ACHIEVING VANCOUVER URBANISM

DEVELOPMENT PROCESS CASE STUDIES

URBAN
DESIGN
STUDIO
CITY OF VANCOUVER

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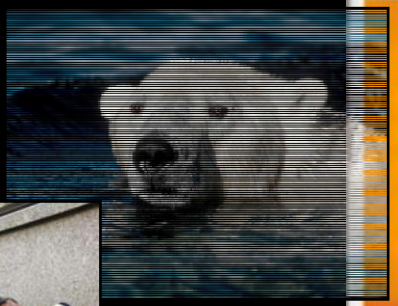
DESIGN
STUDIO
CITY OF VANCOUVER

A Convergence of Challenges

- Climate change and resource depletion
- Housing Affordability and Homelessness
- Car-dependence
- Urban health
- Population growth and change



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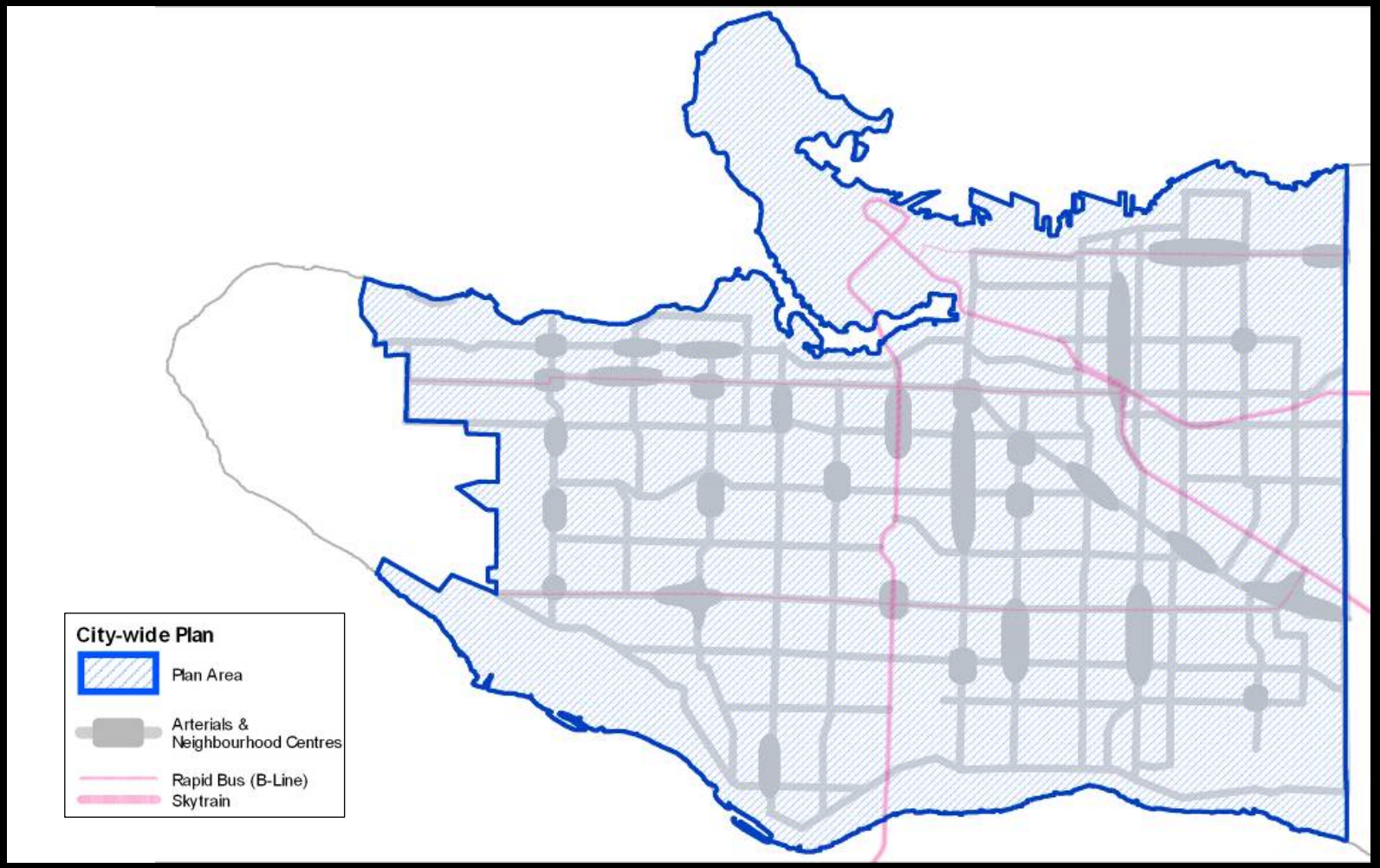
CITY OF VANCOUVER

Towards a City-wide plan



URBAN DESIGN STUDIO
CITY OF VANCOUVER

1.0 Urbanism Context
2.0 The Creative Process
3.0 Achieving Quality

URBAN
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CITY OF VANCOUVER

1.0 Urbanism Context

1.1 Players and Interests

1.2 Setting the Stage

1.3 Urban Systems

1.4 Urbanism Principles

1.5 Meaningful Advice

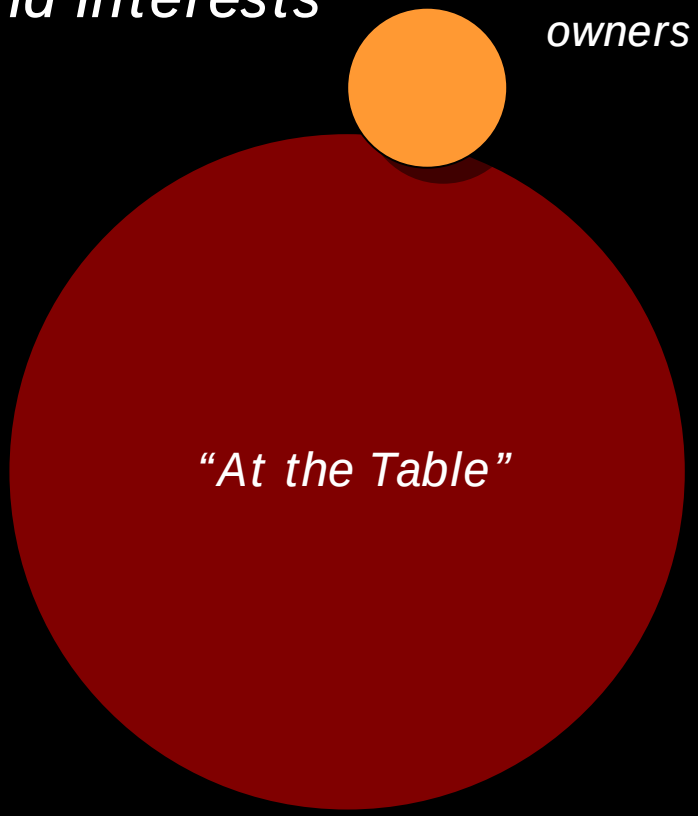
1.6 Regulatory Tools

URBAN DESIGN STUDIO

CITY OF VANCOUVER

1.0 Urbanism Context

1.1 Players and Interests



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CITY OF VANCOUVER

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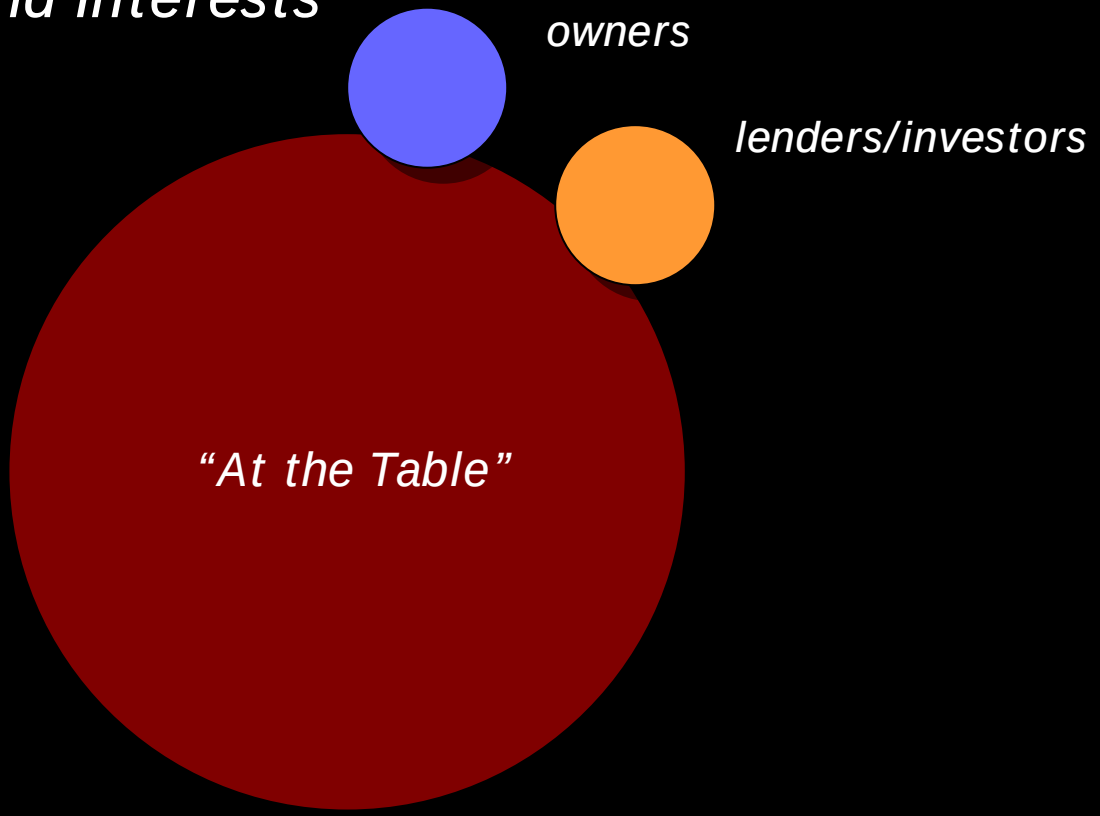

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CITY OF VANCOUVER

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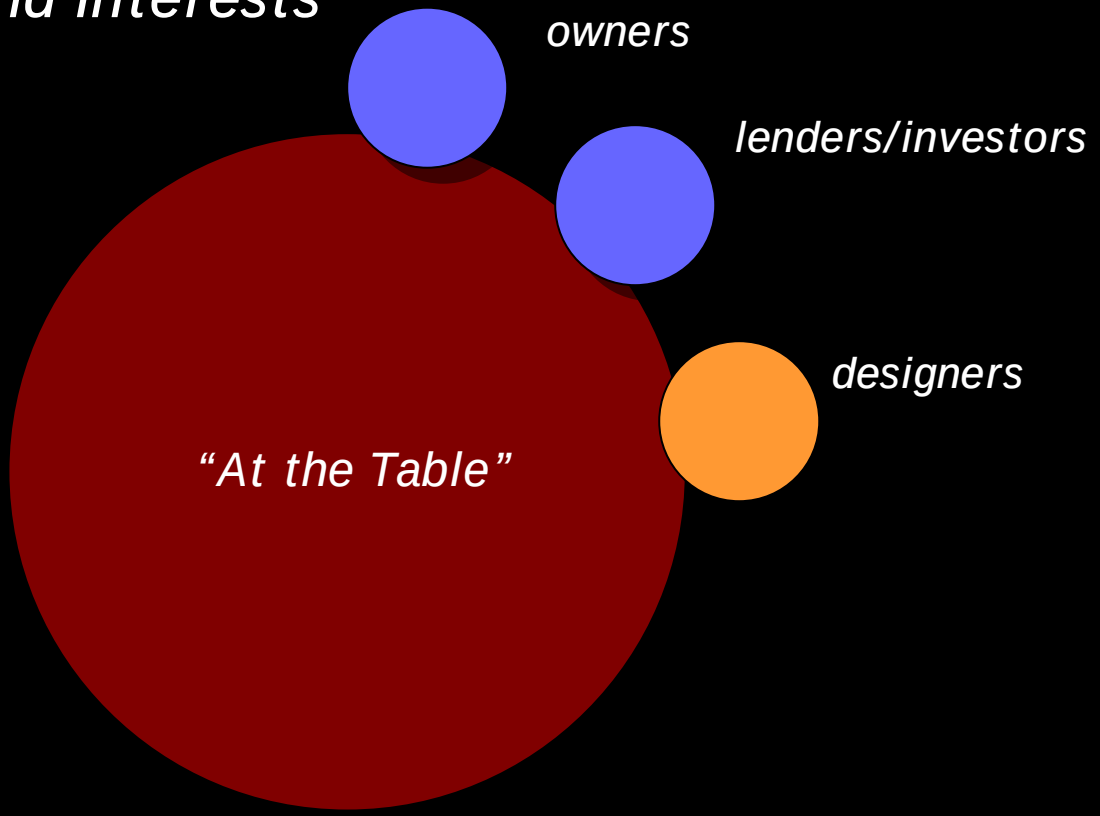

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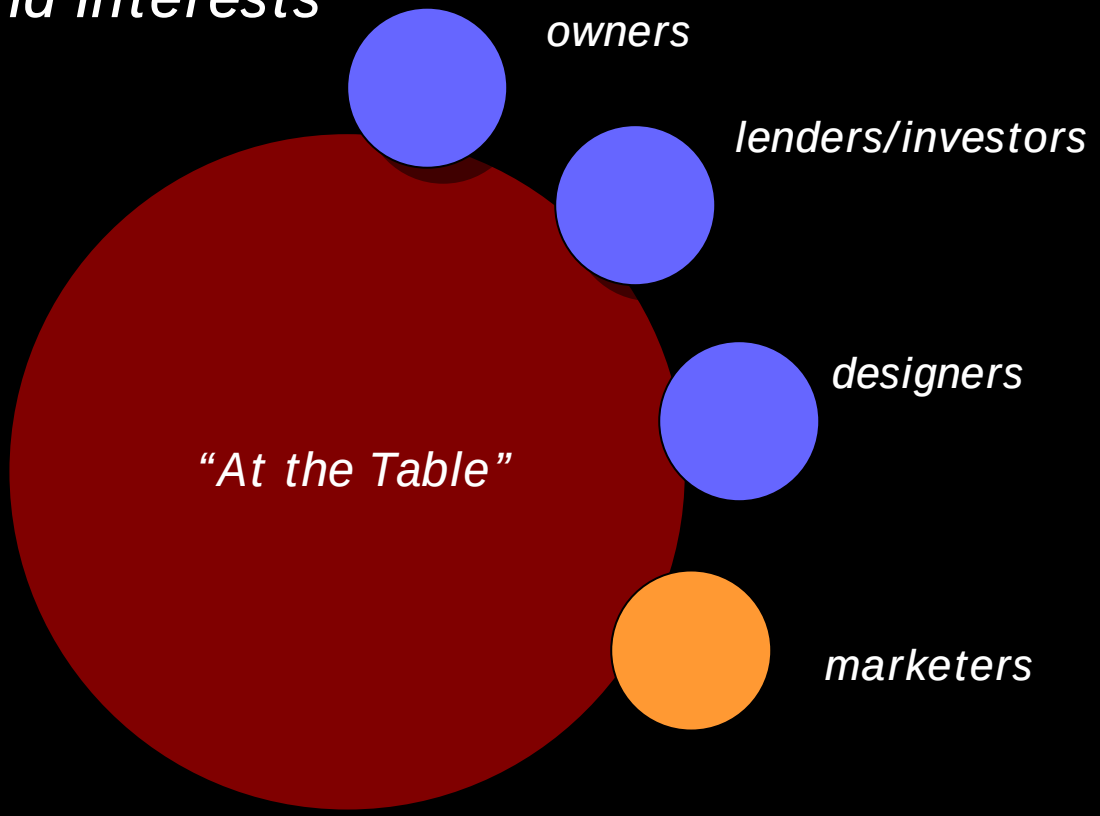

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CITY OF VANCOUVER

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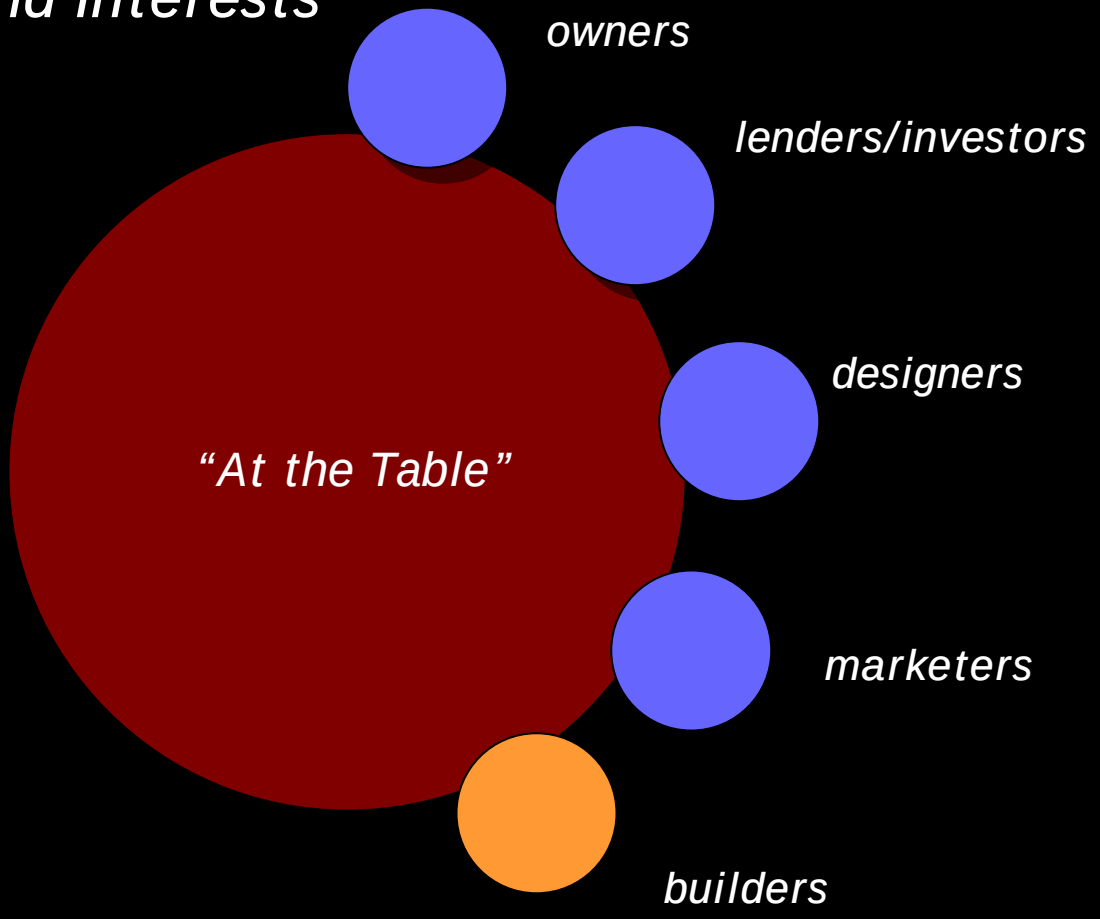

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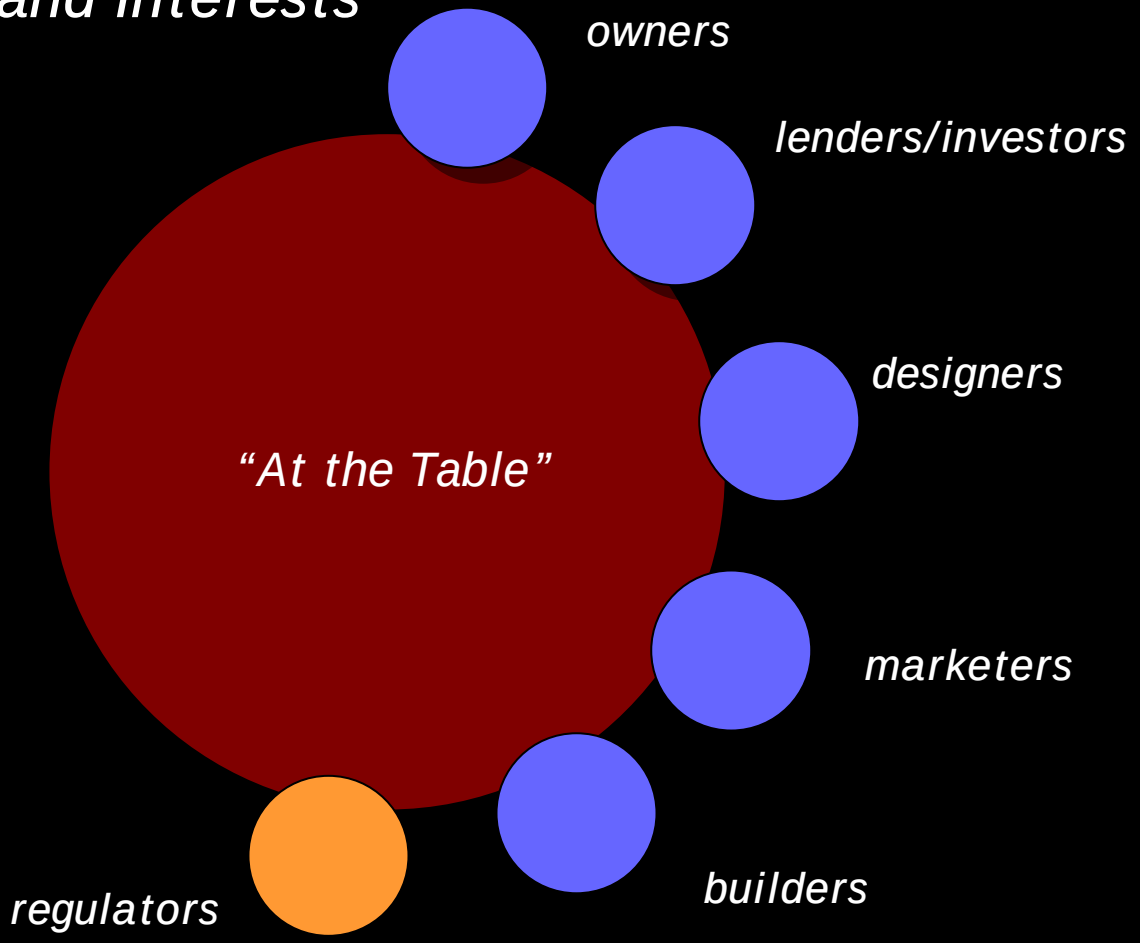

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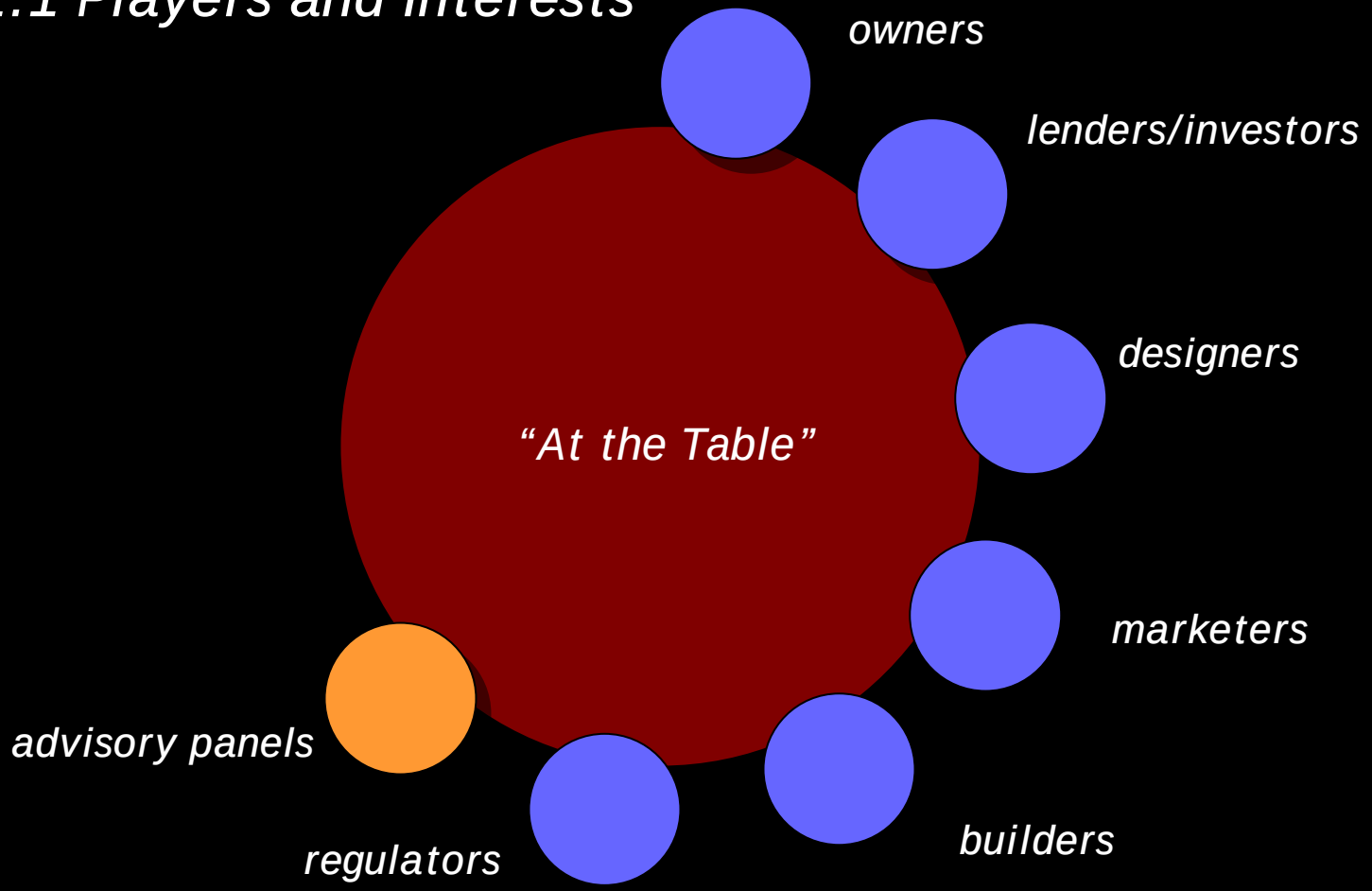

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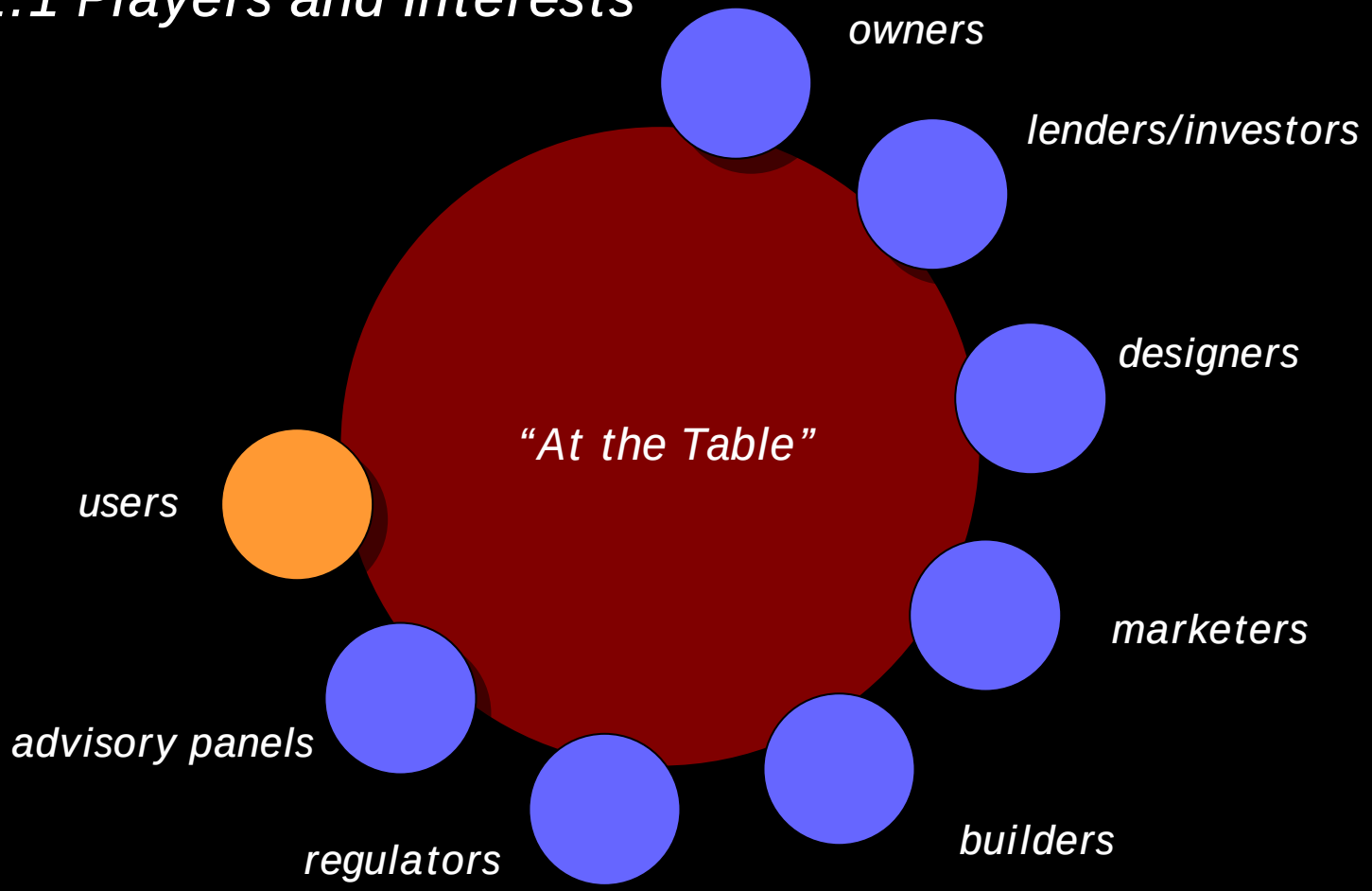

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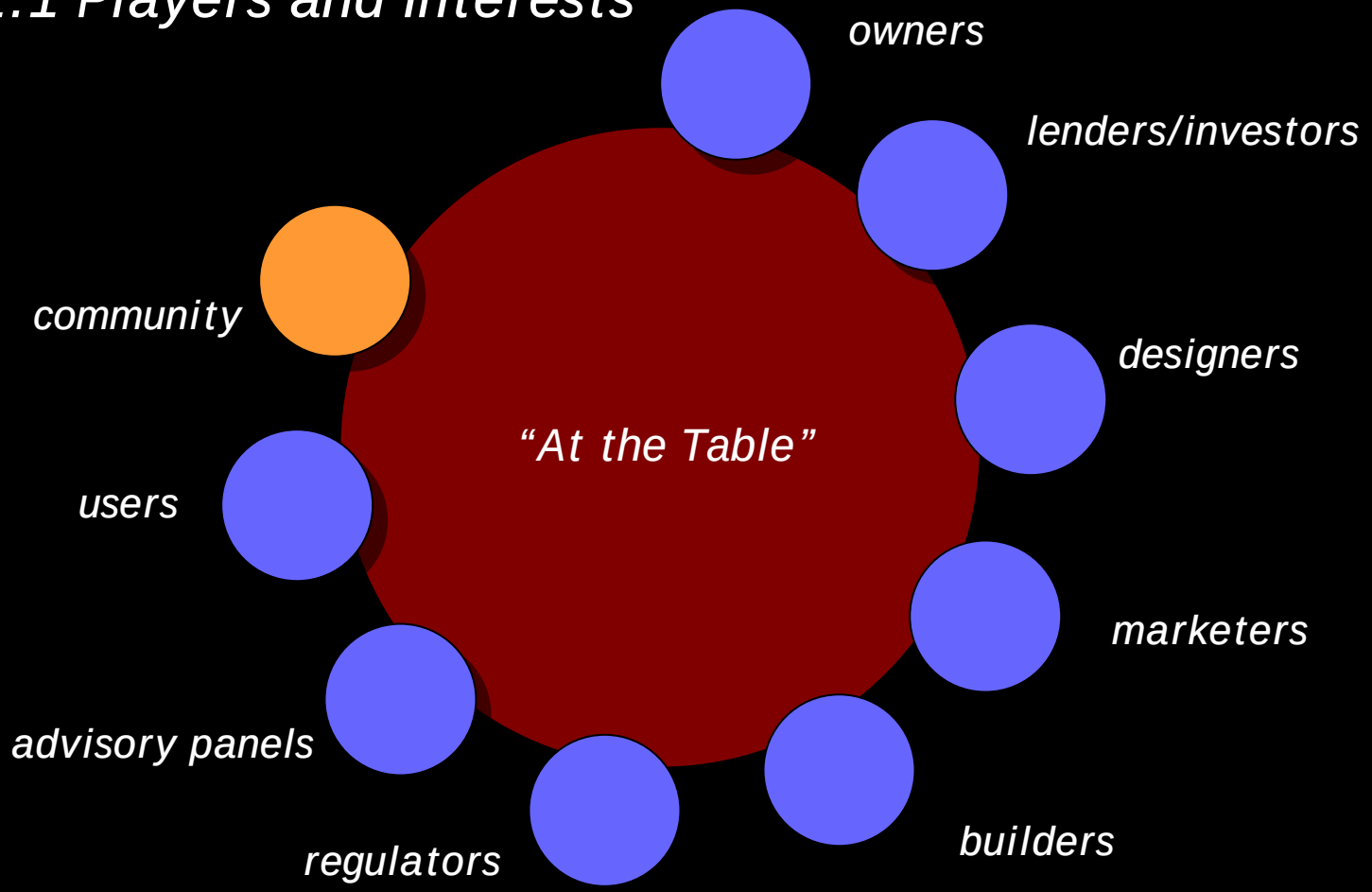

