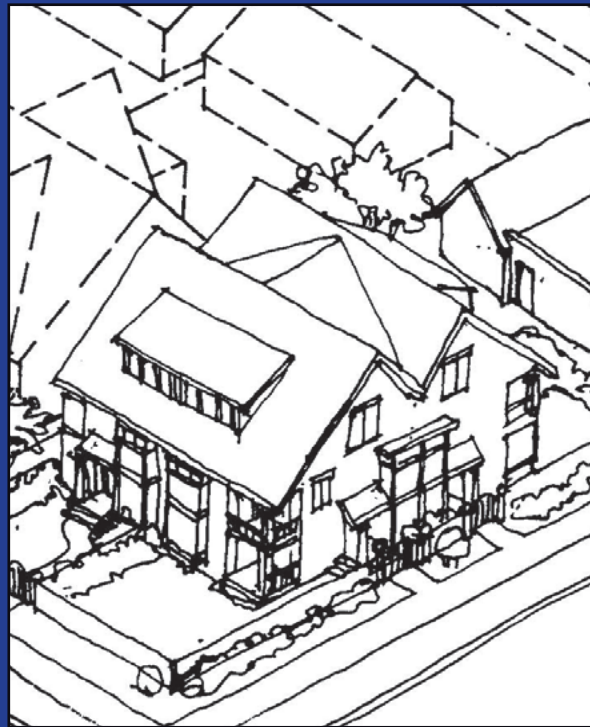
(Housing Area Working Group)

- assessed housing types
- community perspective
- provide input to process and content



# An Exploration of New Housing Types

- A menu of housing varieties
- Community & Developers Advise



# Identify “House-like” qualities

- ground-oriented
- own front door
- front porches
- useable outdoor space
- multiple exposures
- suitable to different family types



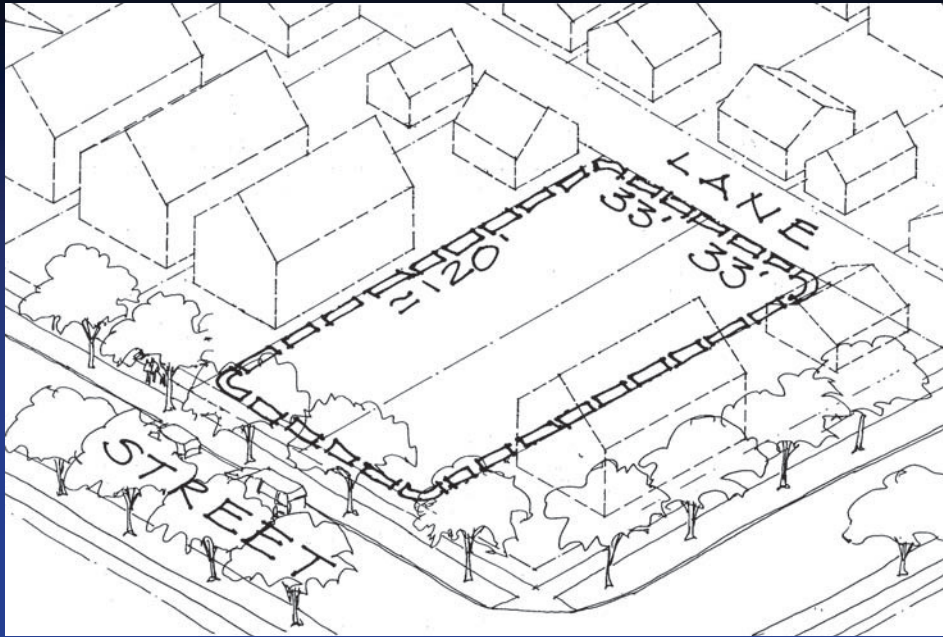




# Neighbourliness

- neighbourly massing and adjacencies
- design guidelines for new construction and renovation



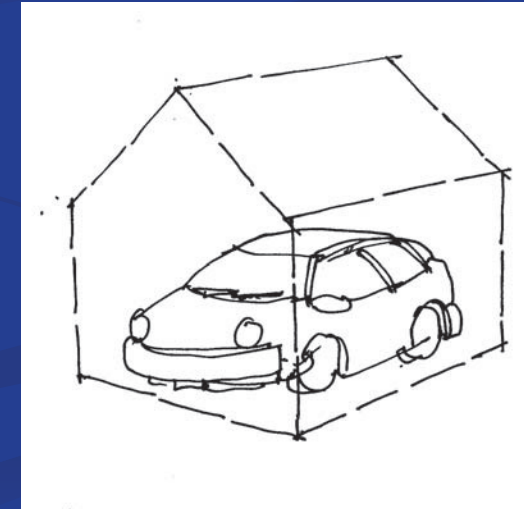


Consider

Affordability

## +Developability

- one parking space per unit, at-grade
- small land assemblies: 2 - 3 lots
- pre-zoning by City





# Kingsway and Knight New Housing Types



RM-1 Courtyard Rowhouse

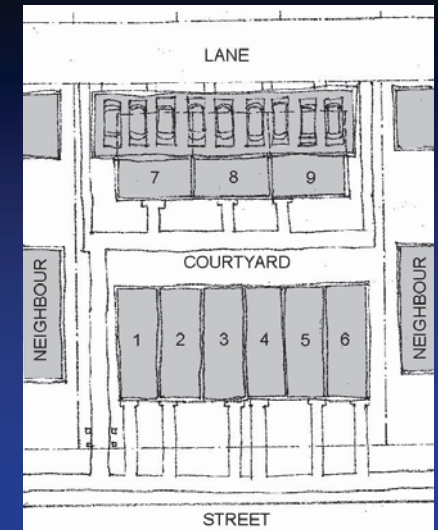


RT-10 Small House / Duplex

Units 1,200 – 2,400 Sq. Feet. 25-46 Units Per Acre

# Courtyard Rowhouses RM-1

0.9 fsr on 2 x 33' lots, 6 units



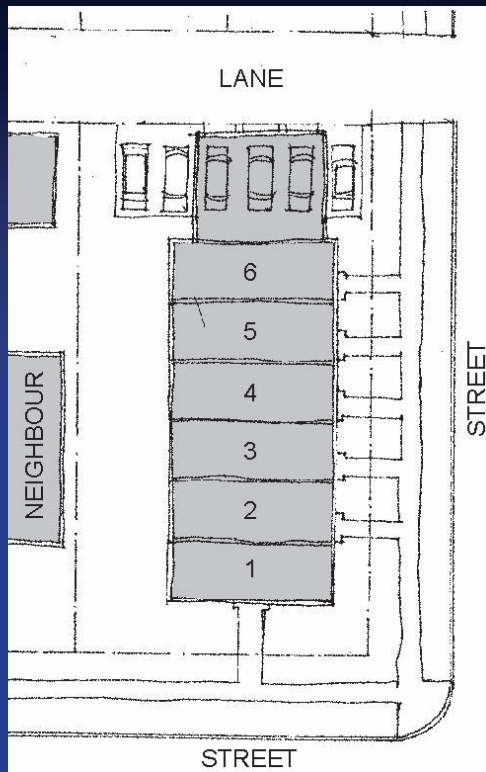
36 u.p.a.

1,300 s.f.



