

Implementation Progress Update

December 11, 2024

VANCOUVER PLAN
Implementation
2050

Moving Forward Together



Purpose of Today's Discussion

- Recap the Vancouver Plan
- Implementation Progress
- What's Next

Vancouver Plan: Shaping the Future of Vancouver

The Vancouver Plan...

- Expedites opportunities for the development of housing, amenities, and more, toward complete neighbourhoods across the city
- Focuses on supporting a resilient economy and healthy ecosystem
- Creates a clear vision of Vancouver's future to inform the community and ensure staff alignment

Three Big Ideas

1. Equitable Housing and Complete Neighbourhoods
2. An Economy that Works for All
3. Climate Protection and Restored Ecosystems



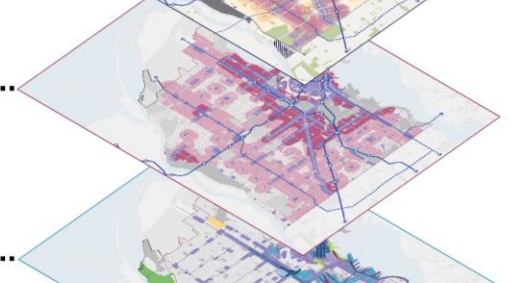
Why We Use These Layers

- A Holistic Approach
- Avoids Fragmentation
- Creates Resilience and Livability
- Connections to Regional Growth
 - Metro 2050
 - TransLink 2050

Neighbourhoods.....



Homes.....



Economy.....



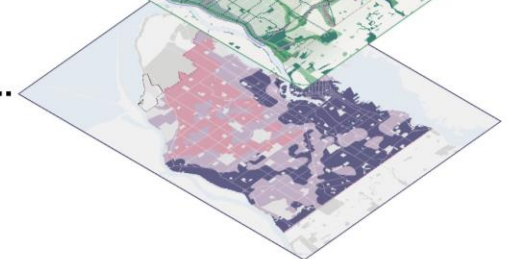
Transportation.....



Ecology.....



Equity + Resilience.....



Neighbourhood Types

- Varied density and complexity
- Diverse housing choice
- Complete, inclusive neighbourhoods