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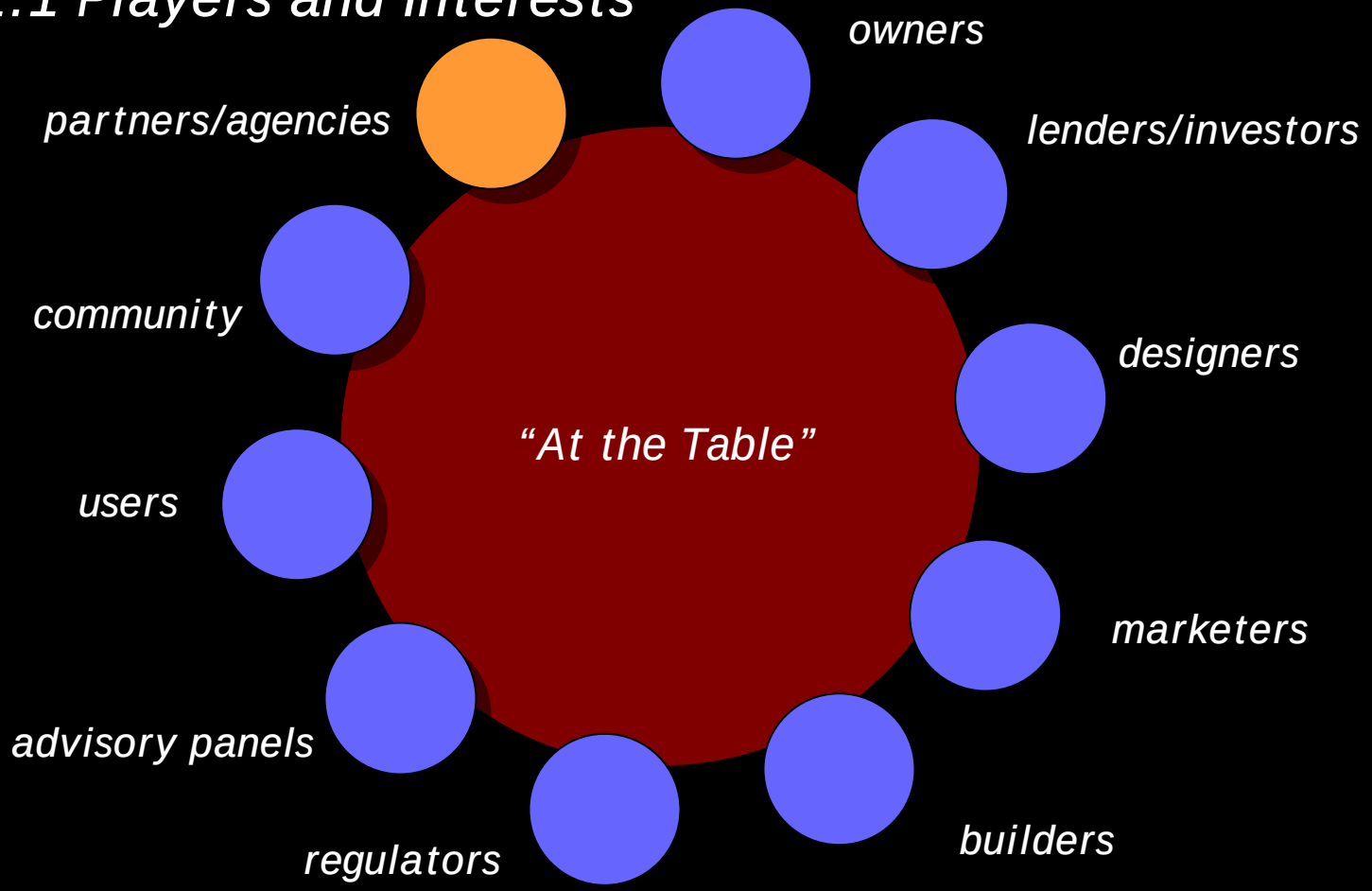

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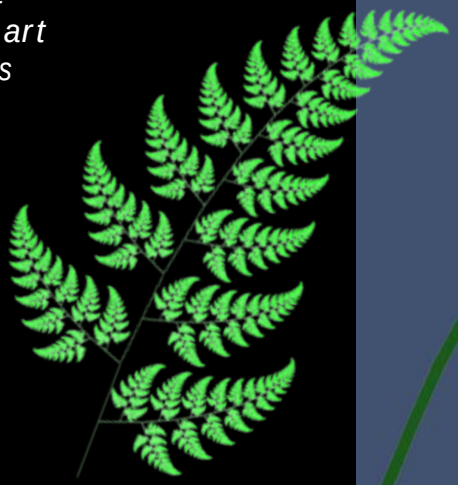
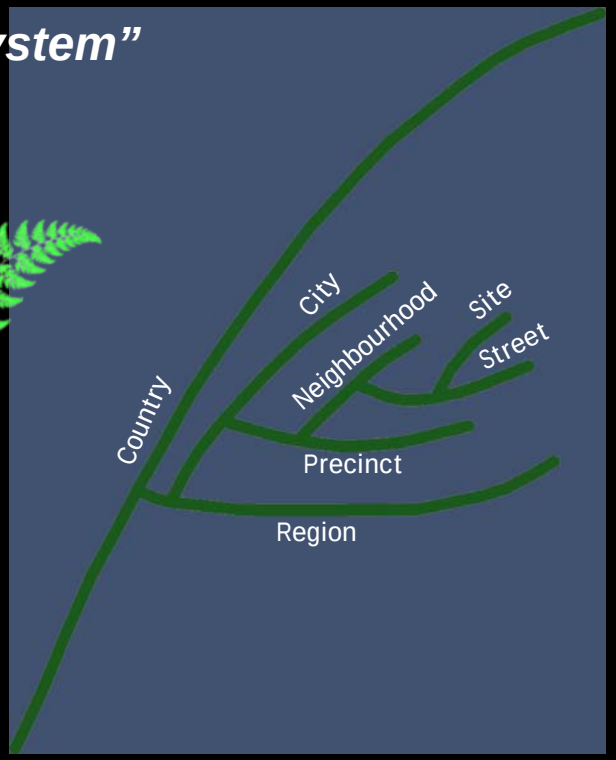
1.0 Urbanism Context

1.2 Setting the Stage

"A Fractal System"

Fractals are endlessly repeating patterns that vary according to a set formula, a mixture of art and geometry. Fractals are any pattern that reveals greater complexity as it is enlarged.





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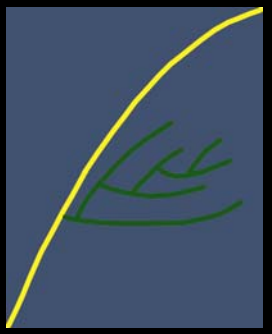

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CITY OF VANCOUVER

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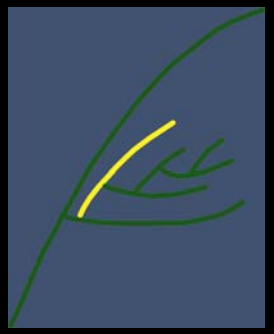

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CITY OF VANCOUVER

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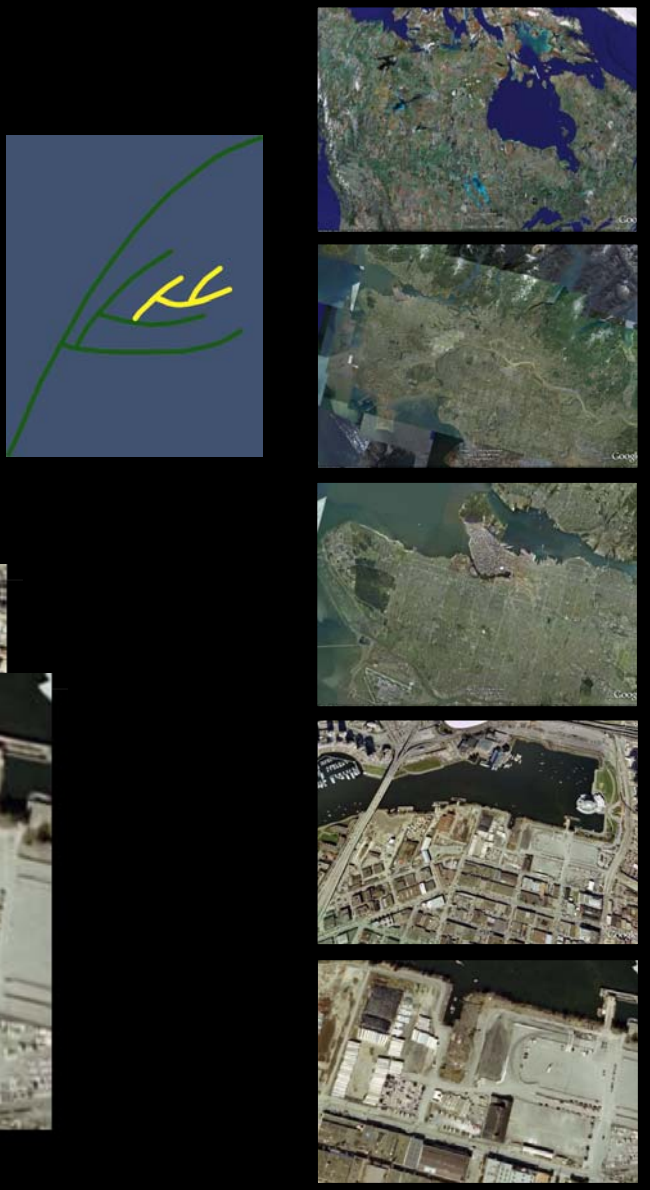

URBAN DESIGN STUDIO

CITY OF VANCOUVER

1.0 Urbanism Context

1.3 Urban Systems – Land Use

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CITY OF VANCOUVER

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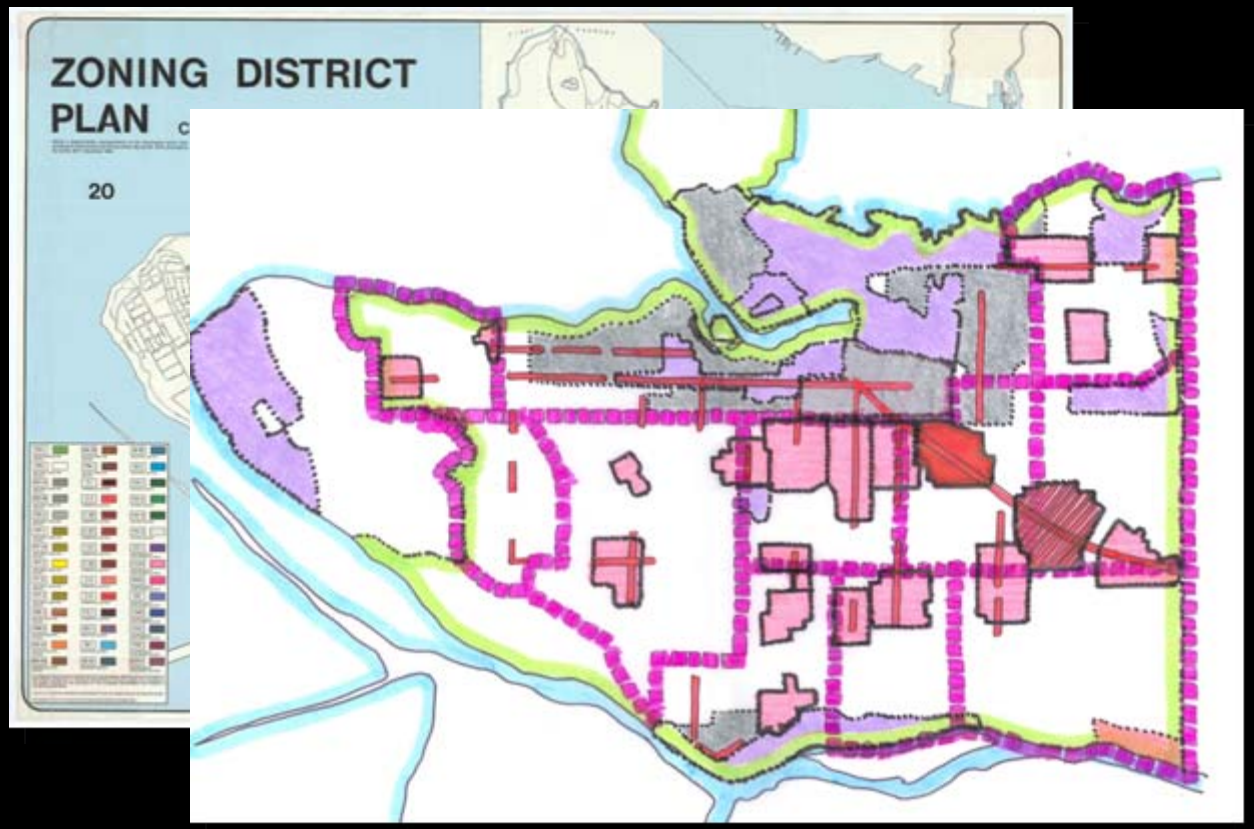
1.3 Urban Systems – Land Use



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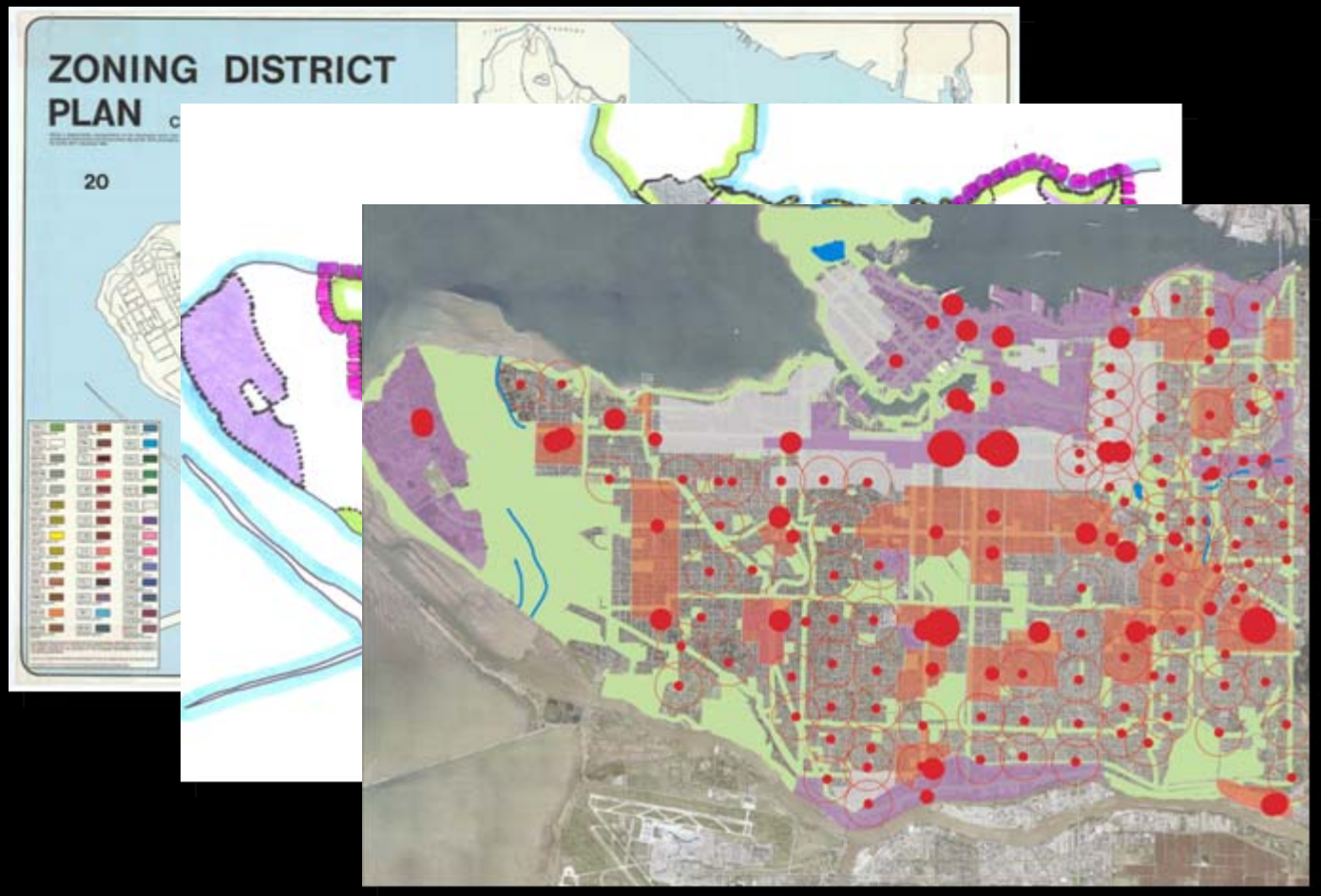

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CITY OF VANCOUVER

1.0 Urbanism Context

1.3 Urban Systems – Movement

URBAN DESIGN STUDIO

CITY OF VANCOUVER

1.0 Urbanism Context

1.3 Urban Systems - Movement

URBAN
DESIGN
STUDIO
CITY OF VANCOUVER

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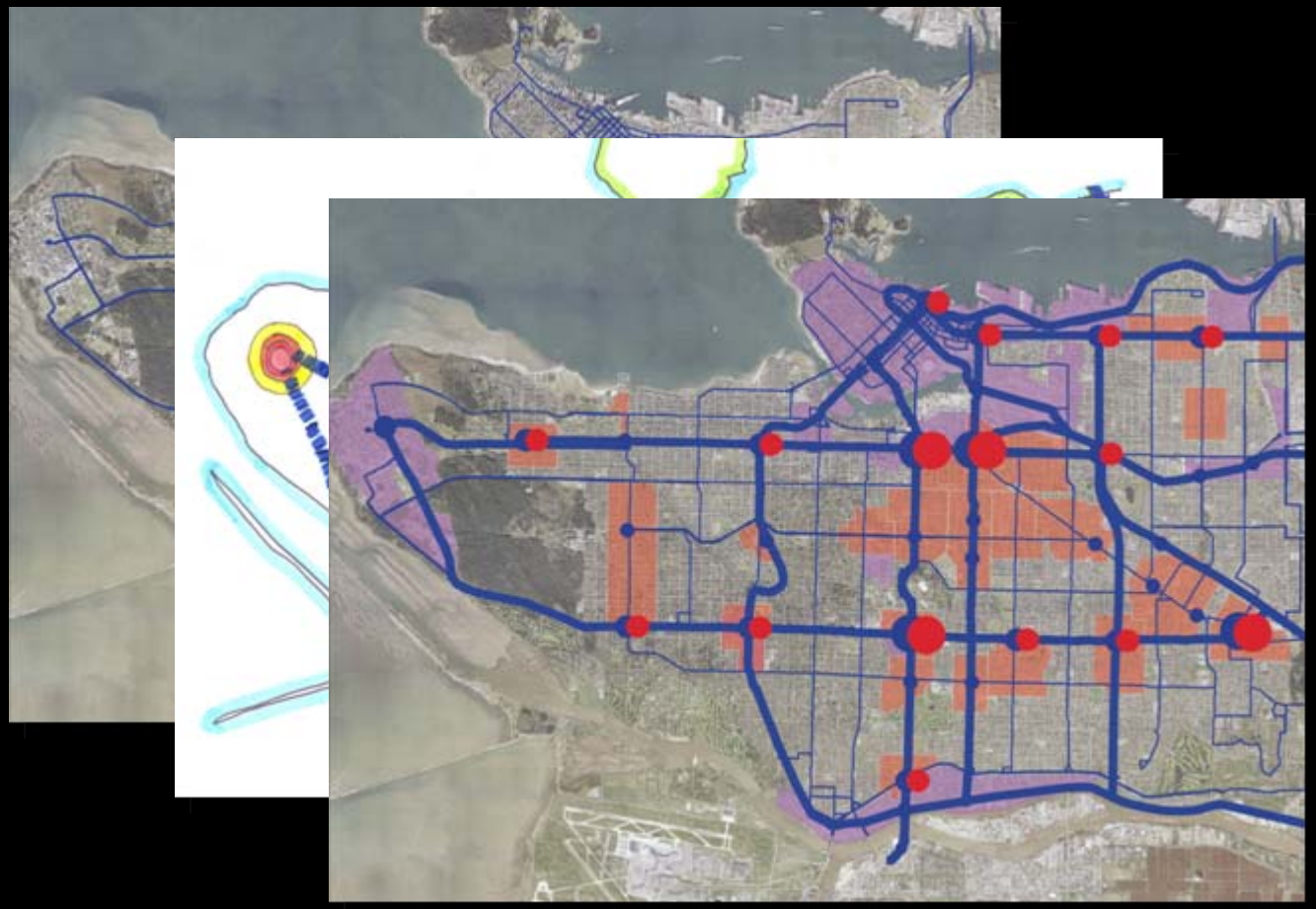
1.3 Urban Systems - Movement

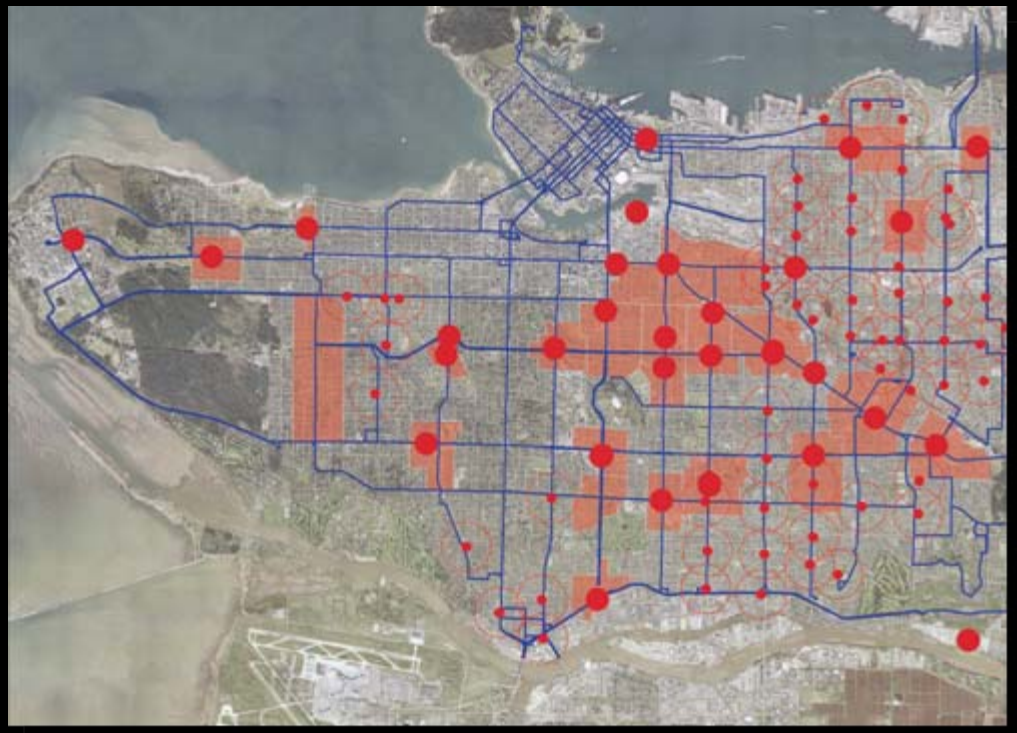


URBAN DESIGN STUDIO

CITY OF VANCOUVER

1.0 Urbanism Context

1.3 Urban Systems – Walking Proximity



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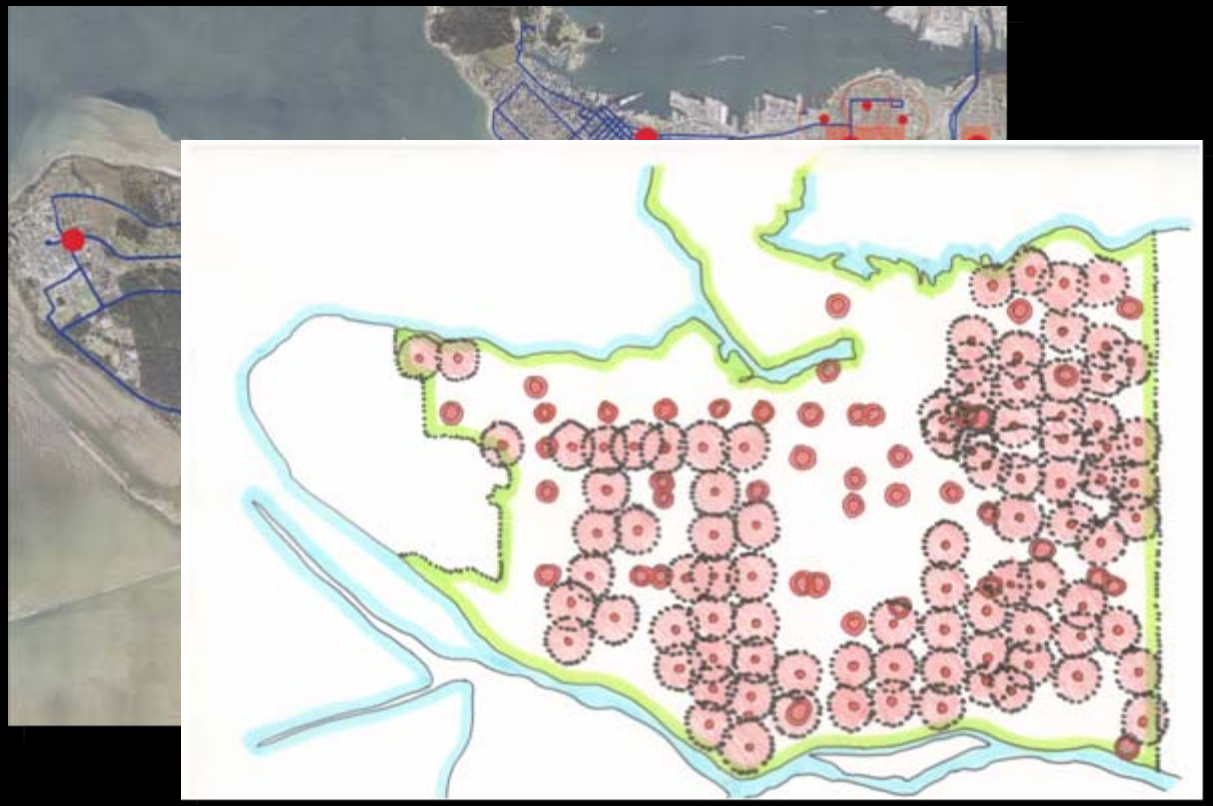

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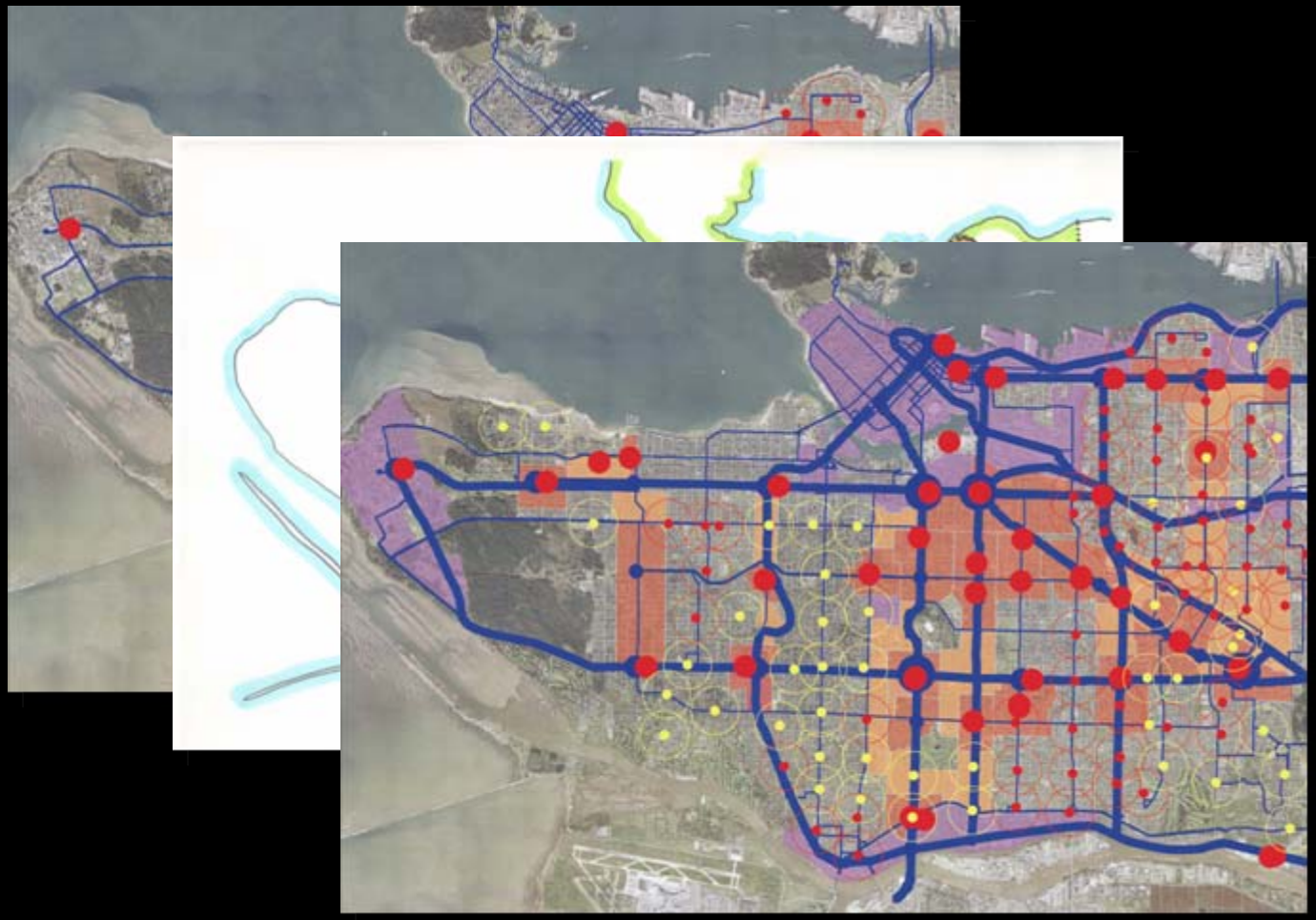