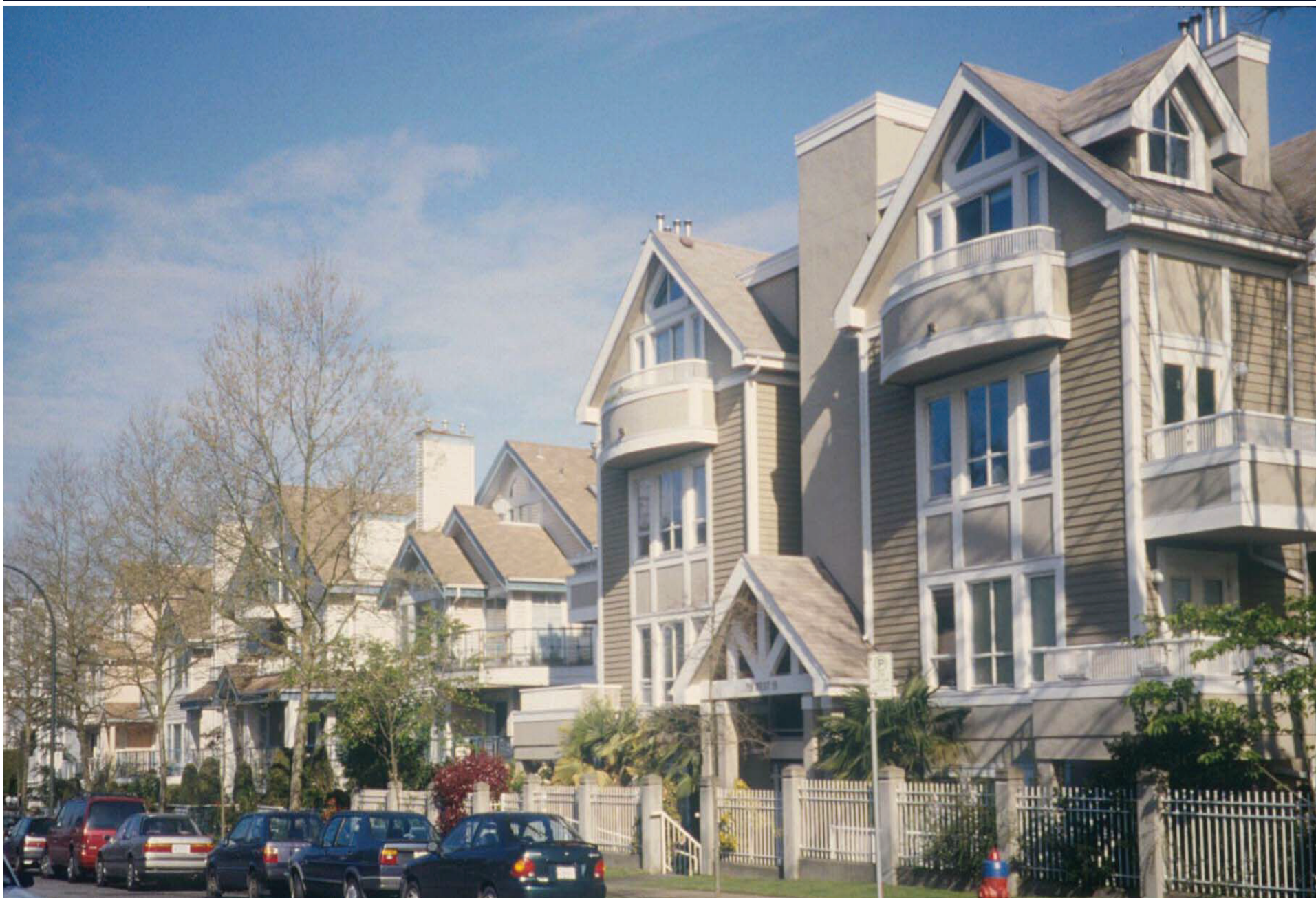
# Corner Rowhouses

- 6 rowhouses on a corner (2 x 33' lots)



33 u.p.a







# Courtyard Rowhouses – RM-1



1.0 fsr on 3 x 33' lots, 9 units 42 u.p.a., 1,300 s.f.



Existing Homes

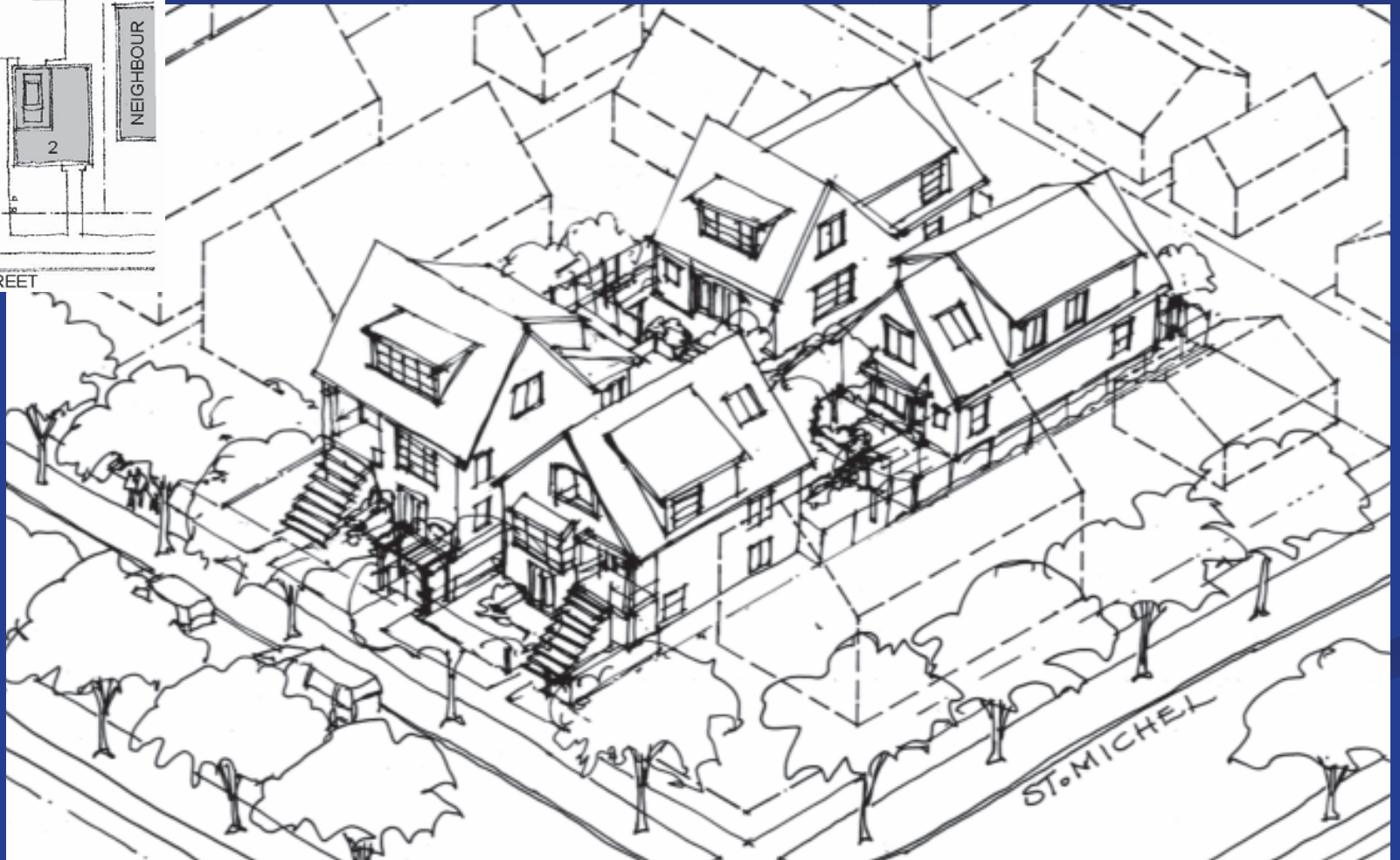
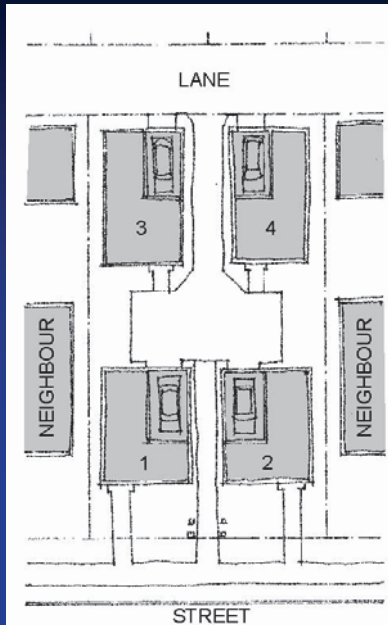
New Homes