Metro Core/Broadway



Municipal Town Centre



Rapid Transit Area



Neighbourhood Centre

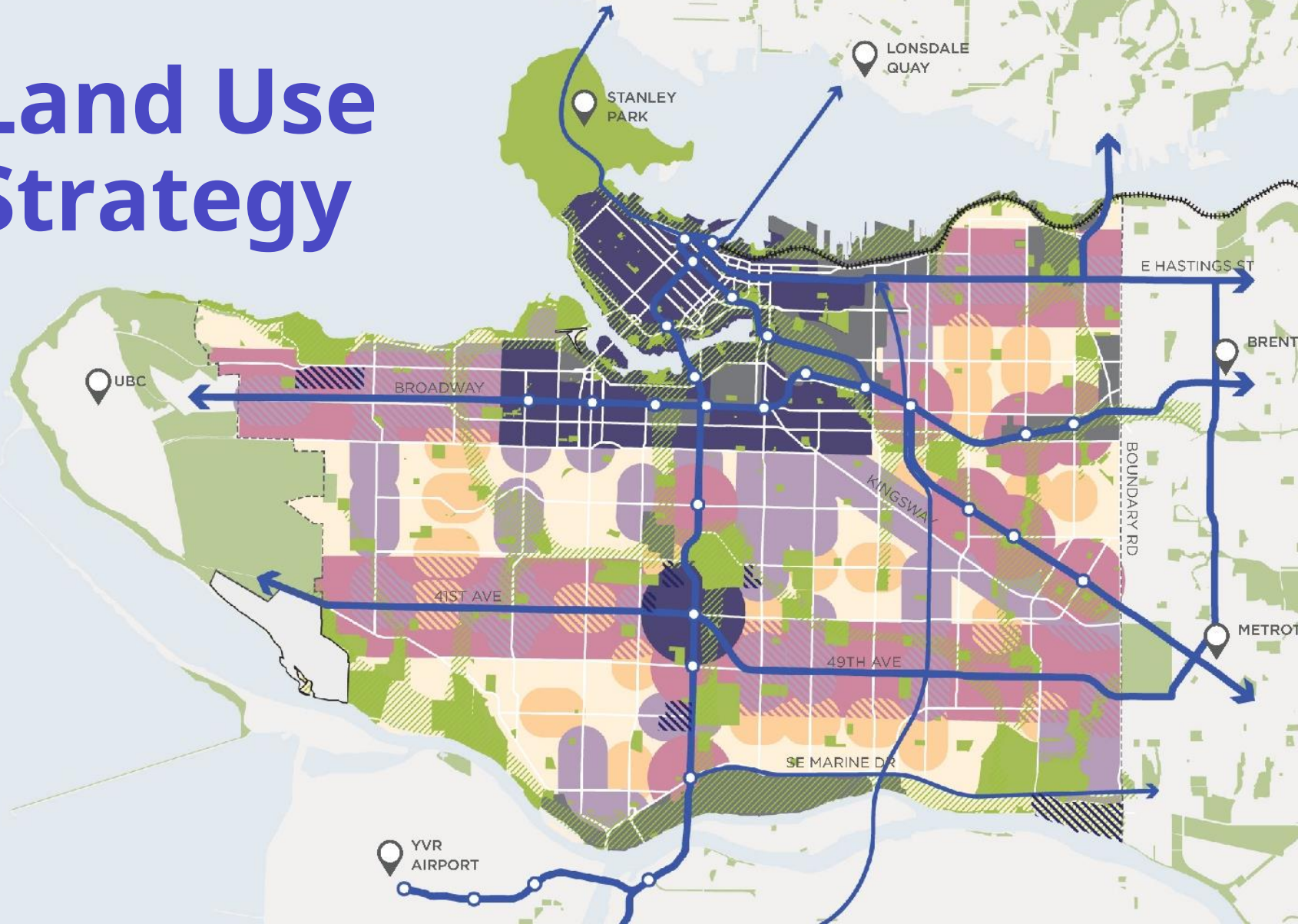


Village



Multiplex Area

Land Use Strategy



Equitable Housing + Complete Neighbourhoods

- Metro Core + MTC
- Transit Area
- Neighbourhood Centre
- Village
- Multiplex Areas

An Economy that Works for All

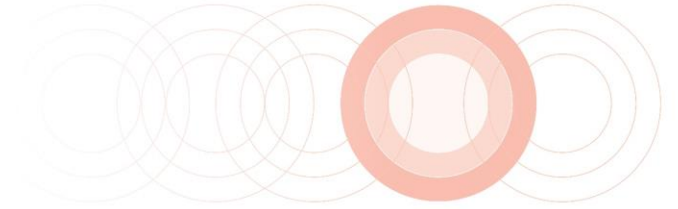
- Industrial/Employment
- Transportation
- Existing Rapid Transit Station
- Existing/Planned Rapid Transit
- West Coast Express

Climate Protection + Restored Ecosystems

- Parks + Open Space
- Habitat Corridor
- Waterbody

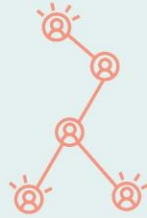
PARTICIPATION BY THE NUMBERS

through **four phases of engagement** from **November 2019** to **May 2022**



52,000+

Engagement touchpoints



522

Overall number of engagement events



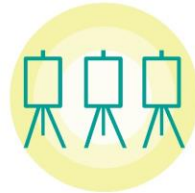
318,000+
postcards mailed out

2,815
engagement
contacts at
workshops
and meetings

707
intercept interviews

21,599
engagement contacts
at open house,
pop-up events and
information sessions

1,015
participants in do-it-
yourself walking tours
and conversations kits



185
meetings with
equity-denied groups

2,455
engagement
contacts at
118
youth workshops,
presentations
and sessions for
young planners



152,000+
website page views

25,000+
survey responses
(all Vancouver Plan surveys)

