

Sustainable Vancouver

Presentation to the
Asian Real Estate Association of America

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The Geller Group

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PRESENTATION OUTLINE

- My Asian credentials
- My Vancouver credentials
- Review of Vancouver Planning and neighbourhoods
- Closer look at waterfront developments
- Becoming the Greenest City in the World 😊
- Questions and Answers



For many years I was a member of Pacific Rim Council on Urban Development (PRCUD)



PACIFIC RIM COUNCIL ON URBAN DEVELOPMENT



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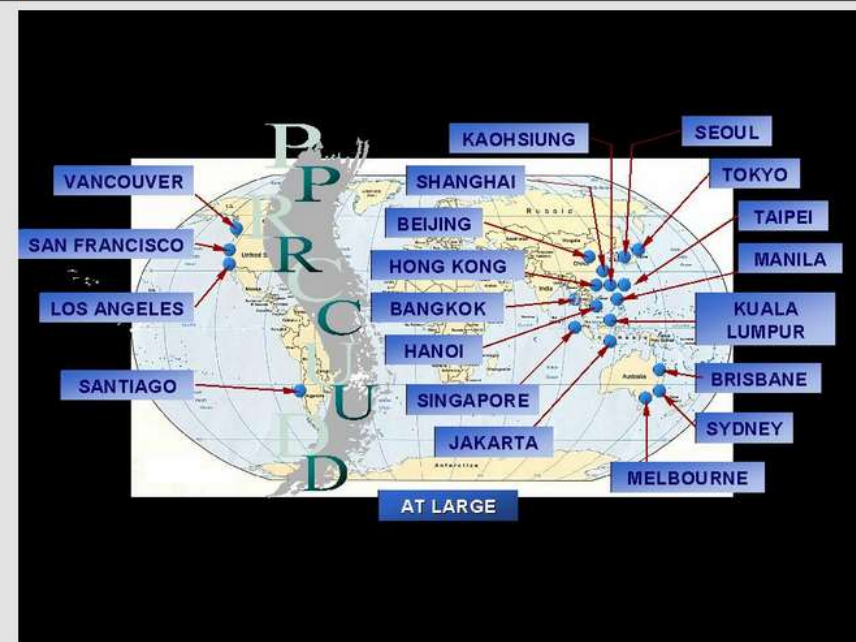
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Please send your comments and suggestions to Emel Yucekus, [PRCUD Administrative Assistant](#). For Further information on PRCUD, please contact Dr. Eric J. Heikkila, [PRCUD Executive Secretary](#).

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In 2007 I went on an around-the-world sabbatical and wrote about what Vancouver can learn from Asia



In 2010 I attended Shanghai EXPO 2010

Expo 2010 shanghai
Better City, Better Life

LESSONS AND PROSPECTS



In 2012 I attended Yeosu, Korea EXPO



My Vancouver credentials

- Architect, planner, developer, real estate consultant
- Adjunct Faculty: Simon Fraser University (SFU)
- Fellow of Canadian Institute of Planners; Registered Professional Planner; Life-Member Architectural Institute of British Columbia
- Worked 10 years for Canadian Government, 7 years for SFU and 30 years in private sector
- Involved with more than 20 planned communities and waterfront redevelopments across Canada
- Recently working in Russia on planned community developments

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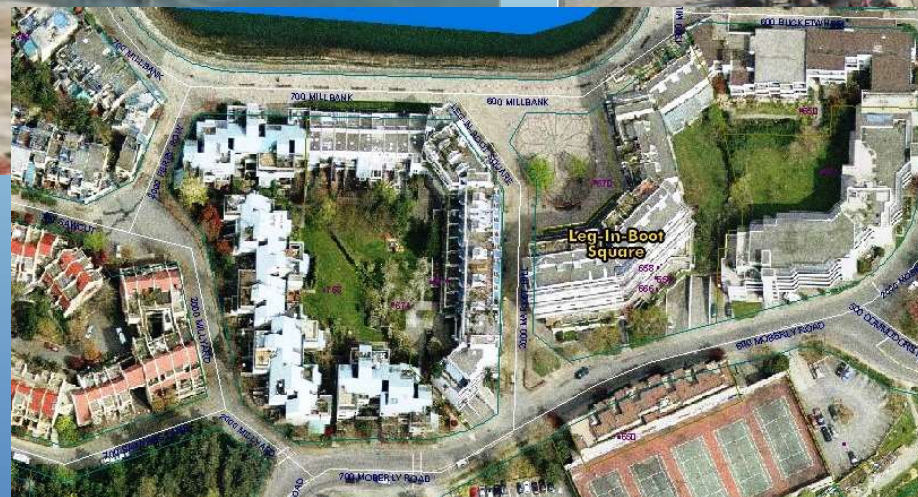
Canada Mortgage and Housing Corporation 1972 - 1981

- Assisted with the initial consultant selection and planning concepts for **Granville Island**, an award winning federally owned mixed-use precinct in Vancouver.
- Recently served on Granville Island Plan 2040 Advisory Board



CMHC Vancouver Branch Office Special Coordinator False Creek 1975 to 1977

- Oversaw the Phase One redevelopment of the City owned lands along South Shore False Creek with a mix of market and non-market housing, retail, office, school, parks and other amenities



Private developer and Real Estate Consultant 1981 to 1999



Pacific Promenade: 888 Pacific



Yacht Harbour Point (design & approvals)

Development Manager, Deering Island Park Georgia Properties, Vancouver 1988 to 1992

- On behalf of Park Georgia Properties, managed civil engineers and other consultants, obtained final approvals and oversaw construction and marketing of this highly acclaimed waterfront community



Furry Creek, Sea to Sky Highway BC 1990 to 1991 (Hired again as Development Manager by new Chinese owner in 2018)

- Prepared initial feasibility study for a comprehensive community at Furry Creek; subsequently engaged by Tanabe of Japan to oversee plans and obtain subdivision approval for a resort-oriented residential community on this 1,000 acre property. Recently retained by Fine Peace Furry Creek Developments Ltd.