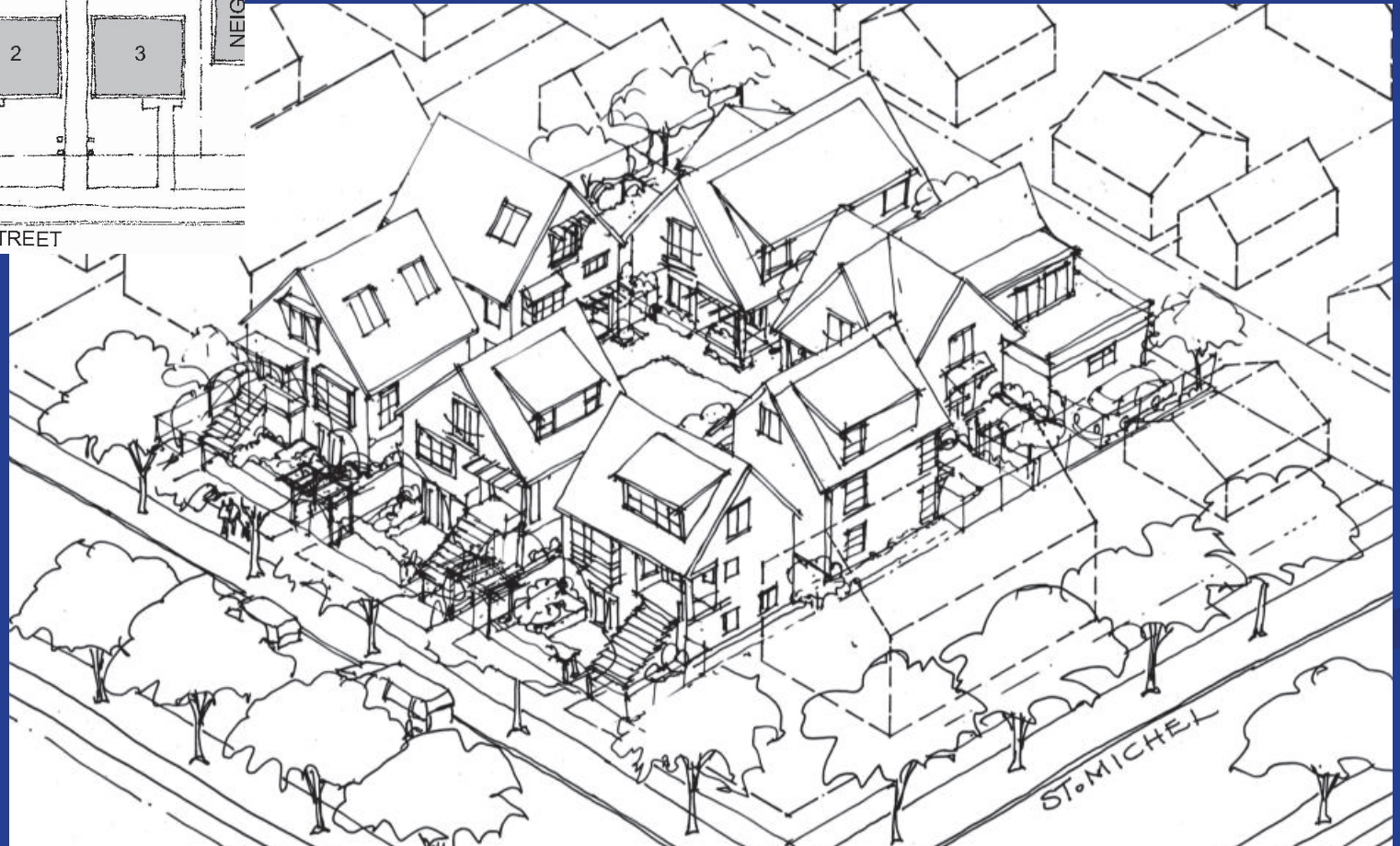
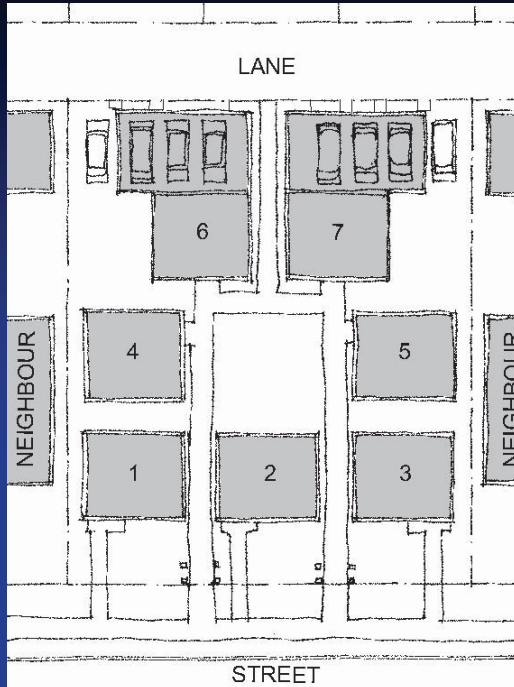
# Small Houses on Shared Lots

- Four freestanding houses on two 33' lots
- 0.8 f.s.r. 22 u.p.a. 1,600 sq.ft.



# Cottages or mini-houses

- 3 x 33' lots or 2 x 50' lots
- 7 or 8 units arranged around a garden court. 25 u.p.a



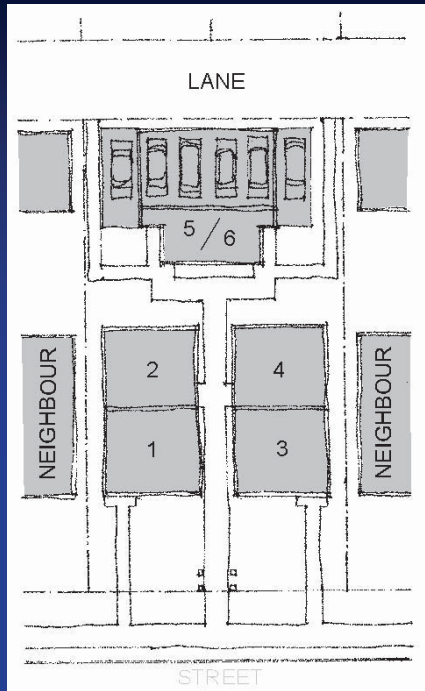






# Duplex Court

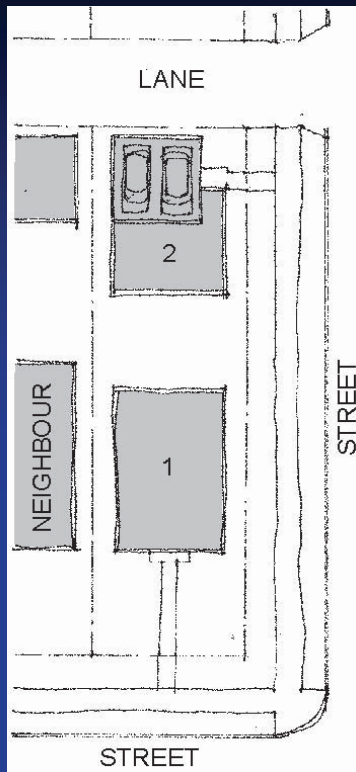
- 5 units on two 33' lots - two duplexes along street, coach-house or infill at rear
- 22 u.p.a. 1,600 sq.ft.





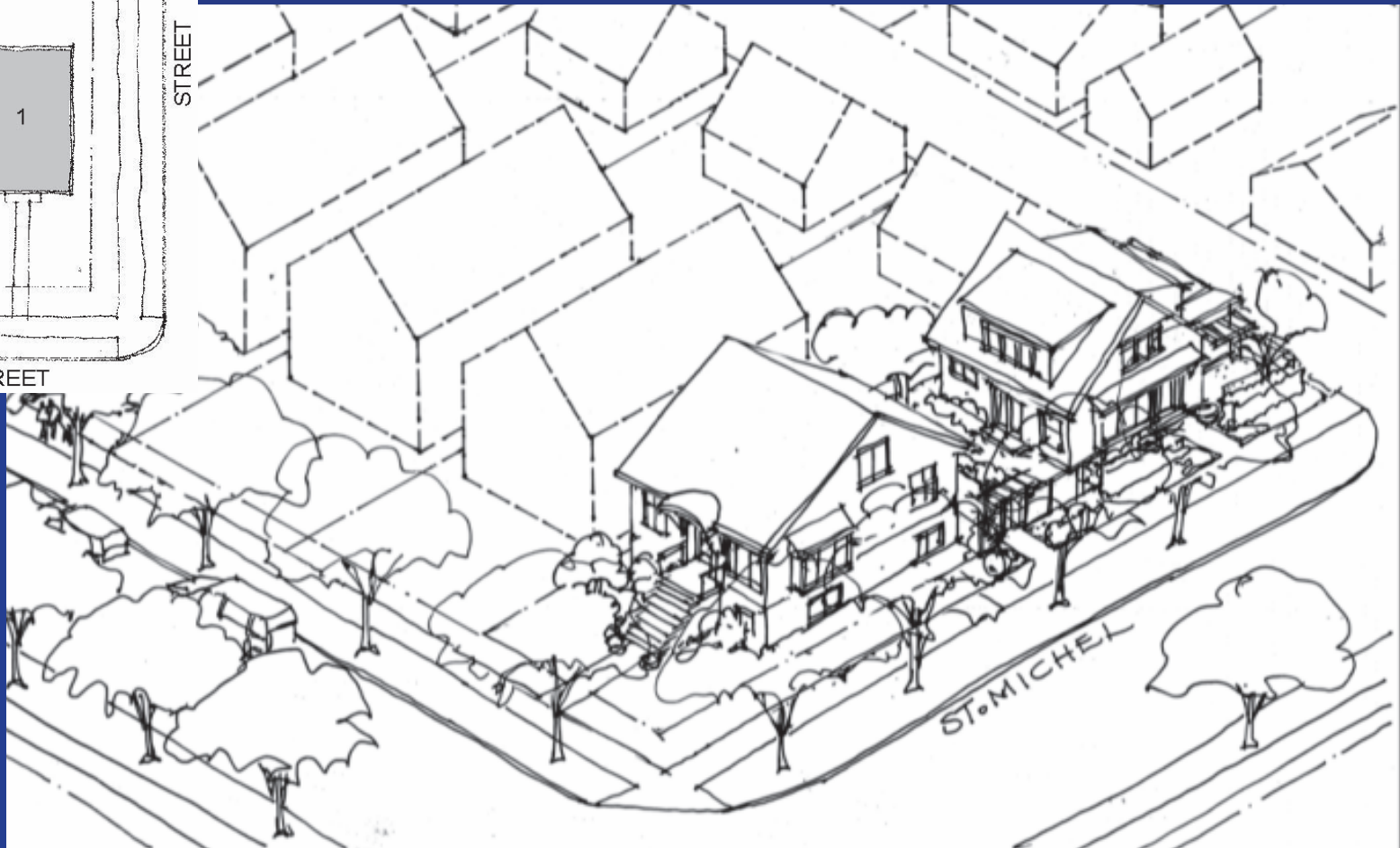
# Incentives to Retain Character Houses





# Infill

- a retained character house with an infill or coach-house at the rear. 22 u.p.a.
- 3 units in new building on larger lots