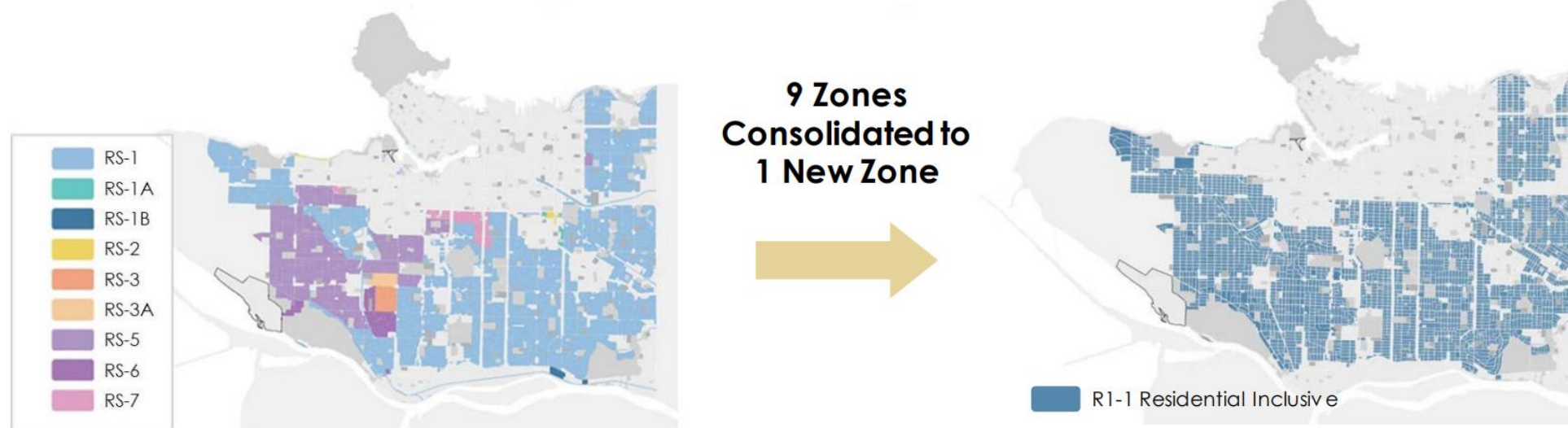
Implementation Progress (2022-2024)

Implementation Projects to Advance the Vancouver Plan



Missing Middle/Small-scale Multi-unit Housing Zoning

- Enabled Missing Middle Housing through new R1-1 (Multiplex) zone
- Expanded small scale multi-unit options in RT-7, RT-9, and FSD zones



Housing Targets Refresh & Needs Report

- Set new 10-year housing targets (2024-2033)
- Set a new 3-year action plan (2024-2026):
 - 40% of new homes will be large enough for families
 - 75% of all new housing will be for renters
 - 20% will be social, supportive, non-profit co-operative homes and below-market rental homes

10-Year Targets



83,000

**new homes
over the next
10 years**

3-Year Action Plan



200+
ACTIONS

**7 KEY
TOPICS**

Employment Lands Zoning

- Update policy and regulations to promote economic growth, including:
 - Industrial land intensification
 - Home-based businesses policy improvements to increase opportunity and flexibility