URBAN DESIGN STUDIO

CITY OF VANCOUVER

1.0 Urbanism Context

1.3 Urban Systems – Open Space

URBAN DESIGN STUDIO

CITY OF VANCOUVER

1.0 Urbanism Context

1.3 Urban Systems – Open Space

URBAN DESIGN STUDIO

CITY OF VANCOUVER

1.0 Urbanism Context

1.3 Urban Systems – Open Space

URBAN DESIGN STUDIO

CITY OF VANCOUVER

1.0 Urbanism Context

1.3 Urban Systems - Composite

URBAN
DESIGN
STUDIO
CITY OF VANCOUVER

1.0 Urbanism Context

1.3 Urban Systems - Composite

URBAN DESIGN STUDIO
CITY OF VANCOUVER

1.0 Urbanism Context

1.3 Urban Systems - Composite

URBAN DESIGN STUDIO
CITY OF VANCOUVER

1.0 Urbanism Context

1.4 Urbanism Principles

- *Compatibility and fit*
- *Neighbourliness*
- *Liveability*
- *Safety and security*
- *View protection*
- *Provision of open space*
- *Streets as public realm*
- *Heritage conservation*
- *Waterfront access*
- *Tree retention/replacement & site landscape*

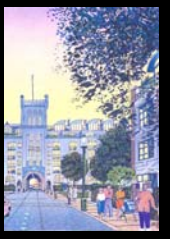
URBAN DESIGN STUDIO
CITY OF VANCOUVER

1.0 Urbanism Context

1.4 Urbanism Principles

Compatibility and Fit

- uses and impacts
- massing and form response
- contextual response
- urban design panel advice



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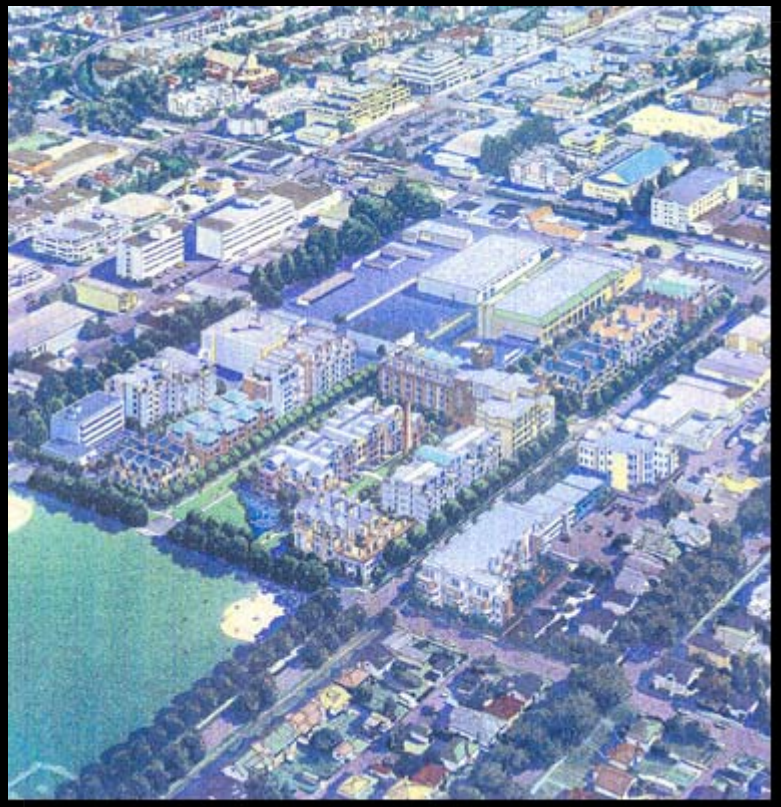
CITY OF VANCOUVER

1.0 Urbanism Context

1.4 Urbanism Principles

Neighbourliness

- solar path & shadow aspects
- privacy
- neighbourhood input
- edges



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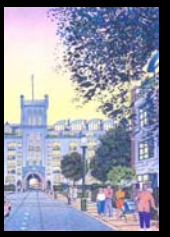
1.0 Urbanism Context

1.4 Urbanism Principles

Liveability

- daylight quality
- acoustic performance



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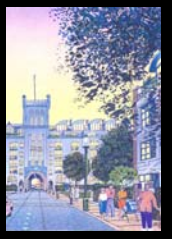
CITY OF VANCOUVER

1.0 Urbanism Context

1.4 Urbanism Principles

Safety & Security

- parking garages
- lane interface
- alcoves
- Landscape
- CPTED



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CITY OF VANCOUVER

1.0 Urbanism Context

1.4 Urbanism Principles

View Protection

- public view analysis
- private view analysis

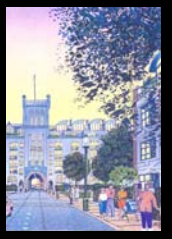
URBAN DESIGN STUDIO
CITY OF VANCOUVER

1.0 Urbanism Context

1.4 Urbanism Principles

Provision of Open Space

- planning/VPB requirements @ 2.75 acres/1000
- programming



URBAN DESIGN STUDIO

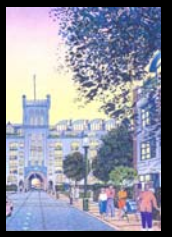
CITY OF VANCOUVER

1.0 Urbanism Context

1.4 Urbanism Principles

Streets as Public Realm

- existing conditions
- engineering requirements
- special precincts
- unique opportunities



URBAN DESIGN STUDIO

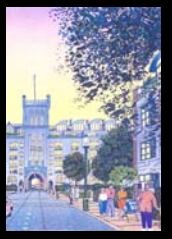
CITY OF VANCOUVER

1.0 Urbanism Context

1.4 Urbanism Principles

Heritage Conservation

- form of development
- architectural expression
- historical references including public realm
- Heritage Commission/GHAPC/CHAPC



URBAN DESIGN STUDIO

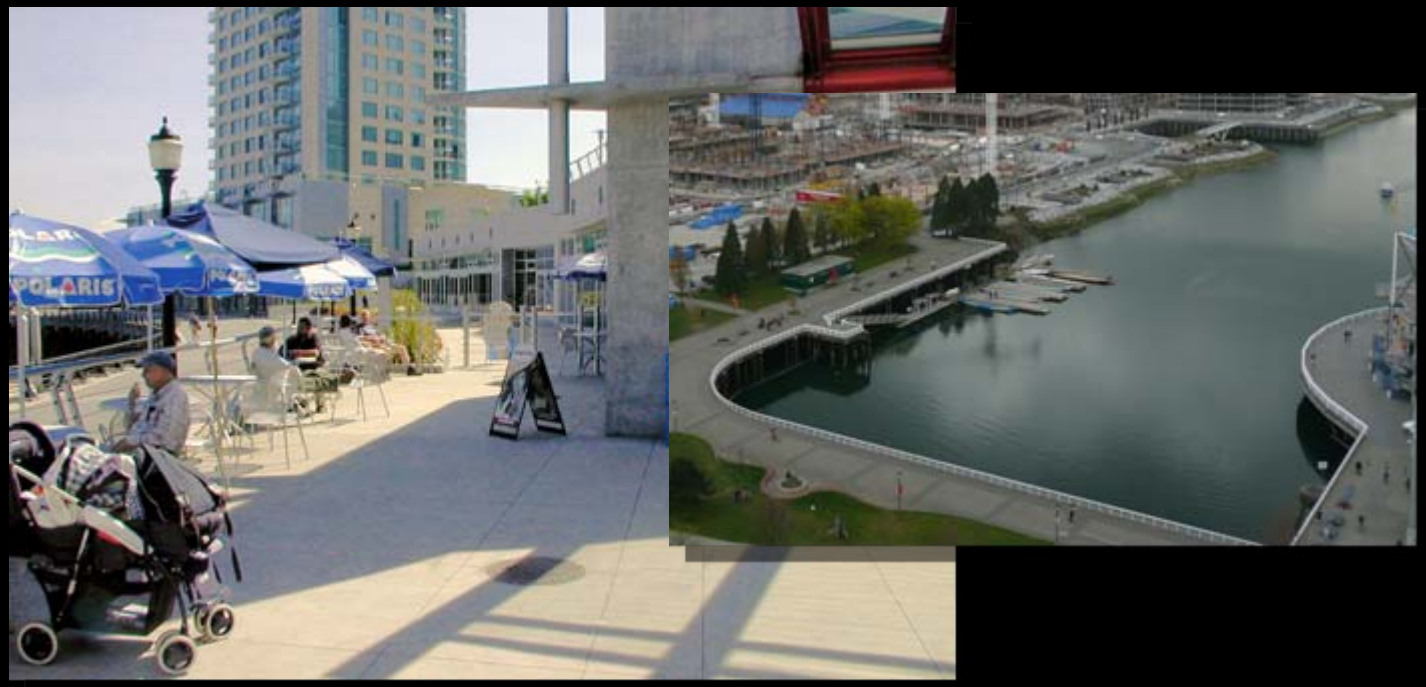
CITY OF VANCOUVER

1.0 Urbanism Context

1.4 Urbanism Principles

Waterfront Access

- paths, edge development
- animation



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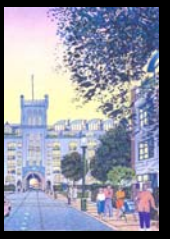
CITY OF VANCOUVER

1.0 Urbanism Context

1.4 Urbanism Principles

Tree Retention/Replacement & Site Landscape



URBAN DESIGN STUDIO

CITY OF VANCOUVER

1.0 Urbanism Context

1.5 Meaningful Advice - Arbutus Lands

Location

URBAN DESIGN STUDIO
CITY OF VANCOUVER

1.0 Urbanism Context

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Aerial View

URBAN DESIGN STUDIO

CITY OF VANCOUVER

1.0 Urbanism Context

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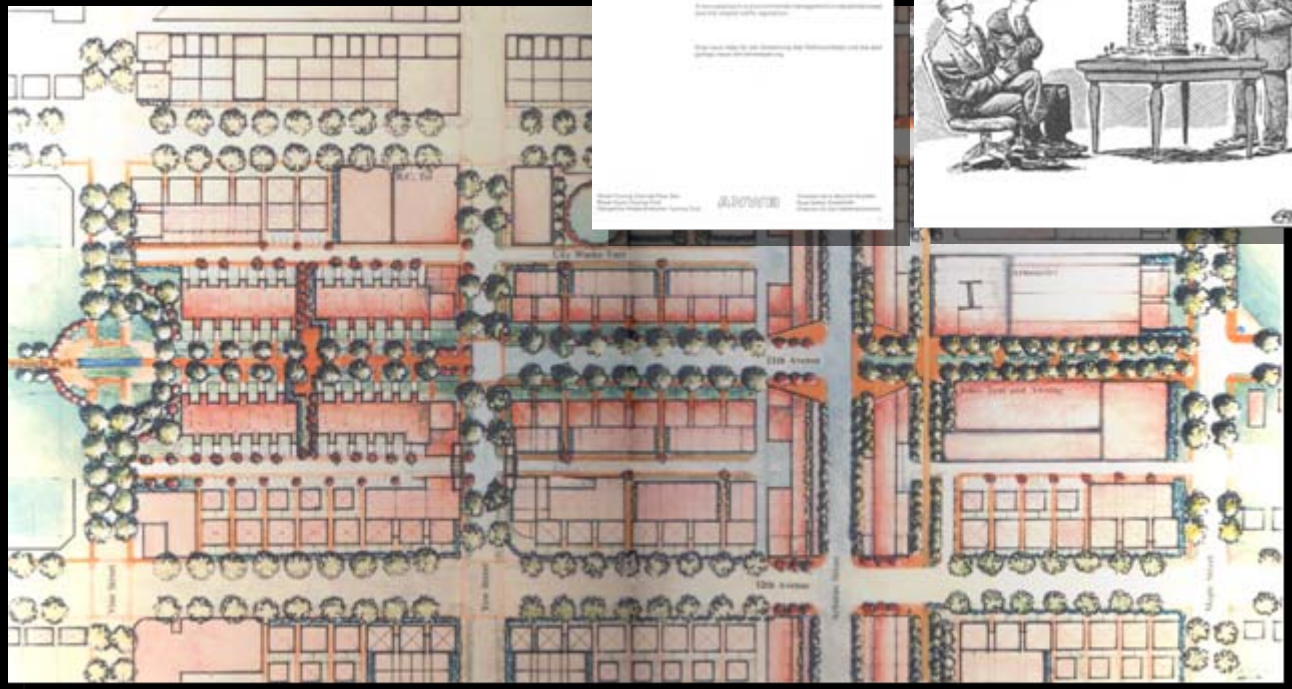
Historical Retrospective



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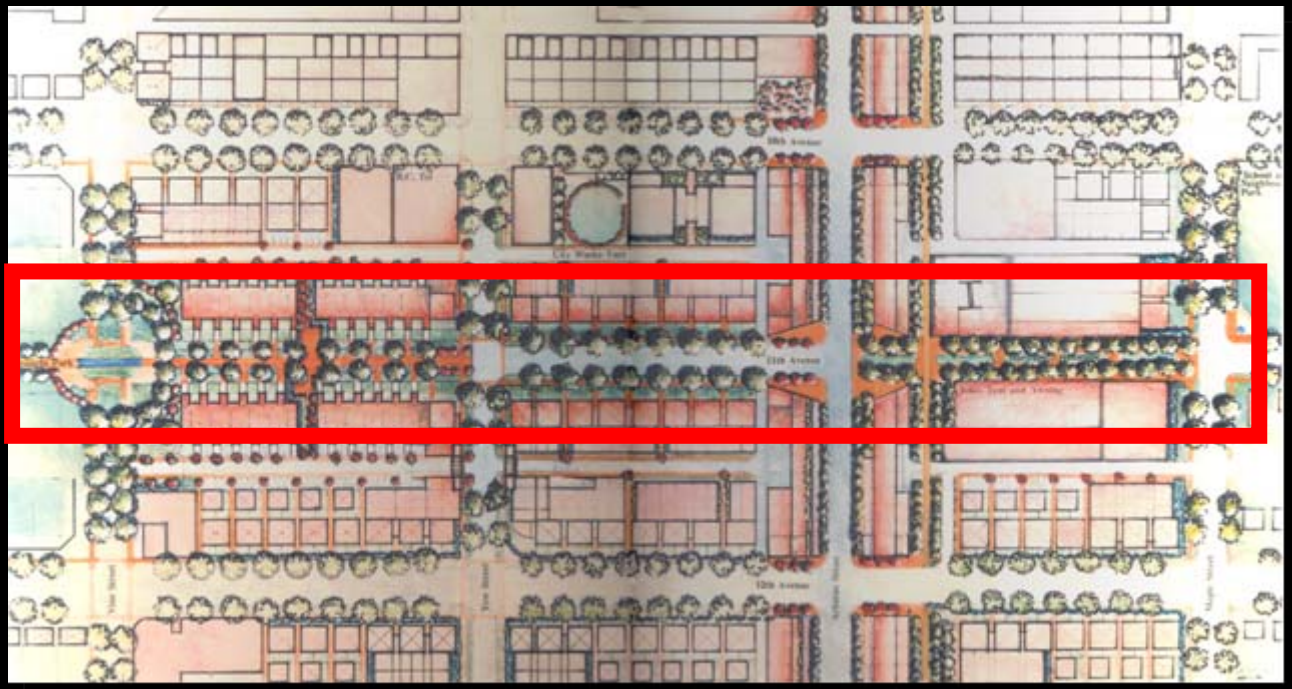
Historical Retrospective - greenway



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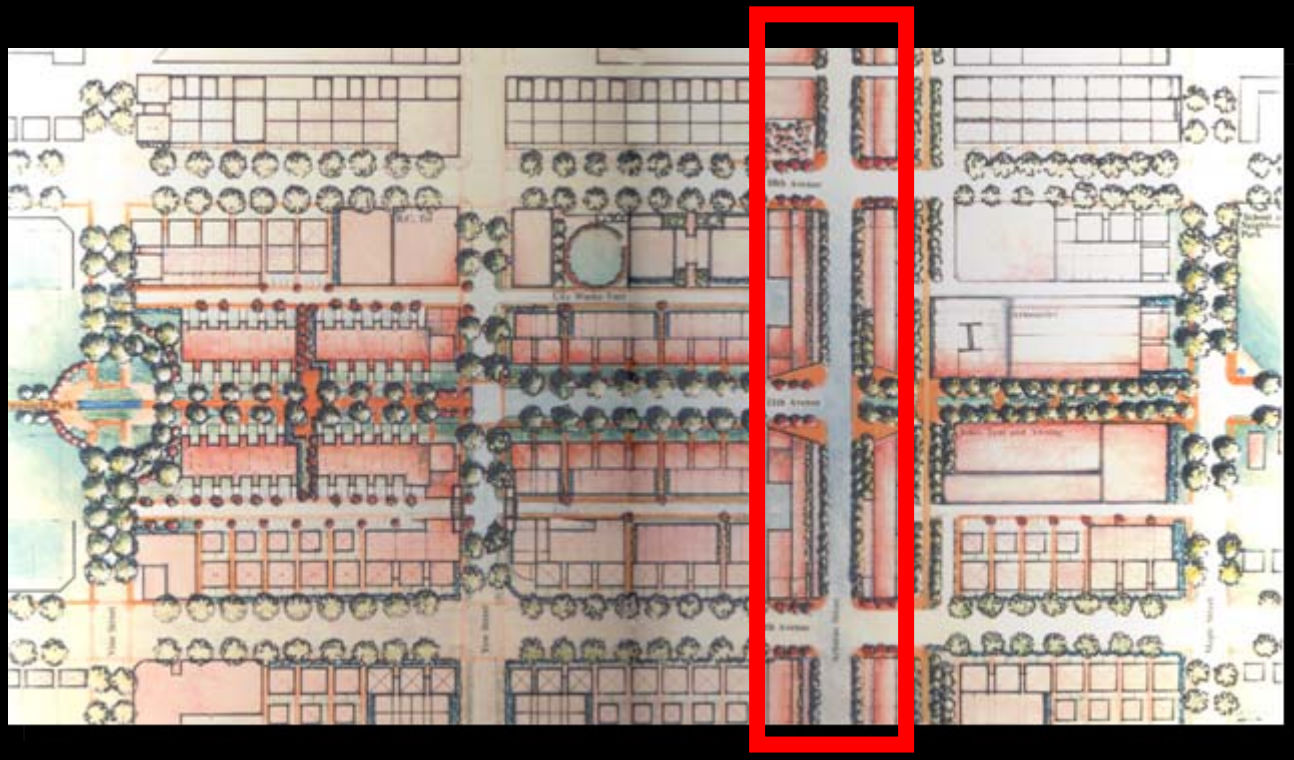
Historical Retrospective – high street



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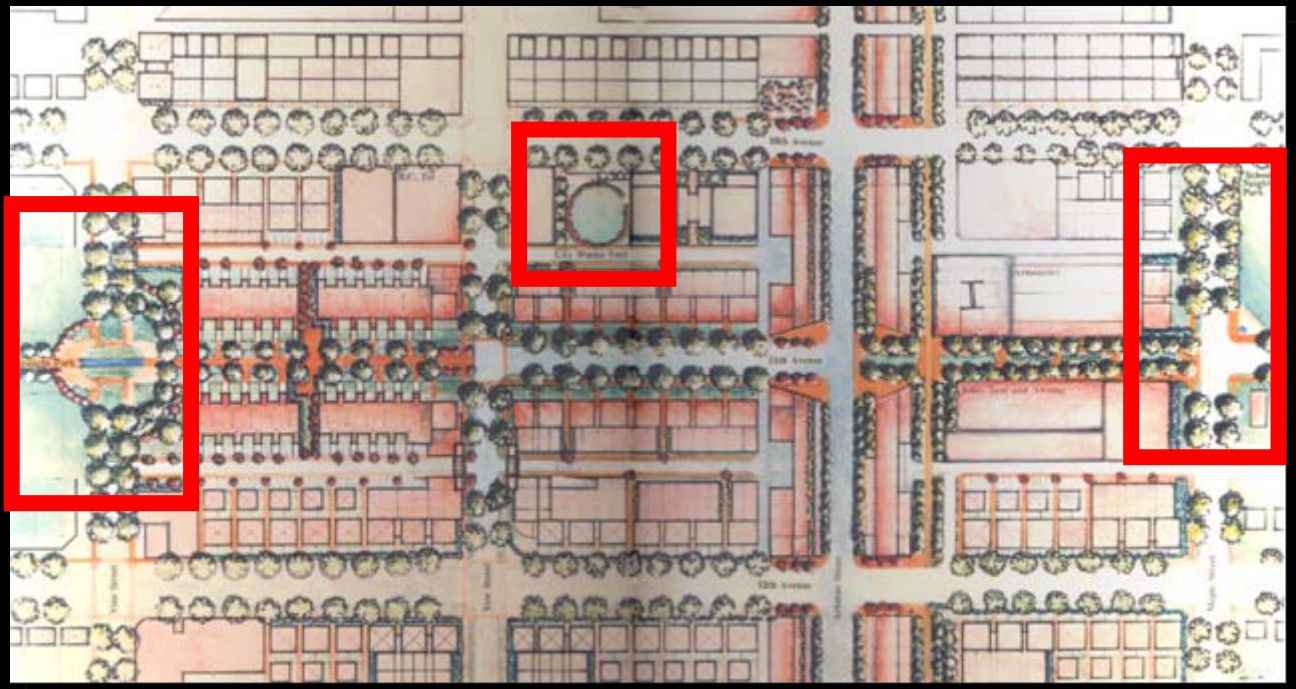
Historical Retrospective – open space system



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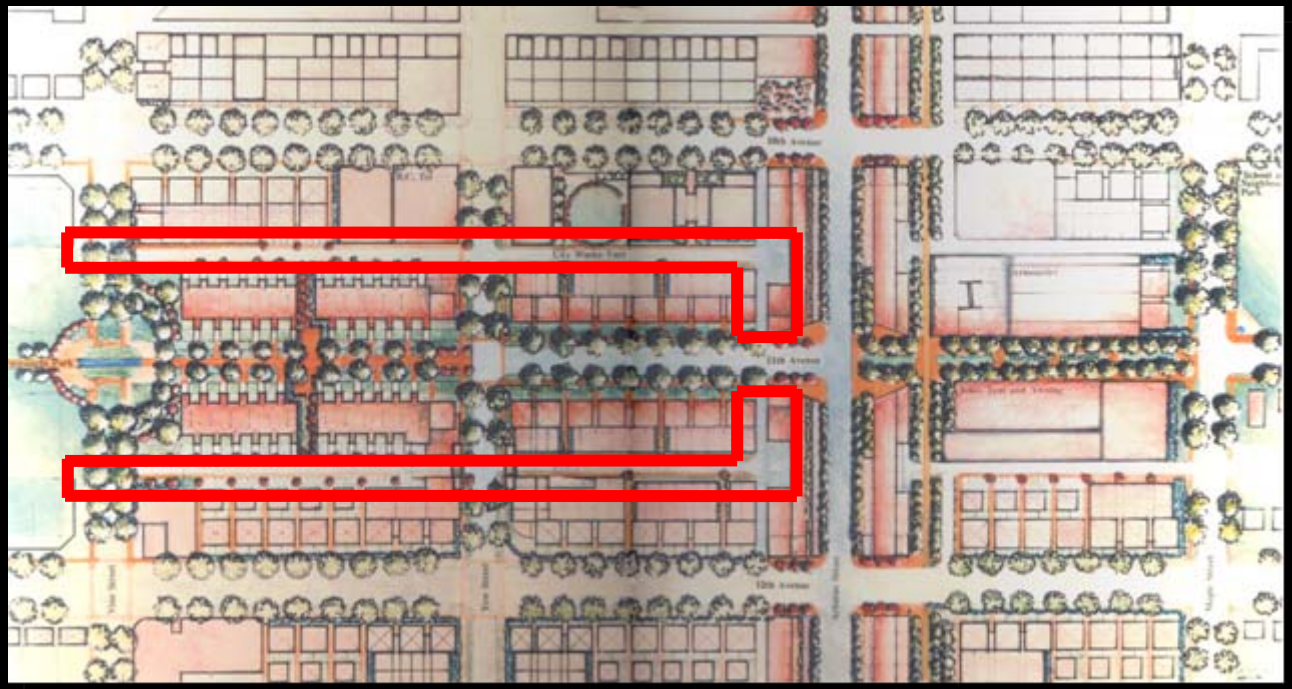
Historical Retrospective – woonerf



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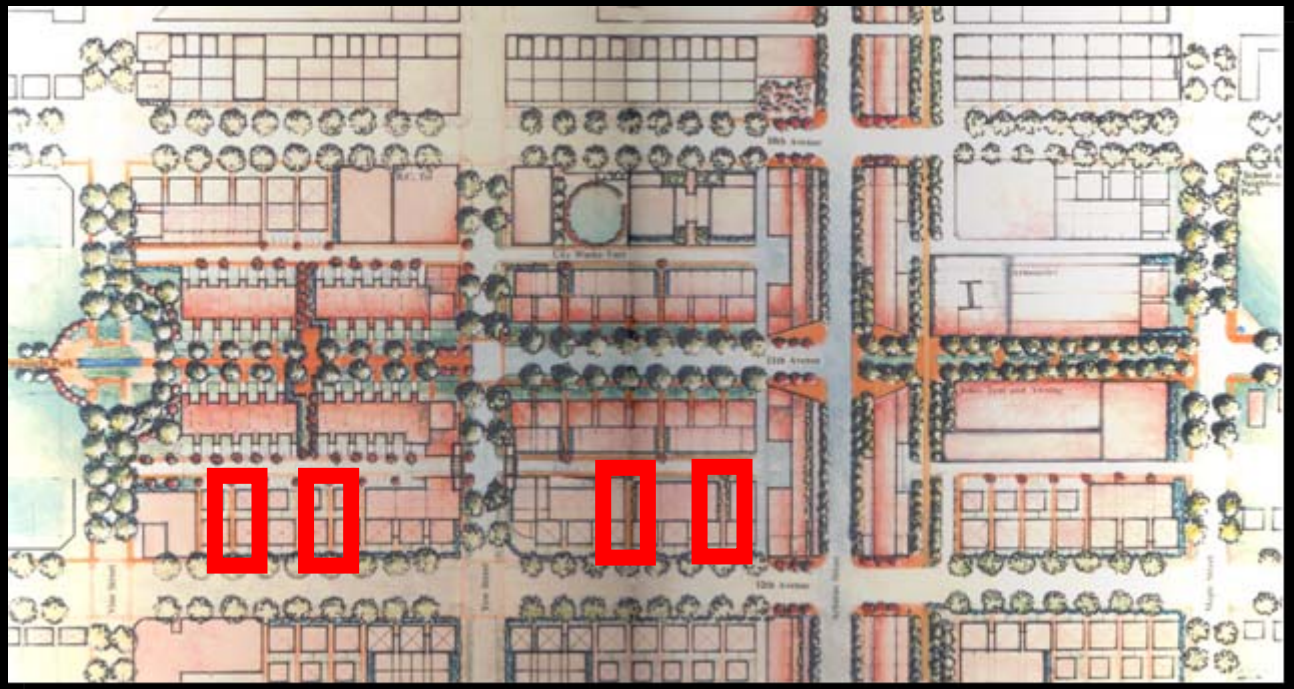
CITY OF VANCOUVER

1.0 Urbanism Context

1.5 Meaningful Advice - Arbutus Lands

Historical Retrospective – permeable frontage



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CITY OF VANCOUVER

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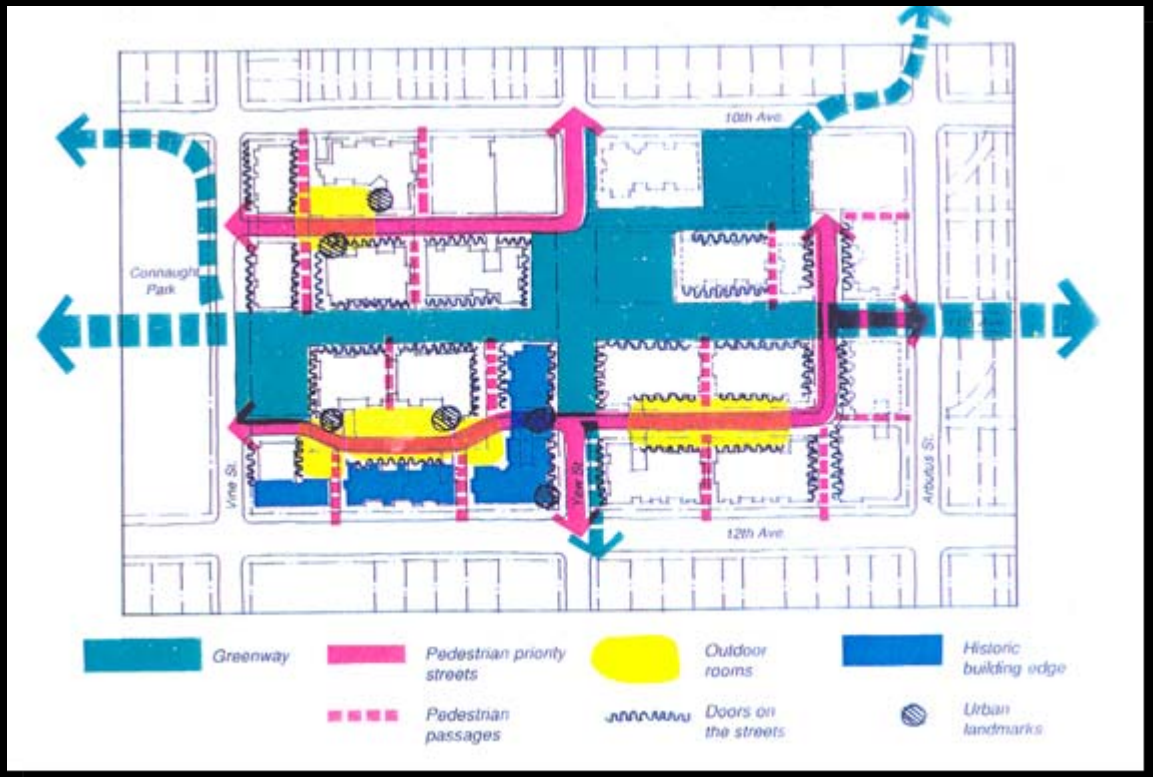
Overall Urban Structure



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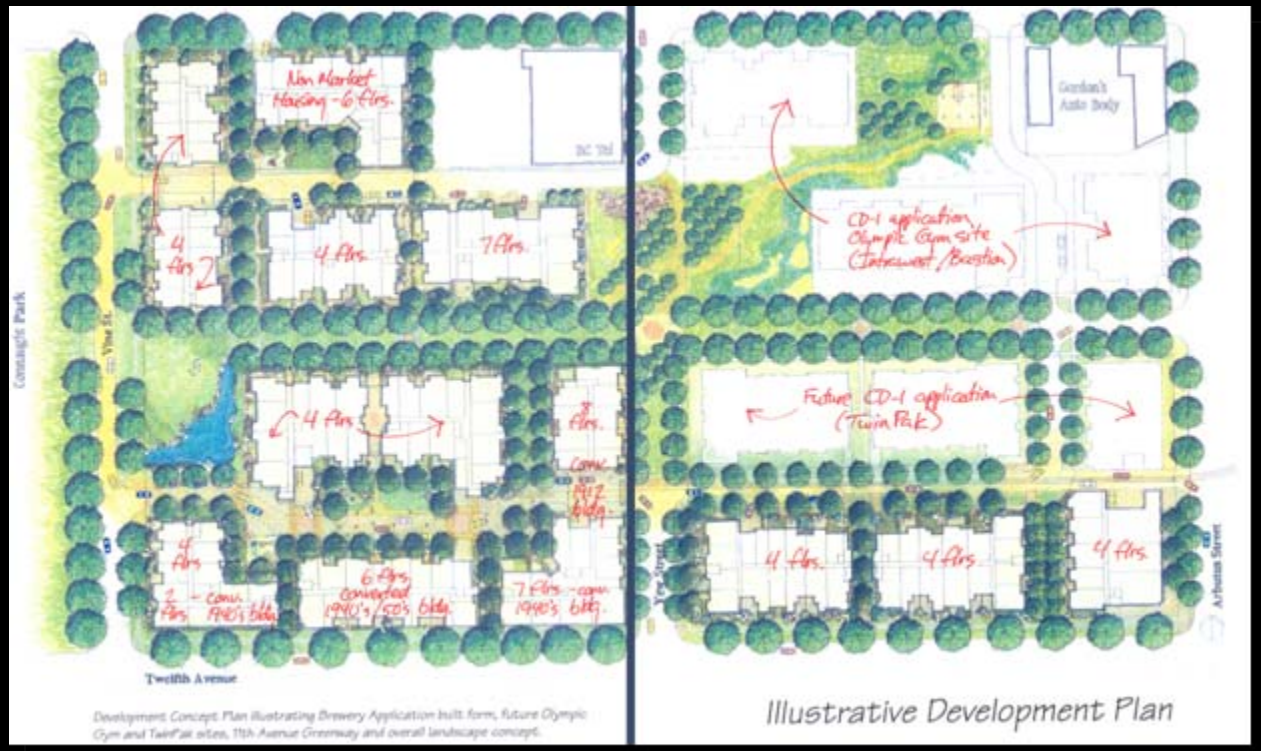
1.0 Urbanism Context

