

VANCOUVER DAY - STAFF MASTER CLASS - AARHUS, DENMARK - APRIL, 2017



VANCOUVER'S REGENERATION STRATEGY: WAYS AND MEANS

BY LARRY BEASLEY, C.M., F.C.I.P..

A scenic view of a waterfront city, likely Vancouver, featuring a paved walkway, a body of water, and a skyline of modern buildings under a blue sky.

Presentation:

- Vancouver Case Study
 - Reprise
- Implementation Methods
 - Public Engagement
 - Regulations +
Development
Management

Work Session:

- Group Discussions
- Plenary Discussion

ELEMENTS FOR A SUCCESSFUL CITY:

Regional Structure

Density and Quality of Life

Social Mix

Culture

Urban Design – Built Form

Environmental Responsibility

Appeal and Character

METROPOLITAN STRUCTURE

Metro Regional Plan

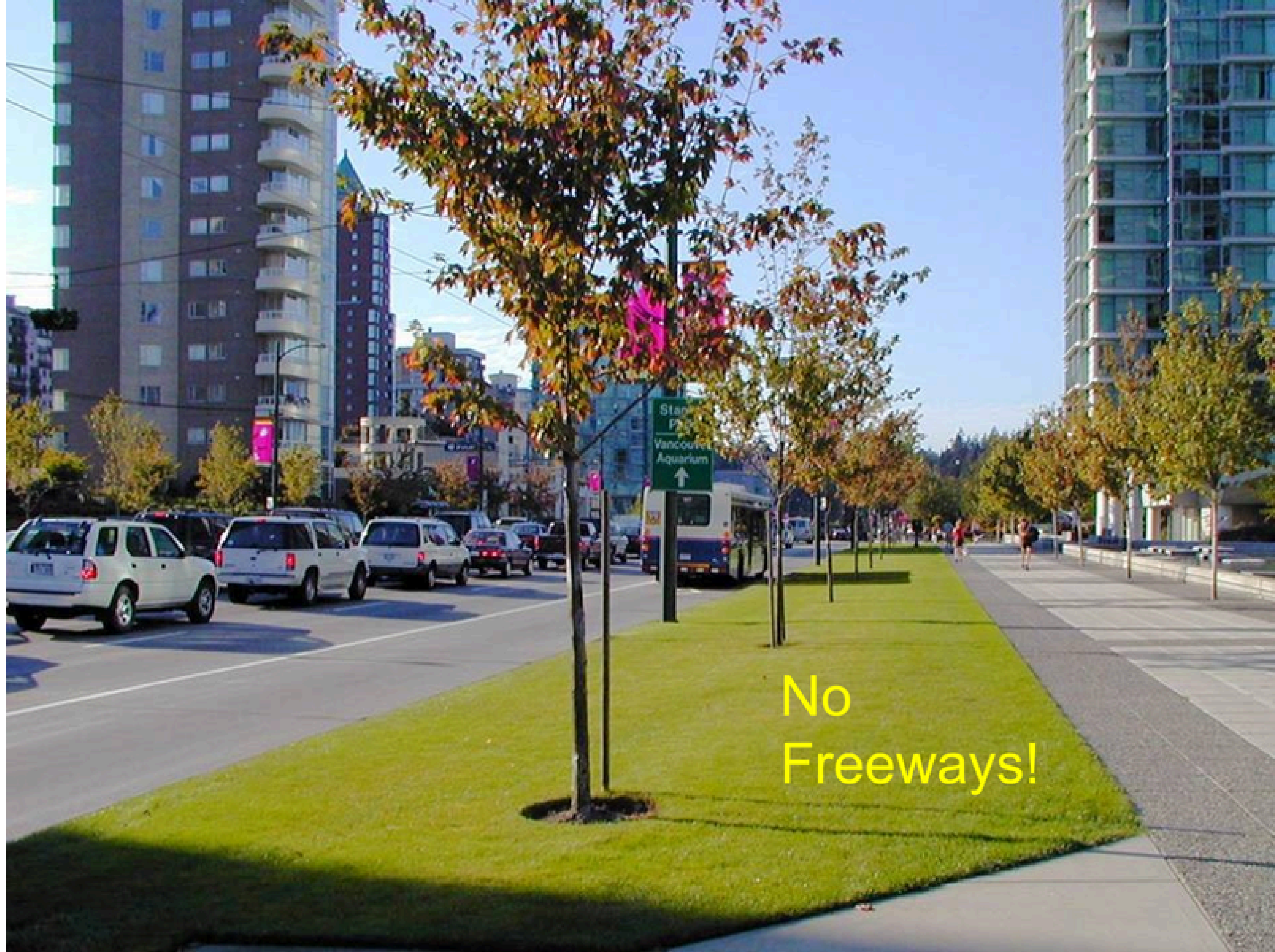


Provincial Agricultural Land Reserve



An aerial photograph showing a wide river flowing through a valley. The river is a light blue-grey color. On either side of the river, there are patches of green fields and some brown, cleared land. In the distance, there are hills and a cloudy sky. The text "50% of Green Space preserved" is overlaid in yellow on the right side of the image.

50% of
Green Space
preserved



No
Freeways!





“The best transportation plan
is a good land-use plan.”

DENSITY AND QUALITY OF LIFE

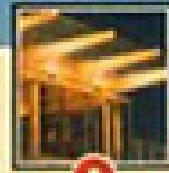
A wide-angle photograph of a large outdoor event, likely a festival or community gathering, held on a lush green lawn. In the background, a dense urban skyline is visible, featuring several tall, modern high-rise buildings with glass and brick facades. The sky is filled with soft, white clouds. The foreground is partially obscured by the dark green, leafy branches of trees on the left and right sides. Numerous white pop-up tents are scattered across the grass, and a large, diverse crowd of people is seen walking, sitting, and socializing. A paved walkway runs along the bottom edge of the frame.

“Living First” Strategy

Welcome to the Neighbourhood!

CONCORD PACIFIC PLACE