Zoning changes to intensify industrial lands



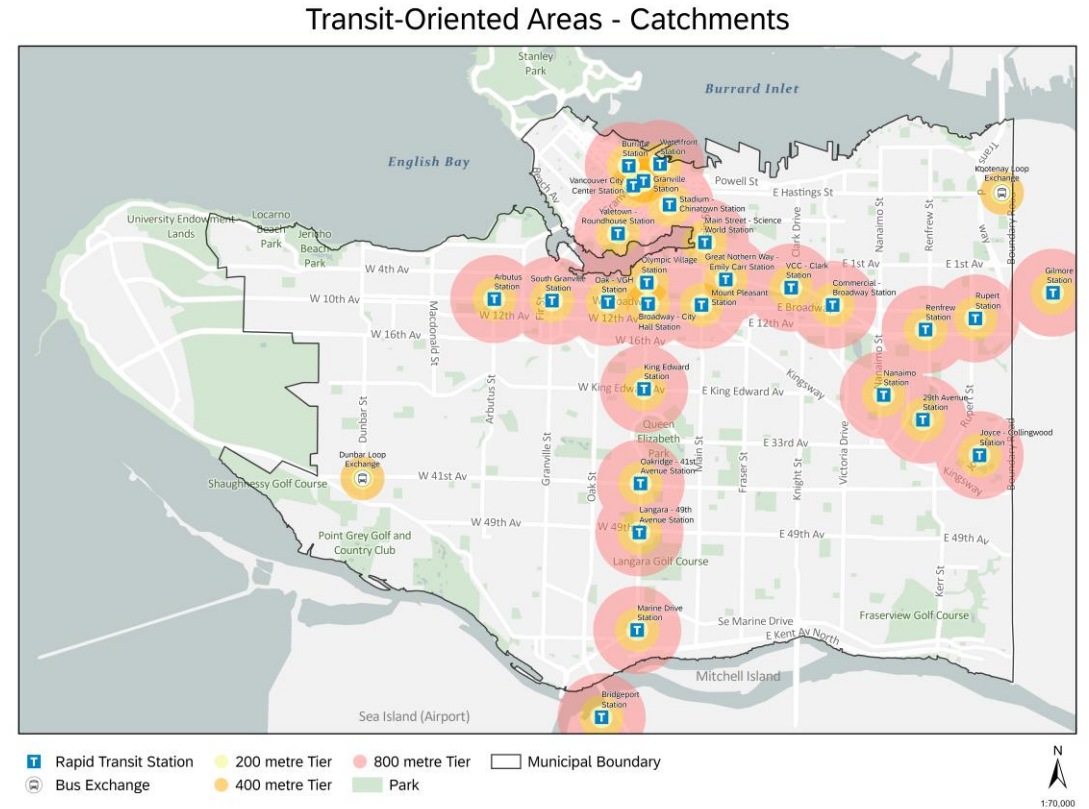
Hotel development to boost tourism



Revised policies to support home-based businesses

Provincial Alignment

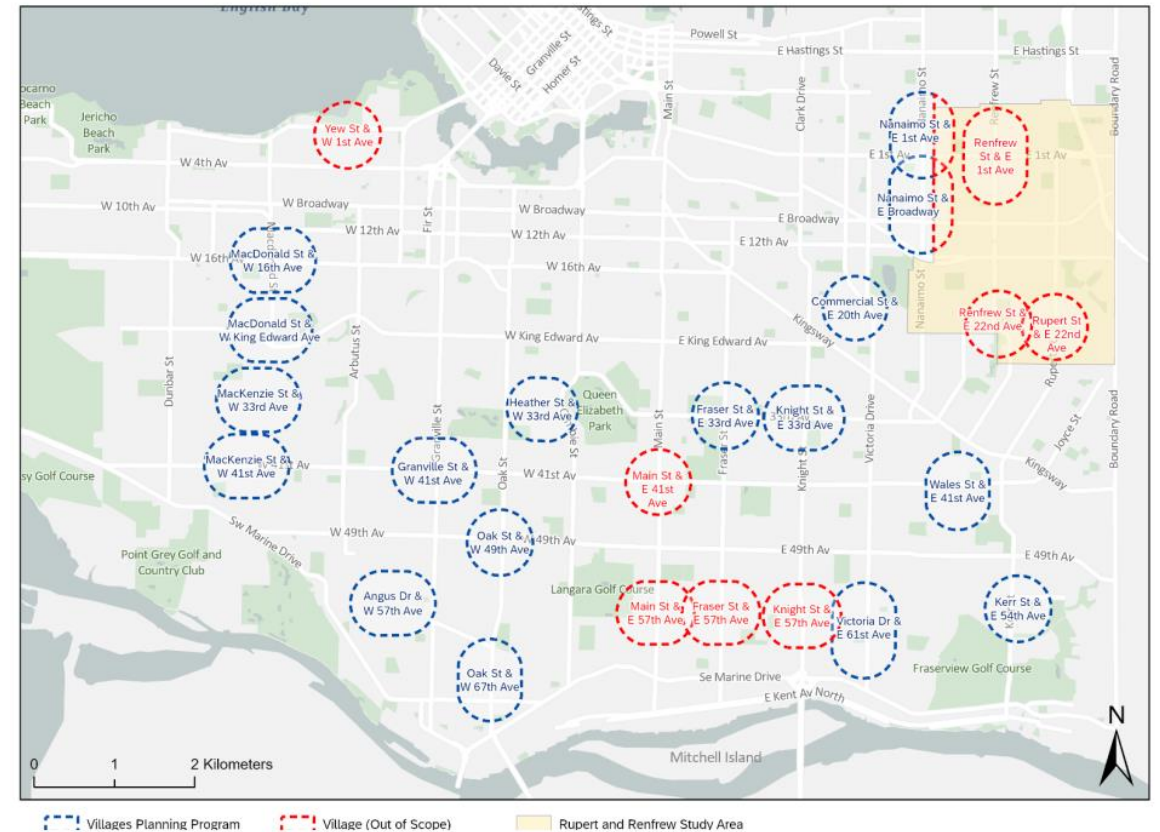
- **Pre-zoning:** Council adoption of Missing Middle/Small-scale Multi-unit Housing R1-1 District Schedule
- **Transit Oriented Areas:** Council adoption of TOA Designation By-law
- **Housing Targets:** Council adoption of new 3-year and 10-year housing targets