Bayshore, Coal Harbour Vancouver 1989 to 1999

As Development Manager for Japanese AOKI Corporation, managed the redevelopment of the Westin Hotel property; project included 980 units, daycare, hotel expansion and retail space



Private developer of boutique projects: Elm Park Place & Lanesborough, Kerrisdale 1997



SFU Community Trust, Burnaby BC 1999 to 2006

As President & CEO, oversaw planning, zoning approvals and development of first phases of UniverCity, a model sustainable community on 200 acres of mountaintop land adjacent to Simon Fraser University



The Cornerstone Building at UniverCity

- In addition to overall planning, approvals and site servicing, the SFU Community Trust developed the Cornerstone Building, an award winning mixed-use building



Planning innovations at UniverCity

- The community includes many innovations including Canada's first 'Community Transit Pass program; legalized 'secondary suites' in apartments; affordable 'workforce housing;' and Green Building Guidelines



Lock-off suites provide rental housing



Verdant includes numerous innovations



Returned to private consulting and development 2007 to present

Grouse Inn/Esso Property Capilano Road and Marine Drive North Vancouver
2012 to 2015

- Development Manager overseeing project design and rezoning approvals for a large scale mixed use development



International Financial Centre Competition for Moscow 2013-2014



One of five international judges who participated in this significant international competition.

www.mfc-city.com



Next month invited to Kazakhstan as international judge for Astana 2030



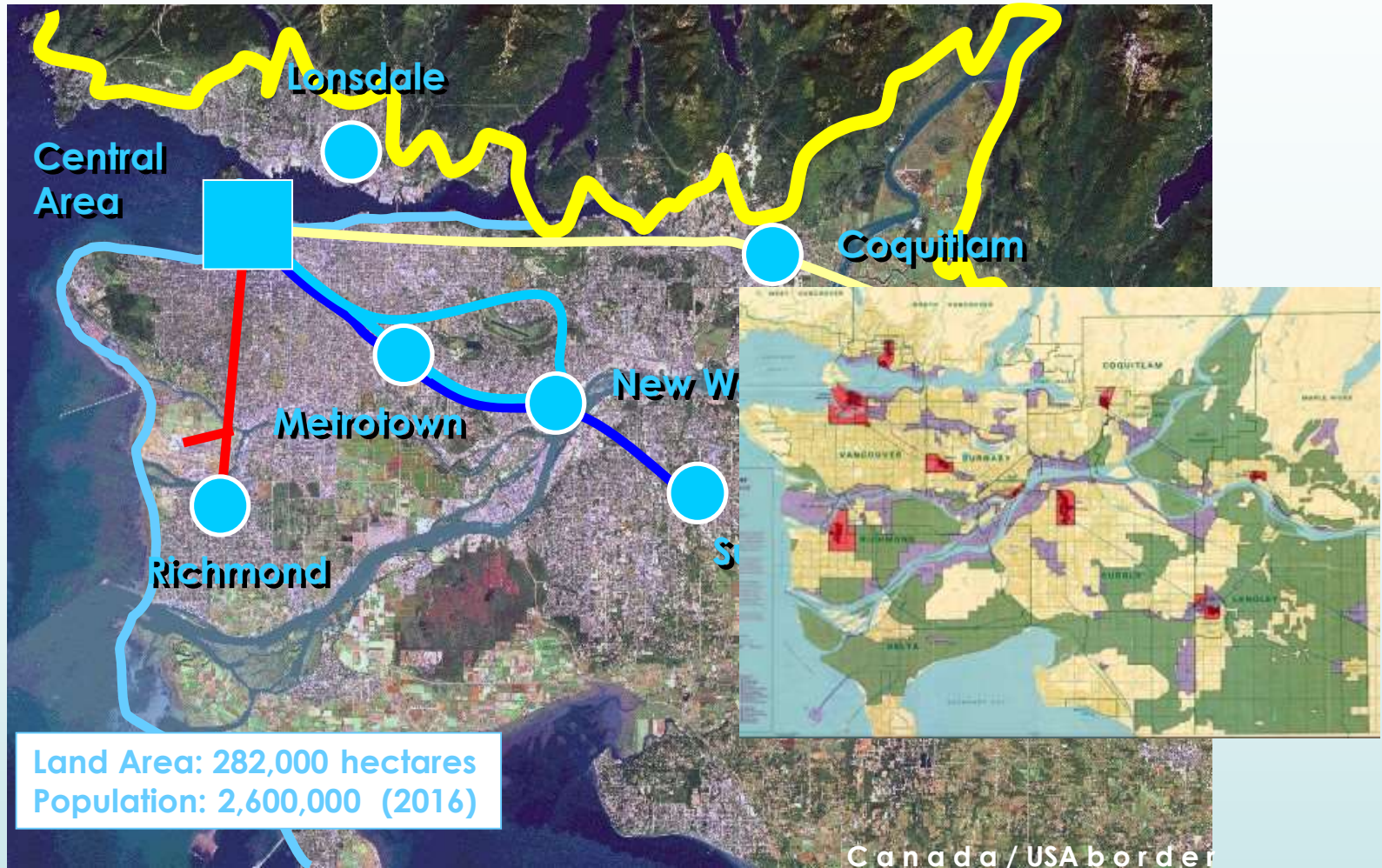
Now let's look at sustainable planning in Vancouver