The present and future shape of Concord Pacific Place



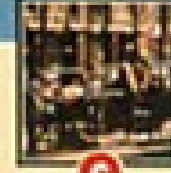
A THE CONCORD PACIFIC PRESENTATION CENTRE

For a fascinating look at Concord Pacific Place, drop into the Presentation Centre, 1000 Pacific Boulevard at the foot of Howe Street - open Tuesday to Sunday, 10 am to 5 pm. And coming soon, a new store where you can discover "the House of the Future," featuring the advances of Canada's first fibre optic community. For more information, call (604) 699-6800.



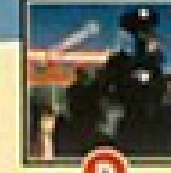
B FORD CENTRE FOR THE PERFORMING ARTS

The creation of major producer and composer Garth Drabinsky, Vancouver's new "big show" centre opens this fall with a spectacular production of "Showboat." With outstanding scenery and seating for 1,024, this specially designed facility will host new works as one of the all-time shows of the musical stage. For ticket information, phone (604) 246-5222.



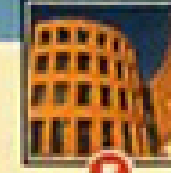
C YALETOWN

An exciting mix of Old Vancouver and some of the city's finest new shops, restaurants and commercial developments. Every dining that ranges from continental cuisine to regional specialties, shopping for designer fashions and imported furniture. It's all just a short stroll away from your Concord Pacific Place residence.



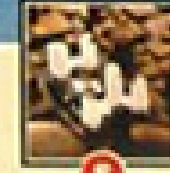
D THE ROUNDHOUSE

Once used to house and repair Canada's transcontinental locomotives, this historic building served as a three pavilion and retail complex during Expo '86. Now it's being developed as a community art and recreational centre - a vibrant "people place" for local residents.



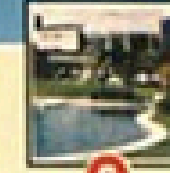
E LIBRARY SQUARE

Library Square is sweeping the city! Vancouver residents helped to choose the winning design for this dazzling new centre - and they're showing their pride in record numbers. Over 8,000 people have been checking out the building and the books every day, nearly double the number that used the former Downtown Library. For information, phone (604) 331-3600.



