

- Pink Skyline Out of curiosity, how many of you presently live in a high rise above the 6th floor?
- 06/84 Aerial In the last 20 years about 140 hi-rises have been built in Vancouver’s Downtown Peninsula. The extent of this transformation is apparent in these two photos of the same area. I’ll be describing today how and why Vancouver has embraced the residential hi-rise as one of the principal building blocks in our Downtown revitalization program that has attracted 40,000 new residents to the Downtown since 1986, with a further increase of 35,000 projected to 2021, for a total of 120,000 residents. Density today is about 130 PPA. Projected to 2021 it will be 180 ppa. We at the City are not worried about that. Our on-going work is taking full advantage of the hi-rise on underutilized sites. For example, our evolving concept plan for the Granville Bridge Loops.
- C.H. Aerial
□ population
□ DTS Aerial
- G’ville Loops
- DTS Aerial In the late ‘80s and early ‘90s, it was not a foregone conclusion that Vancouver would accept a proliferation of hi-rises, whatever benefits were being touted by we planners and urban designers, or the highly suspect developers who were nodding vigorously in the background. Nay-sayers’ argued that Vancouver’s spectacular setting of mountains, oceans and rivers would be marred by these megaliths.
- Sylvia Fortunately, some positive examples of very tall, by Vancouver standards, but exceptionally slim, small floor plate towers were being proposed in the West End by local architect Richard Henriquez that, upon comparative analysis with lower, wider, height-compliant buildings, proved to be more neighbourly in terms of view preservation, sun access and privacy. Henriquez’ tall, slim tower forms, not to mention their striking architecture, were a breakthrough in overcoming the widespread resistance to hi-rises, especially when they were compared to alternatives.
- Eugenia (tree)
- Presidio
- “Whale”
- Beach N’d As a result, with wider acceptance of this tower model, we were able to plug in the hi-rise as the keystone in the planning and urban design of our evolving neighbourhood concepts which sought:
- Int’l Village - **increased overall density** within a compact, walkable city integrated with transit

- M' side Pan - **housing diversity:** all ages, all incomes (including the disadvantaged), all household types, families (25% of units to be suitable for children), singles, seniors, rich and poor mixed as an accurate reflection of our society - no ghettos, no gated communities - we like the idea of water-fronting social housing. And that non-market and market housing is seamlessly integrated. Low-income folks are next door neighbours with wealthy folks and it works!
- Co-ops
- seniors
- school/daycare - **full array of infrastructure** to support this mix (Daycare, schools, community centre), amenities, shopping (grocery store), and services. **COMPLETE WALKABLE NEIGHBOURHOODS:**
- RH & CHCC
- Urban Fare
- N'd aerial
- Beach N'd THs **Urban Design:**
- C'side TH/play **Pedestrian-scaled safe streets** addressing **CPTED** - how do you do this with hi-rises?
 - ("eyes on the street" - that old Jane Jacobs notion) front doors and stoops;
 - **Townhouses** which soften the scale of the tower, frame the street (territoriality) and provide family ground-oriented housing with secure play areas (we presently have 4,000 children living Downtown).
- Seawall CH **Enhanced Public Realm:** Streets & Seawall as Living Rooms for the Neighbourhood;
- D. Lam Park Open spaces and Parks; all the spaces in the public domain linked to encourage getting everyone out of their apartments, rubbing shoulders outdoors and in those "third places". **THE STARTING POINT FOR ALL THIS IS, FRANKLY, THE HI-RISE.**
- Waterpark
- Seawall **A PRIME OBJECTIVE IN OUR MARKET ECONOMY - GETTING THE DEVELOPERS TO BUILD THESE COMPLETE NEIGHBOURHOODS, THEREBY MINIMIZING COST TO THE TAXPAYER!!**
- RH N'd Aerial The large scale developers (Concord, Marathon, Bayshore, Henderson) have paid for or built to the City's specifications the Seawall, the parks, new streets, of course, the community centres (Round House, Coal Harbour), Daycares and have provided the sites for schools and non-market housing which must comprise 20 % of the total housing count (so far 5,700 non-market units have been built in the DownTown).
- NFC Plan/
RH N'd G Small scale (single site) developers have provided DCL's. And all developers have, of course, designed and built their projects to enhance the area's urban design and Public Realm (design guidelines). **HOW HAVE THE DEVELOPERS DONE IT?** By marketing the quality of the resulting neighbourhood - the Parks and the Seawall which THEY built first, and the amenities which all add value AND BY Selling **THE VIEWS** from those hi-rises! Because the towers are exceptionally slim, generously spaced and off-set from each other - further requirements of our design guidelines - the outlook from all units is very attractive and highly livable. The views from a surprisingly high proportion of units are spectacular, making these units even in towers well back from the water extremely valuable. Not to overstate it, but it is the small floor-plate hi-rise that has made all this possible physically and in terms of development economics. [Just outside this hotel, nearing completion - daycare, etc.]
- "The View"
- C.H. Aerial
- Bayshore Plan