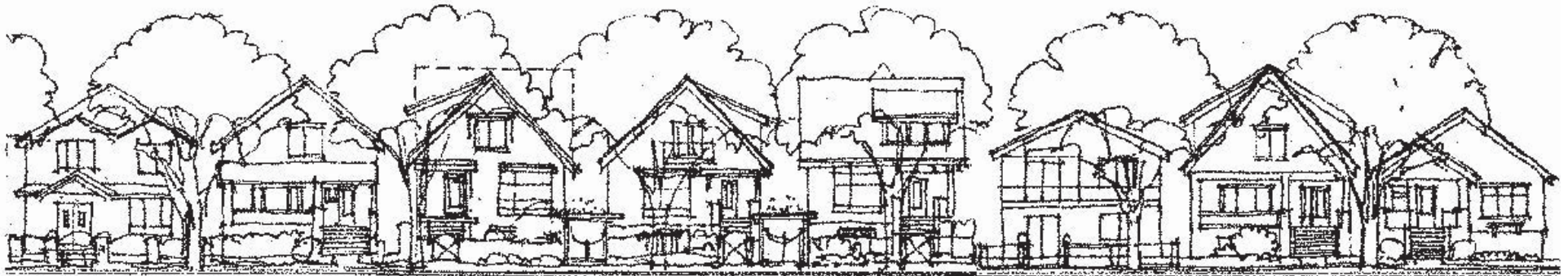








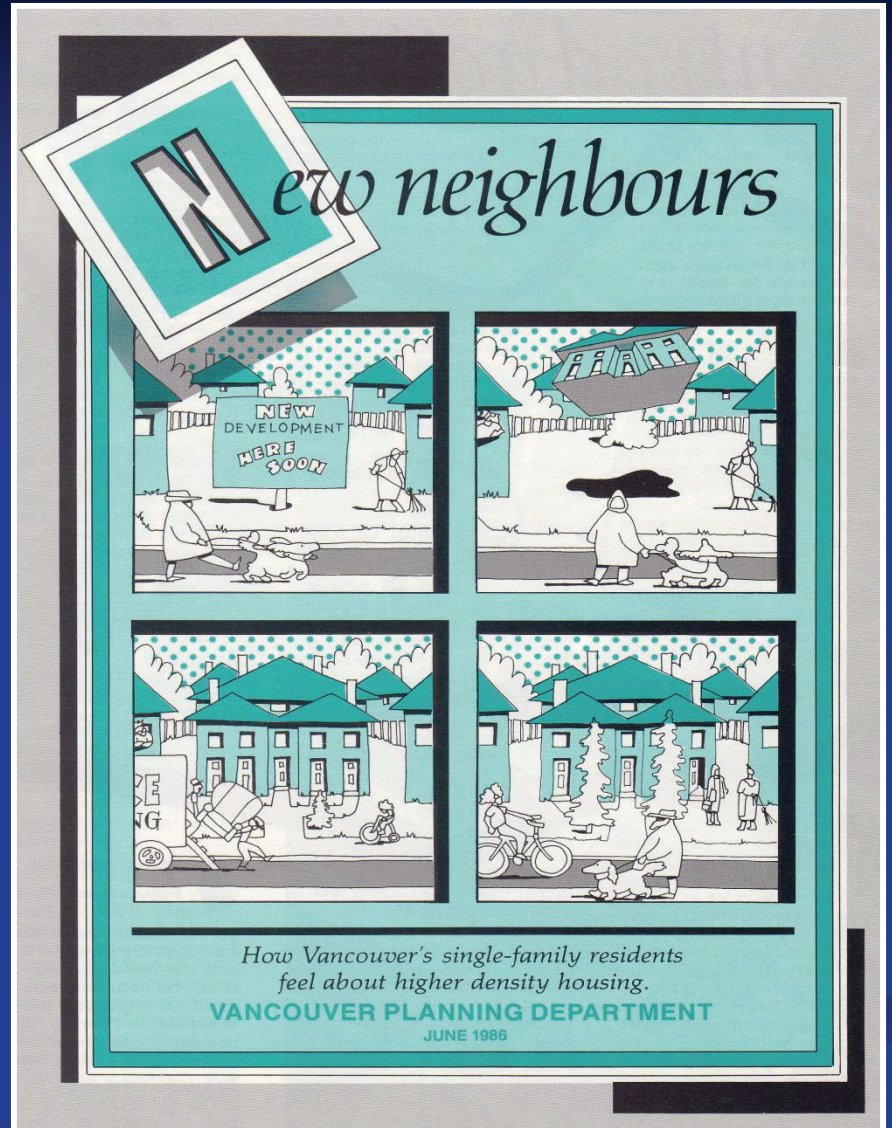
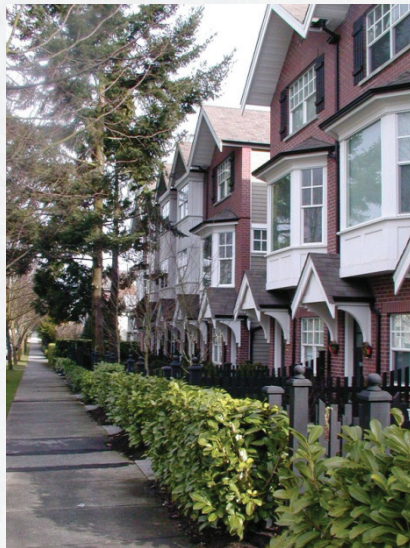
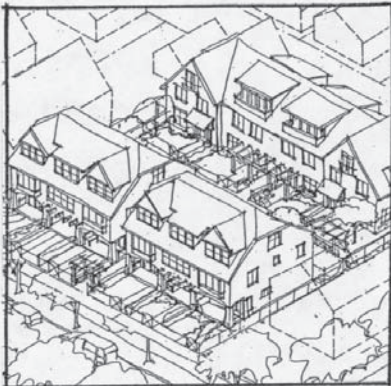
courtyard rowhouse



small house/duplex



# Impact Analysis





# Surveys:

- Mail in
- Scientific Sample

Does  
Community  
Support New  
Zones?  
64% - 72% Yes



**Kingsway & Knight**

**Neighbourhood Centre  
DELIVERY PROGRAM**

The KCC Community Vision Implementation in Action

LOOK INSIDE FOR CHINESE EDITION 內附有中文版本

Newsletter No.4 March 2004



CITY OF VANCOUVER

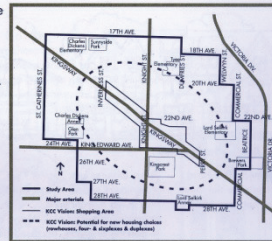
## DRAFT PLAN FOR FUTURE HOUSING IN YOUR NEIGHBOURHOOD! IMPORTANT SURVEY ENCLOSED!

Please read the information about the possible future housing, and answer the survey questions in the text. Then transfer your answers to the mail-back response form on the last page. Cut it out and mail it back by

**April 24, 2004.**

Postage is paid for you.

**PLEASE KEEP THE REST OF THE NEWSLETTER** after you send the survey response form. We are also conducting a random telephone survey, and may call you. The questions will be the same, and you'll want a record of your answers.



Neighbourhood Centre Study Area

### 1.BACKGROUND

#### PLANNING MORE HOUSING VARIETY: IMPLEMENTING THE KCC COMMUNITY VISION

The KCC Community Vision was approved by City Council in 1998. It was the result of 2 years work by KCC residents, with City staff, to create a 20 year Vision for the community's future. The Vision is based on CityPlan directions, community needs and aspirations, and is being used to guide City actions. The Neighbourhood Centre Delivery Program (NCDP) is an initiative with City Planning and Engineering staff working with the neighbourhood to implement some important Vision Directions.

One major focus of the NCDP is to improve the Kingsway shopping area. You probably received the January 2004 newsletter/survey about proposed improvements. (See Other News.)

This newsletter and survey is about another major part of the NCDP: planning for new types of small scale housing in the neighbourhood. It describes the possible housing zones and locations, design guidelines, and improvements to linkages and greening.