F DOWNTOWN PLACE

Concord Pacific's plan for a new downtown Vancouver centre will add new homes to the city, entertainment and cultural heart of our city. It will give Vancouver the largest arts facility needed to attract major entertainment - create a new park and civic plaza - and give new life to downtown Georgia Street. All with no significant physical or environmental impact on the city.



G GENERAL MOTORS PLACE

The neighbourhood's new sports and entertainment arena offers seating for 20,000 plus world class facilities that raise Vancouver to new heights. Opened in September, it's the home of two major league teams: the NHL's Vancouver Canucks and the new Vancouver Grizzlies of the NBA. For ticket information, phone: Canada (800) 899-6234, Canada (604) 699-6800.



Where Vancouver is Going!

FALSE CREEK

NEIGHBOURHOOD ECONOMIC AND SOCIAL UNIT

LOCAL-SERVING COMMERCE

Retail facilities such as food store,
drug store and liquor store

Local services such as dry cleaners,
medical clinics, hair salons

Local meeting places

NEIGHBOURHOOD ECONOMIC AND SOCIAL UNIT

COMMUNITY INFRASTRUCTURE

Parks

Schools

Daycares

Community Centres

Libraries

Public Art

Walkways and Bikeways

NEIGHBOURHOOD ECONOMIC AND SOCIAL UNIT

NEIGHBOURHOODSCALEFORPROXIMITY

5-7 minute walk to centre

15-minute walk across diameter

10,000+ people per area





BUILT FORM



Careful management of:
security
noise
privacy
interface





“Neighbourliness”