1.5 Meaningful Advice - Arbutus Lands

Illustrative Development Plan

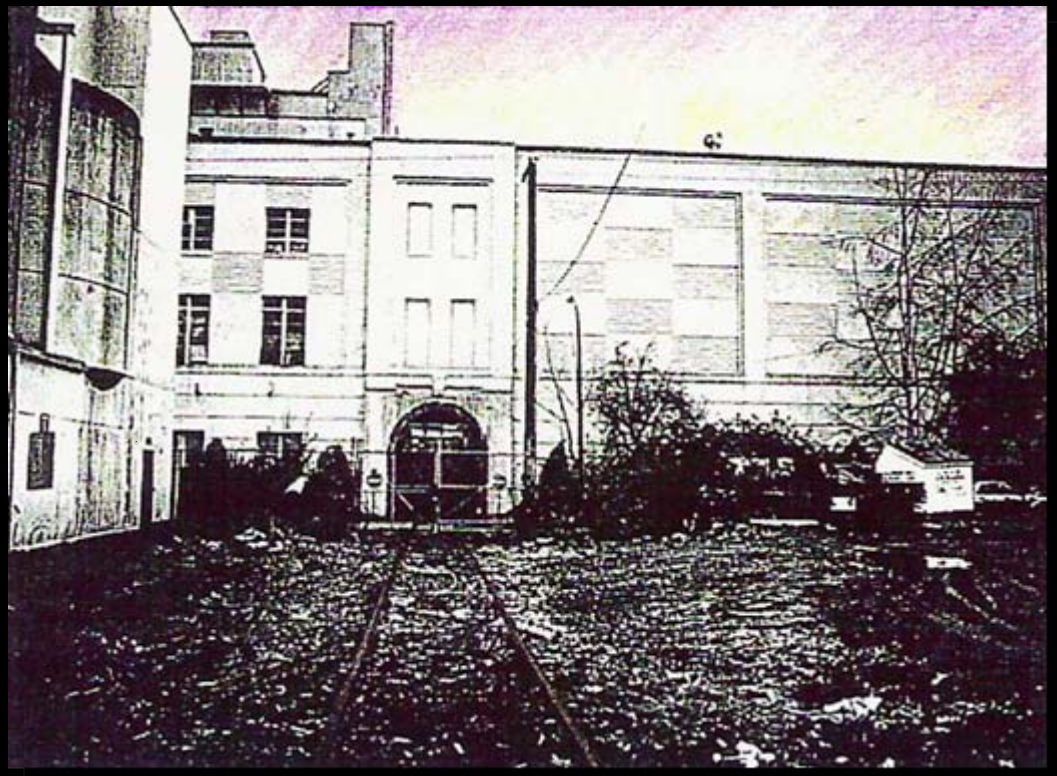


URBAN DESIGN STUDIO
CITY OF VANCOUVER

1.0 Urbanism Context

1.5 Meaningful Advice - Arbutus Lands

Vision and Implementation



URBAN DESIGN STUDIO

CITY OF VANCOUVER

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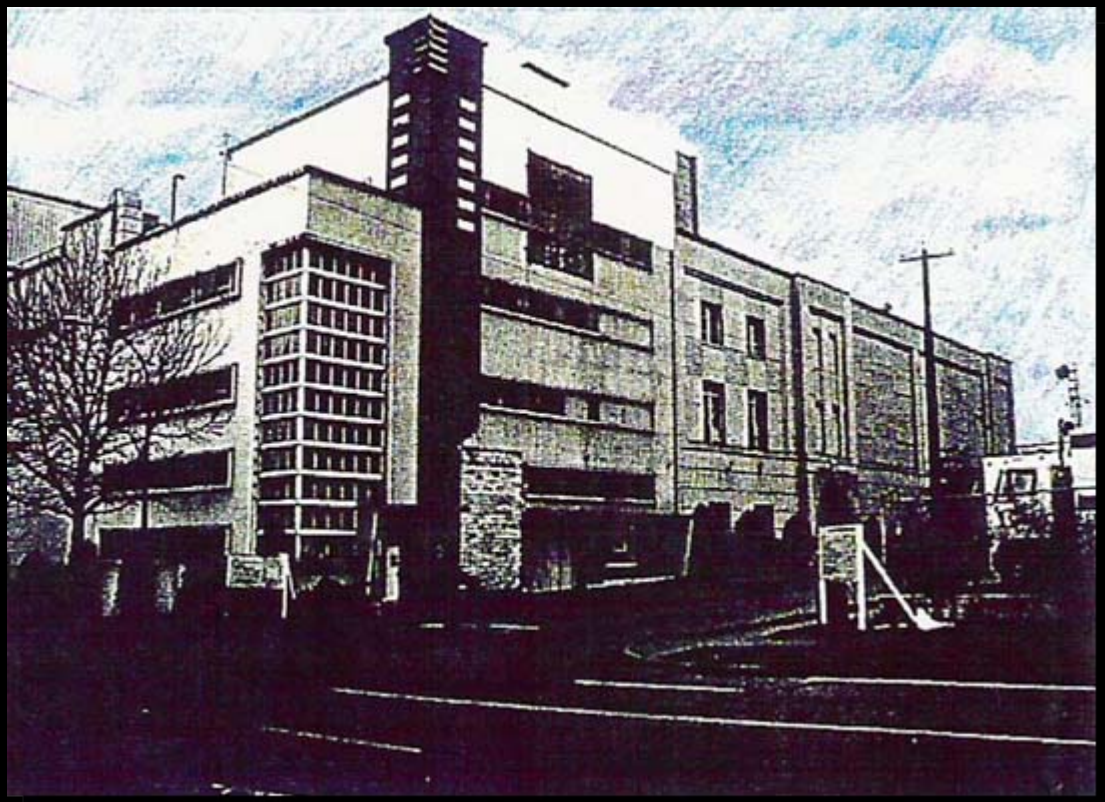

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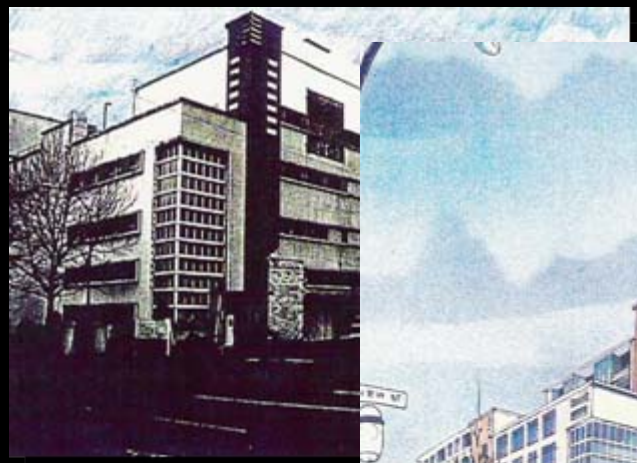

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CITY OF VANCOUVER

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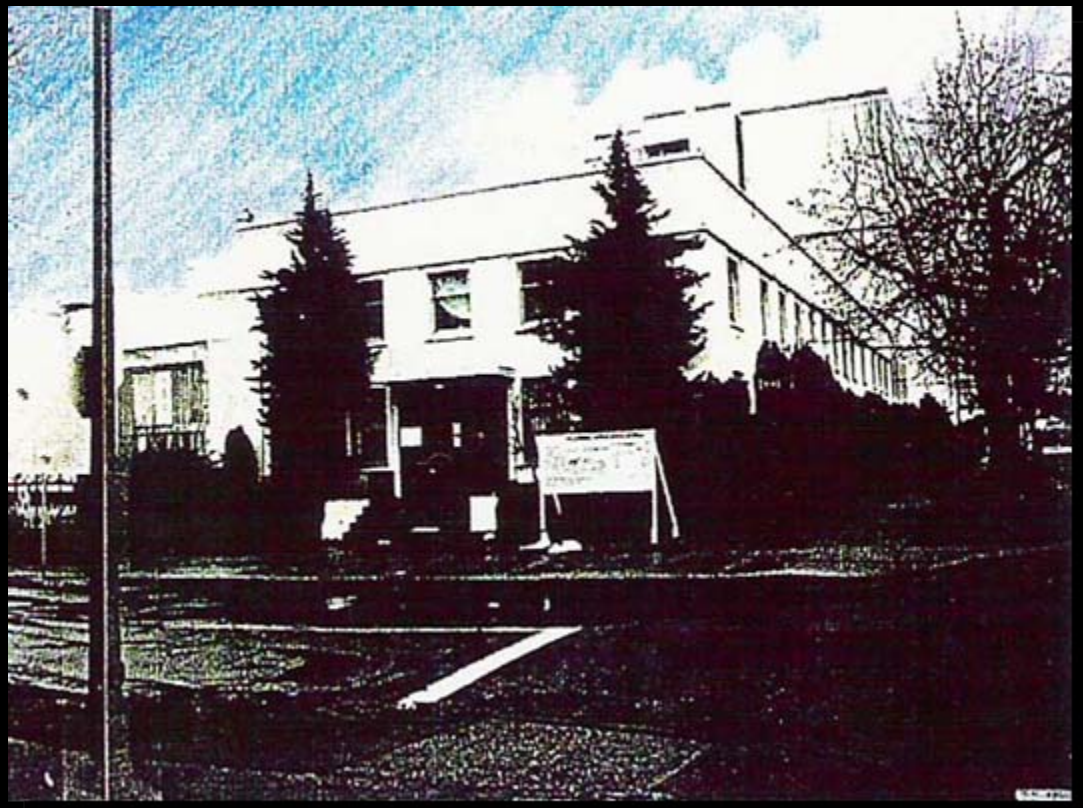

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CITY OF VANCOUVER

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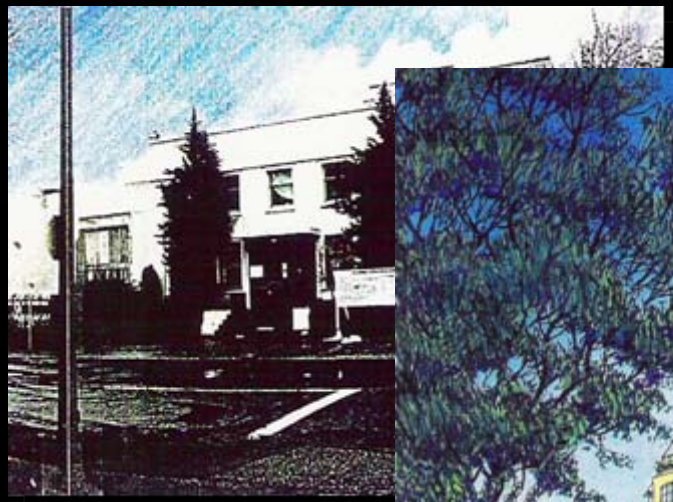

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CITY OF VANCOUVER

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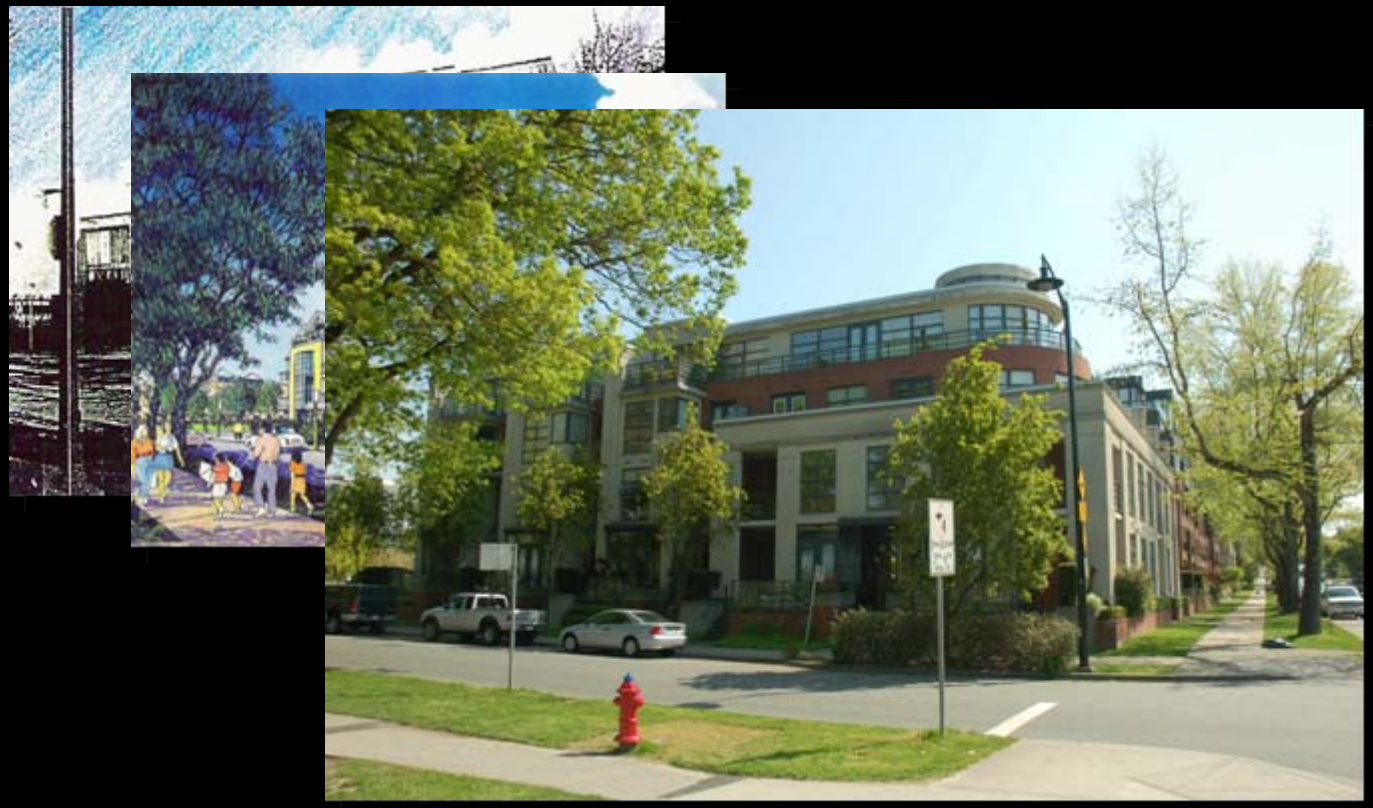

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CITY OF VANCOUVER

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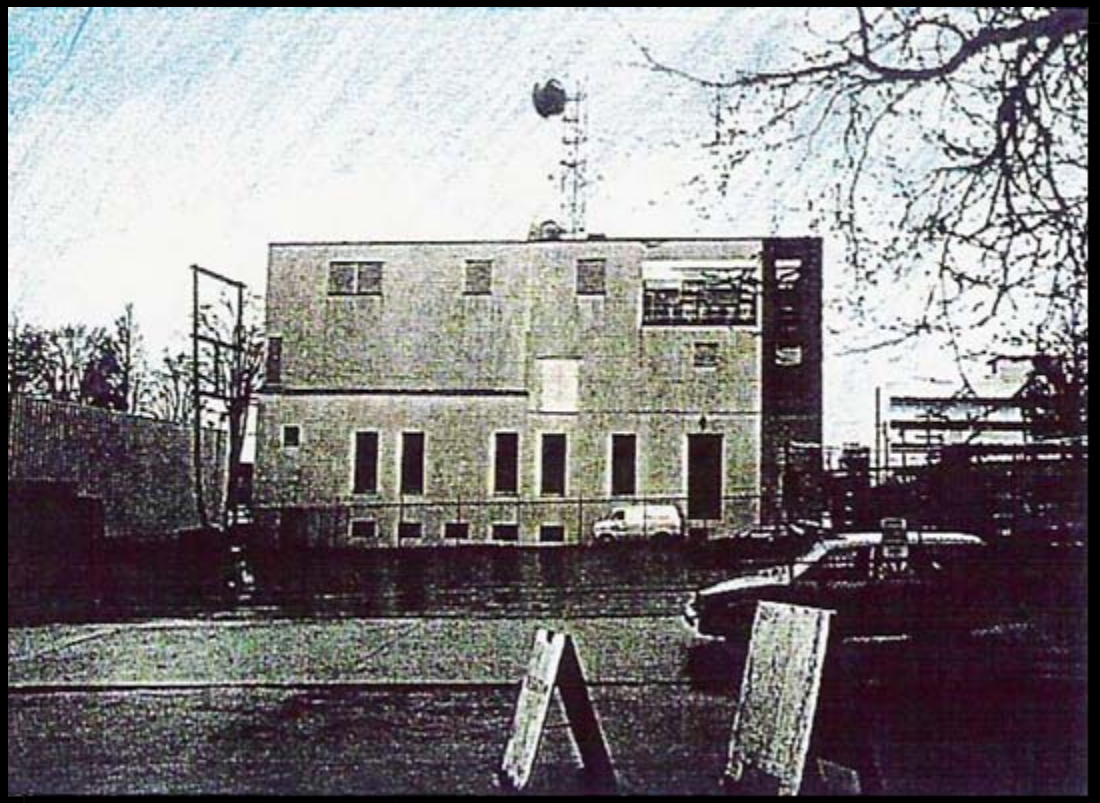

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CITY OF VANCOUVER

1.0 Urbanism Context

1.5 Meaningful Advice - Arbutus Lands

Vision and Implementation

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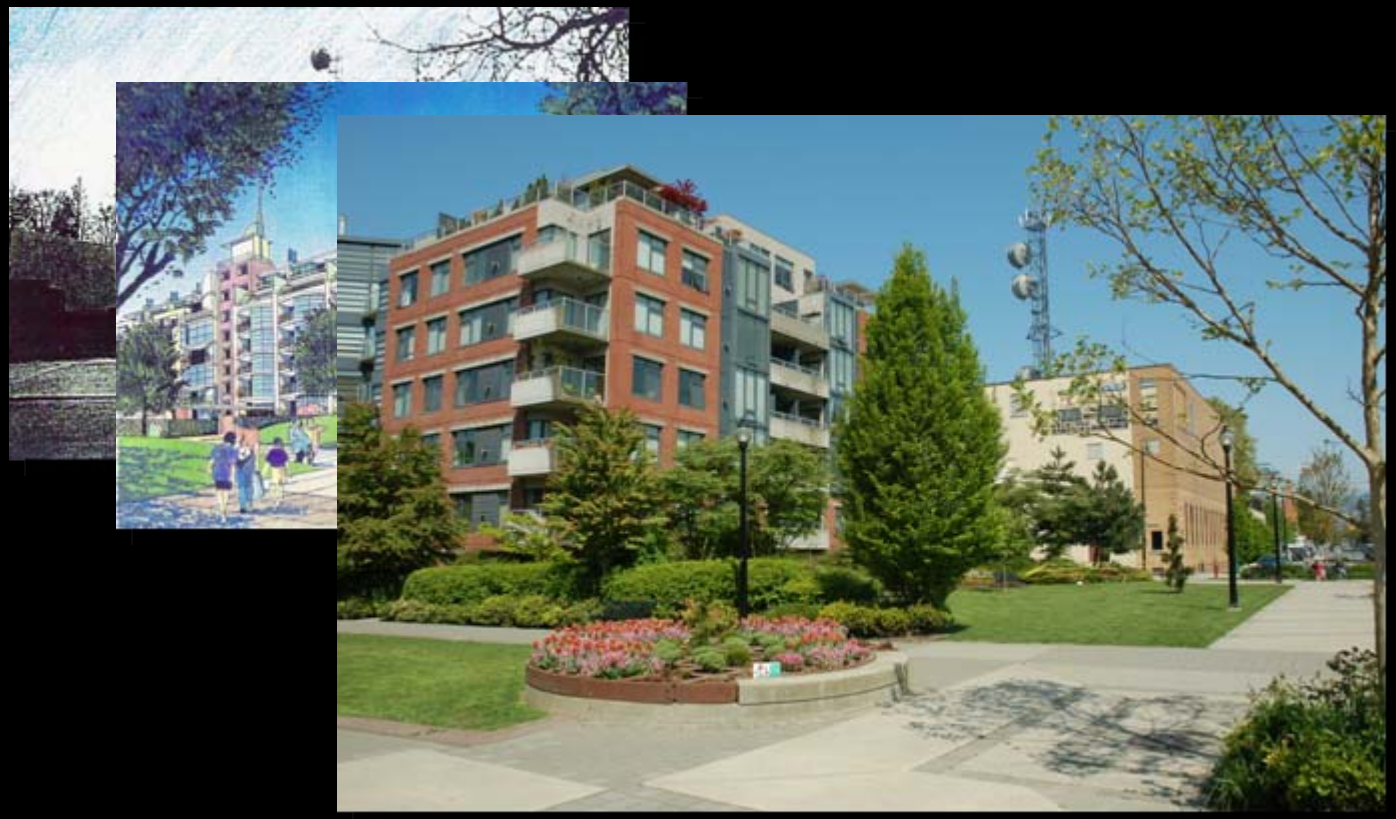

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CITY OF VANCOUVER

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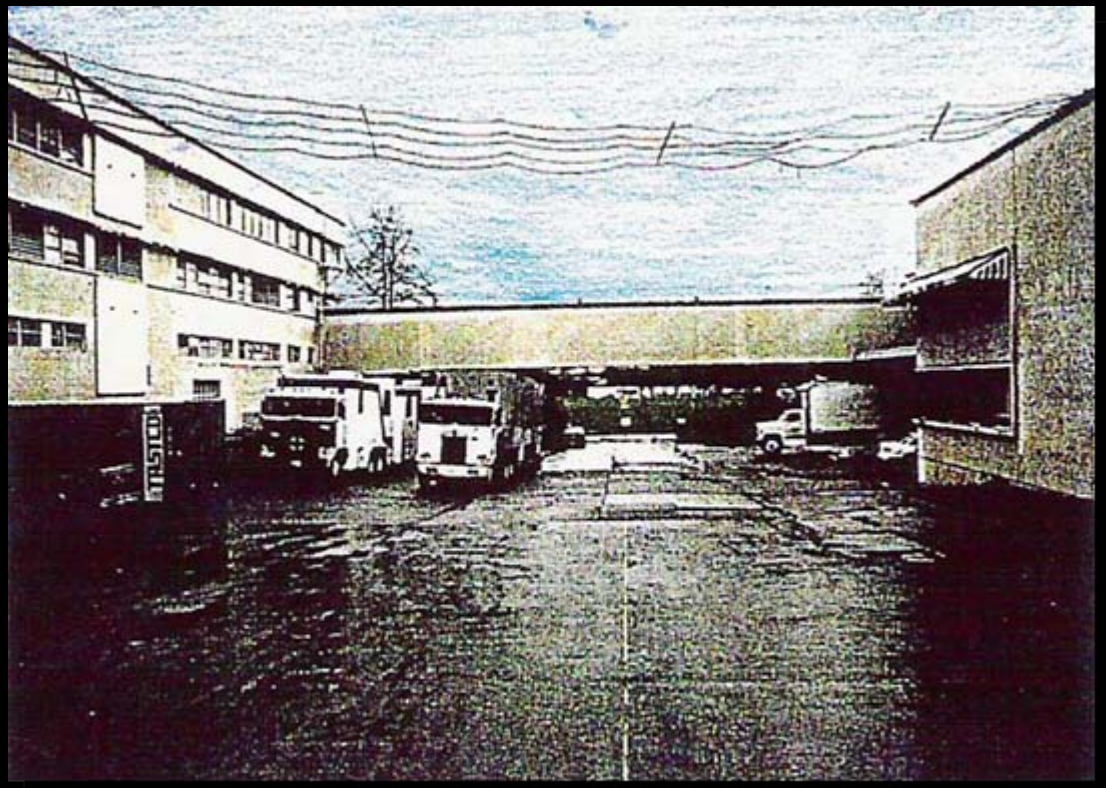

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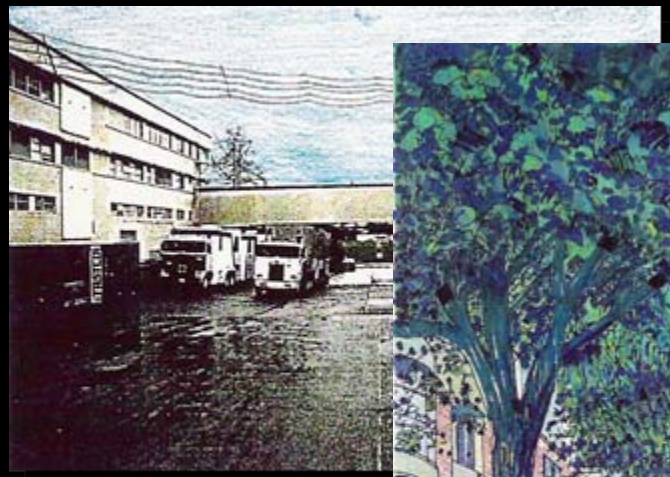

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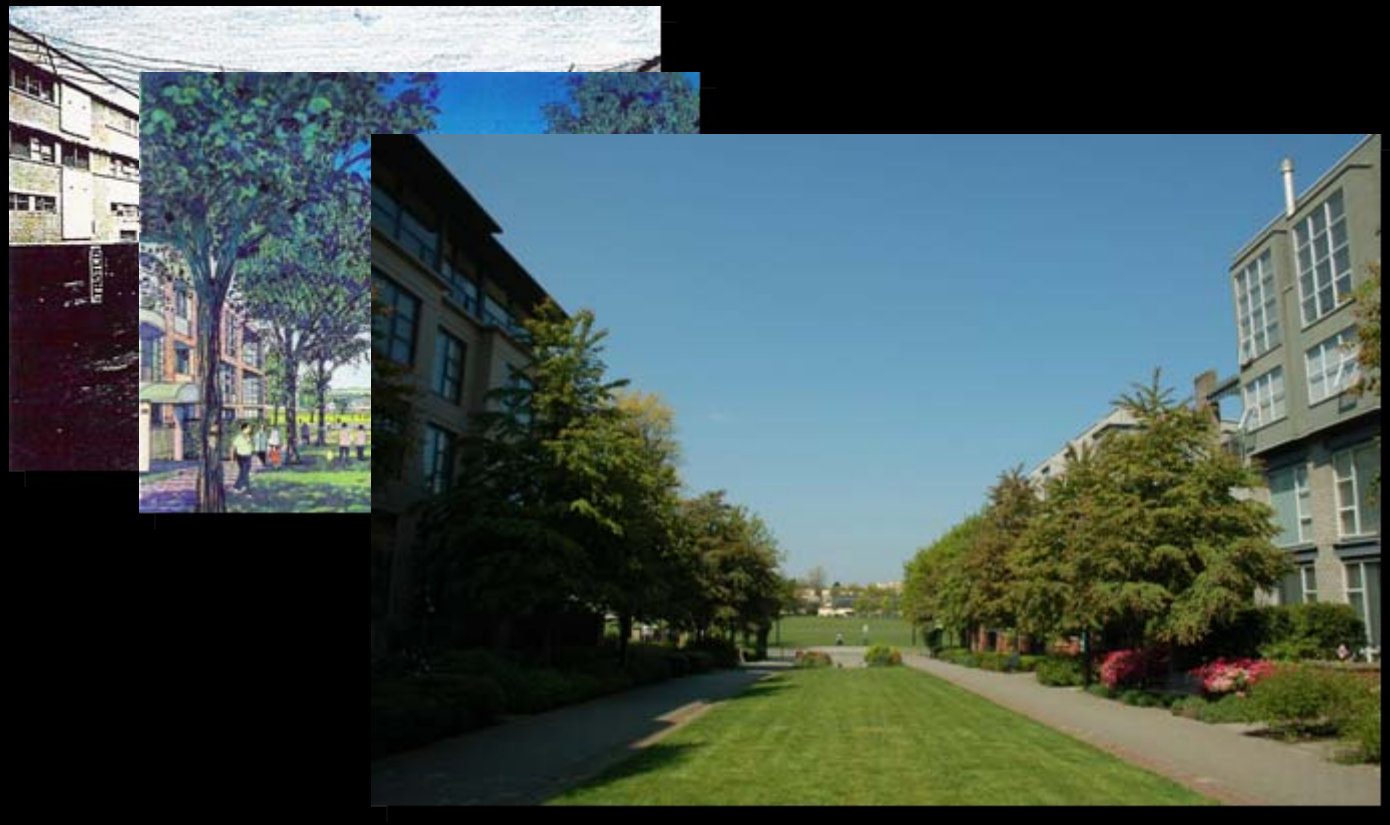
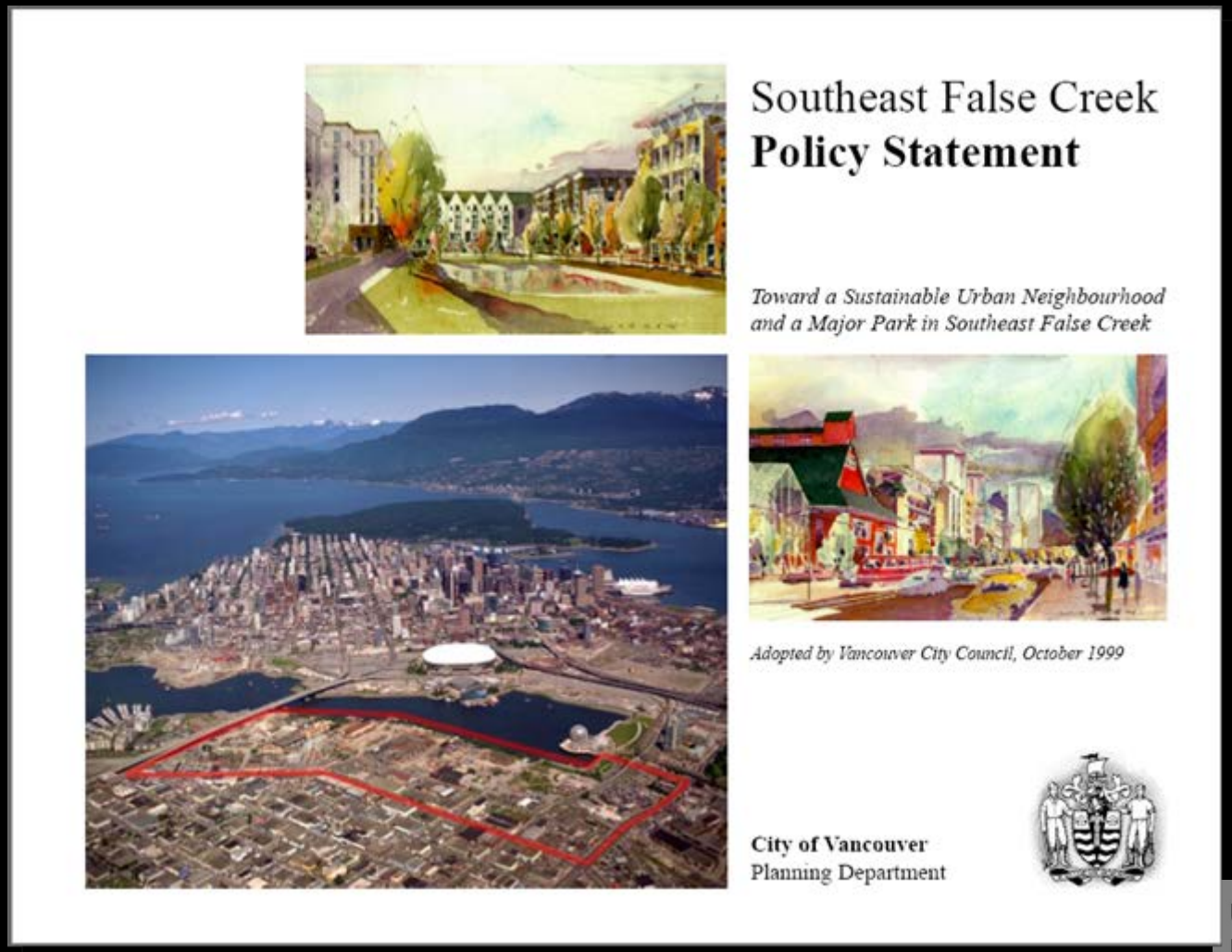