#### NEXT STEPS

Once the survey results have been analysed, City staff will finalize a Housing Area Plan to go forward to City Council for approval. Anyone with opinions on the Plan will be able to speak to Council. After that, staff will be writing new zoning and guidelines, following the adopted Plan. Before any rezoning occurs, there will be a Public Hearing at which any person affected will be able to address Council.

#### NEW HOUSING IN THE KCC COMMUNITY VISION

The 1998 KCC Community Vision includes the following approved Direction about new housing variety to allow residents to live in the community in all ages and stages of their lives. It received substantial support from KCC residents (64% agreed, 15% neutral, and 21% disagreed).

"21.1 Rowhouses, Four- and Sixplexes, Duplexes

More housing variety should be provided by rowhouses, four- and sixplexes, and duplexes, which have many of the features of single family but would cost less than a new house. Among the conditions that should be met for this new type of housing are:

- In defined areas, not just anywhere
- With design controls to be attractive and fit into the neighbourhood
- Built in small projects rather than in large ones
- With small green mini-parks and green links"

The Vision identified the area around the Kingsway and Knight shopping area as one of the locations for the new housing types.



## SURVEY



### CONTENTS

1. Background
2. New Housing Zones
  - 2a. Courtyard Rowhouse Zone
  - 2b. Small House/Duplex Zone
3. Locations for New Housing Zones
4. Design Guidelines
5. Linkages and Greening
6. Additional Information
7. Other News

### OPEN HOUSES

Want more information about the housing discussed in this newsletter and survey? Come to one of the Open Houses!

**Wednesday April 14 &  
Thursday April 15  
4 to 8 pm  
Croatian Cultural Centre  
3250 Commercial Dr.**

#### HOUSING AREA WORKING GROUP (HAWG)

A Housing Area Working Group made up of local resident volunteers has been working with City staff for the past year to create the ideas and options contained in this newsletter and survey.



Housing Area Working Group (HAWG)

From left to right:  
Rick Lee, Jeffery Ma, Jeff Naby, Colin Boyd, Kim Naby, Gary Shilling,  
Peter Winkler, Kevin Kippenhagen, Ken Lee, Sherrie Boyd, John Butler,  
Frank Lee, Phoebe Tang, Graham Ricci, Charlotte Burke, Gerald Longan  
Not in photo: Rob Gaffney, Morris Dixon

community  
VISIONS

CityPlan



# Public Hearing For New Housing Zones









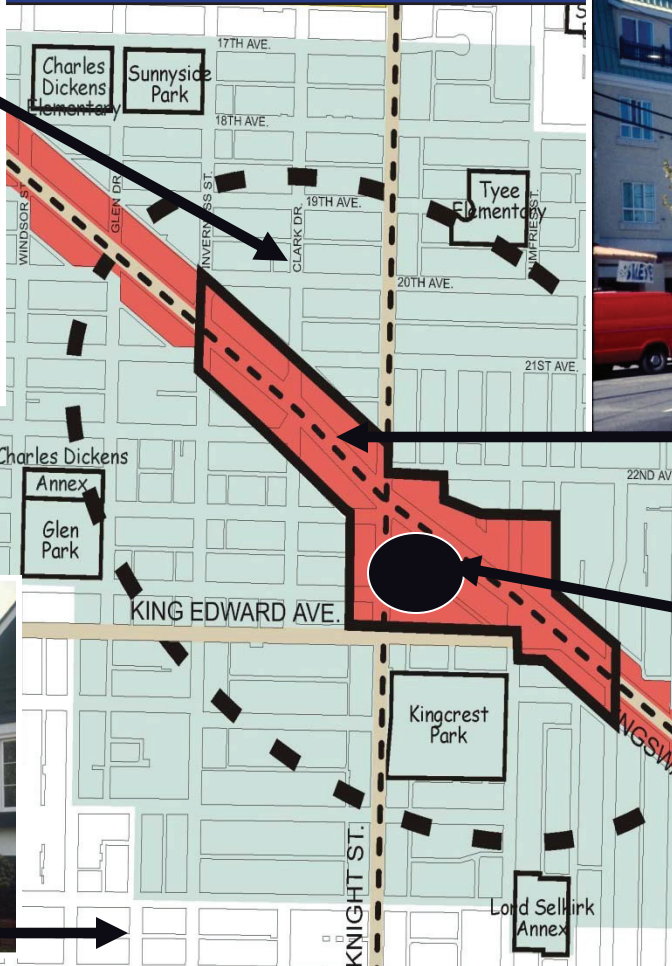
## City Pre-Zones Land for:

- RM-1 Courtyard Rowhouse Zone
  - RT-10 Small House and Duplex Zone
- Add 800 homes, +2,400 residents

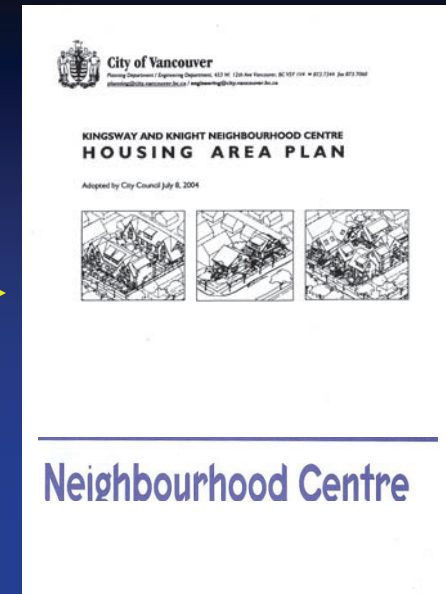
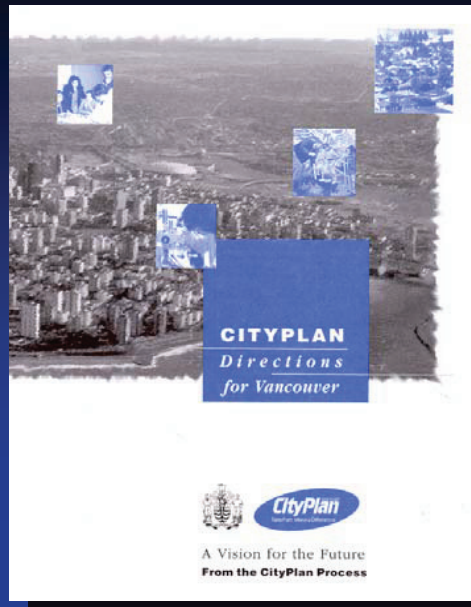




# Neighbourhood Centers Provide Housing Choice & Accessibility Close to Shops and Services







City Plan → Area Plans → Neighbourhood Centers

Process 3 Steps over 10 years  
Plus More Centre Programs

# Increasing Housing Choice Lessons From Vancouver

1. Politicians Play Leadership Role
2. Involve the public – its their home  
Establish Partnerships to Implement Plans
3. Bring Funds to table to finance services and amenities
4. Density Improves Sustainability
5. No “Quick Fixes”  
Seek Sustainable Solutions  
Building Livable Cities is a lifetime commitment



# 1. Council Leadership





# Consistent Leadership



## *“Left” and “Right” Shared Values :*

- Livable / Sustainable Neighbourhoods
- Require Growth to Pay for Services
- City \$ Support Affordable Housing

*Builds Creditability & Accountability*



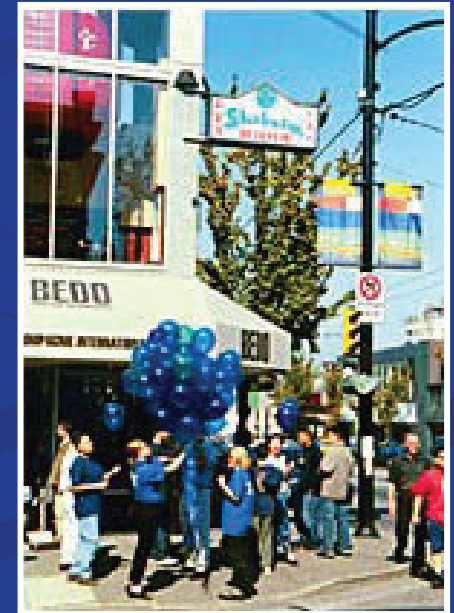
# Planning to Plan: Clarify Roles Up Front – Public Advises - Council Decides



- Council Adopted Terms of Reference
- Clarify Community Role
- Clarify what not on the table