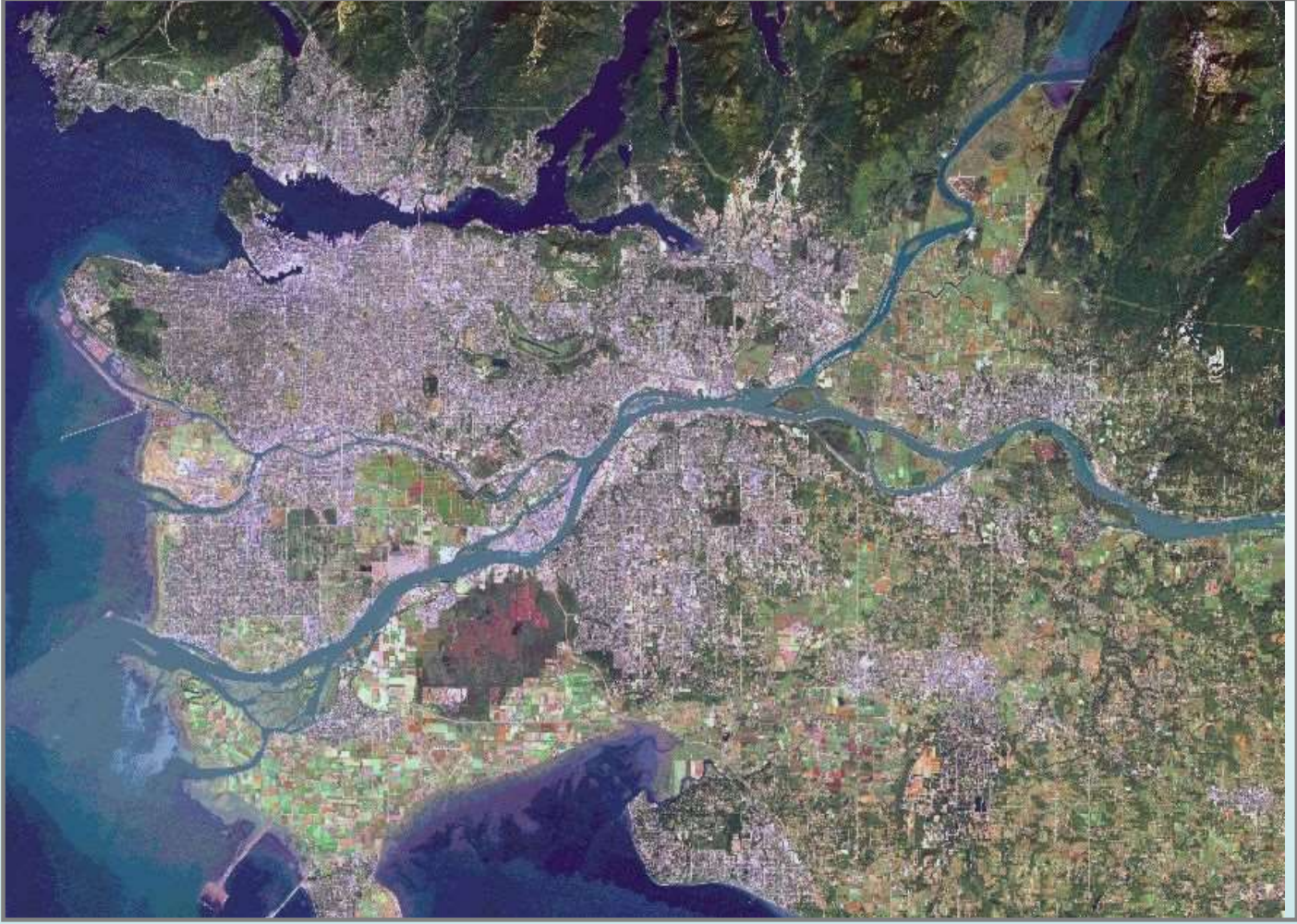
Thanks to City of Vancouver Planning Department for use of some of the presentation slides