URBAN DESIGN STUDIO

CITY OF VANCOUVER

1.0 Urbanism Context

1.6 Regulatory Tools



URBAN DESIGN STUDIO
CITY OF VANCOUVER

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CITY OF VANCOUVER

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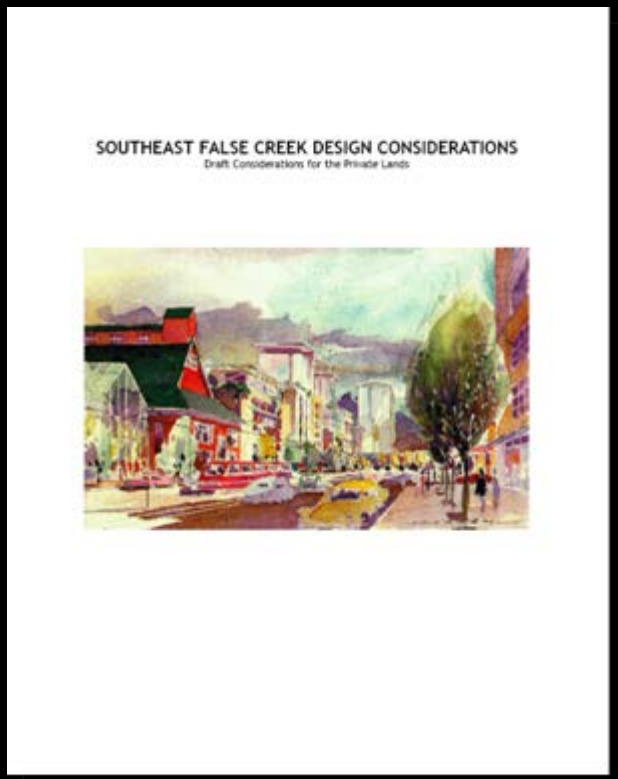

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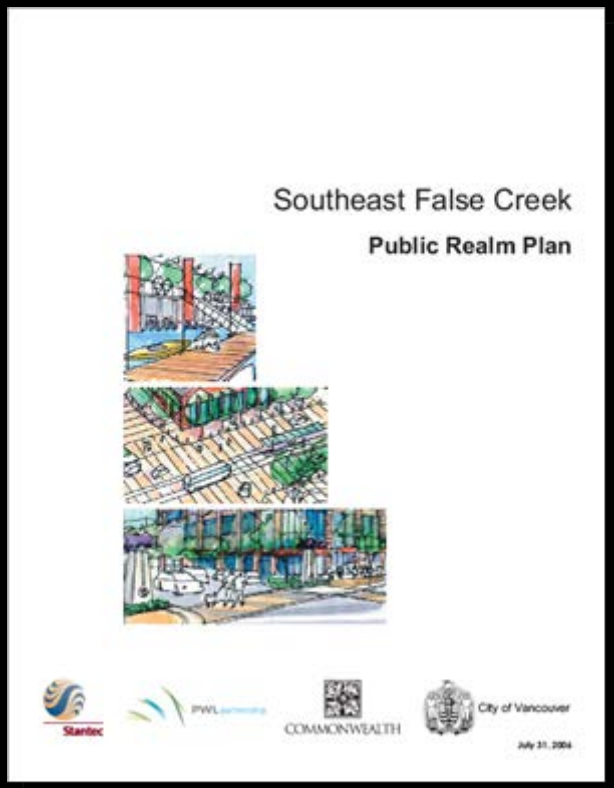

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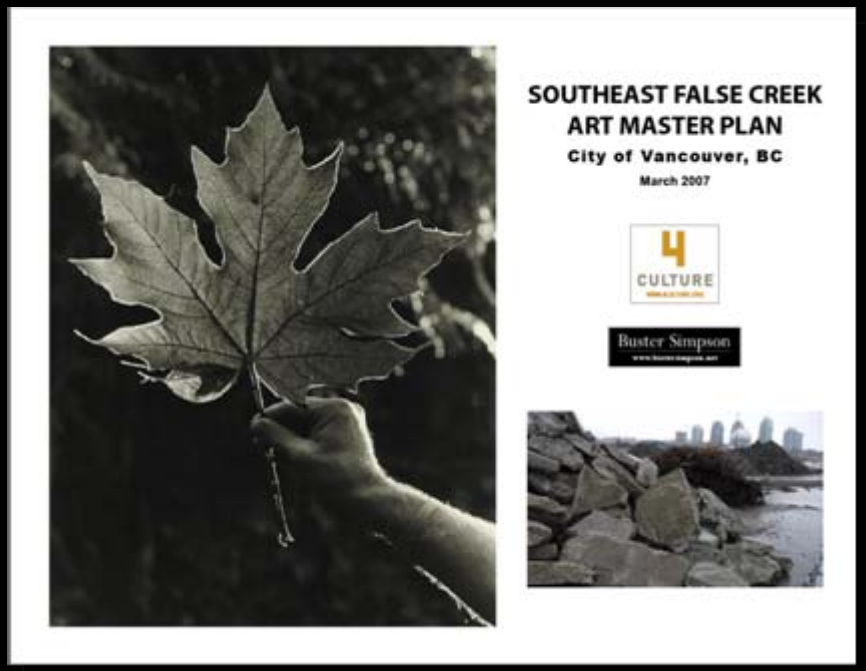

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CITY OF VANCOUVER

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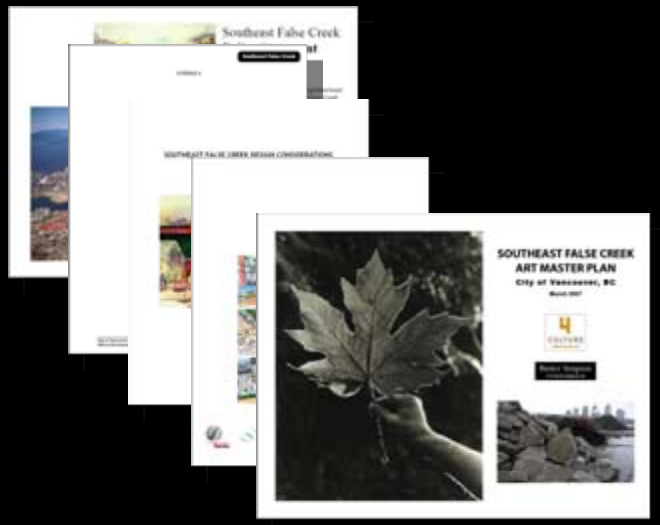
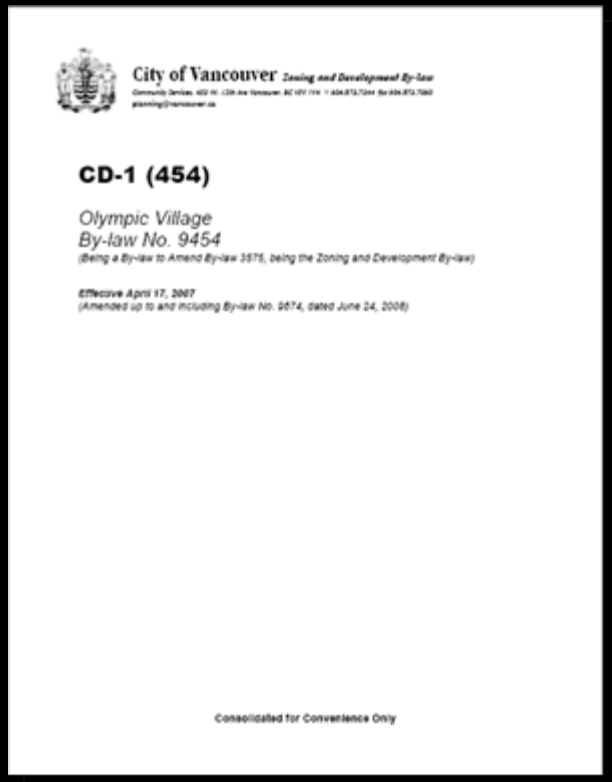




City of Vancouver *Zoning and Development By-law*

CD-1 (454)

Olympic Village
By-law No. 9454
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

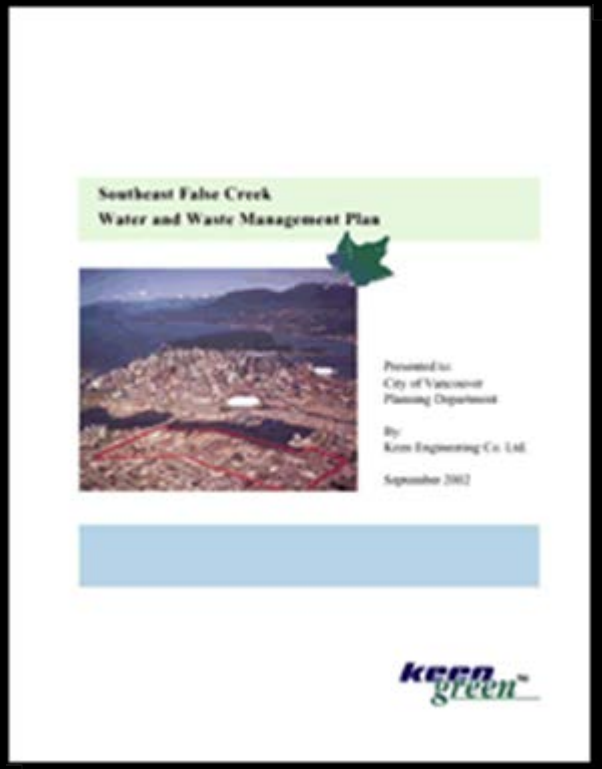
Effective April 17, 2007
(Amended up to and including By-law No. 9574, dated June 24, 2008)

Consolidated for Convenience Only

URBAN DESIGN STUDIO
CITY OF VANCOUVER

1.0 Urbanism Context

1.6 Regulatory Tools



URBAN DESIGN STUDIO
CITY OF VANCOUVER

1.0 Urbanism Context

1.6 Regulatory Tools

Southeast False Creek Phase 1 Energy Options Study:
Synopsis

Prepared by:

Compass Resource Management Ltd.
200 – 1260 Hamilton St.
Vancouver, B.C.
V6B 2S8

In Association with:
Holland Barss Planning Group
Busby + Associates Architects
Pottinger Gaherty Environmental Consultants

Prepared for:

The City of Vancouver
Engineering Services – 4th Floor City Hall
453 West 12th Ave.
Vancouver, B.C.
V5Y 1V4

Contact person:

Trent Berry, MRM
Partner, Compass Resource Management Ltd.

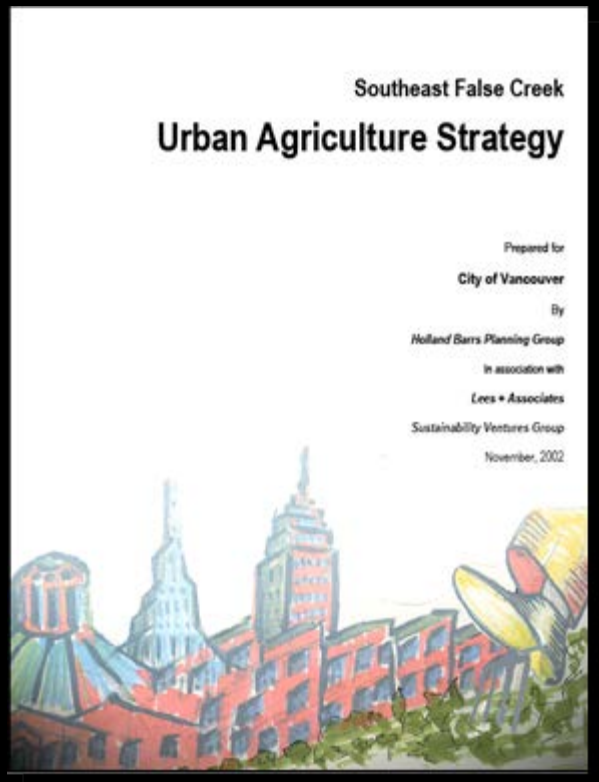
Telephone: (604) 641-2875
Fax: (604) 641-2878

July 22, 2002

URBAN
DESIGN
STUDIO
CITY OF VANCOUVER

1.0 Urbanism Context

1.6 Regulatory Tools



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CITY OF VANCOUVER

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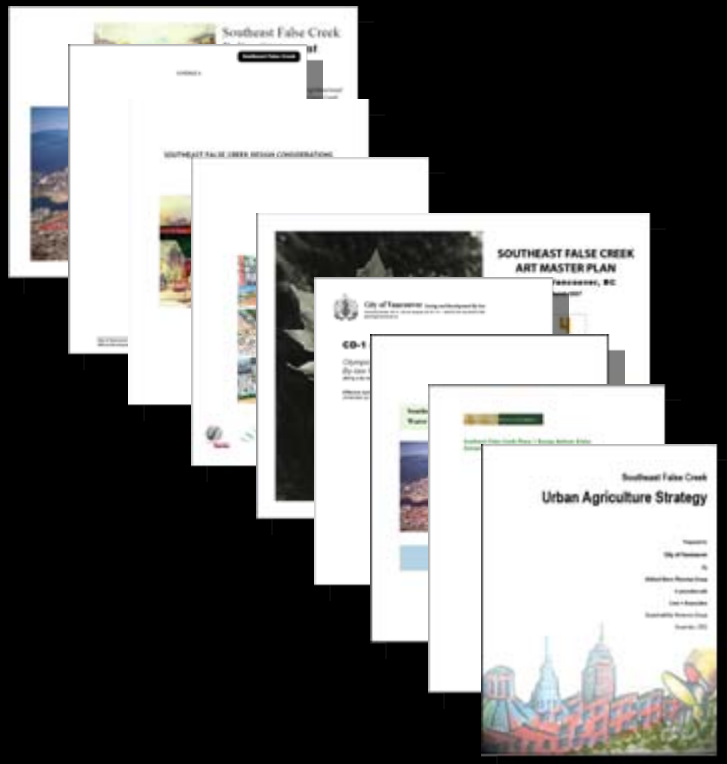

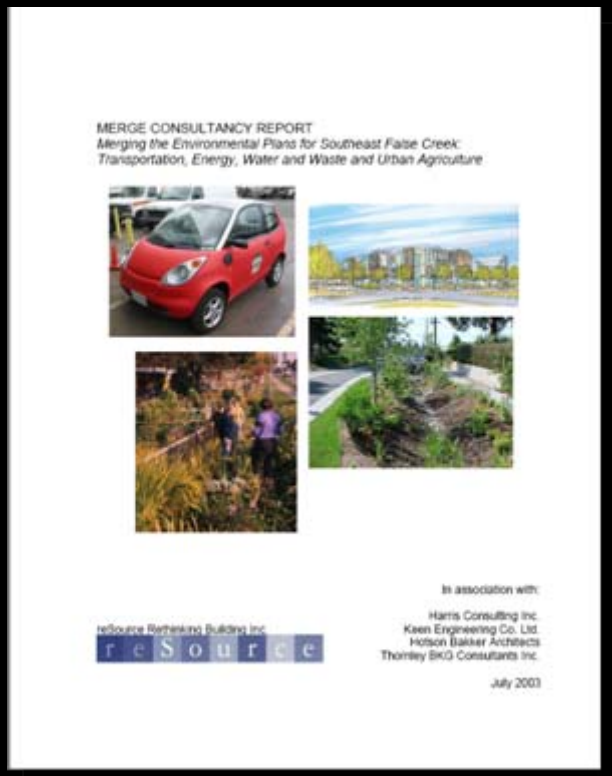

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CITY OF VANCOUVER

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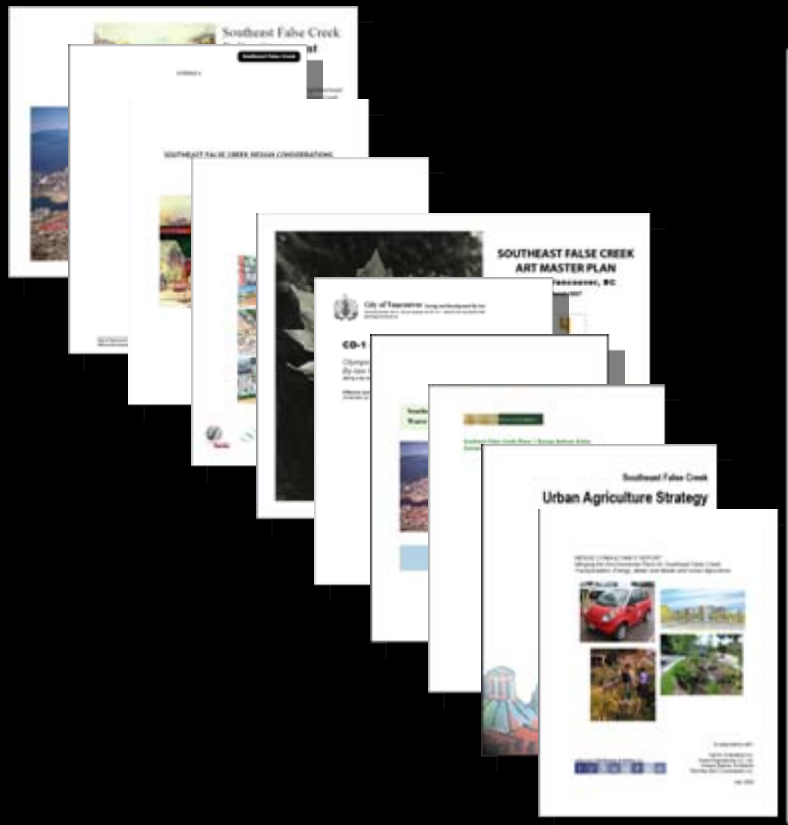
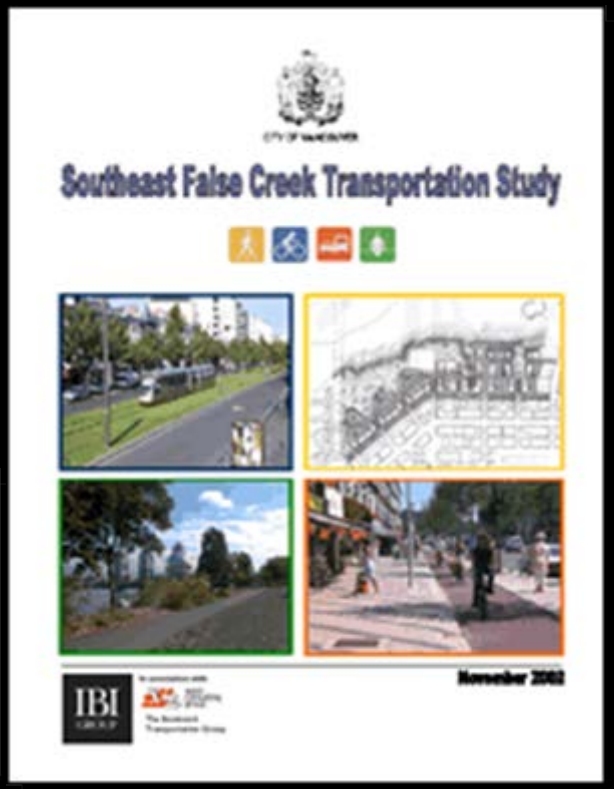
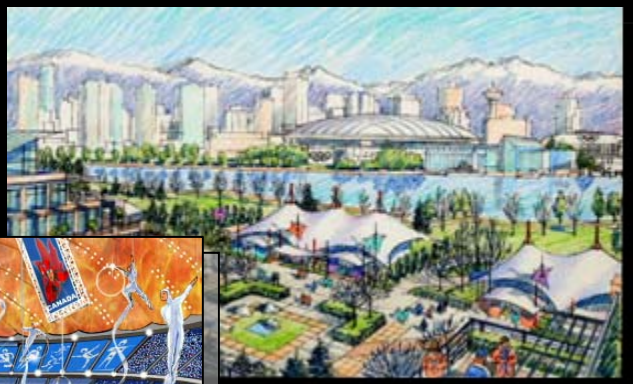


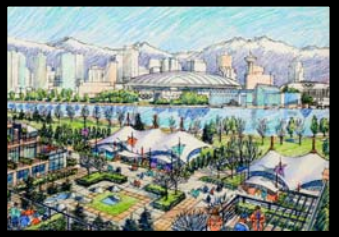


URBAN DESIGN STUDIO
CITY OF VANCOUVER

2.0 The Creative Process

Southeast False Creek and the 2010 Olympic Village





URBAN DESIGN STUDIO

CITY OF VANCOUVER

PRACTICING SUSTAINABLE URBANISM

Southeast False Creek, Vancouver, Canada

CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

Building for the future

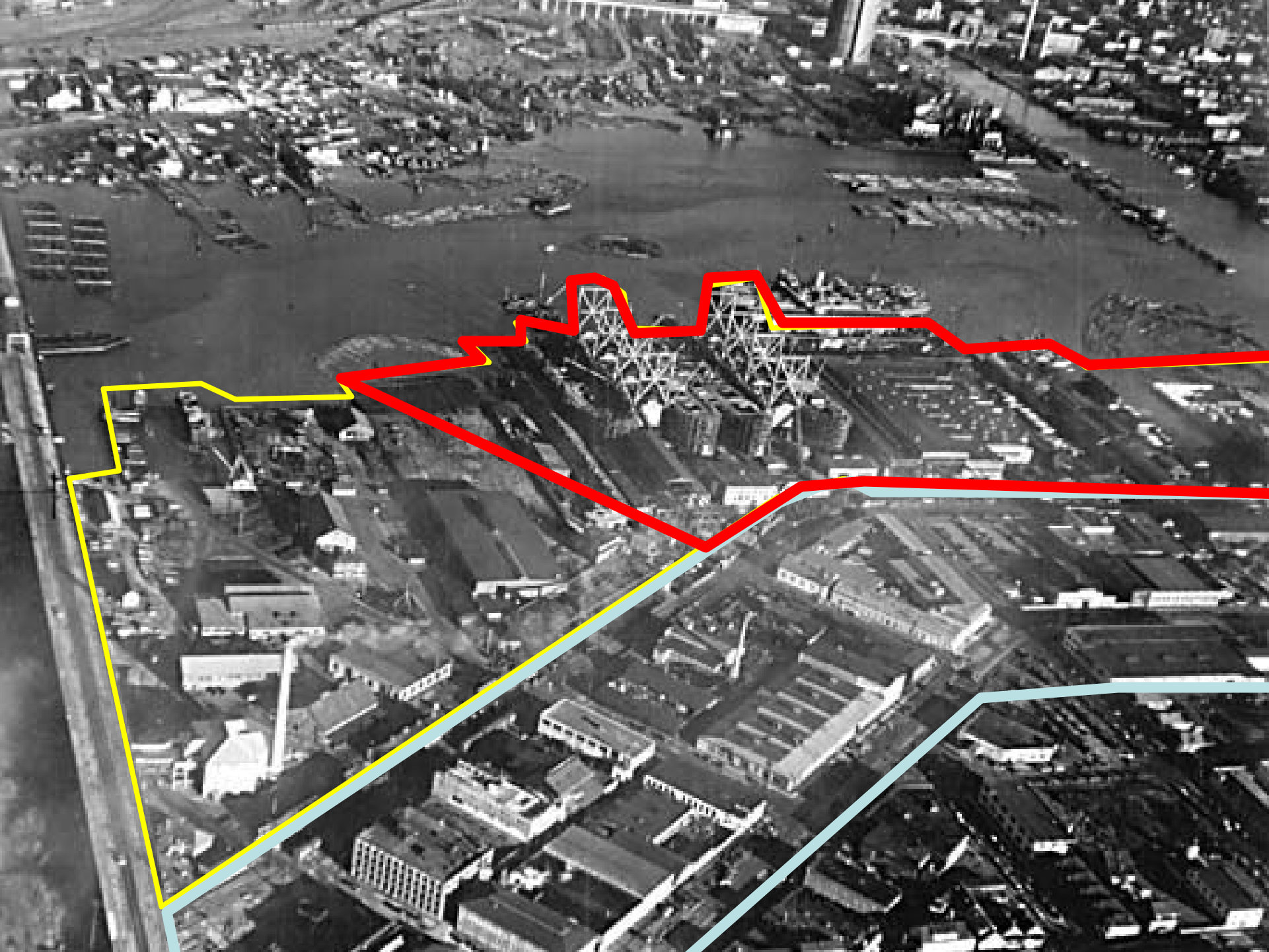
7 new public art
installations

Historic preservation

110,000 sqft. of
green roof...

historic ecology

YT
NT
Canada
Hudson Bay
AB
MB
BC
SK
NL
ON
QC
Gulf of St Lawrence
WA
MT
ND
MN
NB
PE
OR
ID
SD
WI
MI
VT
ME
NS
WY
NY
NH
NE
IA
IL
IN
OH
PA
MA
NV
UT
CO
KS
MO
KY
WV
CT
RI
CA
VA
DE
NJ
OK
AR
TN
NC
AZ
NM
MS
AL
SC
MD
TX
GA
LA
FL
North Atlantic Ocean
Gulf of California
Gulf of Mexico
México
Cuba
PR
Guatemala
North Pacific
Caribbean



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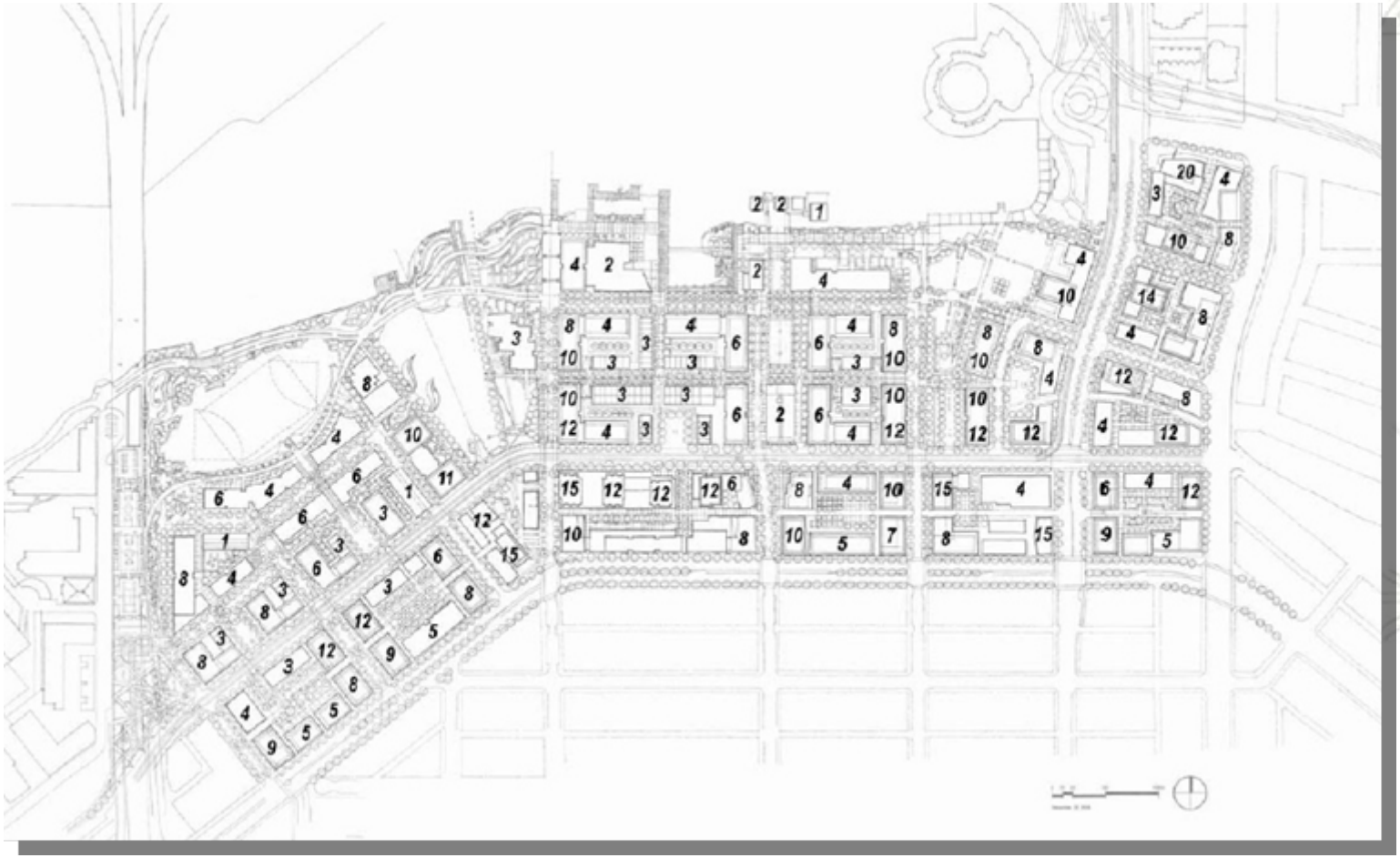
Strategic Planning

CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

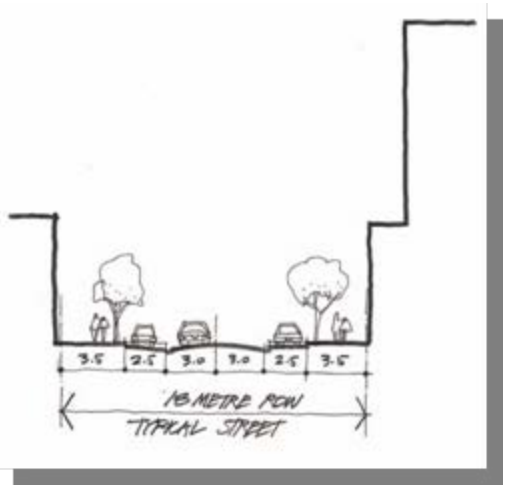
Ambient Scale

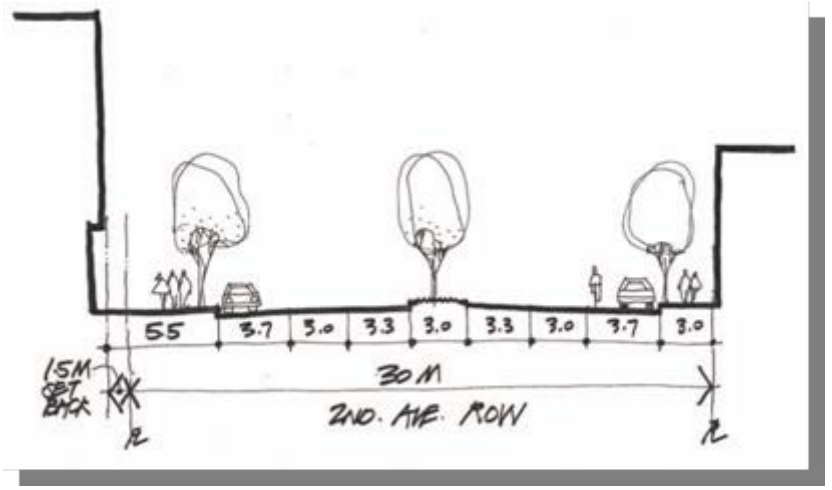


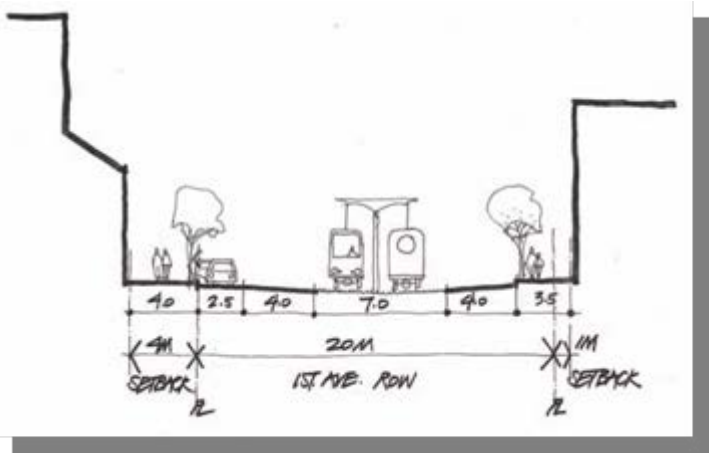
CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