## 2. Partnerships Help Plan and Build City

- Community
- Local Businesses
- Developers





# “River Rafting” All Stakeholders in the Boat



No More “DAD”  
Decide, Announce, Defend



# Citizen Advisory Groups: Accountability



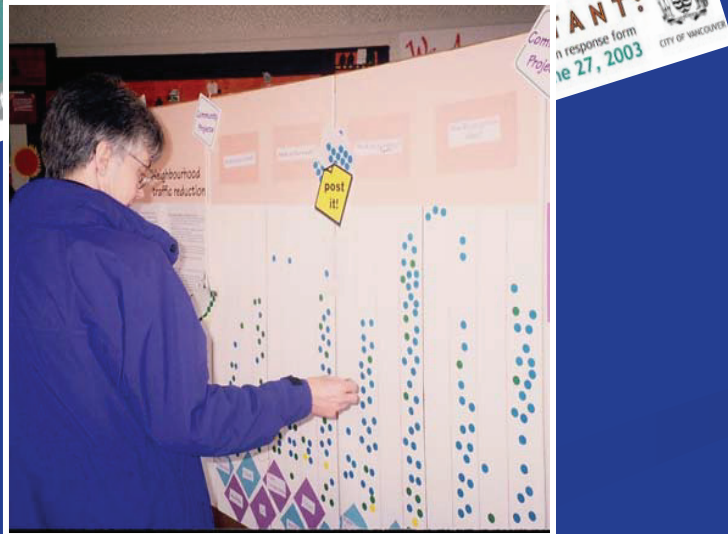
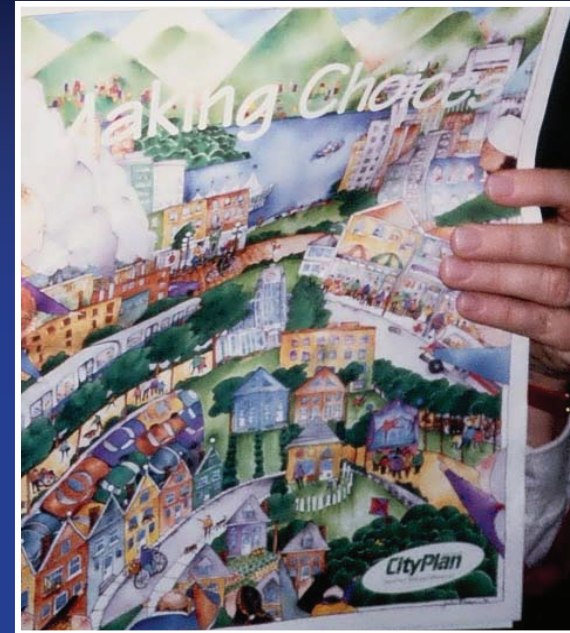
Community Groups  
Advise Staff on Process



City Perspectives Panel  
Advise Community Bring other  
Community Perspectives



# Broad Public Input

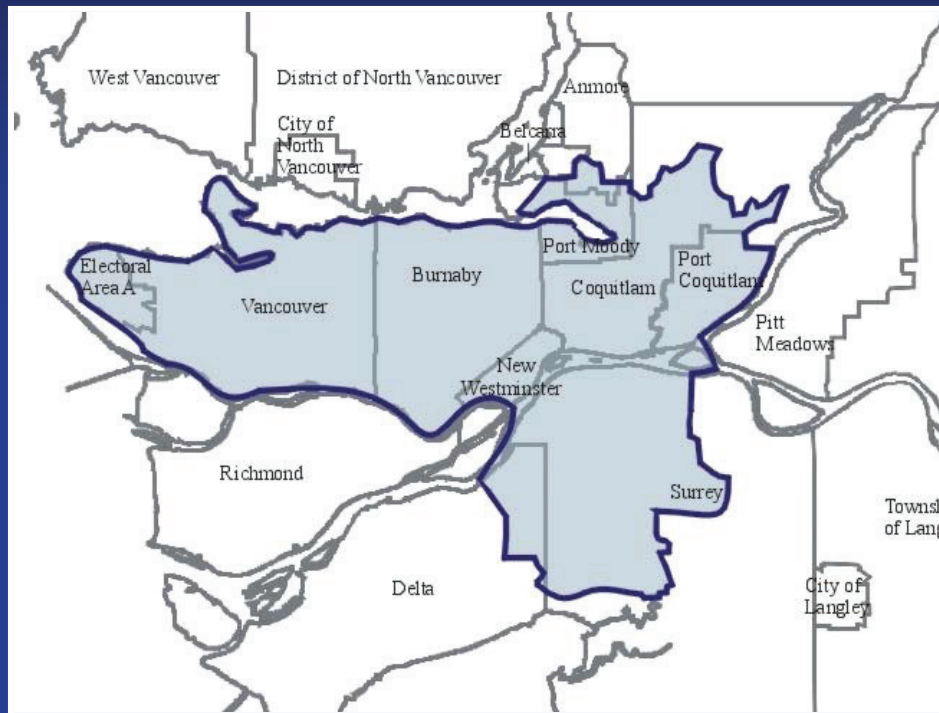


## Council Attends Planning Events





# Public Addresses Difficult Choices



Growth

Funding



# Residents Focus on Their Housing Needs: Personalize Choices



Type of Household	1991 Existing*	2021 Estimated	Change
<b>First Households</b> 15 - 24 years; mainly singles, couples, or sharing	130	105	-25
<b>Established Couples and Singles 25 - 54 years; no children</b>	1325	1115	-210
<b>Families with Children</b> 25 - 54 years; with children at home	2810	2400	-410
<b>Mature Households</b> over 55 years; mainly no children, or have left home	2465	4660	+2195
<b>Total Households</b>	<b>6730</b>	<b>8280</b>	<b>+1550</b>





# Involving Citizens

“Tell me, I forget.

Show me, I remember.

Involve me, I understand.”

Chinese Proverb

Participation =  
Community Spirit=  
Residents Improve  
Neighbourhood

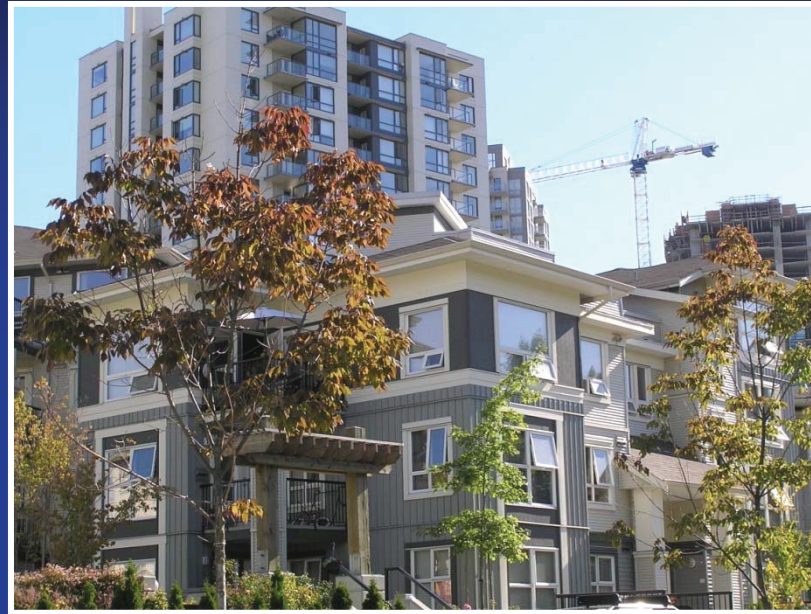




# Over 70 Citizen Implementation Committees Involving Over 1,000 people Balance Process With Products



# “NIMBY” to “YIMBY”



- Build community contacts and good will over time
- Actively engage residents and building industry  
Considering information, choices, options
- Bring “goodies” to the table



### 3. Financing City Services



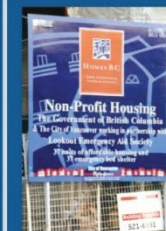
- Required to Balance Budget
- Limited Revenue Sources
  - Property Taxes (50%)
  - User Fees for Services and to reduce Waste & Pollution (45%)
  - Senior Government Grants & Programs (2%)
  - Interest, other (3%)

# CityPlan Financing Growth Directions

- Rationalize Existing Resources
  - Do more with the resources we have
  - Re-direct existing funds to new initiatives.
- New Growth Pays for Services

## Financing Growth

Paying for City facilities to serve a growing population: the role of city-wide charges on new development





