LANEWAYS 2.0
Laneway opportunities in the West End

Take this self-guided tour and explore the opportunities within West End’s Laneway’s to help build upon the last set of productive community walkshops in March, where we explored opportunities to improve the West End’s laneways.

West Ends laneways offer an opportunity for incremental growth that respects the green and leafy character of the West End and enhances connectivity within the neighbourhood.

Laneways 2.0 also explores the opportunity to provide housing for families and children whilst retaining Heritage housing stock.

Take the self-guided tour then complete the questionnaire online!
Head to our website: vancouver.ca/westendplan

Prefer to write on paper?
Submit a tear-off questionnaire from the back page of this booklet at any of these locations:

West End Community Centre
870 Denman Street
Barclay Heritage House
1447 Barclay Street
(at Nicola)
Laneways 2.0

Instructions

Starting at what is considered the heart of Denman, begin the laneway tour by reading the History and Context, and What We’ve Heard sections of this document. This is important background information which describes how we got to where we are today.

Once you have an understanding of the process to date, follow these three steps for each of the lane sections:

1. Position yourself in the site matching the approximate location and direction of the eye icon on each of the site maps.

2. Look over the plan view of each area and read over the example concepts and ideas.

3. Hold up the perspective drawing to see the same example concepts and ideas from a perspective viewpoint.

Finally, please take the short questionnaire available on our website, or alternatively submit the tear-off paper version from this booklet.
History and Context

Community Planning Process
In April 2012, the City initiated a new Community Planning process for the West End. When completed, the plan will provide guidance on a variety of issues - including housing, transportation, parks and public space, social issues, arts, culture, heritage and more. The new plan will replace the older West End Commercial Policy Plan (1986) and West End Residential Areas Policy Plan (1987).

West End’s Laneways
The West End’s laneways are the widest in the city at 10 metres (33 feet) wide, making them unique in Vancouver (typically 6 metres/20 feet wide). They accommodate a number of key service and utility functions, however through the planning process we’ve heard that many West Enders use laneways as walking routes and shortcuts. Additionally, we’ve heard ideas for adding modest-scale laneway oriented housing, where surface parking currently exists, while adding green spaces.

The laneways could therefore be improved as “people places,” while still ensuring their service functions are maintained. The laneway at Mole Hill provides one exceptional example of what is possible. We need your help to shape a vision for how these places can be improved over the next 5, 10 and 30+ years.

Evolution of Built Form in the West End
The West End has a diverse built form resulting from the different phases of development that occurred as the community continually evolved.

Starting in the 1890s, the West End forest was logged and gradually replaced with a mix of modest and grand Victorian homes. In the 1910s, the community’s second stage of development began. Apartments were built, homes along Robson, Denman and Davie Streets (which carried streetcar lines) were redeveloped as shops, and larger homes were converted into rooming houses. City building regulations, which lasted until 1956, restricted these early masonry buildings to a maximum of six storeys, and wood frame buildings to a maximum of three storeys.

During the 1930s and 40s, development of low-rise apartments occurred throughout the community. The late 1950s brought the fourth stage of redevelopment to the West End. These changes were mainly in response to zoning changes and technological advancements which allowed for cheaper and higher quality multi-storey construction. The majority of high-rise apartment development occurred between 1962 and 1975 when more than 220 high-rises were built. In 1969 and 1973 the residential areas were down-zoned to help address residents’ concerns about changes in their community.

In the 1980s, City Council initiated local area planning programs in the West End. The Commercial and Residential Area Policy Plans were completed in 1986 and 1987 respectively, and led to new zoning for these areas. Since 1989, most major new residential developments have occurred in the Burrard and Georgia-Alberni ‘fringe areas’.
What We’ve Heard

Laneways 2.0

The Process to Date

Earlier this year we held two Laneway ‘Walkshops’ in which we asked participants to think about how West End laneways could be used in the future, including surface and landscaping treatments, pedestrian facilities, benches, lighting, traffic calming, parking, and infill housing possibilities.

Each walkshop covered the history and character of the laneways, and was followed by a group discussion.

- Laneway Walkshop One
  Friday, March 22, 2013

- Laneway Walkshop Two
  Saturday, March 23, 2013

What We Heard

Several key ideas for improving West End laneways emerged from both walkshops:

- Improve walkability with better pedestrian lighting, seating, and traffic calming.
- Green the laneways with trees, landscaping and rain gardens.
- Consider special paving treatments to visually enhance the ground plane.
- Provide opportunities for gathering and interaction, such as community gardens, seating and play areas for children.
- Add infill housing, appropriate for families with children (e.g. stacked rowhouses/townhouses), where surface parking currently exists.
- Infill housing should be human scale and help create a sense of community.
- Unique locations, e.g. laneway between West End Community Centre and King George High School, provide opportunities for placemaking and programming.
- Improve aesthetics and cleanliness by consolidating and screening garbage/recycling containers.
- Ensure essential service functions are maintained, as well as parking where possible.

