Planning Vancouver Together

Metro Vancouver 2050:
Planning for Affordable Housing in Transit Corridors
1. Regional Context
2. Cambie Corridor as a FTDA
3. Broadway Planning
4. The Vancouver Plan
5. Lessons Learned - Creating Affordable Housing
Regional Planning Framework

Map 4: Urban Centres and Frequent Transit Development Areas

Note: Urban Centres and Frequent Transit Development Areas are shown as symbols in approximate locations.
• 2009 Canada Line opens
• $2B public investment in central Vancouver
Planning Phases

**Phase 1 (2010)**
- Principles
- Interim Rezoning

**Phase 2 (2011)**
- Arterial sites
- Interim public benefits strategy

**Phase 3 (2018)**
- Transition areas off arterial
- Municipal Town Centre
- Public Benefit Strategy
- Public Realm Plan
Growth Projections

Population and Dwelling units
- Population estimated to more than double by 2041
- Biggest growth area outside of Downtown

<table>
<thead>
<tr>
<th>Category</th>
<th>Corridor Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2011</td>
</tr>
<tr>
<td>Population</td>
<td>33,600</td>
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<tr>
<td>Units</td>
<td>13,800</td>
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Jobs
- Employment space for 12,000 – 13,500 new jobs in the Corridor by 2041
Shaping a New Urban Centre:
Oakridge Municipal Town Centre

6 BIG MOVES
Oakridge Municipal Town Centre Plan

- New high density forms
- 4-6 storey mid-rise
- Townhouses

6 BIG MOVES
Oakridge Municipal Town Centre Plan

6 BIG MOVES

New job space in the MTC:

• 3,000 new jobs by 2041
• Plus new jobs at Oakridge Centre: 3,000 by 2041

Amenities

More affordable rental housing
Variety of Housing Tenures

- Social, below-market, or rental requirement
- Bonus density for rental or social housing
  - 20% below-market rental
  - 30% social housing, 70% strata
- Family-oriented home ownership
### Additional Housing Units

<table>
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<tr>
<th>Housing Tenure</th>
<th>Corridor Total</th>
<th>100% build out</th>
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<tbody>
<tr>
<td></td>
<td>2041</td>
<td></td>
</tr>
<tr>
<td>Social housing</td>
<td>2,800</td>
<td>3,400</td>
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<tr>
<td>Below market rental</td>
<td>300 – 400</td>
<td>900</td>
</tr>
<tr>
<td>Secured market rental</td>
<td>4,200 – 5,300</td>
<td>9,300</td>
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<td>Ownership housing</td>
<td>22,700 – 25,600</td>
<td>37,200</td>
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<td><strong>TOTAL</strong></td>
<td><strong>30,000 – 34,100</strong></td>
<td><strong>50,800</strong></td>
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Data includes Major Projects, Cambie Phase 2 and 3, and Marpole sites.

13,600 additional housing units (27%)
• In June 2018, the Mayors’ Council approved the extension of the Millennium Line to Arbutus Street under Phase Two of the 10-Year Vision for Metro Vancouver Transportation.
Broadway Corridor Today

Broadway is a place…

• Of regional significance

• Comprised of distinct neighbourhoods & diverse character

• That drives our local economy & is the City’s civic centre

more than 69,500 Jobs

17% of total jobs in Vancouver

71,500 people

46% of units are rental housing
BROADWAY CORRIDOR PLANNING

Key Opportunities & Timeline

- Coordinate transit-supportive land use, affordable housing and employment policies, transportation connectivity and public realm design with the rapid transit project.

- New “development contribution expectation” to limit speculation.
BROADWAY CORRIDOR PLANNING: Curbing Land Speculation

• Council policy on pre-set Development Contribution Expectations (DCE) prior to planning
  – Established as “holding rates’
  – Adds clarity to land acquisition

DCE’s are based on:
  – City priorities for the area(s)
  – Projected economic viability
Planning Vancouver Together
Providing perspective

8000 7000 6000 5000 4000 3000 2000 1000 TODAY
YEARS AGO (BEFORE PRESENT)

8000 7000 6000 5000 4000 3000 2000 1000 TODAY
YEARS AGO (BEFORE PRESENT)

CITY OF VANCOUVER (133 YEARS)
EUROPEAN ARRIVAL (228 YEARS AGO)
MUSQUEAM, SQUAMISH, TSLEIL-WAUTUTH – Time Immemorial

(Time Immemorial)
Project Launch. Council in Community
What kind of city do we want to be in 30-50 years?

challenges + opportunities

- Public desire (+ anxiety)
- Affordability crisis – who belongs?
- Climate emergency
- Threshold of great economic changes
- Regional Plan updates
Our Desired Planning Context

PROVINCIALLY DELEGATED AUTHORITY
Vancouver Charter & Local Government Act

THE REGION
Regional Growth Strategy

FUTURE CITY-WIDE PLAN

CITY-WIDE STRATEGIES

AREA PLANS

Neighbourhood/District Plans
Policy Statements
Official Development Plans

Our Desired Planning Context
Articulating community goals…

COMMON VISION

ELEMENTS OF THE PLAN

1. Integrated Policy Framework
2. High Level Physical Plan
3. Public Investment Strategy
4. Metrics + Reporting
5. Partnerships
Applying multiple lenses…

- Equity
- Reconciliation
- Resilience

- Empathy
- Trust
- Learning
First Nations
Musqueam, Squamish Tsleil-Waututh

Non-profit Organizations & Institutions
e.g. Vancouver Immigration Partnership (VIP)

Regional Authorities:
Metro Vancouver, VCH, TransLink

Federal and Provincial Agencies

Equity + Accessibility Groups

Academic + Civic Institutions

City Boards
VSB, Board of Parks + Rec, VPL, VPD

Business Sector
BIAs, VEC, Port, Board of Trade

Convening Strategic Partnerships
Vancouver Plan Process

2019 - 2020

1. LISTEN & LEARN
   - Identify community values, concerns & aspirations
   - Guiding Principles

2. ENVISIONING THE FUTURE
   - Identify future scenarios
   - Share implications with the public
   - Preferred trajectory

3. DEVELOP KEY DIRECTIONS
   - Options to deliver on vision
   - Choices Forum

4. FROM PLAN TO ACTIONS
   - Final plan and strategy
   - Draft Partnership Agreements

5. MOVING FORWARD TOGETHER
   - Initial Implementation Activity
   - Budget Actions

2020 - 2021

2021

2022

2022 +
Phase 1: **Listen + Learn**

**Survey**

- Offered in five languages
  - Punjabi
  - Traditional Chinese
  - Simplified Chinese
  - Tagalog
  - English
- 5,000 + submissions (Goal 6K)
- Street Team focusing on equity seeking groups
Phase 1: **Listen + Learn**

### Activator Circles

~100 early conversations:

- Agencies
- Advisory committees
- Community groups
- NPOs
- Equity seeking groups
- Post secondary institutions
- Industry groups

vancouverplan.ca
Phase 1: **Listen + Learn**

Dialogue Kits

March - April 2020

- Host your own conversation
- Convened at community locations

Available online, at libraries, community centers and other locations.
Phase 1: Listen + Learn

‘Future We Want’ Summit

May 2020

- Multi-day exhibition to educate public + idea sharing
- Activations hosted by Staff and Community
- Cross dialogue discussions