# Developers of Large Sites Required to Provide Infrastructure, Affordable Housing, Parks, Daycare to City Standards



# Small Sites: City-Wide Development Cost Levies (DCLs) “In Kind” or “Cash”

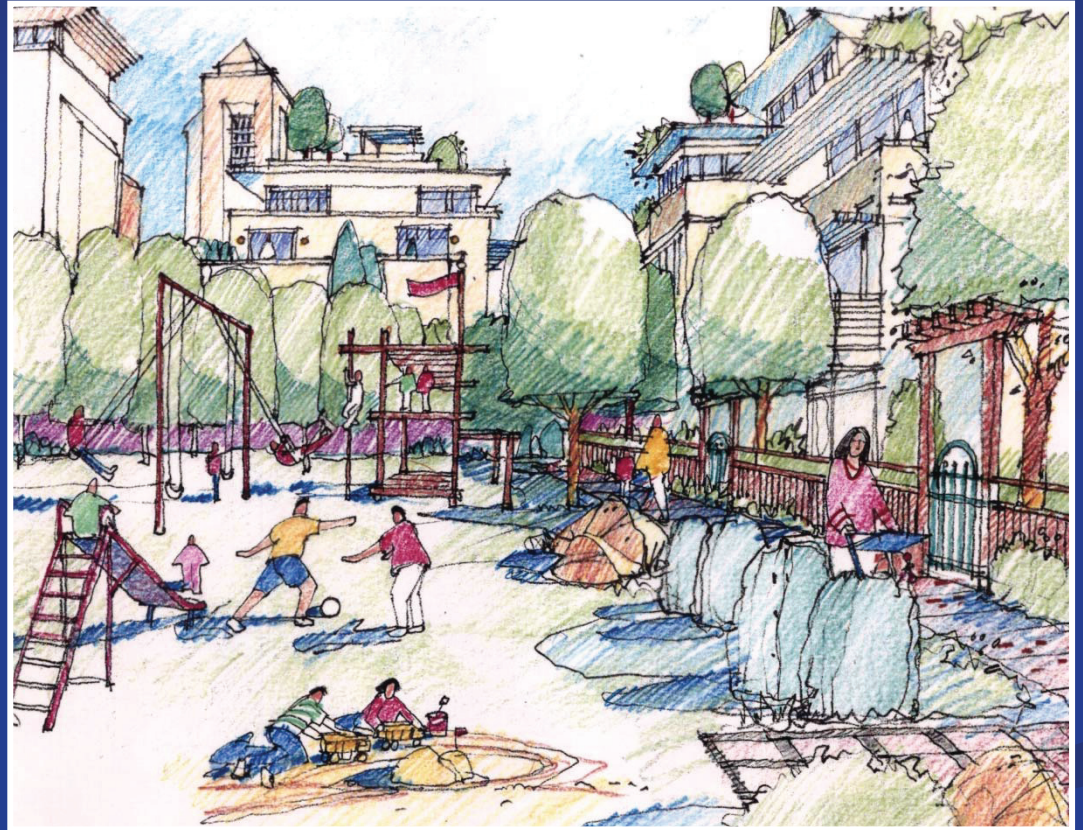
Recover 80% Of  
Growth Costs





# DCL Revenue Allocated to:

- Parks (41%)
- Replacement Housing (32%)
- Transportation (22%)
- Childcare (5%)



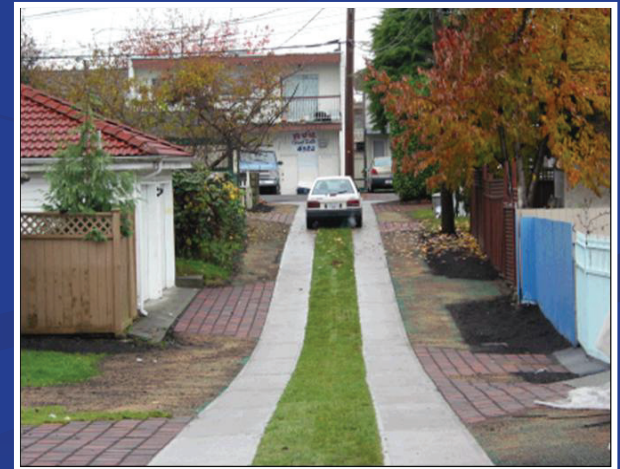
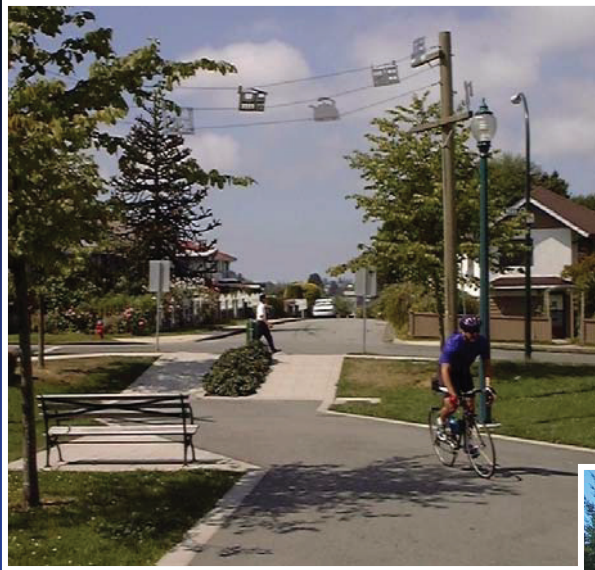


# Build Creditability: Ideas Into Action



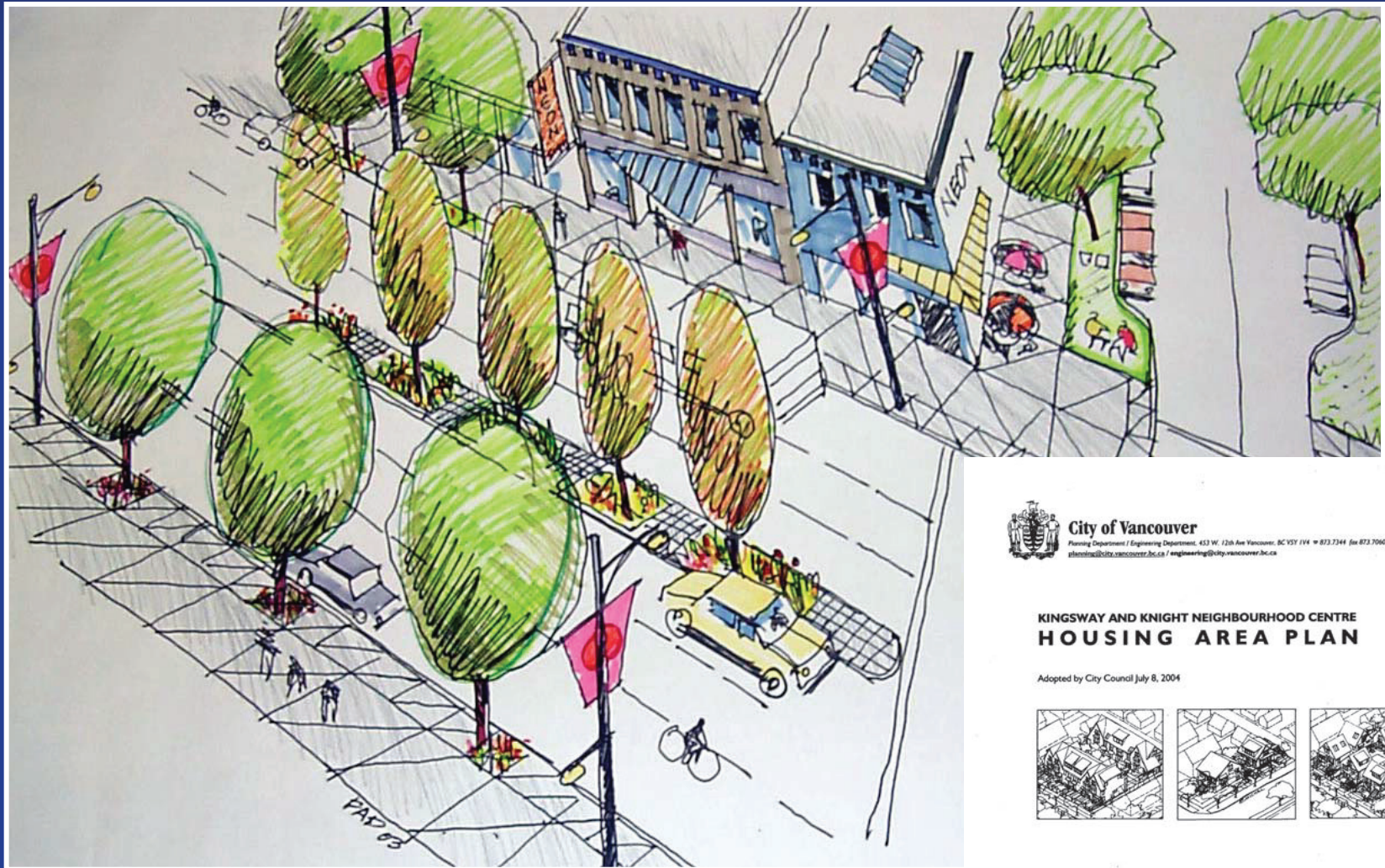


# Implementation: City Projects Driven by Community Priorities





# Neighbourhood Centre Program: Show Good Faith - - New Housing Combined with Shopping Area Improvements

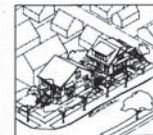
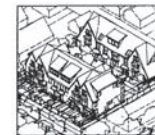


**City of Vancouver**

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ghenine@city.vancouver.bc.ca / engineering@city.vancouver.bc.ca

## **KINGSWAY AND KNIGHT NEIGHBOURHOOD CENTRE HOUSING AREA PLAN**

Adopted by City Council July 8, 2004





# Initiatives to Support Local Businesses and Improve Services: \$2.4 Million

- Street / Public Realm Improvements
- Community Facilities
- Create BIA  
Business Improvement Association