Active Projects & Progress Monitoring (2024-2026)

Planning for Villages

- Expand Missing Middle Housing
- Expand retail clusters and improve business viability
- Co-locate public open spaces with shops and community spaces
- Retain trees and integrate ecological networks



Vancouver's Social Housing Initiative

- Amend zoning to allow mixed-income social, supportive, and co-operative housing to:
 - Expedite affordable housing
 - Reduce cost and risk for non-profit housing providers
 - Implement equitable housing directions by prioritizing housing for those who need it most

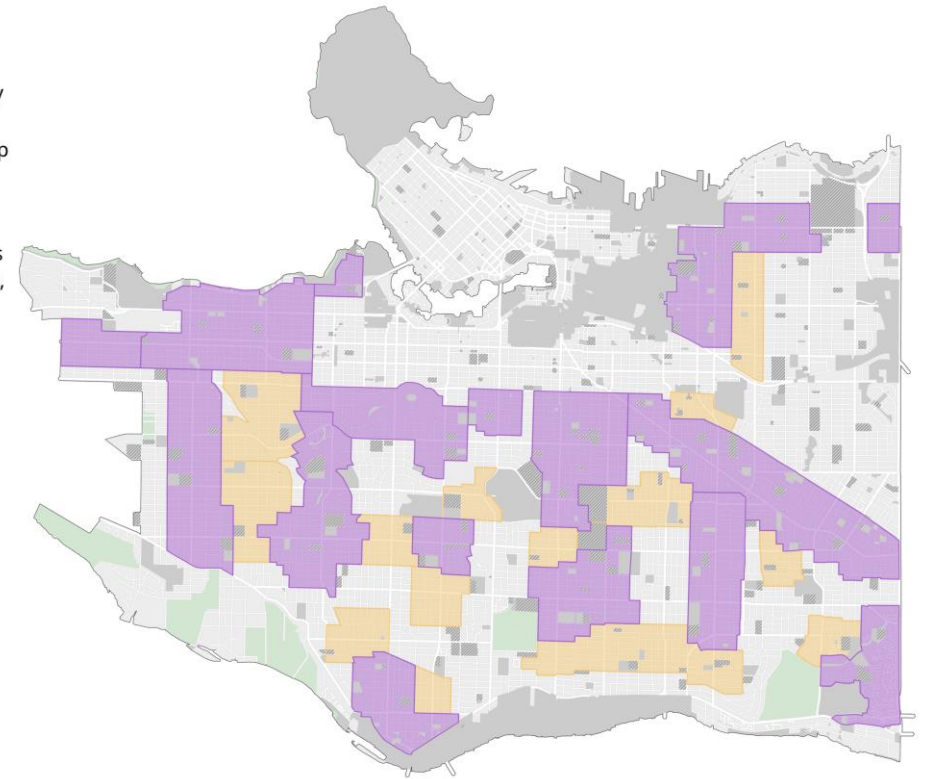
Neighbourhood Centre
(social housing generally
15-18 storeys)