Metro Vancouver Regional District



Metro Vancouver Regional Town Centres



VANCOUVER EDITION • WEATHER: SUNNY, HIGH 6. MAP AND DETAILS, S2

S&P/TSX COMPOSITE 12,979.26 ▲ 51.98

THE GLOBE AND MAIL

CANADA'S NATIONAL NEWSPAPER ■ FOUNDED 1844 ■ GLOBEANDMAIL.COM ■ SATURDAY, JANUARY 27, 2007

Welcome to the new climate

Melting icecaps in Greenland



Monster wildfires in Australia

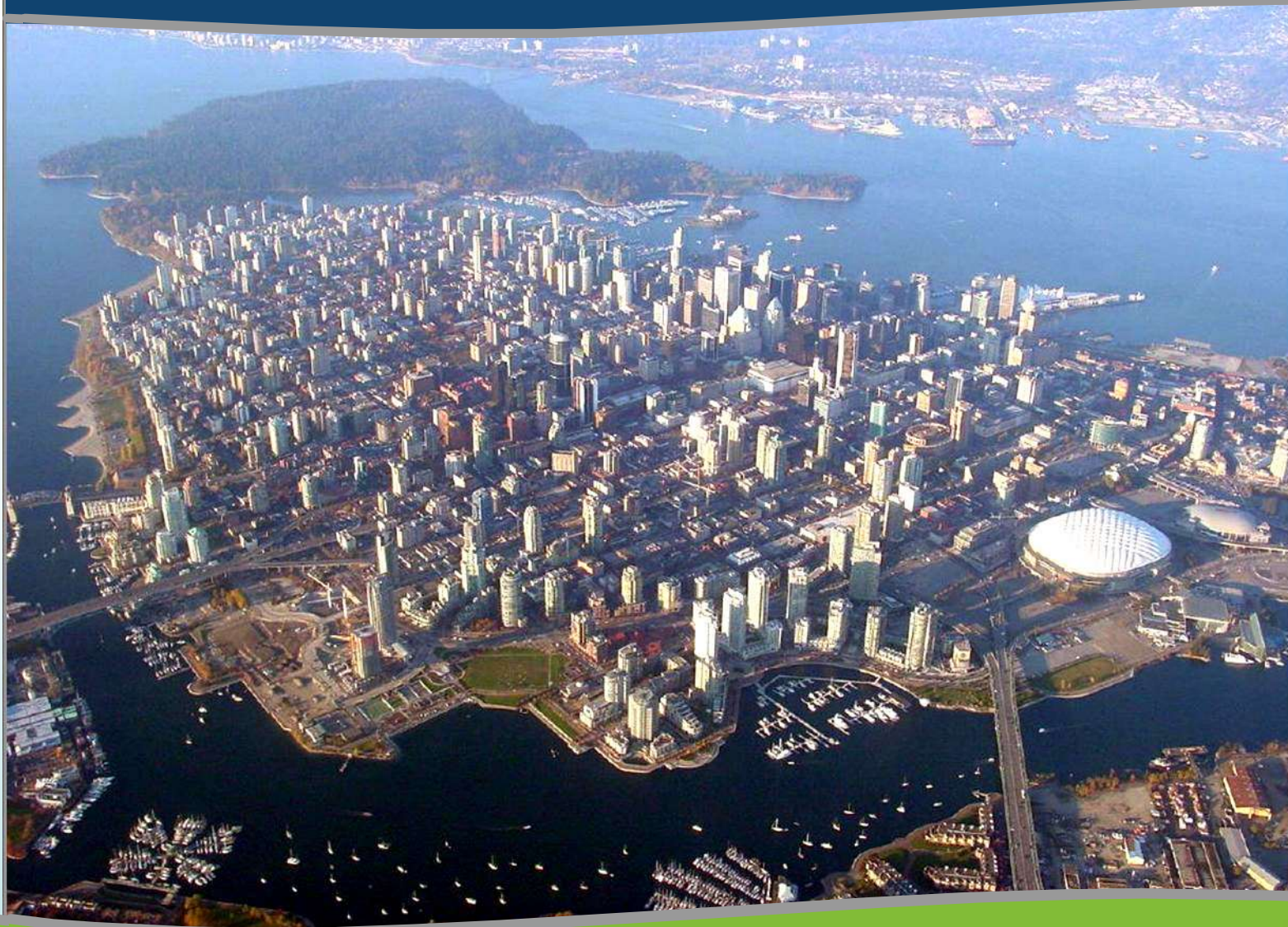


January golfers in PEI

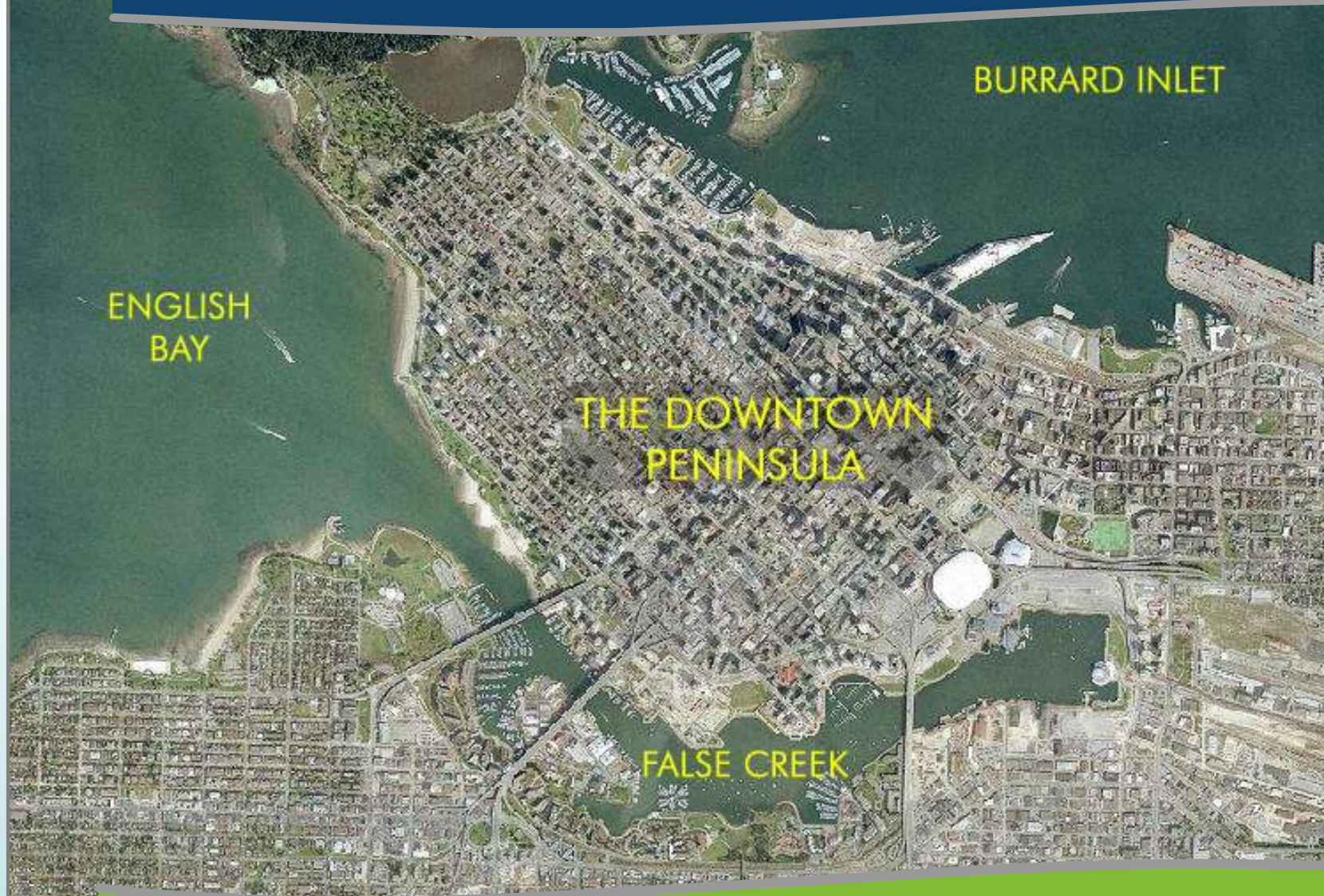


Ruined fruit crops in California





Brent Toderian, MCIP
Director of Planning



Brent Toderian, MCIP
Director of Planning

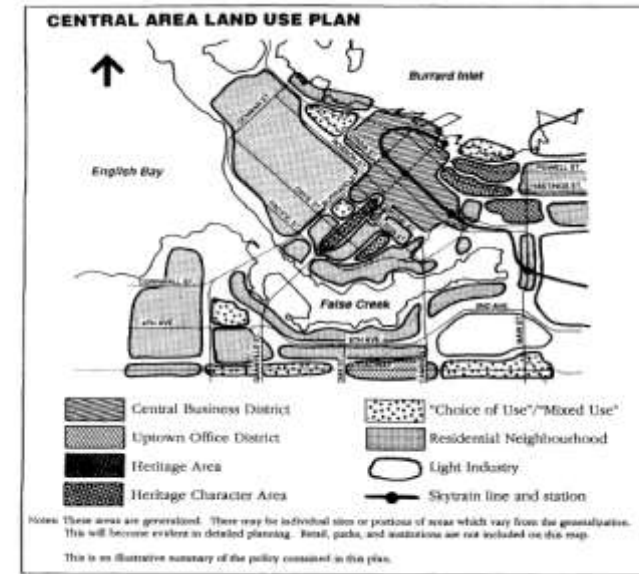
“Living First” and the Central Area Plan



City of Vancouver *Land Use and Development Policies and Guidelines*
Community Services, 423 W. 12th Ave Vancouver, BC V5Y 1A6 ☎ 613.7314 fax 613.7040
planning@vancouver.ca

CENTRAL AREA PLAN: GOALS AND LAND USE POLICY

Adopted by City Council December 3, 1991



Sustainability through Livability



The Central Area

Land Area: 2.2 square miles (579 hectares)

Population: 92,000 (2016 Estimate)



The public says no to highways

Livability is density done well





For the past 10 years the city has expanded its bicycle path network





There is a continuous walkway/bikeway around the downtown peninsula and False Creek



Livability is density done well









International planners say we have created 'Vancouverism'



What is 'Vancouverism'?