Knight &  
Kingsway =  
Developer  
Provides  
New Library

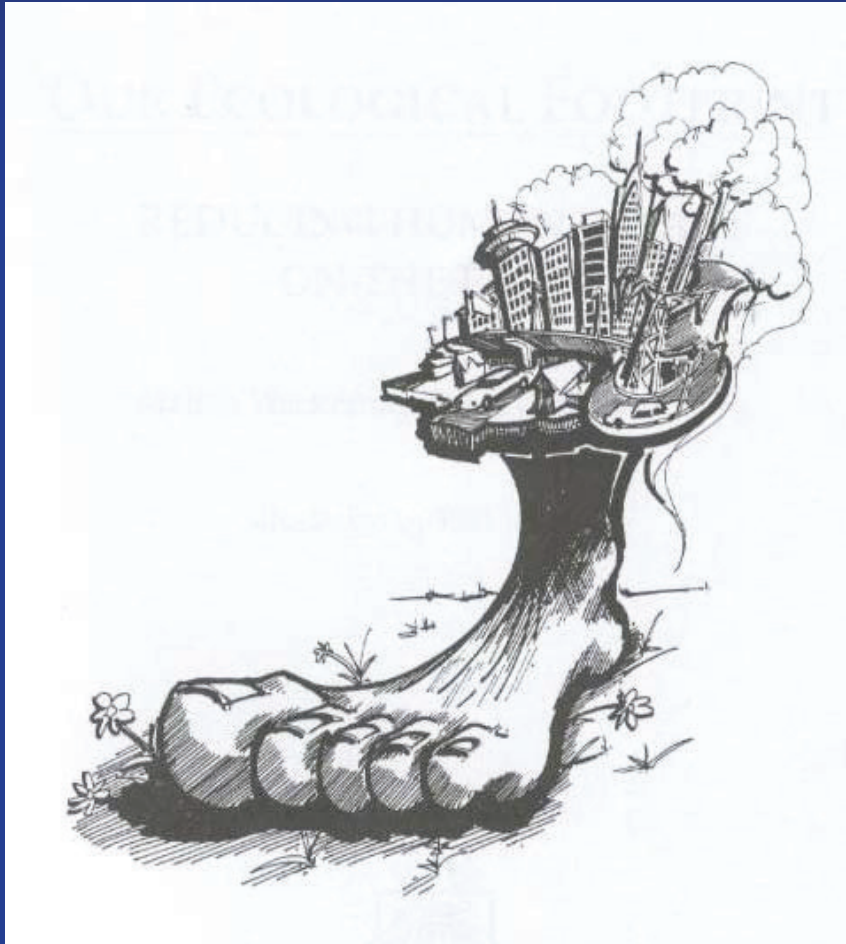




## 4. Sustainability “Way of Doing Business”



# Suburban Density Contributes to Sustainability



- Centers – local jobs and housing reduce travel pollution/congestion.
- Higher densities support transit.
- Higher densities more efficient use of services.
- Infill reduces pressure on farm lands.
- Housing mix supports Social sustainability

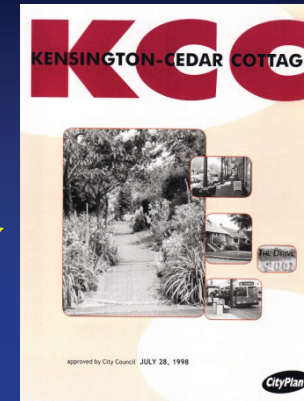
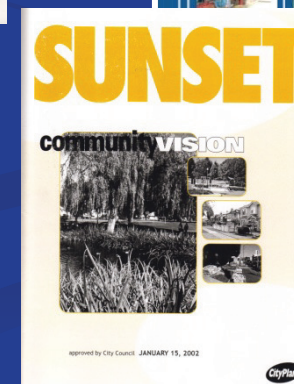
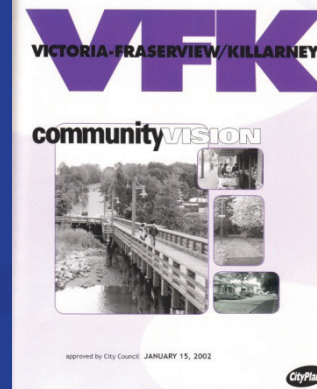
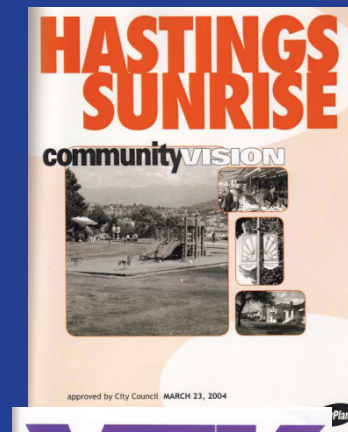
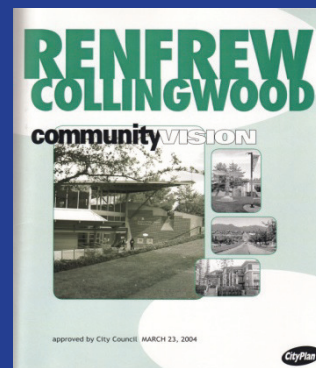
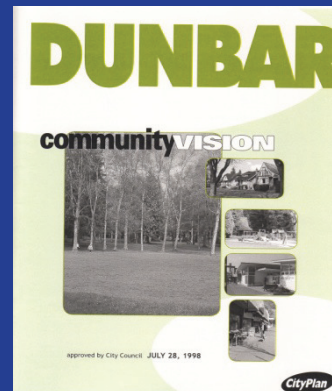
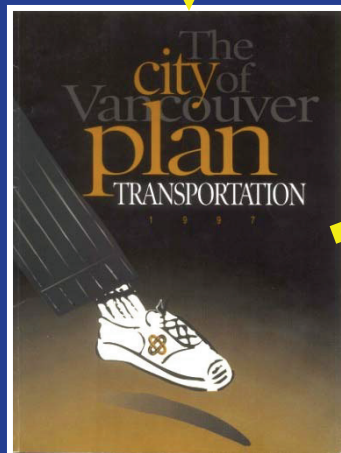
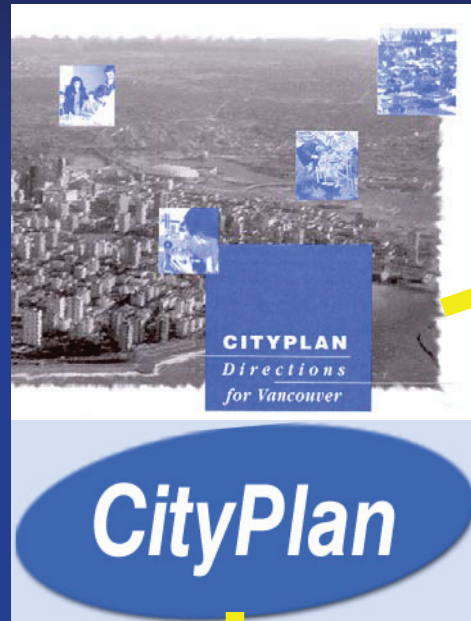


## 5. Planning Process:

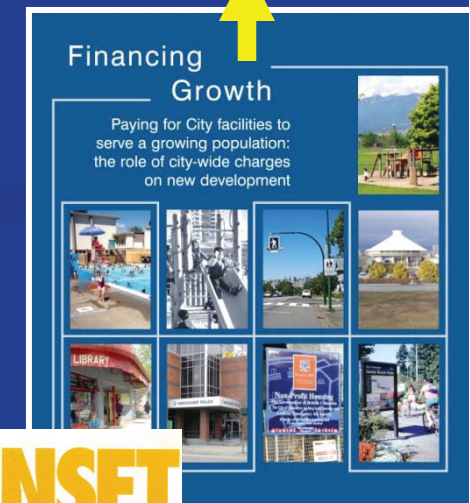
No “Quick Fixes”  
Building Livable,  
Sustainable Cities  
is a Lifetime  
Commitment



# Take Bite Size Steps – Coincide with Council Term



**Kingsway & Knight**  
Neighbourhood Centre





The Development of a city can be compared with the creation of a novel.

Everyone is a reader and a co-writer in the development process.

Let us hope that the legacy we leave behind will be a memorable chapter for generations to come.



# Web References

## *Vancouver*

*Community Visions & Neighbourhood Centres:*

[www.vancouver.ca/visions](http://www.vancouver.ca/visions)

[www.vancouver.ca/planning/neighcentres](http://www.vancouver.ca/planning/neighcentres)

[www.vancouver-ecodensity](http://www.vancouver-ecodensity)

## *GVRD*

[www.gvrd.bc.ca](http://www.gvrd.bc.ca)

*Regional Growth Strategy  
Housing Diversity*