Streets as Amenity







CITY OF VANCOUVER

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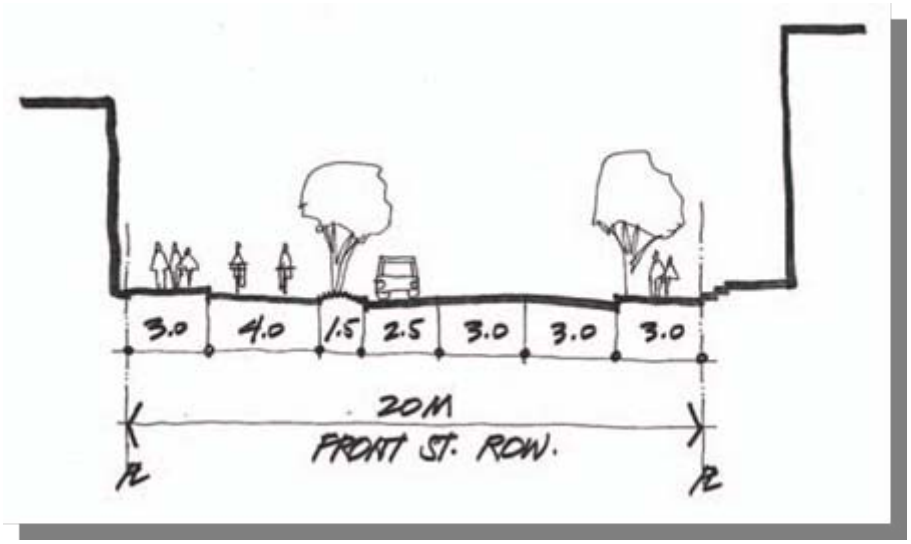
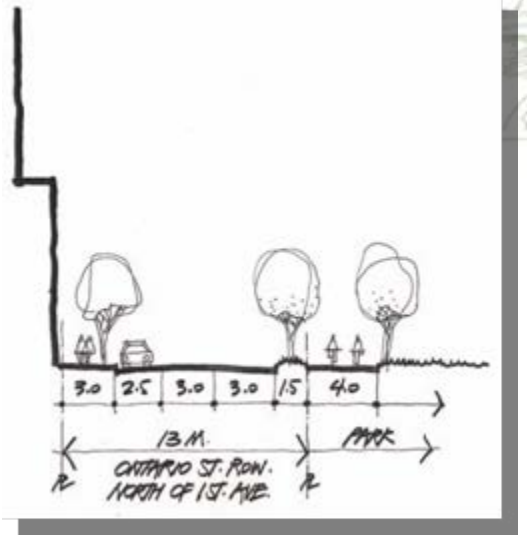
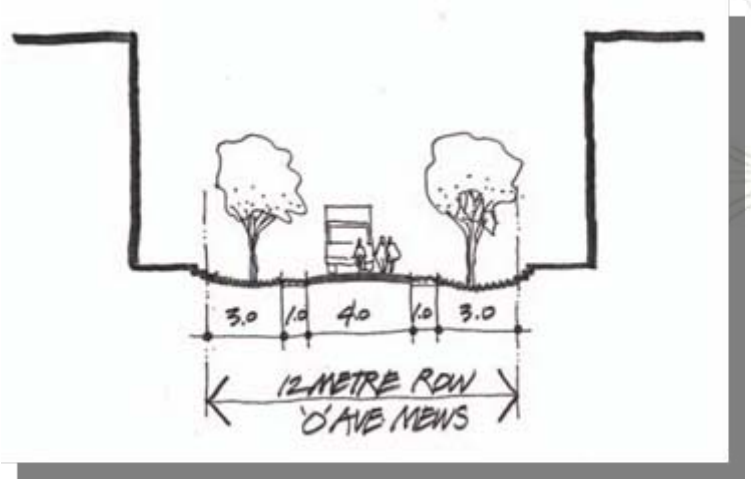
Streets as Amenity





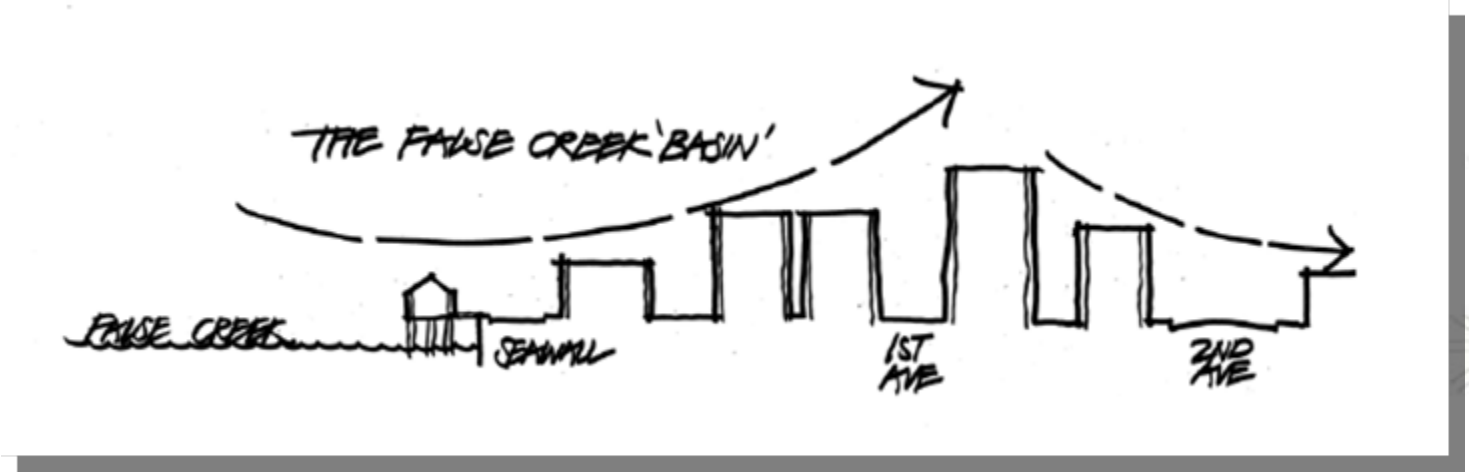


CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

Diagramming Intentions

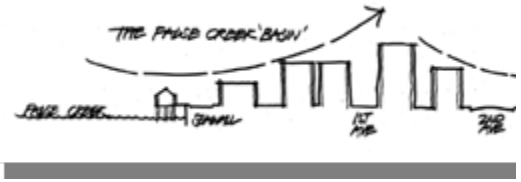
Overall Basin Form Legibility



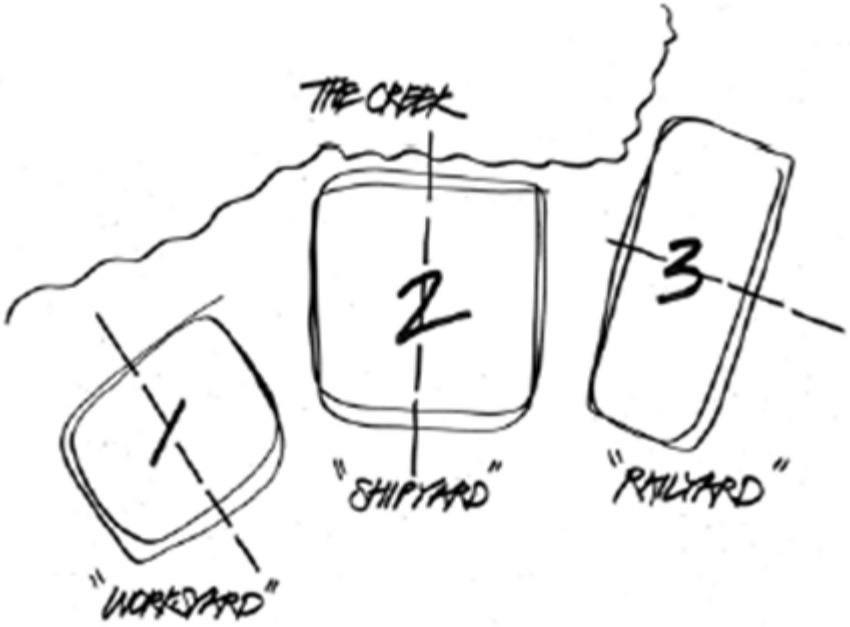
CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

Diagramming Intentions



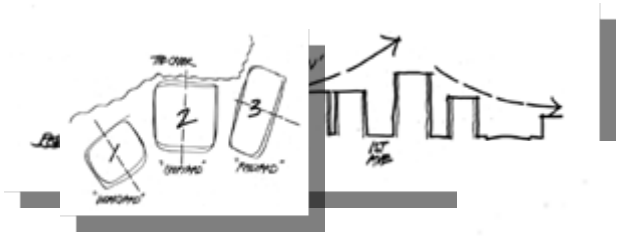
Distinct Neighbourhood Precincts



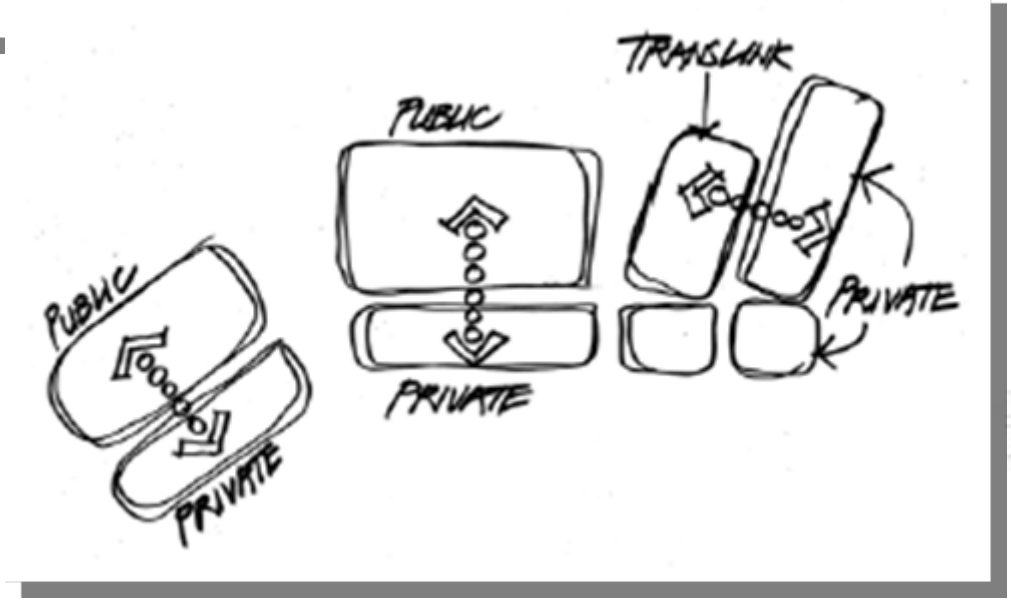
CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

Diagramming Intentions



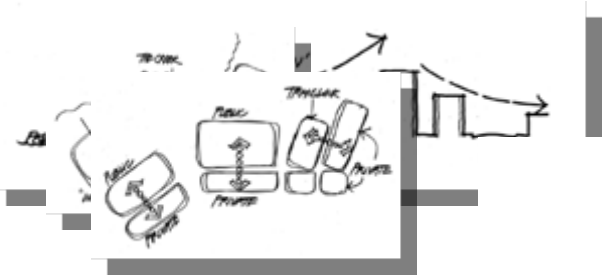
Public and Private lands



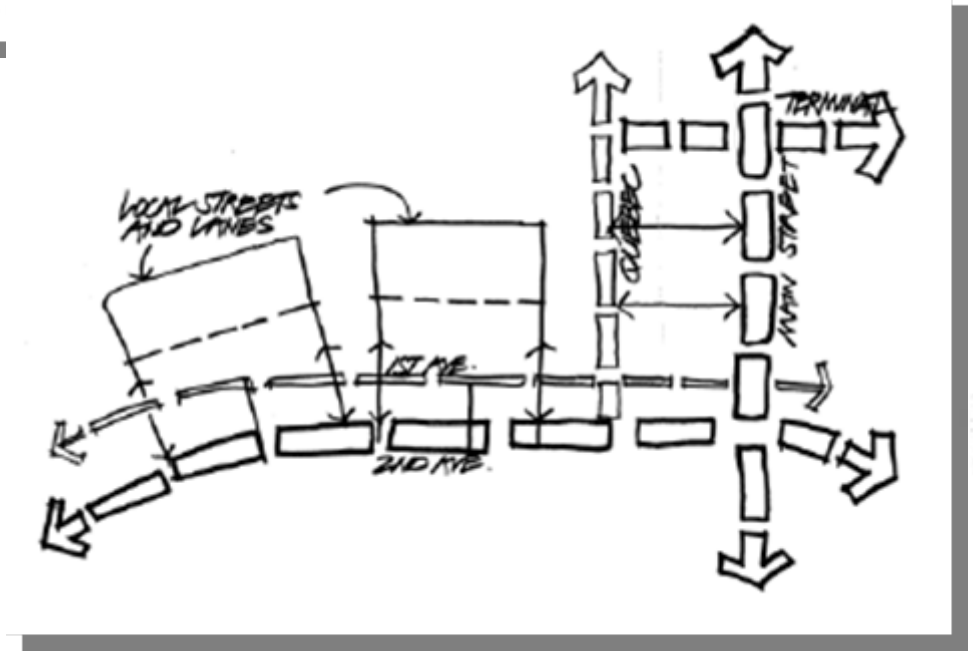
CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

Diagramming Intentions



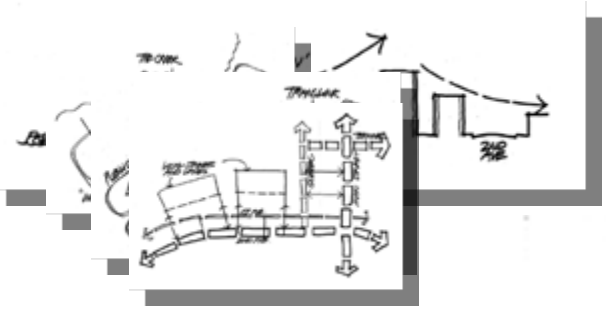
Street Hierarchy



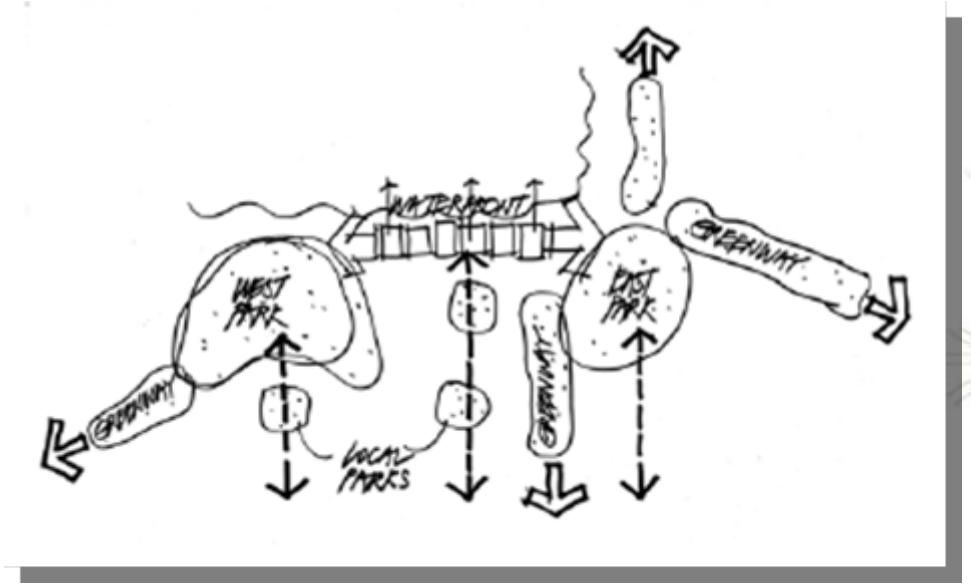
CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

Official Development Plan Diagrams



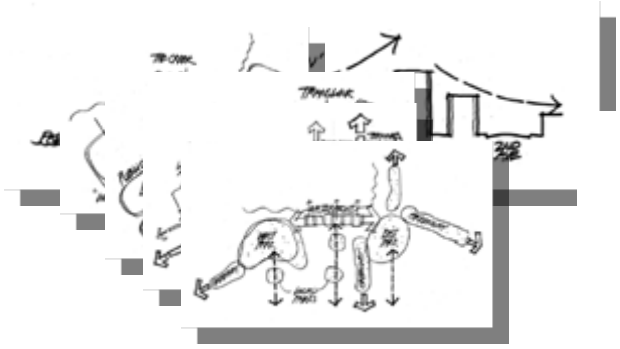
Connected Public Open Spaces and Parks



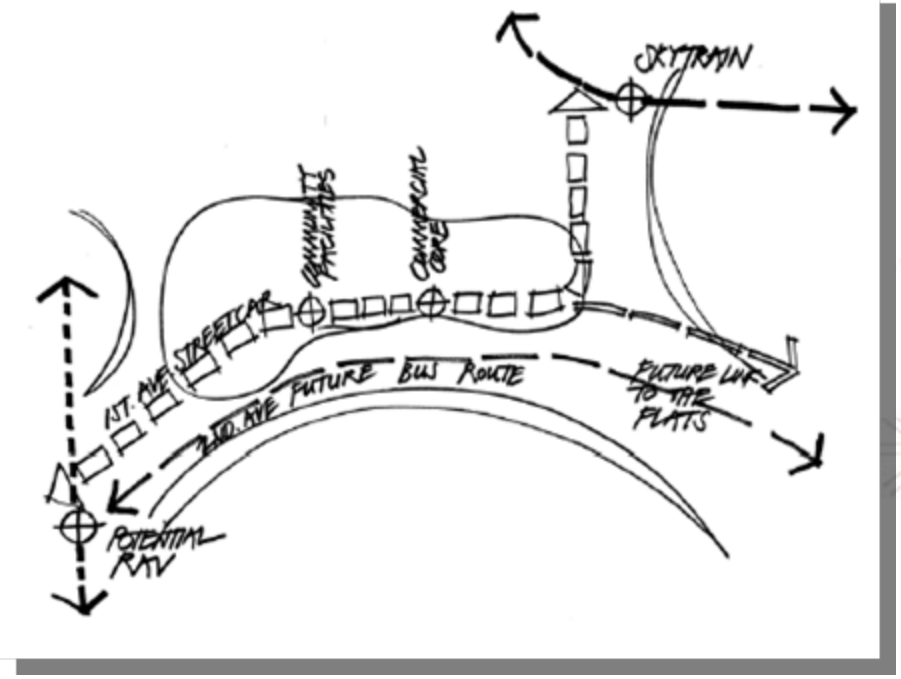
CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

Official Development Plan Diagrams



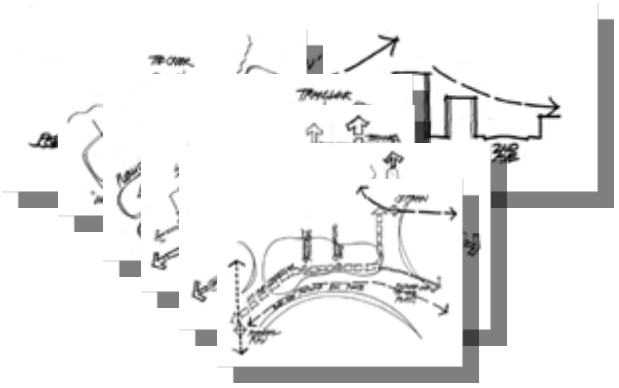
Integrated Transit



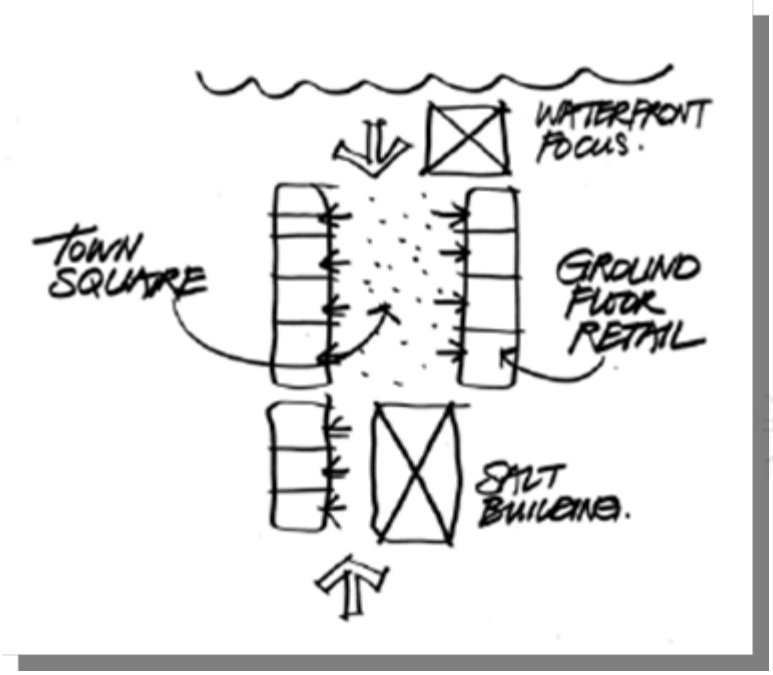
CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

Diagramming Intentions



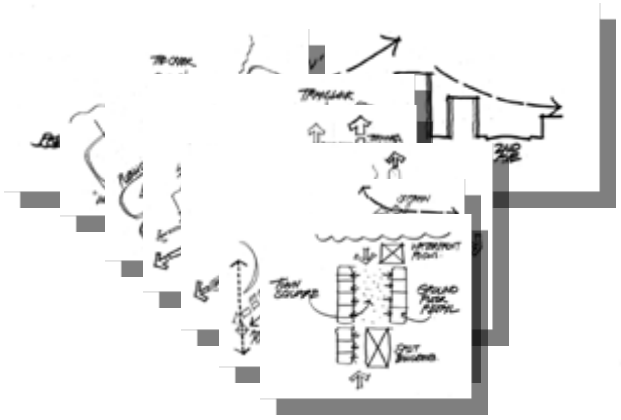
Vibrant Commercial Heart



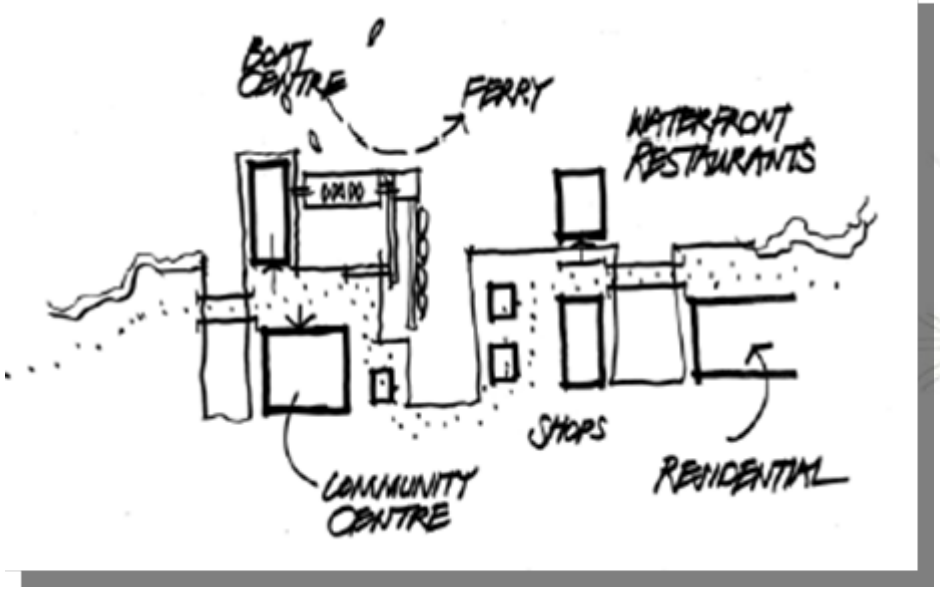
CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

Diagramming Intentions



Waterfront Animation



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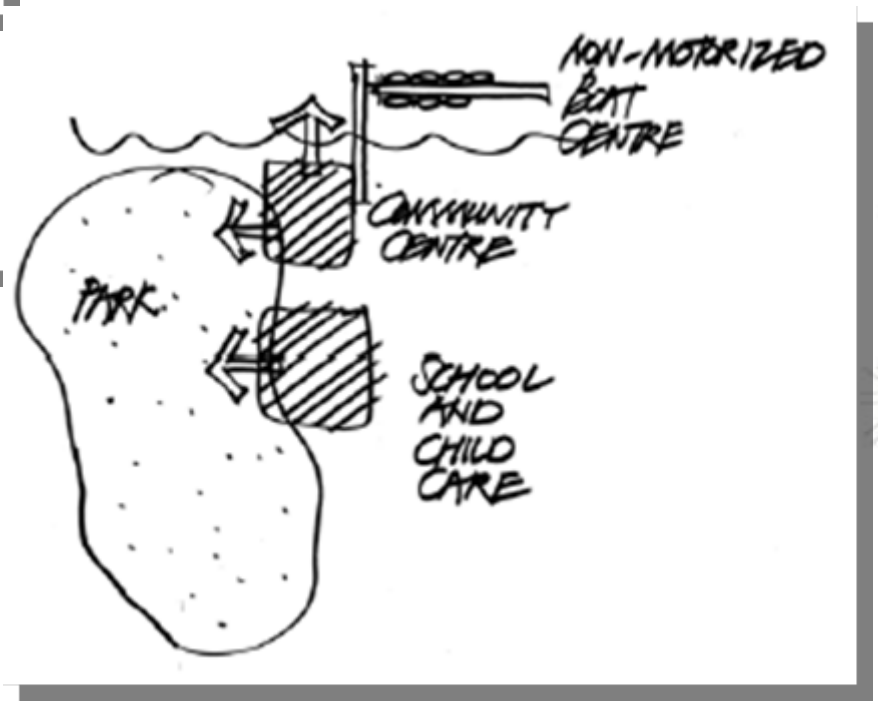
Diagramming Intentions

Clustered Community Services



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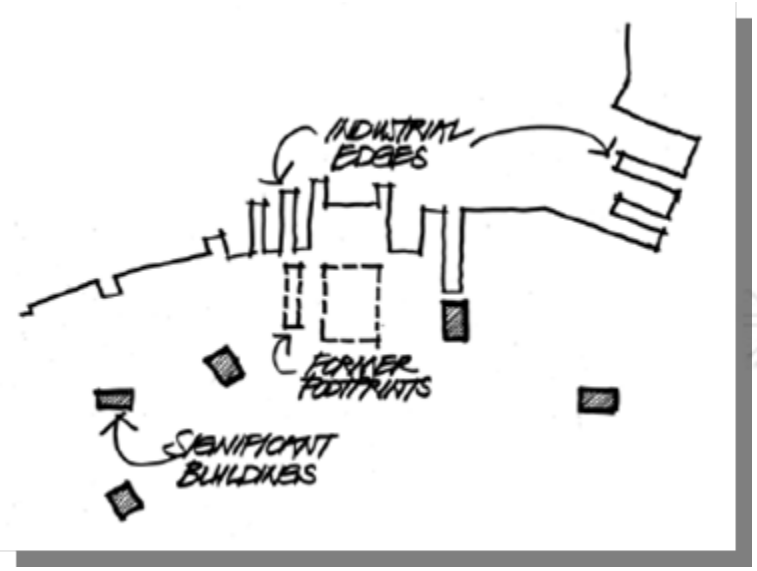
Diagramming Intentions

Heritage Recognition



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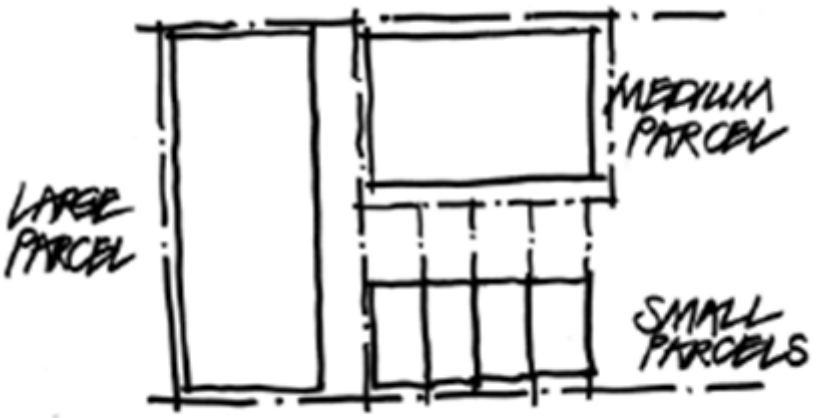
Diagramming Intentions

Incremental Varied Development



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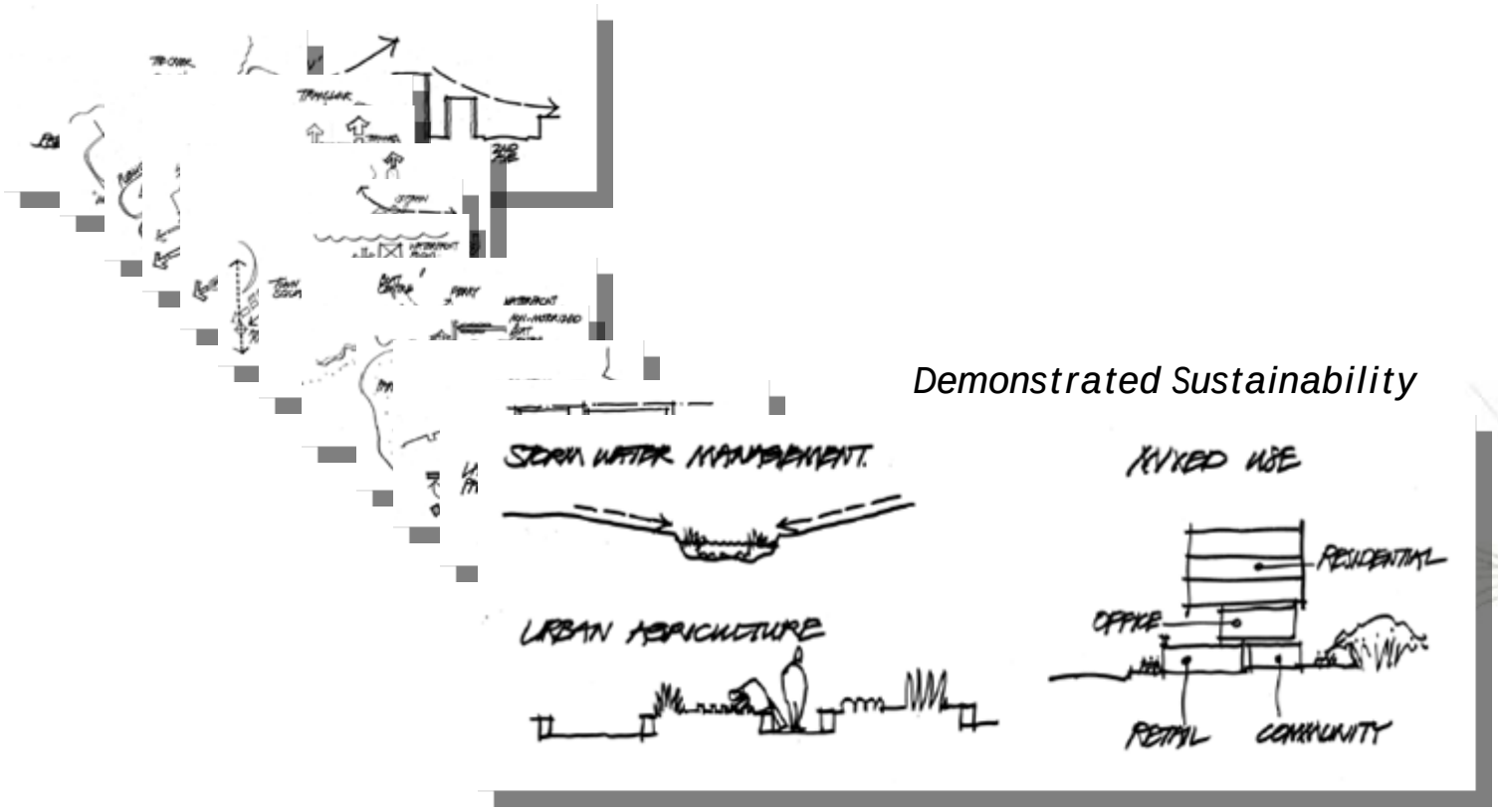
Diagramming Intentions