- 888 Beach
 - Aquarius
 - 1033 M'side/ply
 - CH Co-op/play
 - C-side play
 - C.H. THs
 - 888 T.H
 - Beach N'd TH
 - "Sapphire"/L'Hermitage
 - Brava
 - Mondrian
 - Jameson H'se
 - Dream City
- Adding to the **livability recipe** is our insistence that on-site, secure, common open space and amenity area be provided within each Development. The "inner sanctum" to which apartment dwellers, including small children with their care givers, can retreat - gardens, courtyards, secured kids play areas, associated work-out rooms and swimming pools, directly accessed from the elevators helping to overcome the anonymity of hi-rise living. Again, all possible because the small floor plate towers leave ample site area for these spaces.
- The final ingredient made possible by the small floor plate towers, and the compliment to them, are the **TOWNHOUSES** lining the streets. Essential to **RECLAIMING OUR STREETS FOR THE PUBLIC REALM**, they provide that element of flexibility, adaptability, **SUSTAINABILITY** to these exceedingly high density neighbourhoods. Townhouses accommodate families with kids and dogs (most have a "back yard", or roof garden), live/work use and can be adapted to a host of other street related uses. They humanize the street, mitigate the scale of the towers and provide "eyes on the street" for safety. About 1,000 townhouses have been built in the last 10 years.
- With Federal and Provincial Funding for social housing, cultural and infrastructure programmes clawed back, we at the City level have had to be both clever and insistent in pursuing City policies on needed "Community Amenities" and negotiating their delivery with developers through:
- Amenity Bonussing** - Community Amenities in exchange for increased density: somewhat taller towers than would otherwise be permitted. The extent of density bonus is determined by the construction cost of the amenity to be provided, as calculated by our Real Estate Division and equated back to the **MARKET VALUE** of the bonus floor area but first tested against **Urban Design**.
- This amenity bonussing programme has delivered an array of public benefits, including: Cultural facilities (International Film Society, Contemporary Art Gallery); Day cares; New and replacement social housing (e.g. L'Hermitage); Public Library Branches; etc.
- These amenities fill out the various social, cultural, educational, non-market housing and other needs of the community for which no public funding is available. A separate, comparable density bonus programme for heritage preservation is also aggressively pursued by the City, with developers eager to participate.
- Our success at **DENSIFICATION** appears to paint a truly outstanding picture. . . What could come along and spoil this parade? Well, we are becoming the victims of our own success. The desirability of our new neighbourhoods has proven so attractive

that it has sent housing prices soaring. A distinct pattern of LIVING DOWNTOWN AND WORKING IN THE SUBURBS is beginning to occur, generating reverse commuting that is having our Transportation planners scratching their heads!!!

In addition to unaffordable housing, we have still to address our poorest neighbourhood, the DTES, where drugs, crime, homelessness and blight are a reminder that we will have achieved nothing if we fail to improve conditions there.