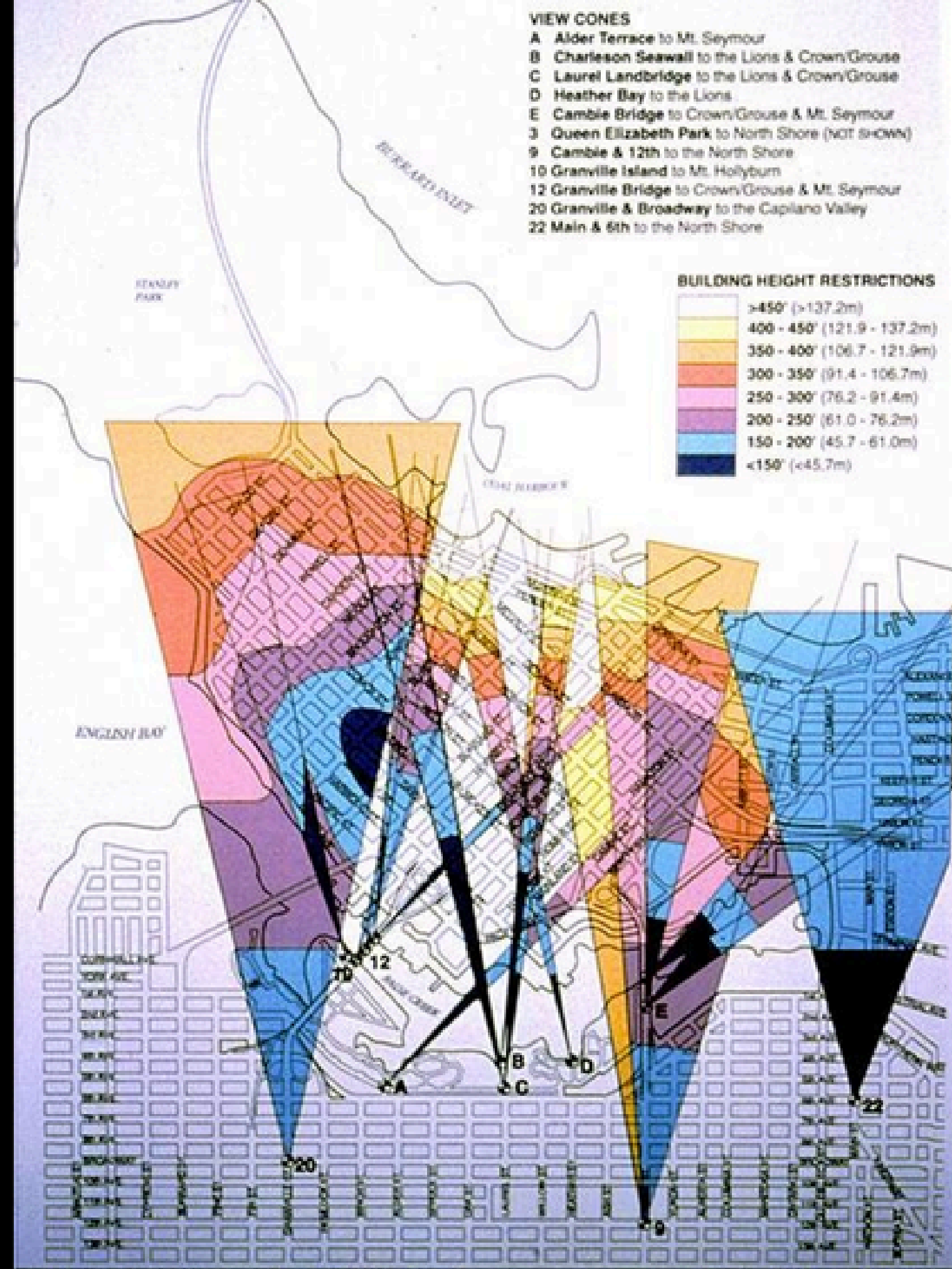


VIEW CONES

- A Alder Terrace to Mt. Seymour
- B Charleson Seawall to the Lions & Crown/Grouse
- C Laurel Landbridge to the Lions & Crown/Grouse
- D Heather Bay to the Lions
- E Cambie Bridge to Crown/Grouse & Mt. Seymour
- 3 Queen Elizabeth Park to North Shore (NOT SHOWN)
- 9 Cambie & 12th to the North Shore
- 10 Granville Island to Mt. Hollyburn
- 12 Granville Bridge to Crown/Grouse & Mt. Seymour
- 20 Granville & Broadway to the Capilano Valley
- 22 Main & 6th to the North Shore

BUILDING HEIGHT RESTRICTIONS

>450' (>137.2m)
400 - 450' (121.9 - 137.2m)
350 - 400' (106.7 - 121.9m)
300 - 350' (91.4 - 106.7m)
250 - 300' (76.2 - 91.4m)
200 - 250' (61.0 - 76.2m)
150 - 200' (45.7 - 61.0m)
<150' (<45.7m)



VIEW CONES OVER THE DOWNTOWN
AND RESULTING BUILDING HEIGHT RESTRICTIONS
City of Vancouver Planning Department

date: 96.12.12
by: MN
scale:







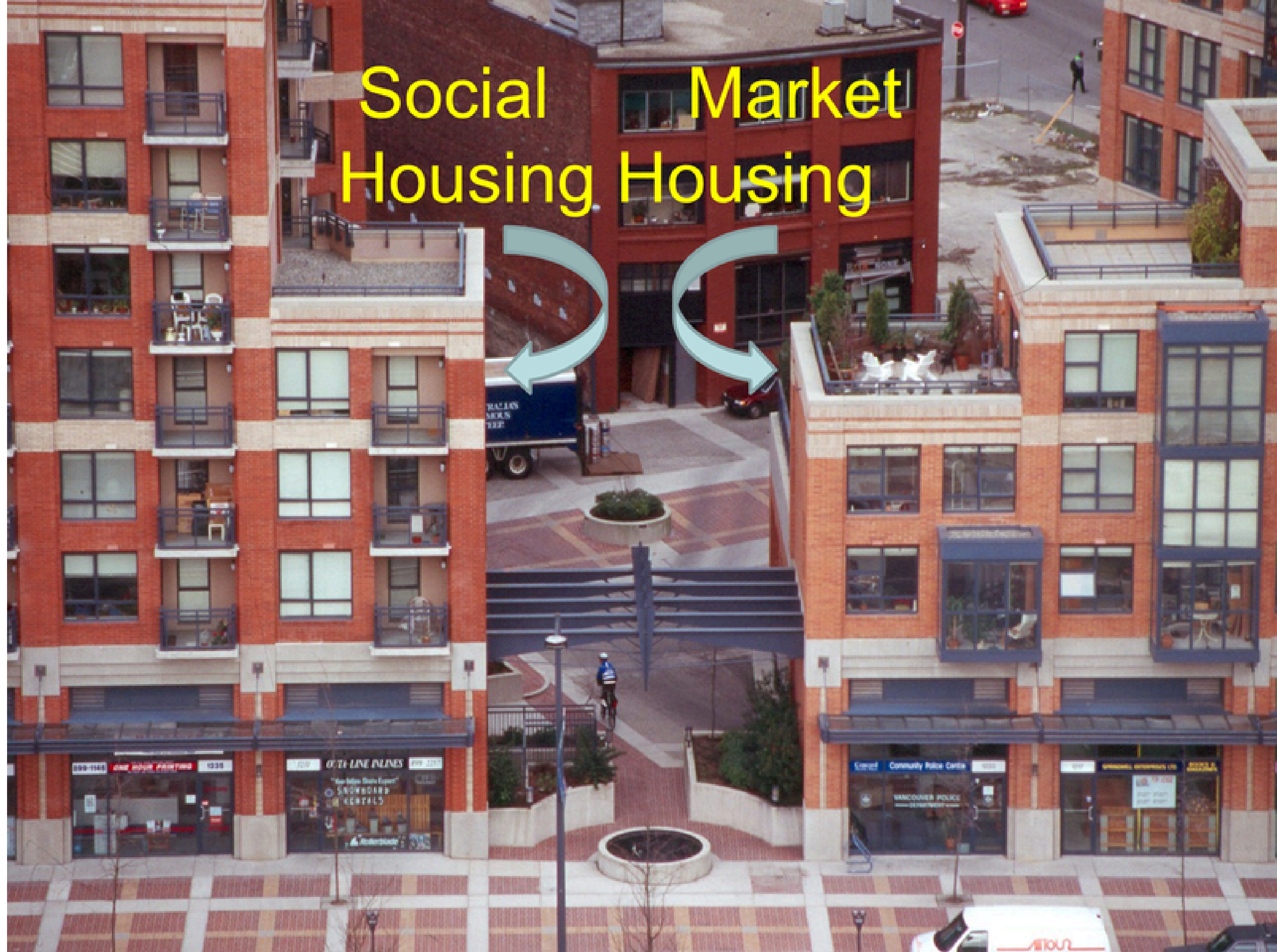






SOCIAL MIX

Social Housing Market Housing





20% Social Housing





25% Family Housing



EDITORIAL

THE NEWSPAPER'S VIEW

Vancouver grows more attractive, and expensive

The world takes notice of city's
livability, pushing home costs

We have come a long
back in the
terminology

Wa
the

Sounds
familiar.
Che

Housing Affordability Strategy



ENVIRONMENTAL RESPONSIBILITY

COMPARABLE PER-CAPITA CARBON FOOTPRINTS

TONNES OF CARBON DIOXIDE PER PERSON

Denver	25.0	oooooooooooooooooooooooooooo
Calgary	17.6	oooooooooooooooooooo
Portland	13.7	oooooooooooo
Toronto	9.3	oooooooo
London	5.2	oooo
Vancouver	4.4	ooo
Barcelona	3.0	oo
Oslo	2.4	

Institute for Local Self Reliance:
“Lessons from Pioneers: Tackling Global Warming at the Local Level”

THE VILLAGE
ON FALSE CREEK

THE VILLAGE
ON FALSE CREEK

MOVE IN TODAY



SALES CENTRE
1615 MANITOBA STREET

SITE DIRECTORY



LEGEND

- SNOWMOBILE
- SALES CENTRE
- GOLD MEDAL CLUB
- AQUARIUS STATION

THEVILLAGEONFALSECREEK.COM





The Neighbourhood Energy Utility - long term value for customers

The Neighbourhood Energy Utility (NEU) is an innovative, flexible system, providing significant environmental benefits and value for the community that is connected to it.