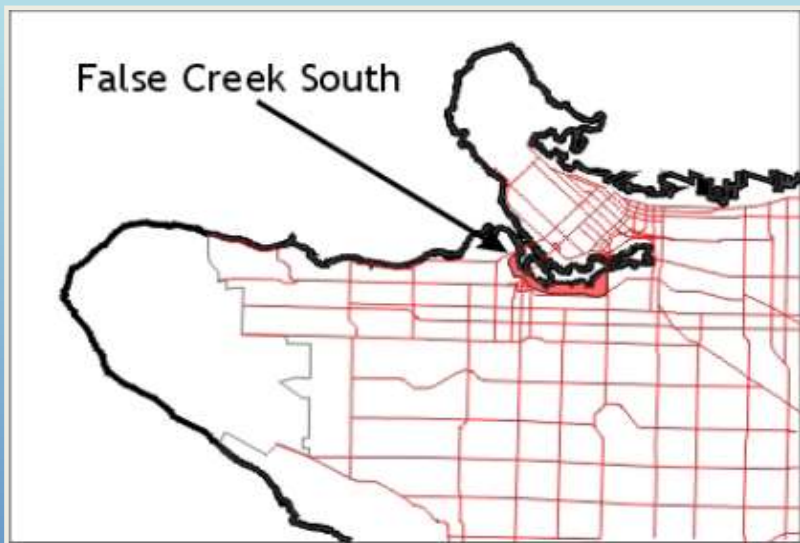


A townhouse podium at base of highrise buildings to create pedestrian-friendly streets



False Creek South

Developed in the 1970s onwards



The overall plan was very innovative for its day...



A sustainable community, ahead of its time...

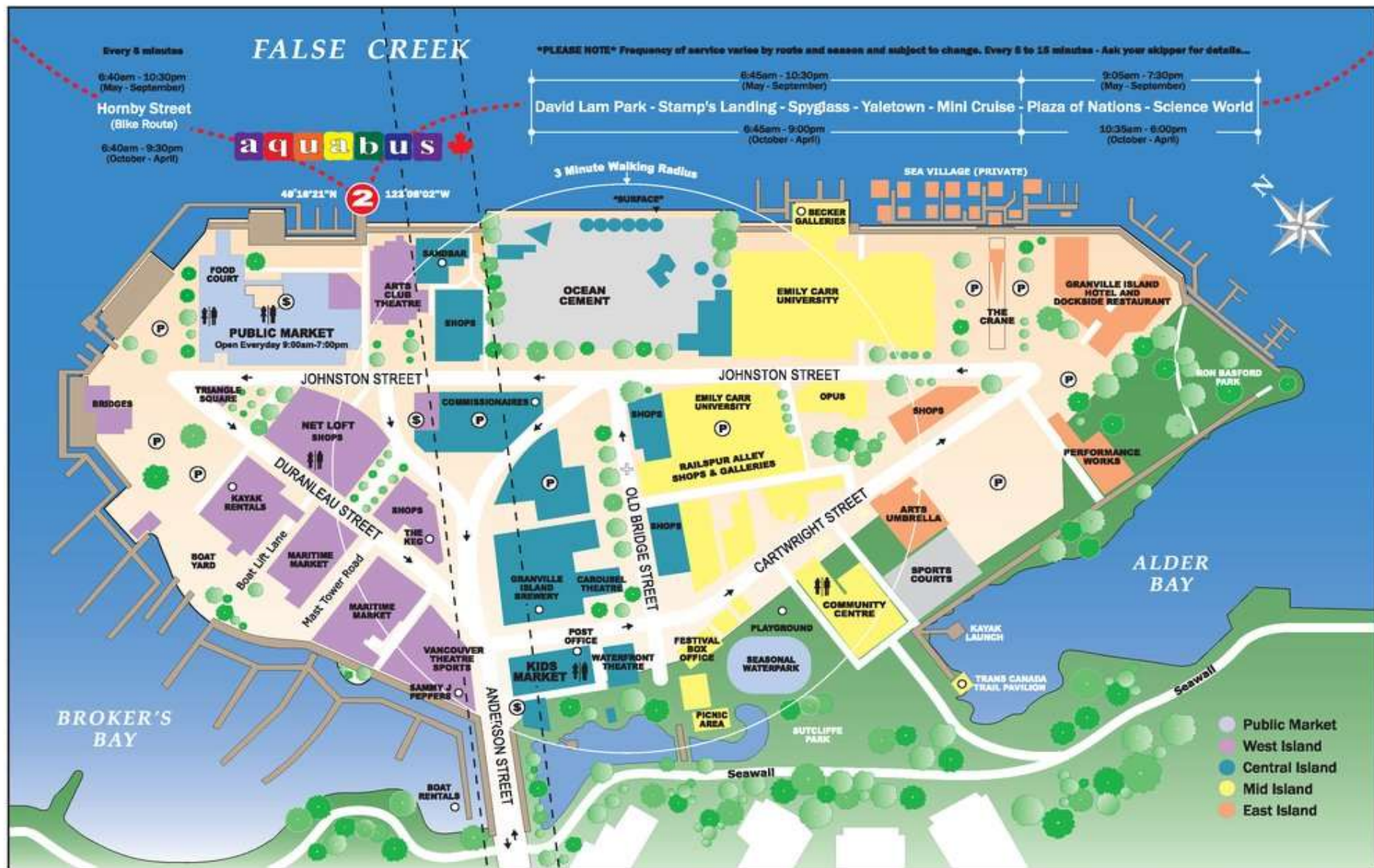


- A broad social mix-1/3 low, 1/3 mid, 1/3 high income
- Focus on public transit, rather than private automobile
- “Work in Vancouver, Live in Europe!”