Practicing Sustainable Urbanism

CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

Regulatory Tools

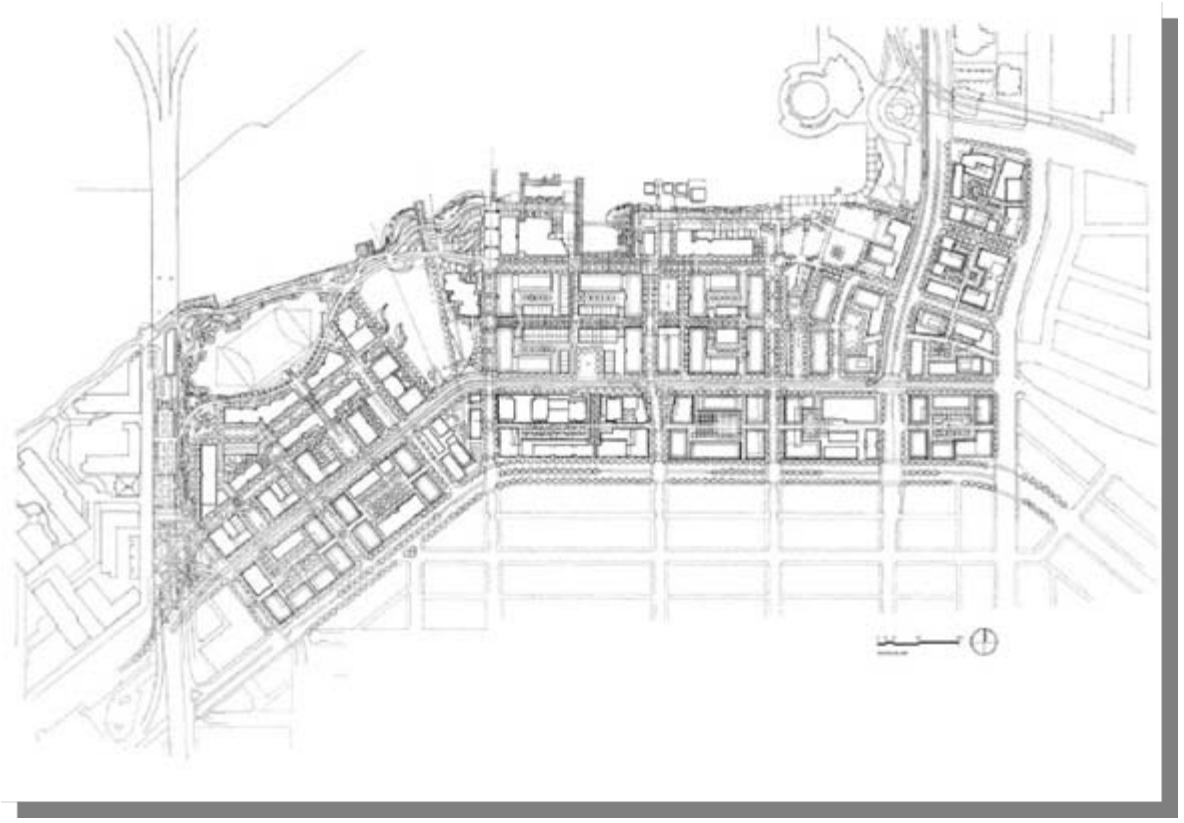
Strategic Planning

CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

Official Development Plan Diagrams

Generic Illustrative Plan



CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

Official Development Plan Diagrams

Market Focused Illustrative Plan

Shipyards Precinct Plan / Olympic Village

Strategic Planning

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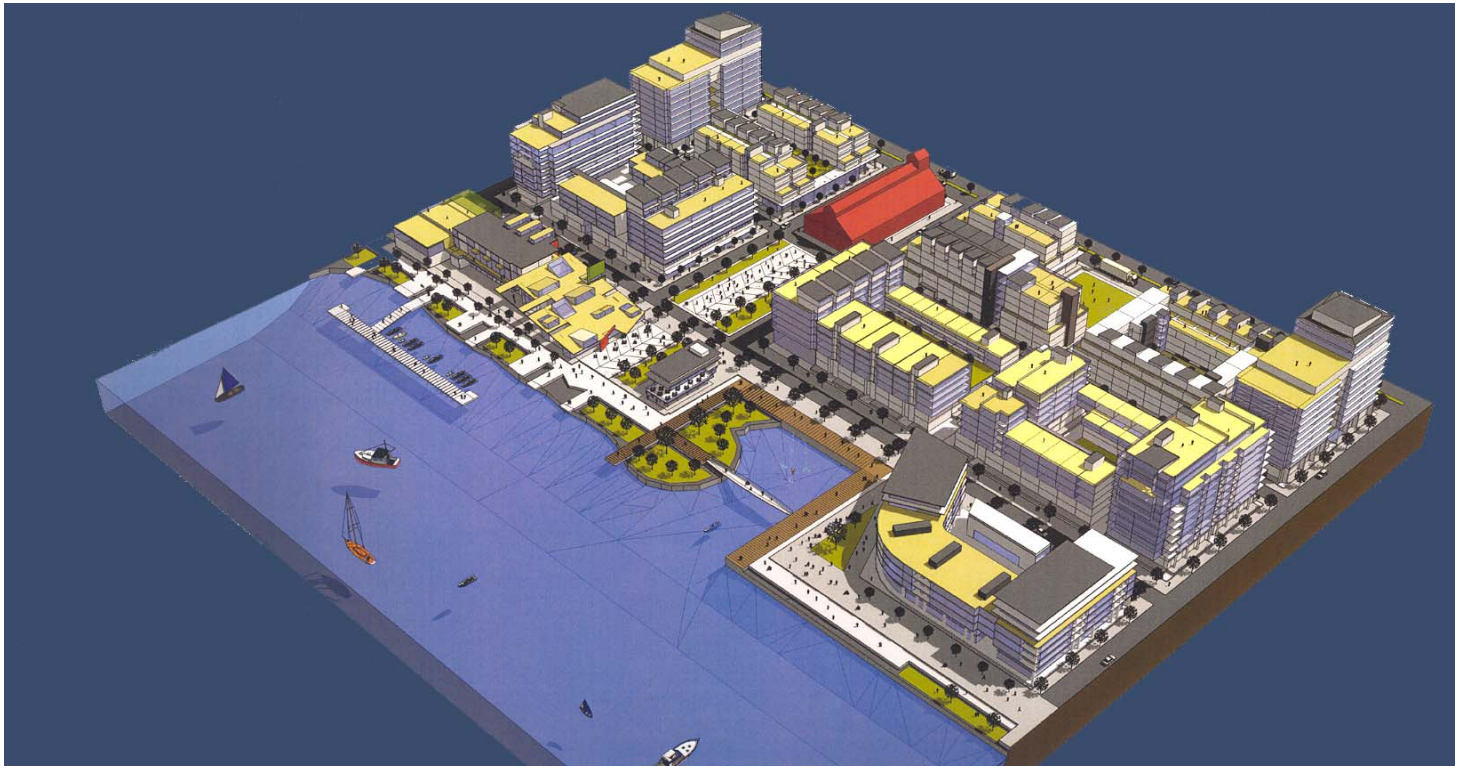
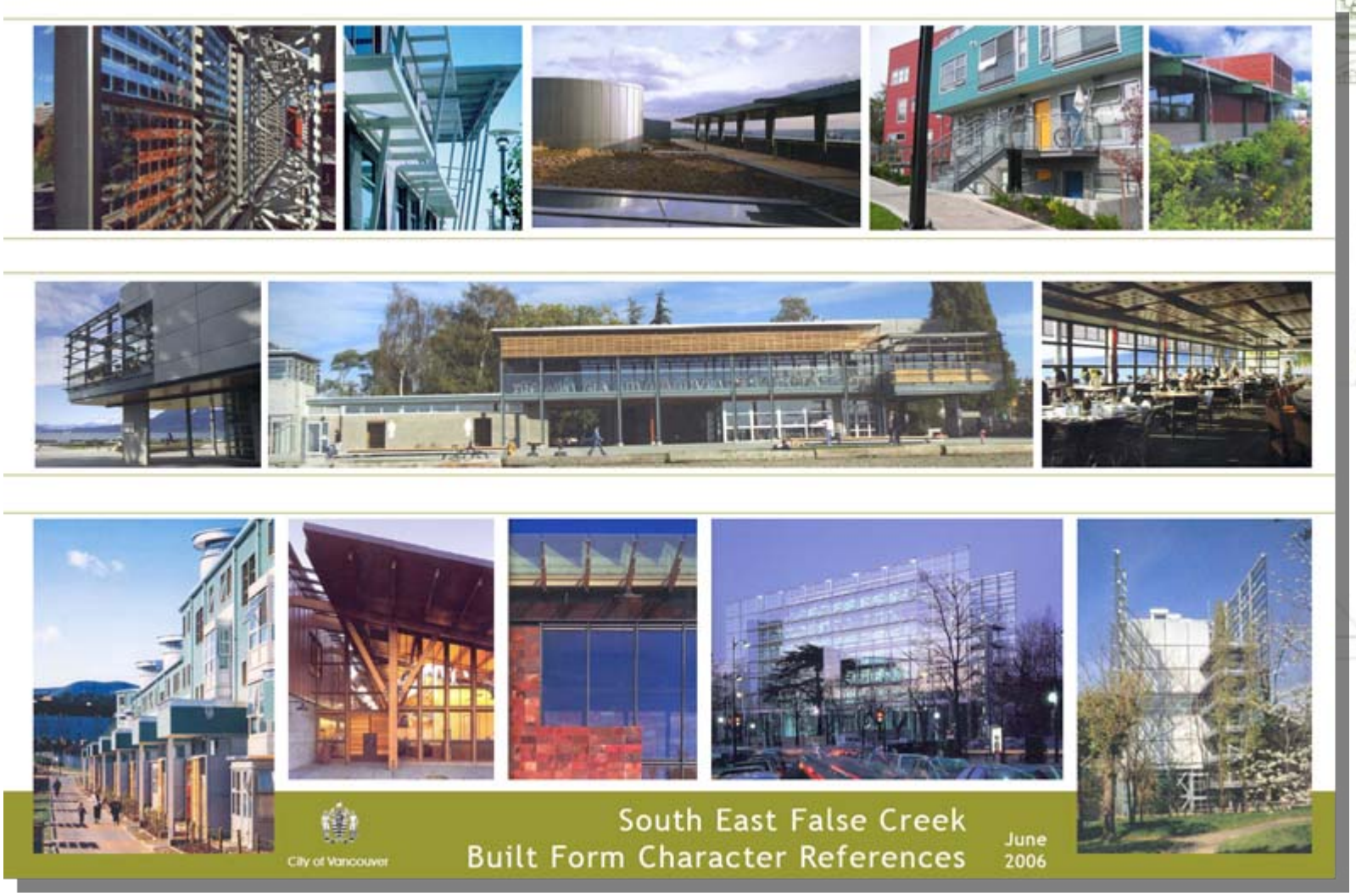
VANCOUVER GREEN CAPITAL

Use, Density and Form of Development



Who are we?



Strategic Planning

CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

A Creative Framework

DESIGN PRINCIPLES

MILLENIUM WATER - DESIGN PRINCIPLES

The following governing principles will inform the design of the buildings at the Olympic Village.

1 VERTICAL STREETS

-exposed circulation
-social opportunity
-useful stairs
-view down to the street
-view into the building
-green edges to circulation

2 DAYLIGHT INSIDE

-daylight from two sides of each home, apartment or townhouse
-daylight to as many rooms as possible
-daylight to circulation

3 AIR THROUGH

-corner or through suites wherever possible
-large or multiple opening windows
-open corridors where possible

4 HORIZONTAL STREETS ABOVE GRADE

-corridors with green edges where possible
-suite entry doors with presence
-corridors with daylighting where possible

5 RESPONSIVE BUILDING FACE

-solar screening on south and west sides
-bigger windows on north sides
-smaller windows or shading on bright sides
-acknowledge different types of view
-differences between bottom and top

6 USEFUL OUTDOOR TERRACES

-space for table and chairs
-privacy control
-integrated with unit layout

7 RESPONSIVE STREET LEVEL UNITS

-private street/public street response
-east side/west side response

8 INTEGRAL AMENITY SPACES

-interior amenity spaces that are integrally connected to common outdoor space
-amenity spaces are creatively designed
-amenity spaces are integrally associated with circulation and preferably with vertical streets
-amenity spaces are the 'public plazas' of the interior circulation

9 VIEW FROM EVERY FLOOR

-every floor in every building should have a common outlook over outdoor green space in concert with common access to natural daylight

10 DAYLIGHT TO UNDERGROUND SPACES

-daylighting via skylights, stairs, and light wells should be provided to underground areas wherever possible

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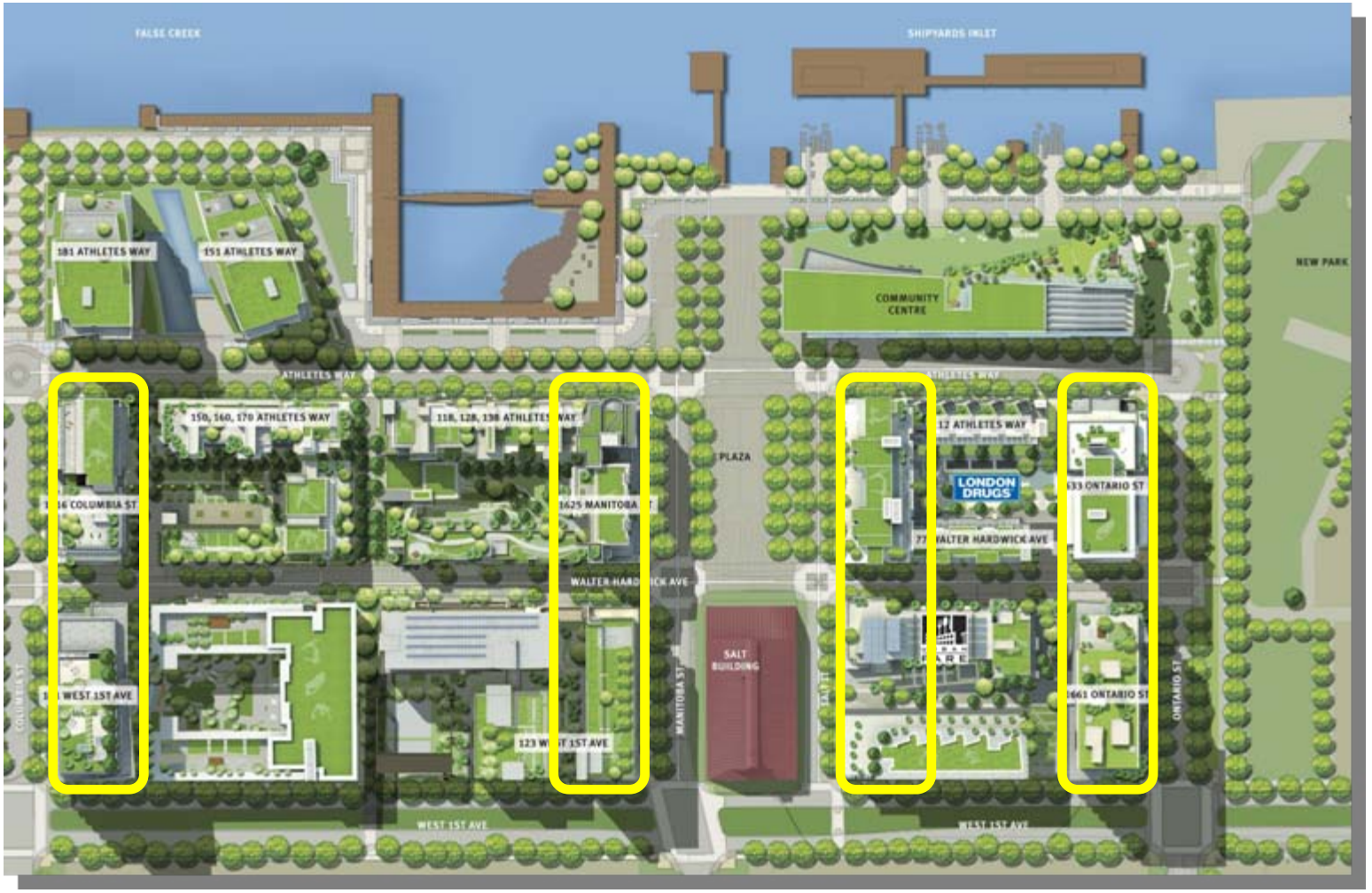
VANCOUVER GREEN CAPITAL

"Edge" Buildings



Strategic Planning

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"Glue" Buildings

Strategic Planning

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"Signature" Buildings

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The Urban Fabric

Practicing Sustainable Urbanism

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VANCOUVER GREEN CAPITAL

Complex Urban Fabric

Enhancement of the Built Environment

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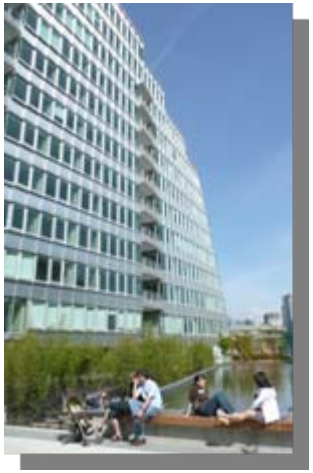
VANCOUVER GREEN CAPITAL

Signature Buildings



Enhancement of the Built Environment

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VANCOUVER GREEN CAPITAL

Sewer Heat Recovery and Expressive Architecture

Enhancement of the Built Environment

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Urban Wetland

Enhancement of the Natural Environment

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VANCOUVER GREEN CAPITAL

Habitat Island

Enhancement of the Natural Environment

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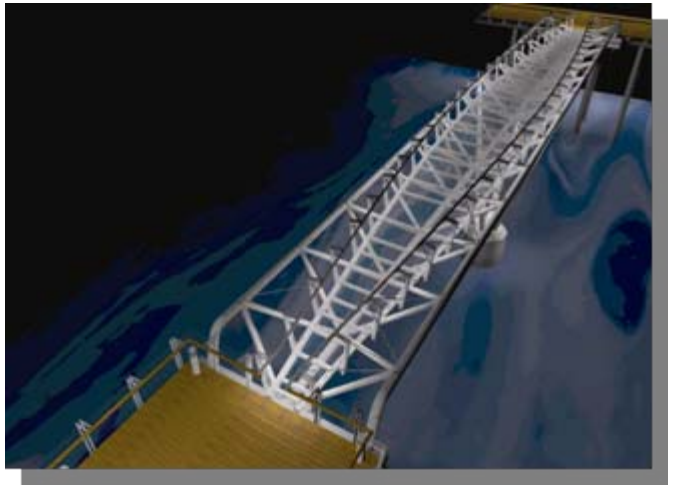
VANCOUVER GREEN CAPITAL

Places for People

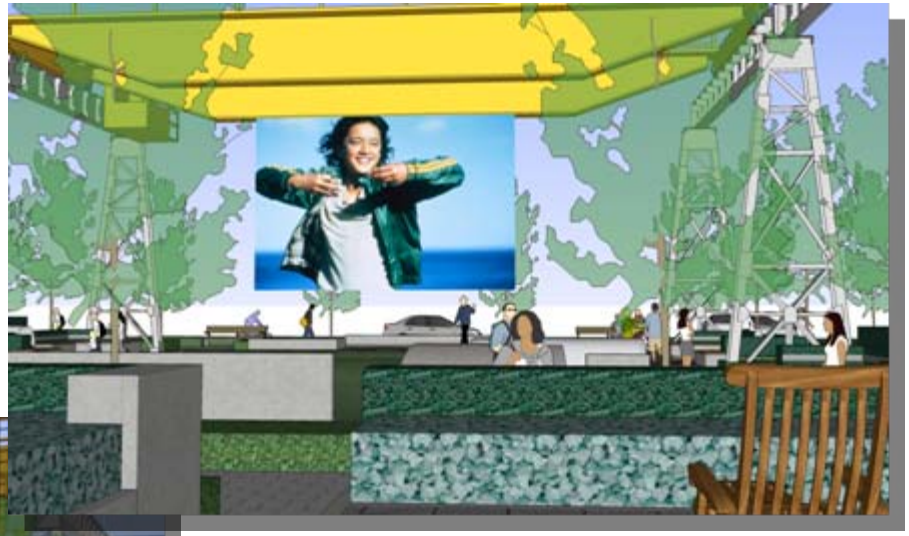


Enhancement of the Natural Environment

CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

Repurposed artifact for family play



Enhancement of the Built Environment

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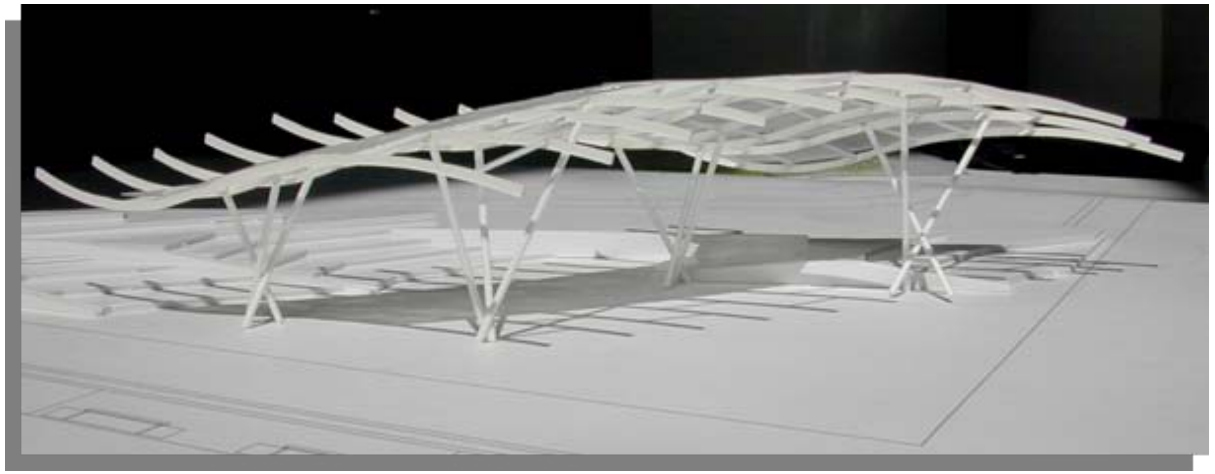
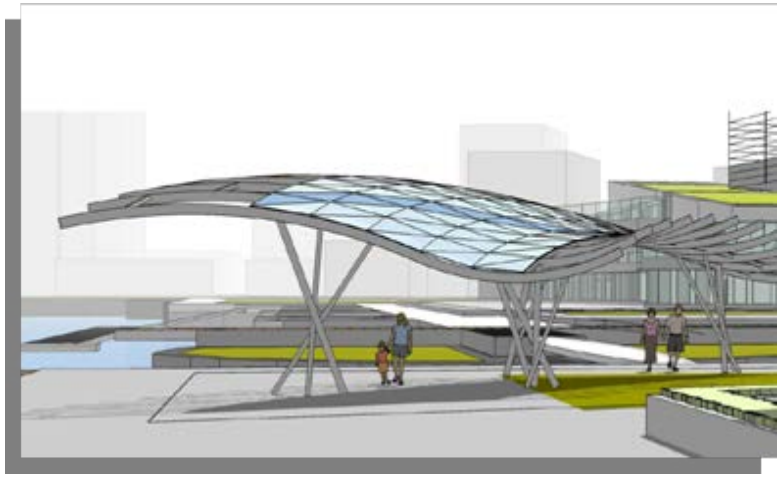
VANCOUVER GREEN CAPITAL

Attention to Detail





Practicing Sustainable Urbanism

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VANCOUVER GREEN CAPITAL

The Heart of the Community

The Community Plaza

Practicing Sustainable Urbanism

CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

The Creation of Place

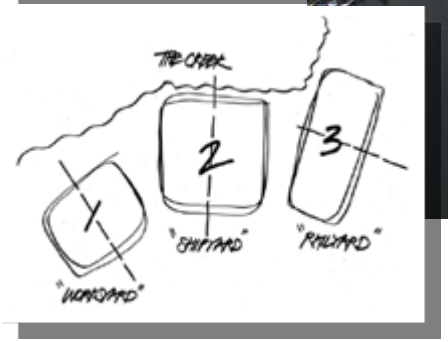
Strategic Planning

CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

The Creation of Place

SOUTH EAST FALSE CREEK



Practicing Sustainable Urbanism

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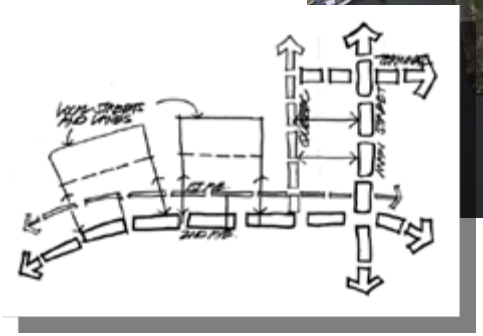
VANCOUVER GREEN CAPITAL

The Creation of Place



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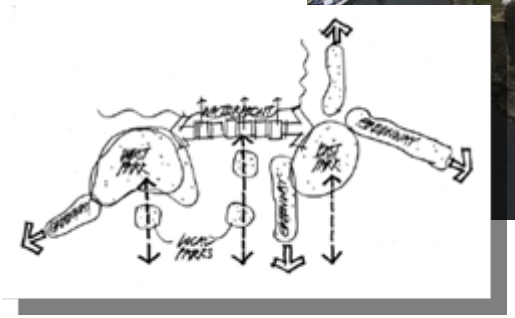
VANCOUVER GREEN CAPITAL

The Creation of Place



Practicing Sustainable Urbanism

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VANCOUVER GREEN CAPITAL

The Creation of Place

Practicing Sustainable Urbanism

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The Creation of Place

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Practicing Sustainable Urbanism