The NEU offers:

- Less than half of the carbon footprint of conventional heating systems.
- Faster flexibility to adapt to a wide variety of renewable heat sources than existing while optimizing various thermal benefits, also providing the residents greater price flexibility and solutions associated with conventional energy sources.
- Longer amortization periods, lower carrying costs for capital and maintenance of assets, compared to individual building systems. This allows investments in better performing equipment that offers higher efficiency and lower life cycle costs.

- The NEU supports the use of radiant heat water heating systems that provide occupants with a higher level of comfort at a lower energy use.
- A high level of reliability and efficiency meet for residents to maximize heating and hot water supply in individual buildings.
- Enabling nearby buildings that are heated with hot water have the potential to be connected to the NEU. There is no other renewable energy option for existing buildings that is comparably cost effective.

Building Canada: Evidence that the future of work is your community. | Climate Canada: Les fondements de notre futur durable sont inscrits à l'heure des choix collectifs.



Système de production d'énergie de quartier

Le système de production d'énergie de quartier utilise l'énergie renouvelable pour chauffer l'eau et les espaces intérieurs des immeubles du quartier Southeast False Creek (SEFC), ainsi ses caractéristiques :

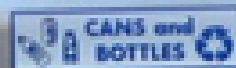
1. Le centre énergétique de False Creek est conçu au point de passage l'eau d'égout à l'eau de l'eau chaude et utilise la chaleur résiduelle des eaux d'égout comme principale source d'énergie. Il est également doté de chaudières au gaz naturel pour produire de la chaleur supplémentaire.
 2. La chaleur de condensation combinée d'un chauffe-pompe de chaleur de la chaleur résiduelle du quartier.
 3. Une station de transfert d'énergie dans chaque immeuble distribue la chaleur et l'eau chaude aux résidents.
- Le centre énergétique de False Creek comprend deux chaudières à gaz, la récupération de chaleur d'eau chaude sanitaire. Ces deux technologies se complètent pour maximiser la chaleur résiduelle et les pertes de chaleur du quartier, ainsi que pour la production de chaleur au gaz naturel. Les chaudières à gaz naturel et les chaudières à gaz naturel sont les chaudières à gaz naturel qui produisent de la chaleur résiduelle de la chaleur résiduelle du quartier.

Avantages

- Le système énergétique de False Creek est un système d'énergie renouvelable qui répond à 75 pour cent des besoins énergétiques du quartier et qui permet de réduire considérablement les émissions de gaz à effet de serre.
- Le système peut être adapté à d'autres types de chaleur résiduelle et à d'autres sources d'énergie renouvelable ou peut servir une centrale énergétique de la future ville à long terme.
- Les modules solaires installés sur le toit de certains immeubles capturent l'énergie solaire et fournissent la chaleur résiduelle aux autres immeubles du SEFC.

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Pitch in to keep our environment clean

RIO  CAN





**CIVIC
GOVERNANCE AND
GROWTH MANAGEMENT**





-Neighbourhood
and
District Plans

-Full Policy
Framework

-Overall Principles
and
Objectives

A photograph of a coastal scene featuring several large, light-colored rocks partially submerged in shallow, clear water. The rocks are covered in green moss or algae. A small white seagull is perched on the top of the rock on the right. The water reflects the sky and the rocks. The text "Pervasive Public Involvement" is overlaid in yellow.