Village (social housing up
to 6 storeys)

EXCLUSIONS

Community serving sites
and institutions (schools,
hospitals, community
centres, cemeteries)

Other exclusions
(industrial zones, parks)

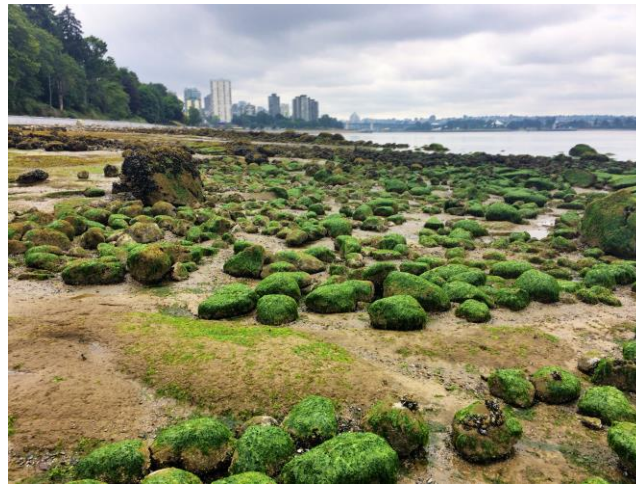


Ecology and Land Use Planning

- Map ecologically sensitive lands
- Refine the Vancouver Plan ecological vision
- Develop an ecological network



Map ecologically sensitive land in the city



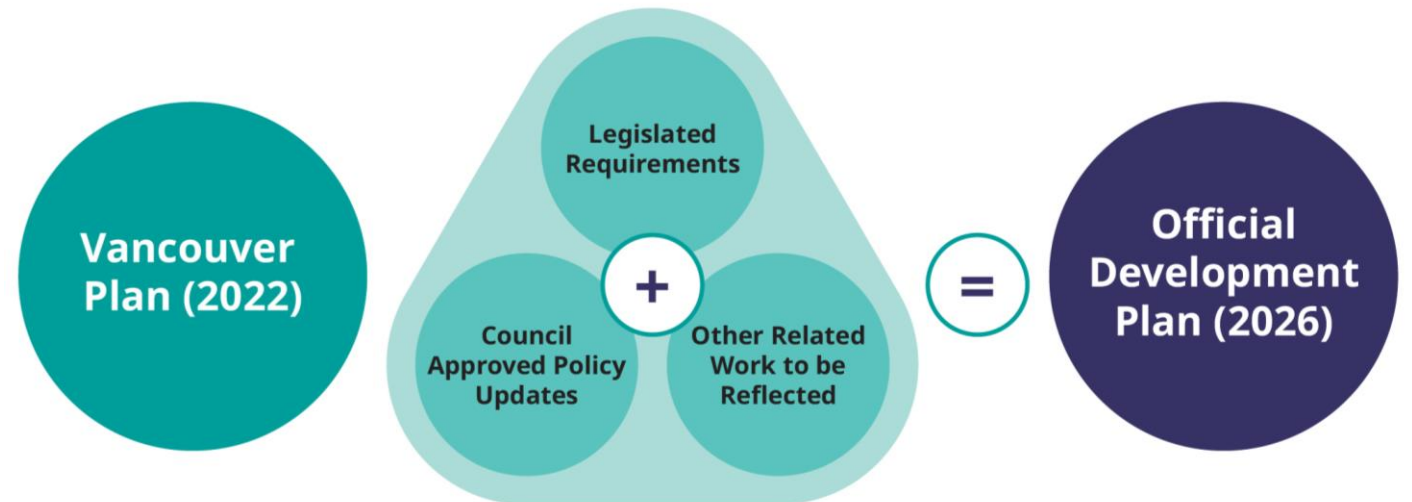
Refine 2100 Ecological vision to protect, connect, and enhance ecology