- Woodward's A very audacious scheme that builds on our high density, hi-rise experiences will soon break ground in the heart of the DTES. On the now City-owned site of the long closed but well remembered Woodward's Department Store, this development hopes to be the catalyst for resuscitating the DTES and an example of the kind of collaboration between the public and private sectors that is needed to effect a true turnaround, both for this neighbourhood and for the issue of affordability.
- model Designed by Richard Henriquez' equally talented son, Gregory Henriquez, the project incorporates 2 tall, deliberately contrasting towers (40 & 31-storeys) in a predominantly 4 to 10-storey area. These towers contain 536 market units which provide the economic base with which the developer can incorporate in the rest of the project:
 - Restoration of the original Heritage 1903 building
 - 75 non-market family units
 - 125 non-market units for disadvantaged singles
 - SFU School for the Contemporary Arts
 - 37 Child Day Care
 - Energy Sustainability (Green Building Design - LEED Silver)
- Woodward's images On April 22, 2006, the developer, after an inventive marketing campaign that did not hide or sugar-coat any aspect of the DTES's troubled state, pre-sold all 536 condo units in one day. By his estimation, he could have sold out 3 times over to working people ready to invest their money in this project. This in an area where there is open drug dealing and homeless are sleeping in doorways. A truly amazing expression of confidence in the future of this neighbourhood and Vancouver's various broad-based strategies for addressing these problems (the subject for another presentation.) One could be cynical in viewing this as merely another example of gentrification and displacement. But this project is so much more diverse than that.
- W. Sustain'y It is interconnected socially, economically, and physically with the DTES, involving an unparalleled collaboration with DTES residents. It is sustainable at all levels. And, of course, it wasn't simply the two hi-rises, although frankly nothing else would have happened without their infusion of significant increased density and spectacular views. Stay tuned for how Woodward's plays out.

- Shangri-la I'm going to show you 2 more examples of Vancouver's new breed of hi-rise that illustrate some of the future direction of tower designs as we pursue the vertical city:
- Shangri-la
- Shangri-la Designed by award winning architect, James Cheng, **Shangri-La** will be Vancouver's tallest building at 650 ft. In addition to luxury condos, a hotel and retail, it provides:
 - Restoration of an adjacent heritage church;
 - Public sculpture garden, including an Endowment Fund;
 - Planting of 50,000 new trees on a B. C. clear cut site to compensate for the tower's CO₂ emissions;
 - LEED Silver target for Energy and Sustainable Building design.
- 1133 W G - **1133 WEST GEORGIA** ("Twister"), designed by Arthur Erickson and Musson Cattell Mackey, it illustrates the next generation of hi rise, yet higher, more complex, greener and more sustainable. Our ultimate aspirations for rethinking the hi-rise are in line with Ken Yeang's work involving sky courts, life-cycle costing. . . true sustainability.
- 1133 W G
- 1133 W G
- Ken Yeang
- C'd Aerial I'm going to finish today with an example of a new neighbourhood outside the Downtown which has achieved all the attributes that we strive for in our downtown precincts but with the further attribute of affordability. The Collingwood Village plan, utilizing a 27A (11 Hectares) pocket of unused industrial land, was conceived around the Joyce Street SkyTrain Station. By virtue of the 11 hi-rises which concentrate density (104 upa) closest to the elevated SkyTrain guideway, three new active parks have been created not only for the development but for the broader surrounding low density neighbourhood. An emphasis on families with children has been pursued with the provision of a School, community centre and day care complimenting the playgrounds and family units (both market and non-market).
- C'd play gr.
- C'd school
- C'd Co-op
- Panorama Collingwood Village provides a valuable example of sustainable, affordable development for other neighbourhoods.
- Beach N'd.
- East Aerial **CONCLUSION:** I've been showing you the results of 20 years of work by the city in concert with communities and developers. As we head to the 2010 Winter Olympics just 3 years away, we realize that there are huge challenges and opportunities for applying variations of our hi-rise model to neighbourhoods outside the Downtown. We've really only half begun!

THANK YOU