This input, along with other consultation and analysis done as part of the planning process, helped inform an emerging set of guiding principles for improving laneways:

Seven Guiding Principles for Laneway 2.0

- **Fostering Community Growth**
  Green, people-friendly laneways that encourage connection, interaction, and celebration that can add to the vibrant and diverse character of the West End’s neighbourhoods.

- **Enhancing Green & Leafy Laneways**
  The mature green, leafy character of the West End provides a quiet, relaxing experience where neighbours converse and gardens flourish. Laneways can be transformed into places for growing, gathering, and green space.

- **Building Shared Spaces**
  Shared creative, social and cultural spaces are important for a growing community. Laneways are great places to plant a community garden, fix a bike, make a new friend, or connect with a neighbour!

- **Strengthening Laneway Livability**
  Instill a strong sense of community along the laneways through building design, lighting, safety, and utilities management can help make laneways more livable, creating new community spaces. Taking pride in these spaces will also help keep them clean and safe.

- **Improving Walkability**
  West Enders love to walk! Making laneways more pedestrian-friendly can create more safe and accessible ways for people to travel throughout the West End.

- **Strengthening Local Connectivity**
  Enhancing the physical and visual connectivity of laneways with parks and other neighbourhood assets can help strengthen peoples’ connections with community facilities, with nature, and with one another.

- **Activating Lanescapes**
  Incorporating laneway design elements and street features that engage pedestrian interest can help create active, dynamic spaces to live and play.
Note: This illustrative plan view is a conceptual example of the types of upgrades and improvements that could be made within the West End's laneways to create places which are rooted by the seven guiding principles for Laneway 2.0.
**Laneways 2.0**

**Heart of Denman - Perspective View**

- **Note:** This illustrative perspective view is a conceptual example of the types of upgrades and improvements that could be made within the West End’s laneways to create places which are rooted by the seven guiding principles for Laneway 2.0.
Laneways 2.0
Block One - Site Plan

Note: This illustrative plan view is a conceptual example of the types of upgrades and improvements that could be made within the West End’s laneways to create places which are rooted by the seven guiding principles for Laneway 2.0.
Laneways 2.0
Block One - Perspective View

Note: This illustrative perspective view is a conceptual example of the types of upgrades and improvements that could be made within the West End’s laneways to create places which are rooted by the seven guiding principles for Laneway 2.0.
**Laneways 2.0**
Block Two - Site Plan

**LEGEND**
- Placemaking
- Wayfinding
- Lighting
- Trees
- Gardens/Greenery
- Improved Surface Treatment
- Infill Opportunity
- Maintain Parking
- Rain Garden

**Note:** This illustrative plan view is a conceptual example of the types of upgrades and improvements that could be made within the West End's laneways to create places which are rooted by the seven guiding principles for Laneway 2.0
Laneways 2.0
Block Two - Perspective View

Note: This illustrative perspective view is a conceptual example of the types of upgrades and improvements that could be made within the West End’s laneways to create places which are rooted by the seven guiding principles for Laneway 2.0.
Laneways 2.0
Next Steps and Questionnaire

Thank you for taking the time to take this self-guided tour and complete the short questionnaire.

The results collected from this process will inform the evolving laneways strategy as we refine concepts and work toward the draft West End Community Plan being released this Fall.

Stay tuned for upcoming summer-time events in which we’ll continue to refine these concept examples.

Take the self-guided tour then complete the questionnaire online!

Head to our website: vancouver.ca/westendplan

Tell us what you think!

Please complete this short questionnaire and return it to the drop box located at:

West End Community Centre: 870 Denman Street
Barclay Heritage House: 1447 Barclay Street

Do these concepts give life to the ideas we’ve heard to date?

- [ ] Yes
- [ ] No
- [ ] Maybe

Will the types of elements suggested work well…

- [ ] Yes
- [ ] No
- [ ] Maybe

For the Heart of Denman

- [ ] Yes
- [ ] No
- [ ] Maybe

For Block One

- [ ] Yes
- [ ] No
- [ ] Maybe

For Block Two

- [ ] Yes
- [ ] No
- [ ] Maybe

Prefer to write on paper?

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Barclay Heritage House
1447 Barclay Street

Have a new idea to share?

Tell us what you think.

WEST END PLANNING PROCESS

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Phase 1: Issues & Opportunities
Phase 2: Create, Test & Refine Plan Directions
Phase 3: Drafting the Plan
Phase 4: Plan to Council

Public Consultation Events

- Principles Open Houses (June)
- Final Open Houses (Oct)

Council Approval