Identify tools, funding and priorities for ecology

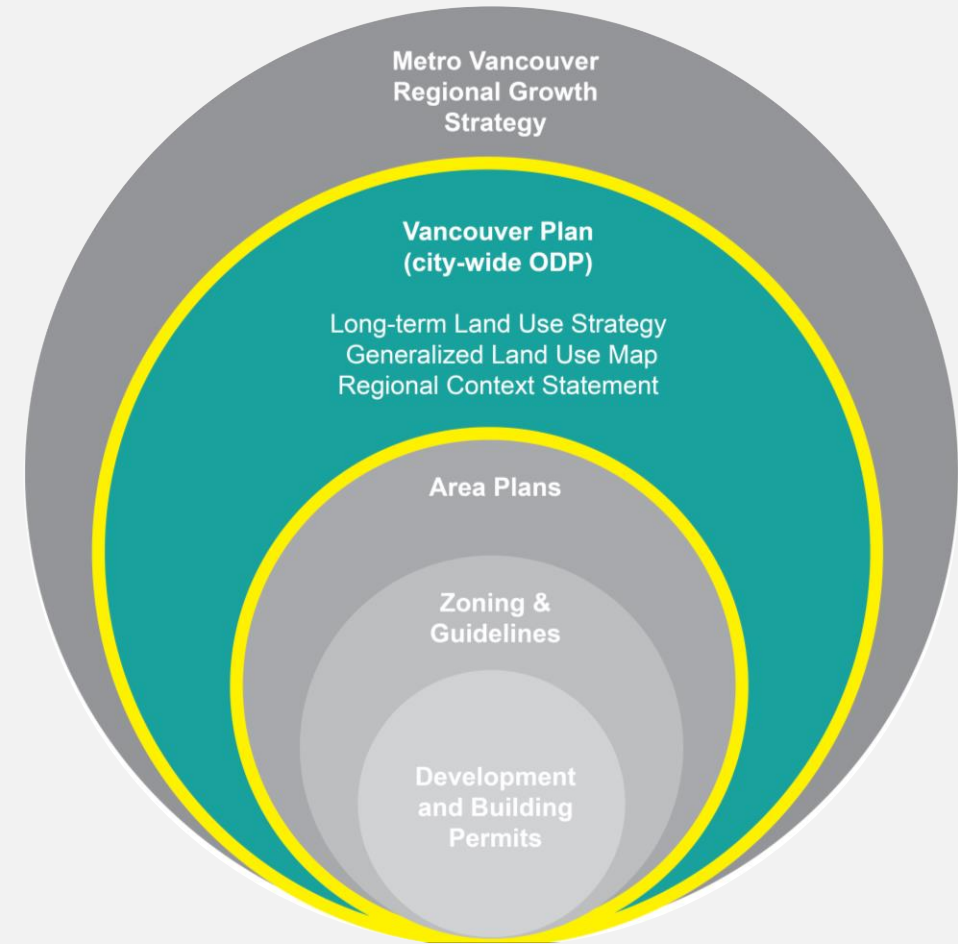
Official Development Plan (ODP)

- Codify the Vancouver Plan into an Official Development Plan (ODP), detailing the City's long-term land use vision
 - All bylaws or works undertaken to be consistent with the ODP
 - To comply with Bill 18 Vancouver Charter Amendments



Official Development Plan (ODP)

How does the ODP fit into the City's land use management policy and regulatory framework?



Official Development Plan (ODP)

Guides Development in Communities

- **Direction:** Describes the long-term vision of communities, guiding planning and land use management.
- **Consistency:** Aligns by-laws, regulations, and proposals with the ODP.
- **Efficiency:** Allows ODP-aligned projects to bypass Public Hearings.
- **Adaptability:** Updates every five years to reflect changing conditions.