Granville Island: A redeveloped industrial area in False Creek



Copyright Keith Walker, www.keithwalkerexperienceimagery.com



Granville Island Public Market
9am - 7pm 7 Days a week

Net Loft Shops & Galleries
10am - 7pm 7 Days a week

www.granvilleisland.com
info@granvilleisland.com



Granville Island

Almost a century ago two sandbars gave rise to an industrial hub that in turn was converted into what is now referred to as an "urban oasis". Formerly known as Industrial Island, Granville Island is one of the most popular tourist destinations in Canada and truly has something for everyone, local and visitor alike.

Within walking distance of all downtown districts and attractions are numerous ferry stations that will connect you with this unique urban experience (see map over for routes). Providing frequent, fun and friendly service, a trip aboard the iconic rainbow ferries will make your experience of the island complete.

Aquabus connects the island to surrounding communities



Public market created in converted industrial buildings



The island has been successful because of the market, its mix of uses and lively public spaces



It became one of Vancouver's top tourist attractions because it didn't cater to tourists!



The 'woonerf' streets mix pedestrians, cyclists & cars



Its success is in large part due to juxtaposition of unusual uses



Public Market, art schools & galleries, restaurants, concrete plant, light industrial, hotel, gourmet foods, craft studios, maritime market & unique retailers

None of which complies with Vancouver's Zoning Bylaws!



A recent public art initiative painted concrete silos



A look at other downtown neighbourhoods



Concord Pacific Place: North Shore of False Creek started after EXPO86



- 12,000 residential units, with 20% non-market 2.75 acres of parkland per 1000 residents provided by the developer
- Continuous public access waterfront walkway system provided by the developer
- childcare facilities, provided by the developer
- community facilities, provided by the developer





It has become renowned and copied for its overall planning



But it's not quite the same when duplicated in Dubai!



False Creek North from the South Shore (Charleston Park)

1983



2003



Surprise! Downtown living's fine for families — as good as the suburbs, these folks say



IAN SMITH/VANCOUVER SUN

Meet the Huntleys, living happily in north False Creek. From left, mom Tanya; Simon, 13; Johnny, 6; Charlie, 2; Emma, 10; and dad Robert. They love the lifestyle and they're far from alone: Many say the mix of people — singles, seniors and families — as well as the amenities and the slow pace of life make downtown their choice. Find out why: **Story, B1**

Coal Harbour



Once a heavy industrial area









Celebrations on Canada's birthday July 1st.

Bayshore: Another Coal Harbour community



- Developed by Aoki Corporation of Japan;
- Owned the land as result of buy out of Westin;
- Joint planning process set up with the city;
- Initial approval for ‘policy broadsheets’;
- Next was a comprehensive zoning for overall site;
- A number of rezonings followed

“On the edge of the park...at the entrance to the city”



For many years a
hotel parking lot

Urban Design Principles



Bayshore Gardens Development Concept

- A development that is distinctly Vancouver
- Enhance the water experience
- Cultivate a set of distinctive gardens
- Create new special public places
- Respect views

The City's Requirements...



Vancouver City Hall

- 2.75 acres of park per 1000 residents
- 20% social housing
- 25% family housing
- 0.5 FSR rental housing
- On site childcare
- Contributions to community facilities
- Transit corridors

More City Requirements



Captain George Vancouver

- Construction of all infrastructure by the developer
- Dedication of waterfront walkway and streets
- Contribution to saltwater pump station
- Site remediation at developer's cost
- Public Art!



Photographs of the models of the first two developments mid-1990s



The (almost) completed development today



- Two neighbourhood parks and childcare built and paid for by developer
- Contributions required from the developer towards community facilities, pump station, school, public art



My apartment, which
my wife made me sell!

Featured in TV Series *Waterfront Cities of the World*

South-East False Creek (Olympic Village)



Set out to become the 'greenest community' in Canada





It includes a new man-made ecological island at the other end of False Creek from Granville Island