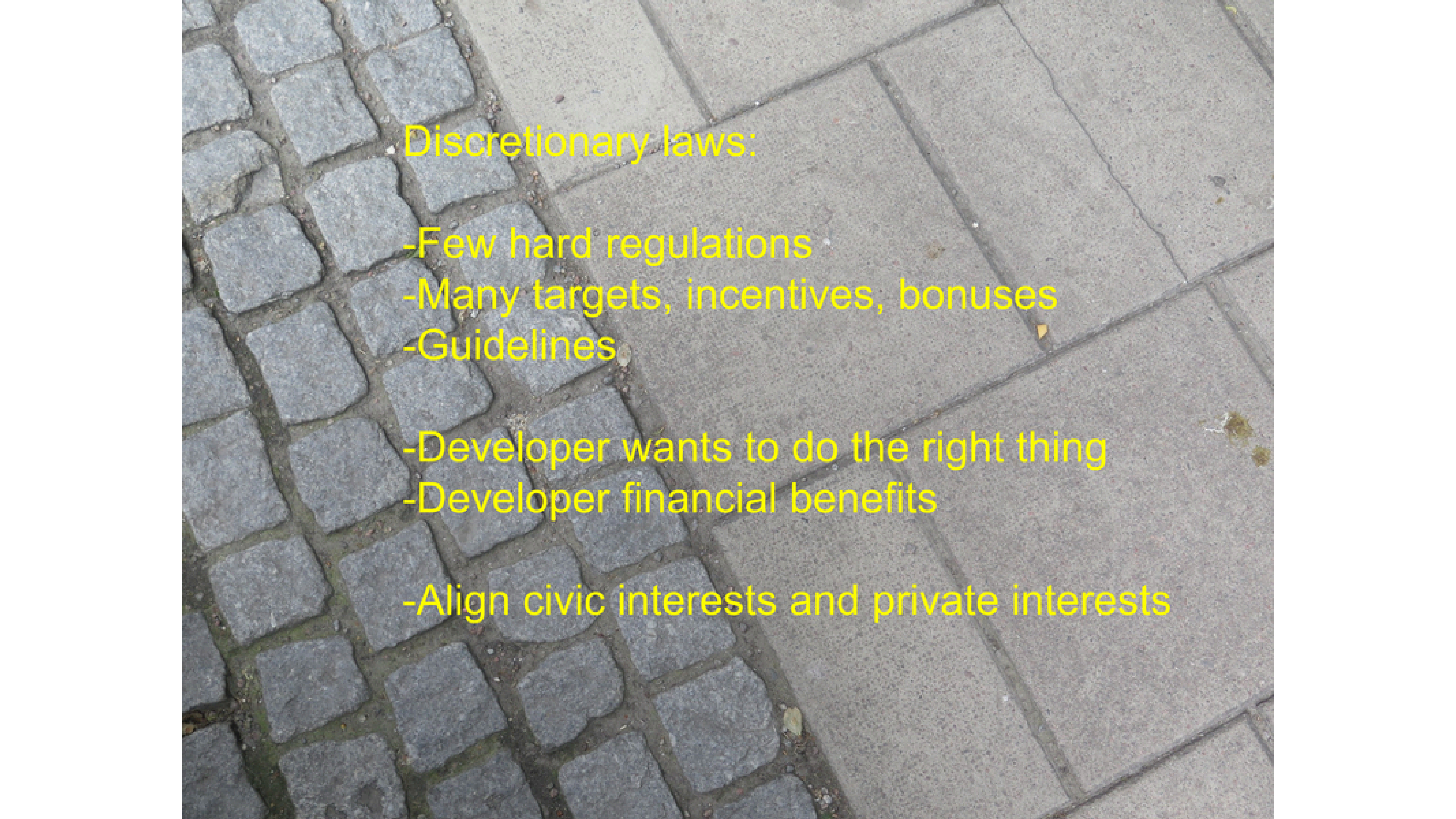
Pervasive Public Involvement

Proactive Development Management



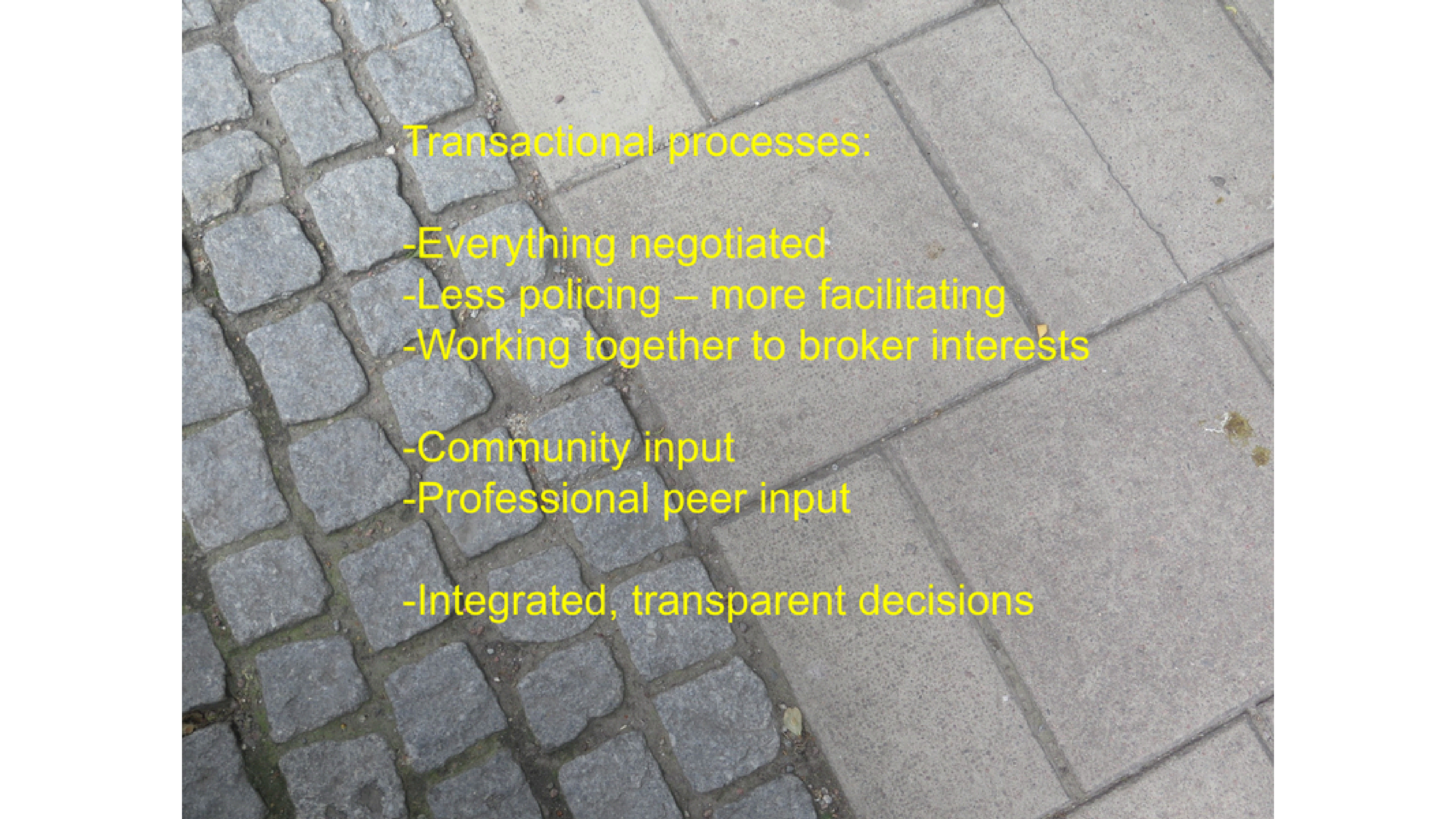
For better public engagement:

- Start early – start small – be iterative
- Use multiple methods – overlay results
- Be inclusive
- Be fascinating and fun
- Resolve conflicts – interest-based inquiry
- Document processes
- Match engagement with good planning



Discretionary laws:

- Few hard regulations
- Many targets, incentives, bonuses
- Guidelines
- Developer wants to do the right thing
- Developer financial benefits
- Align civic interests and private interests



Transactional processes:

- Everything negotiated
- Less policing – more facilitating
- Working together to broker interests
- Community input
- Professional peer input
- Integrated, transparent decisions



For effective regulation and development management:

- Understand development economics
(project proformas)
- Fully codify public preferences/intensions
(guidelines)
- Emphasize process efficiencies
(facilitators in bureaucracy)
- Development decisions by experts not politicians
(Development Permit Board)