District Schedule & Policy Streamlining

- Standardize district schedules to support housing and amenities delivery
- Align with permitting improvements, including 3-3-3-1 Permit Approval Framework
- Implement new provincial legislation
- Clarify land use framework and simplify land use policies

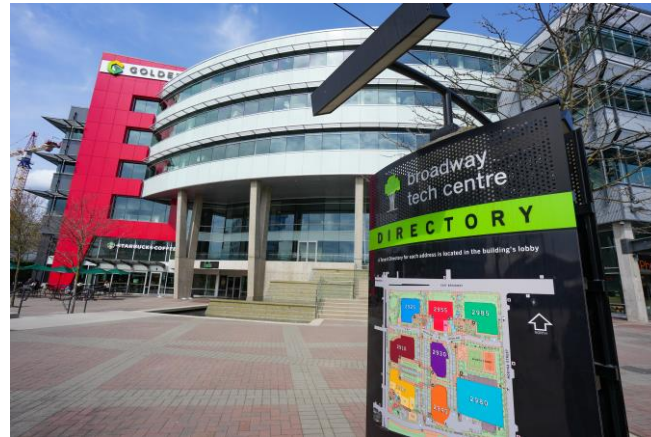


Rupert and Renfrew Station Area Plan

- Oversee the development and implementation of the Plan, including:
 - Adding more housing near transit
 - Protecting and enhancing employment lands
 - Restoring Still Creek



Housing near transit for complete neighbourhoods



Protect Employment lands to support job creation



Restore and daylight Still Creek

Together, these Projects...

- Expedite opportunities for the development of housing, amenities, and more, towards complete neighbourhoods across the city
- Focus on supporting a resilient economy and healthy ecosystem
- Create a clear vision of Vancouver's future to inform the community and ensure staff alignment

Progress Monitoring (2024-2026)

Upcoming Milestones (2024-2026)

- Big Idea #1: Equitable Housing & Complete Neighbourhoods
- Big Idea #2: An Economy that Works for All
- Big Idea #3: Climate Protection & Restored Ecosystems
- Cross Cutting Projects

Project	Milestone	Deadline
Rupert & Renfrew Station Area Plan	Final Plan to Council	
Employment Lands Zoning	Rezoning Policy to Increase Opportunities for Hotels in Key Areas	Q2 2025
District Schedule Streamlining	New Districts and Schedules to Council	
Vancouver's Social Housing Initiative	Zoning Regulations to Council	
Employment Lands Zoning	I-4 Zoning Review Report to Council	Q4 2025
ODP	Draft ODP Public Review	
Planning for Villages	Policy Development and Draft Plan	Q1 2026
	Draft Plan & Pre-Zoning to Council	Q2 2026
ODP	Final ODP to Council	

Approach to Monitoring

- Ongoing monitoring is important to demonstrate progress to Council and the public
- Approach to monitoring will build upon three principles (*see next slide*)
- Will develop metrics over the next six months, with report back in June 2025



Approach to Metrics

The proposed approach will:

#1

Use existing metrics,
where appropriate

#2

Rely on data already
being collected

#3

Reflect geographic
and demographic
differences

Existing Metrics Examples

Big Idea #1:

Equitable Housing & Complete Neighbourhoods

- # of new approved homes
- % of new homes are family-sized housing
- % of new homes are rental housing
- % of new homes are below-market

Big Idea #2:

An Economy that Works for All

- # gross square feet approved:
 - hotel
 - office
 - industrial
 - retail

Big Idea #3:

Climate Protection & Restored Ecosystems

- % reduction in carbon pollution since 2007
- % tree canopy cover

Cross Cutting Projects

- # of days to approve home renovations
- # of weeks to approve SFH/townhouses
- # of months to approve multi-family/midrise
- # of years to approve high-rise

Progress Update Next Steps

- Quarterly newsletters and website updates to communicate progress to the public
- Complete 10 initial implementation projects by 2026



Thank you!

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