A LEED Platinum community centre



'Net zero' buildings & urban agriculture on rooftops

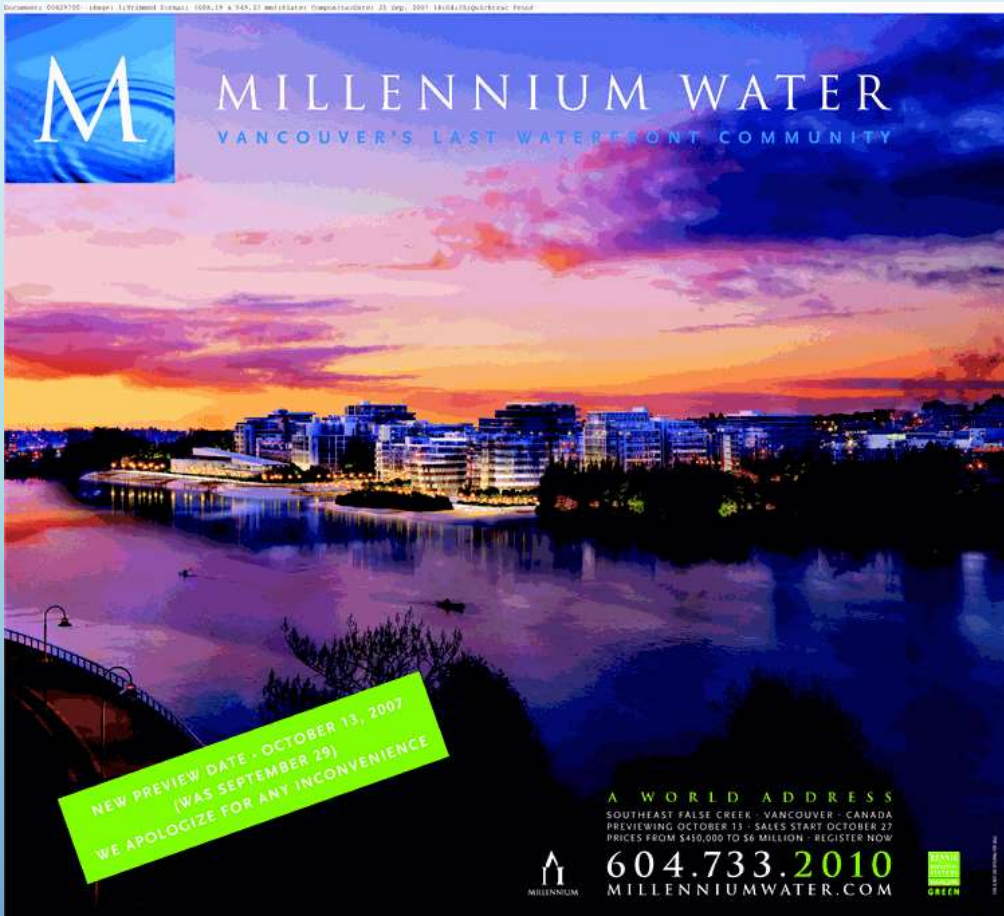


An innovative neighbourhood energy system



Extracts energy from heat in sewers

Initially marketed as Millennium Water



Document: 0002700 - 18001 - 11/21/2006 10:00:19 a.m. 1/4/07 07 millennium water/vancouver 35.jpg - 2007 18x04/11/21/2006 Print

M MILLENNIUM WATER
VANCOUVER'S LAST WATERFRONT COMMUNITY

NEW PREVIEW DATE - OCTOBER 13, 2007
(WAS SEPTEMBER 29)
WE APOLOGIZE FOR ANY INCONVENIENCE

A WORLD ADDRESS
SOUTHEAST FALSE CREEK - VANCOUVER - CANADA
PREVIEWING OCTOBER 13 - SALES START OCTOBER 27
PRICES FROM \$450,000 TO \$6 MILLION - REGISTER NOW

604.733.2010
MILLENNIUMWATER.COM

MILLENNIUM GREEN



THE **VILLAGE**
ON FALSE CREEK

Subsequently marketed as The Village on False Creek

Many of the early financial problems are sorted out



The community has become a very attractive place to live and visit!



A quick look around more of Vancouver

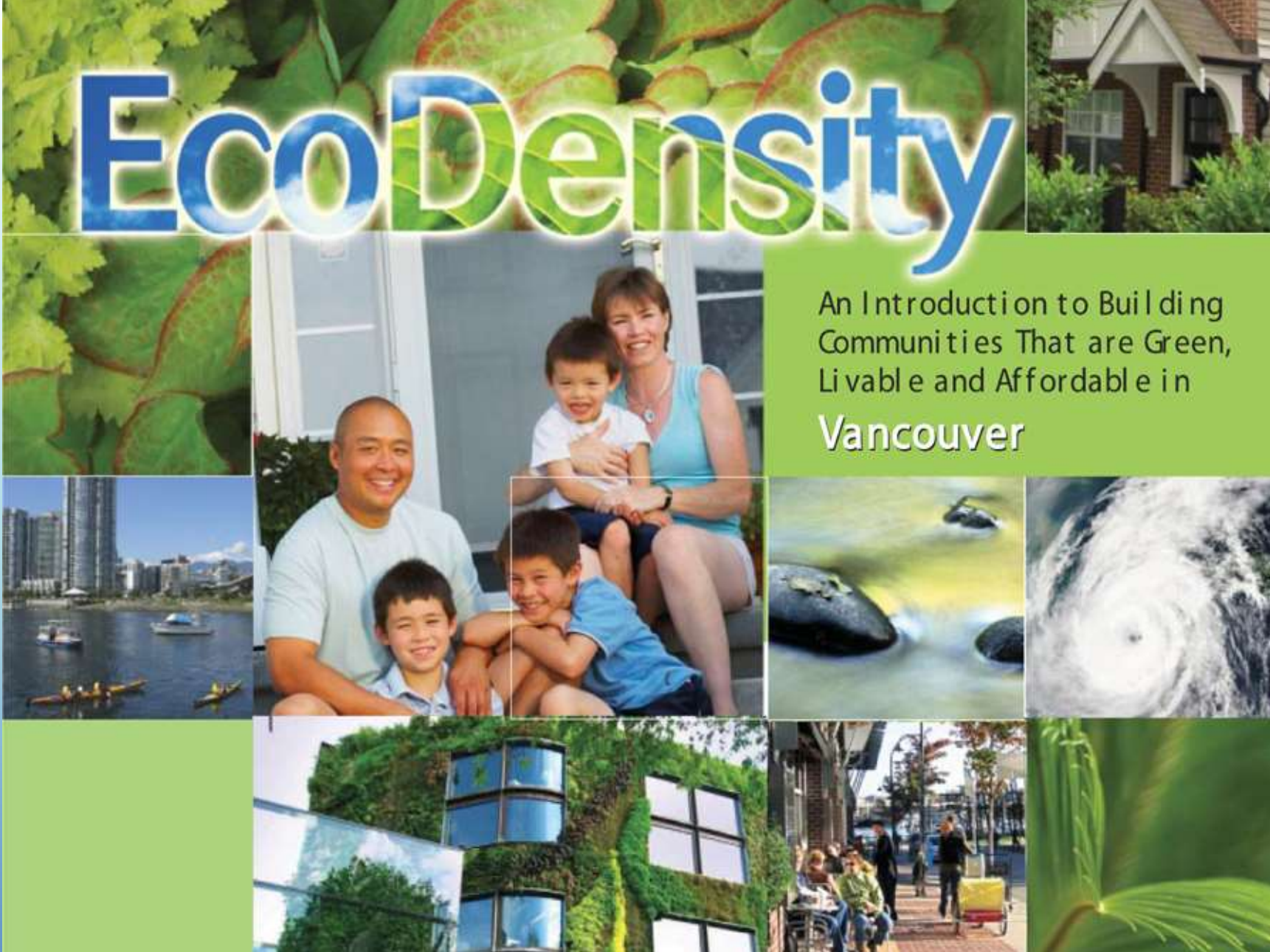


Arbutus Walk: a planned community on the West Side



EcoDensity

An Introduction to Building
Communities That are Green,
Livable and Affordable in
Vancouver



Eco-density: Launched by a Vancouver Mayor in 2006

EcoDensity

VANCOUVER ECODENSITY CHARTER



How Density, Design, and Land Use Will Contribute to Environmental Sustainability, Affordability, and Livability

Adopted by City Council: June 10, 2008



Laneway housing: one of the more successful ideas





Eco-Density Actions

- Secondary suites within buildings (invisible density)
- Backyard laneway infill housing (hidden density)
- Ground oriented housing (gentle density)
- Arterial mid-rise housing

Current Mayor Gregor Robertson wants us to be the greenest city in the world” 😊

HELLO WORLD!

WELCOME TO THE WORLD'S NEW GREEN CAPITAL

Nature makes Vancouver a green city **People are making it a Green Capital**

VANCOUVER GREEN CAPITAL

Inspired by our spectacular surroundings and our environmental reputation, Vancouver is making many smart, green decisions. We've proven that a city can grow and prosper while reducing its impact on the planet — through investments in green infrastructure, policies and industry. Our greenhouse gas emissions have been reduced to 1990 levels, our state-of-the-art Neighbourhood Energy Utility turns waste water into heat, and we're investing in walking, cycling and transit improvements. Please join us as we become the world's bright, new, Green Capital.

To learn more, visit vancouver.ca

Gregor Robertson
Gregor Robertson
Mayor of Vancouver



GREENEST CITY

2020 ACTION PLAN



GREENEST CITY CAMP

It's summer camp in winter! Join in a day of learning, sharing ideas and connecting with others who are passionate about making Vancouver the greenest city in the world by 2020.

**TALK
GREEN
VANCOUVER
.CA/CAMP**

**SATURDAY
MARCH 5**

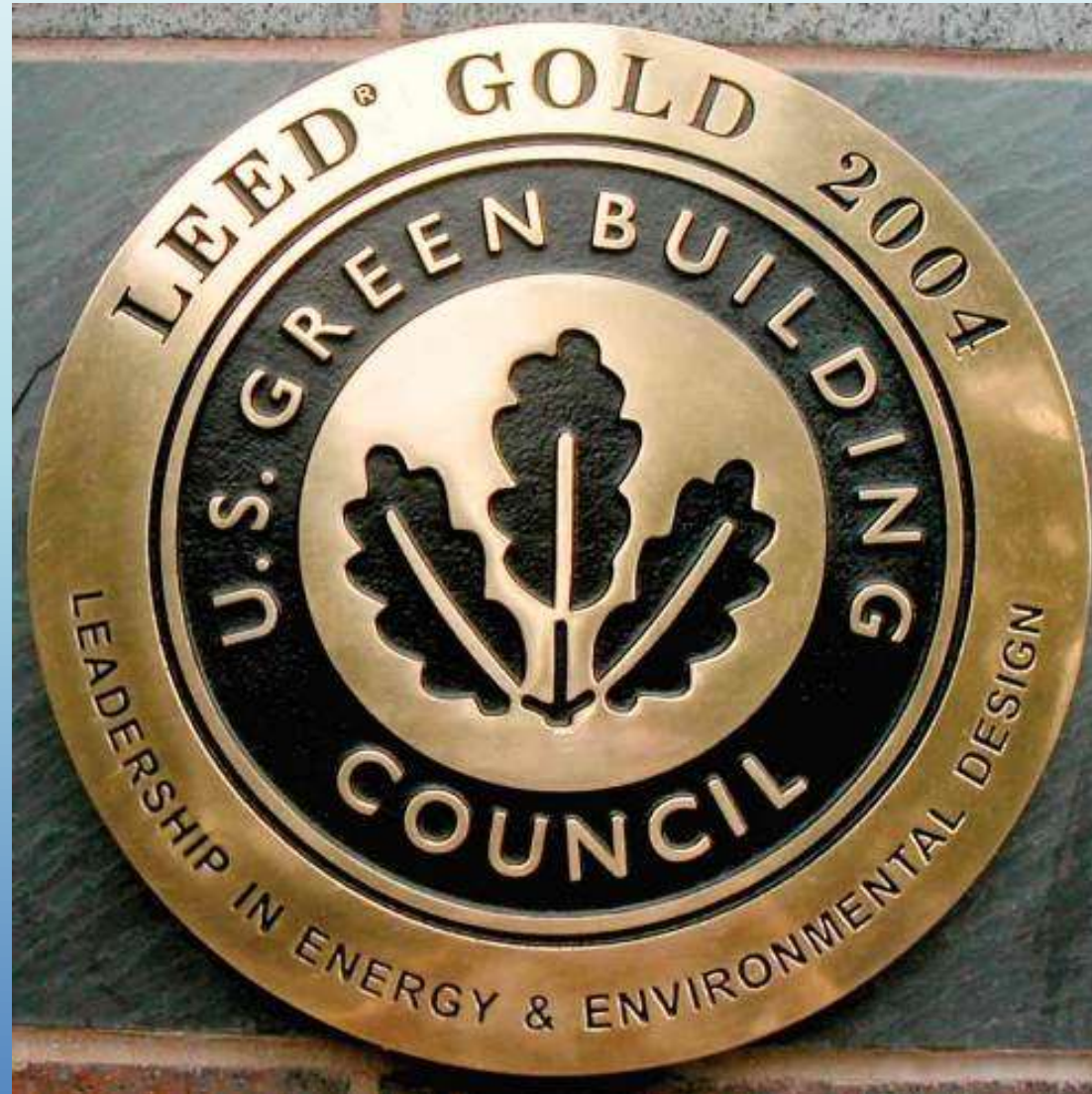
**TALK
GREEN
VANCOUVER
.CA**

**TALK
GREEN
VANCOUVER
.CA**





Hardly a day goes by when we don't read or hear something about LEED



All rezonings in Vancouver must be LEED Gold



LEED rating for commercial buildings is essential



Telus Gardens Office Building



Credit Suisse Office Building

The Vancouver Trade & Convention Centre had to be LEED certified in order to attract delegates to conventions



One of the largest green roofs in the world

Before I conclude: Why is Vancouver housing so expensive?

- Land supply restricted by ocean, mountains & Agricultural Land Reserve (ALR)
- People want to come here from other parts of Canada and the world
- Demand outpaces supply (30,000 a year move into the region)
- A lot of foreign investment (especially from China)
- Lengthy, expensive and complicated development approval process





I hope I have helped you better understand how Vancouver is trying to become a more sustainable city

It is said that writers have endings; architects have exits!



I hope you enjoy the rest of your visit in Vancouver
Michael Geller geller@sfu.ca www.gellersworldtravel.blogspot.ca www.michaelgeller.ca