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VANCOUVER GREEN CAPITAL

The Creation of Place

Practicing Sustainable Urbanism

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VANCOUVER GREEN CAPITAL

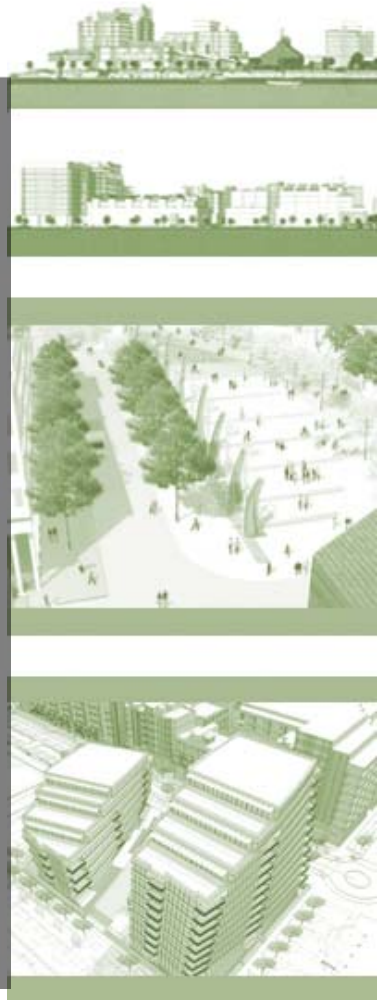
The Celebration of Place

Practicing Sustainable Urbanism

CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

The Celebration of Place



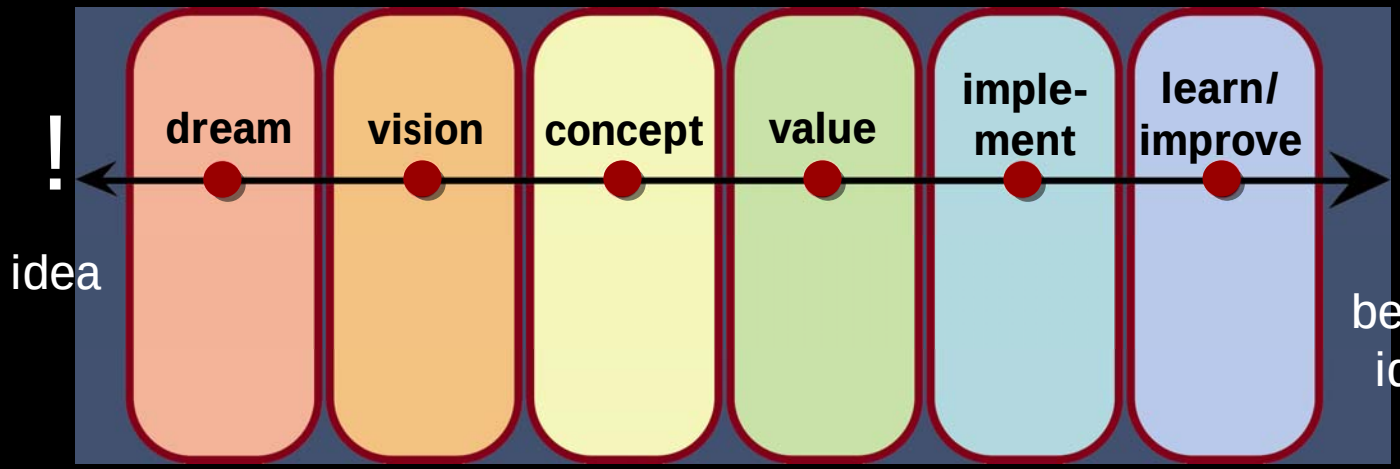
Practicing Sustainable Urbanism

CITY OF VANCOUVER

VANCOUVER GREEN CAPITAL

3.0 Achieving Quality

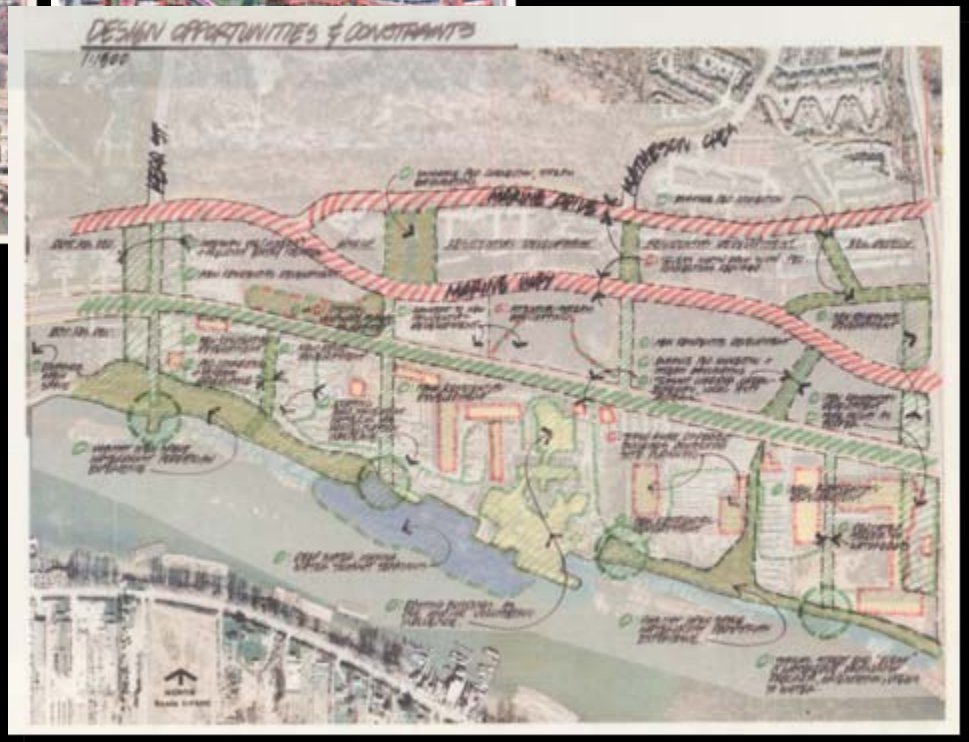
Idea to Better Idea

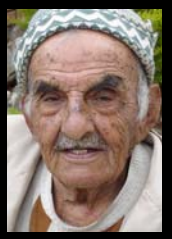


URBAN
DESIGN
STUDIO
CITY OF VANCOUVER

3.0 Achieving Quality

Idea to Better Idea - Dream



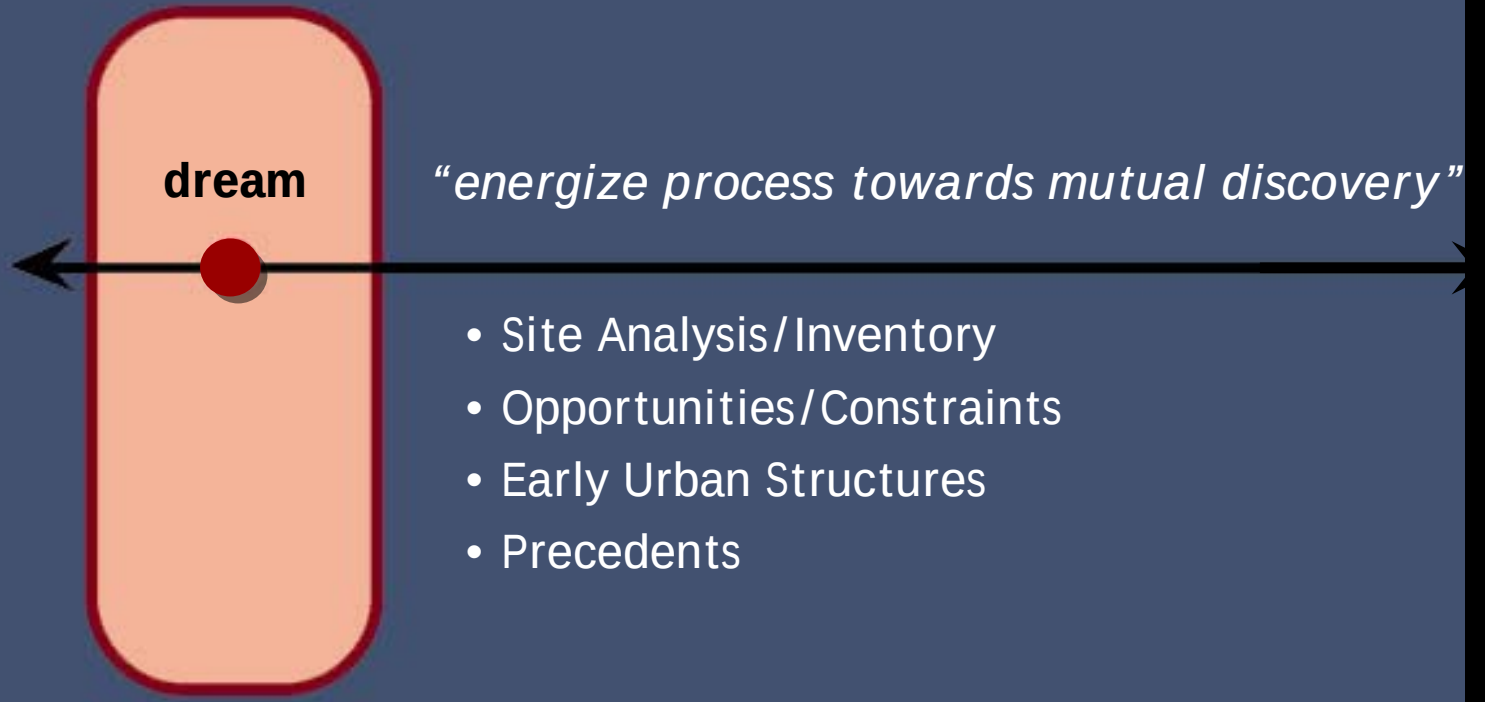


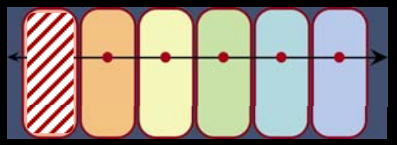
URBAN DESIGN STUDIO

CITY OF VANCOUVER

3.0 Achieving Quality

Idea to Better Idea





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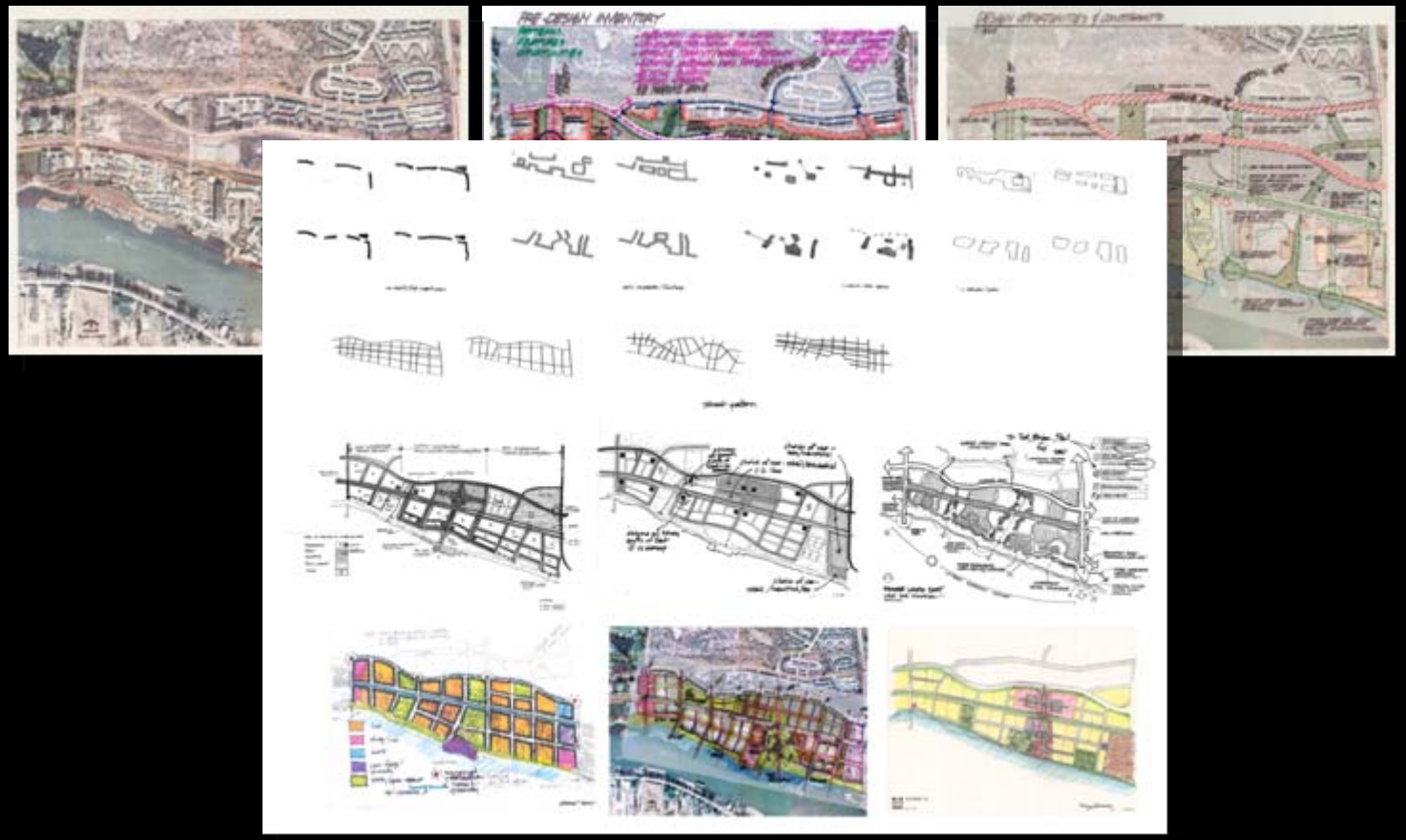
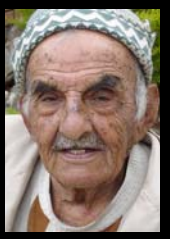
3.0 Achieving Quality

Idea to Better Idea - Dream





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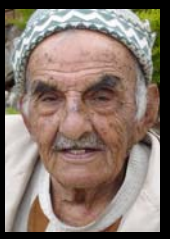

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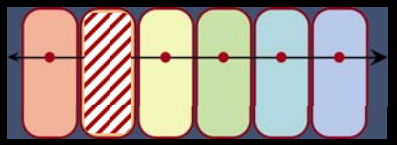
3.0 Achieving Quality

Idea to Better Idea

vision

"analysis and testing towards shared values"

- Explore Values
- Shared Goals/Objectives
- Early Urban Structures, Program
- More Precedents
- Formalized Policy Statement



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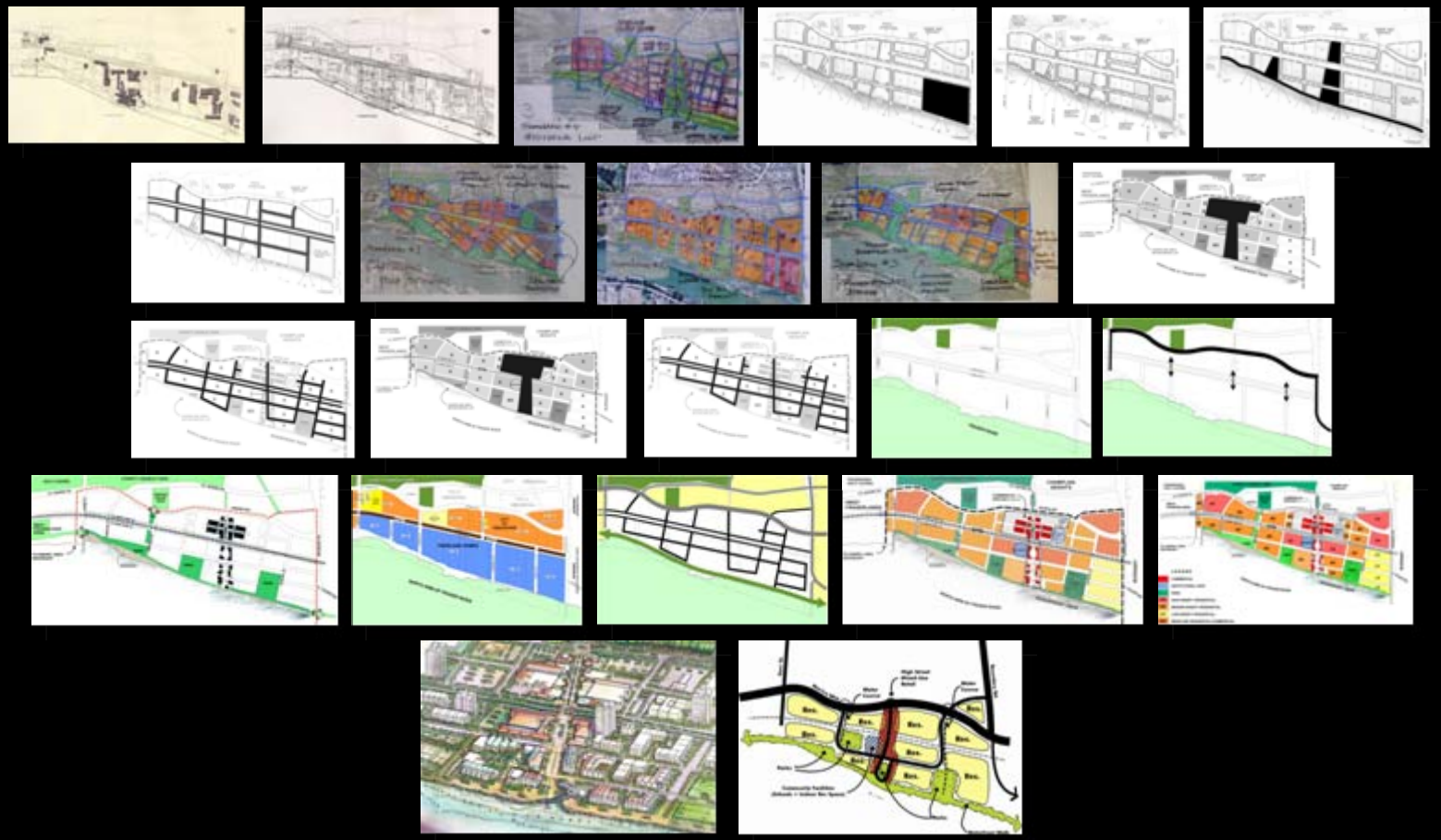
CITY OF VANCOUVER

3.0 Achieving Quality

Idea to Better Idea - Vision



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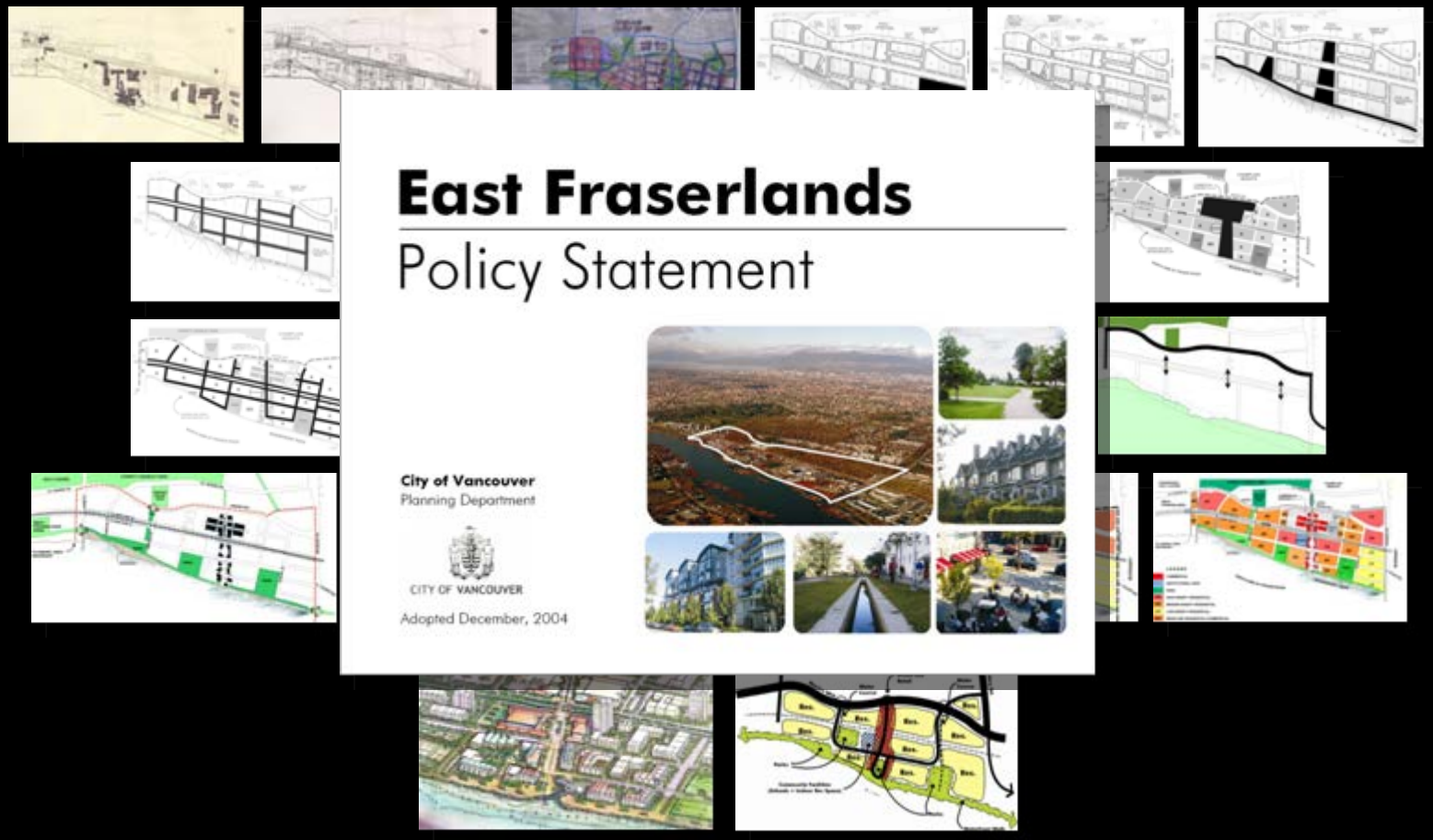
Idea to Better Idea - Vision



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3.0 Achieving Quality

Idea to Better Idea

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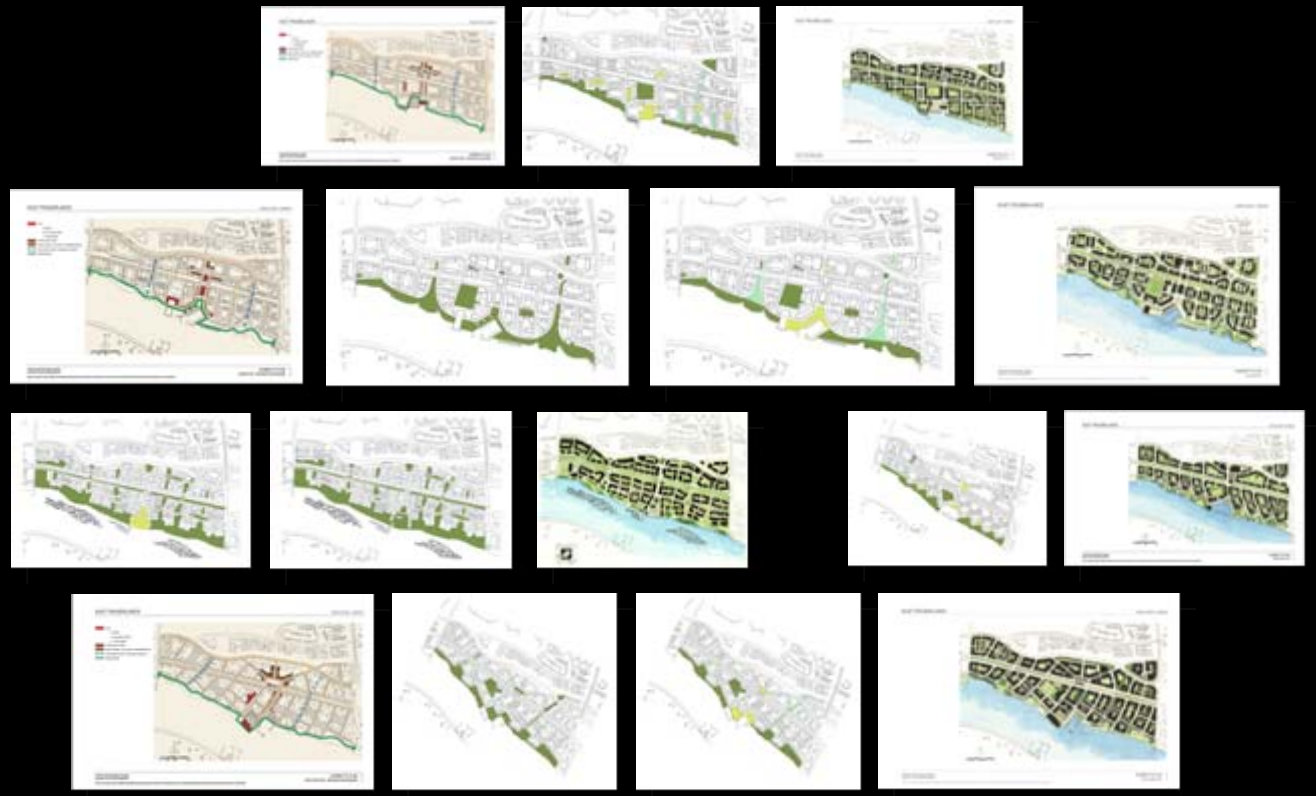
3.0 Achieving Quality

Idea to Better Idea - Concept



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CITY OF VANCOUVER

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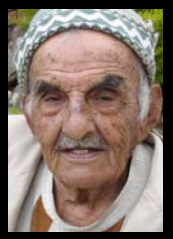

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CITY OF VANCOUVER

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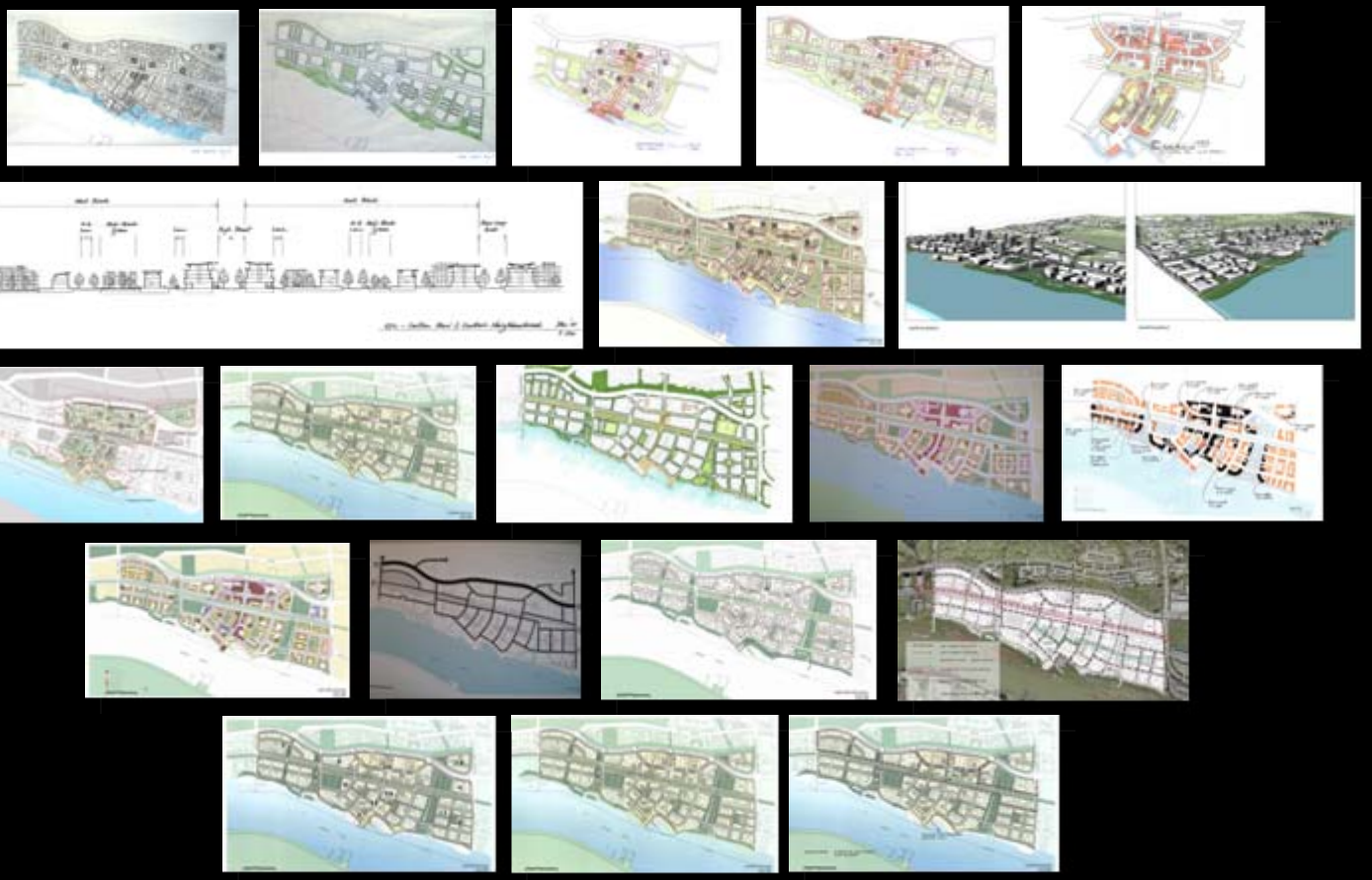

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CITY OF VANCOUVER

3.0 Achieving Quality

Idea to Better Idea - Concept

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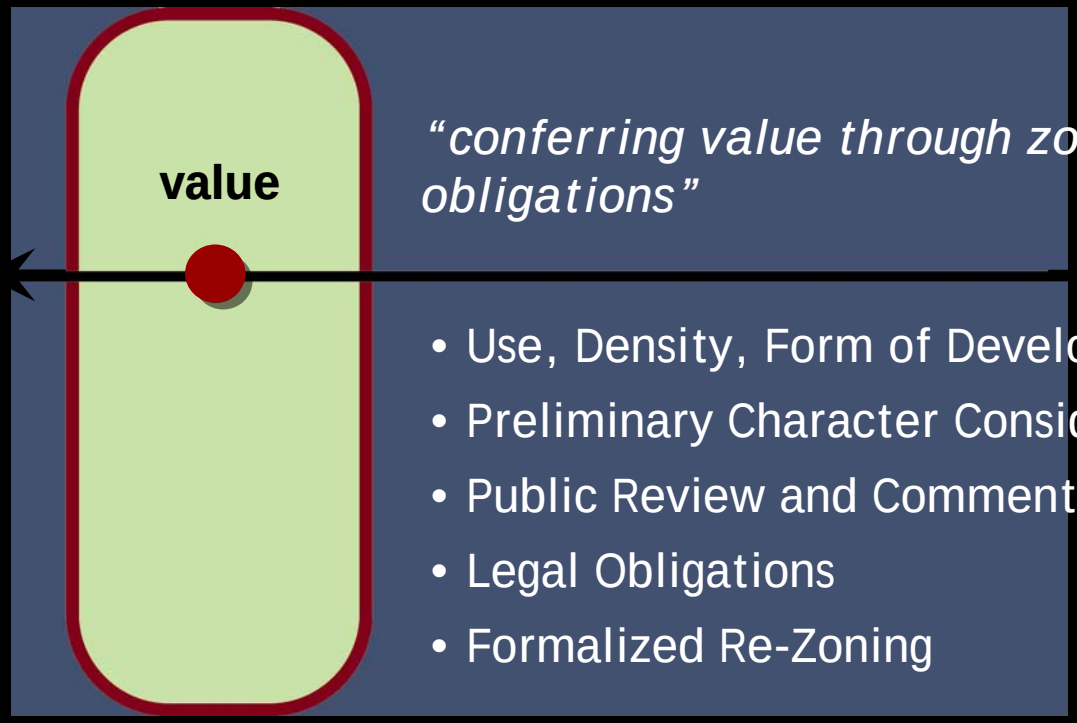
CITY OF VANCOUVER

3.0 Achieving Quality

Idea to Better Idea



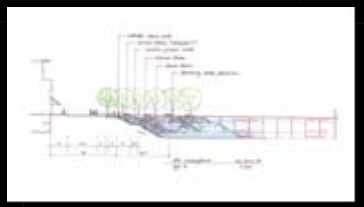
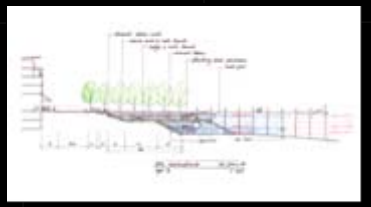
"conferring value through zoning rights and obligations"

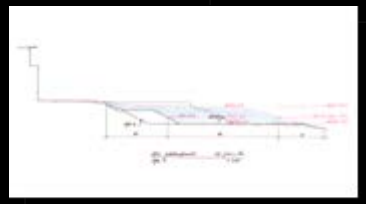
- Use, Density, Form of Development
- Preliminary Character Considerations
- Public Review and Comment
- Legal Obligations
- Formalized Re-Zoning

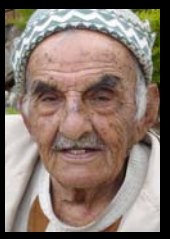
URBAN DESIGN STUDIO
CITY OF VANCOUVER

3.0 Achieving Quality

Idea to Better Idea - Value





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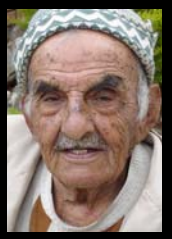
3.0 Achieving Quality

Idea to Better Idea - Value



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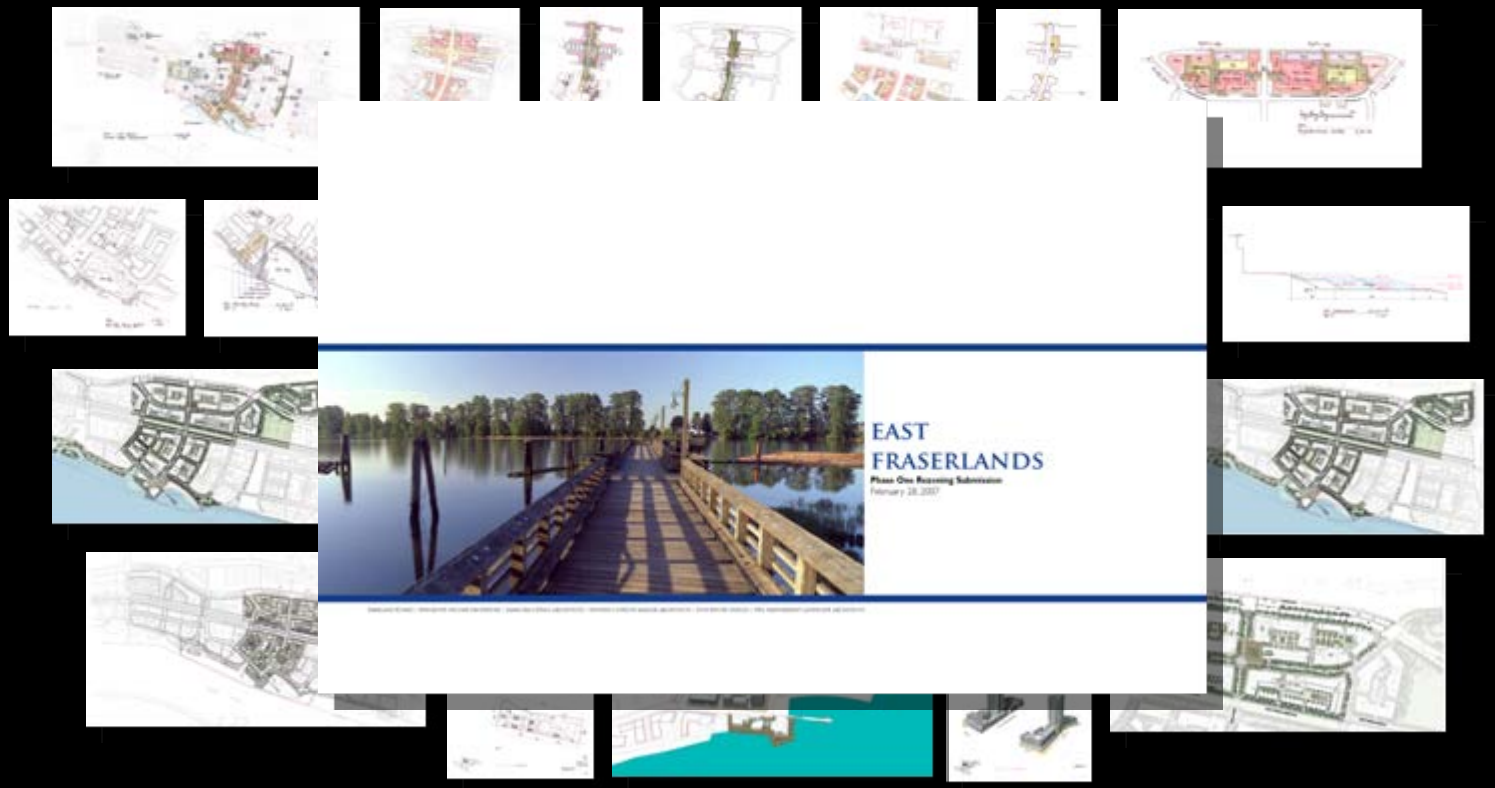
3.0 Achieving Quality

Idea to Better Idea - Value



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3.0 Achieving Quality

Idea to Better Idea

imple-
ment

"detailed design and construction"

- Formal Design Guidelines
- Formal Public Realm Standards
- Development Permit Submission
- Urban Design Panel Review
- Formalized Development Permit
- Marketing
- Building Permit Submission
- Formalized Building Permit
- Into the Field

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Idea to Better Idea - Implement

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Idea to Better Idea - Implement

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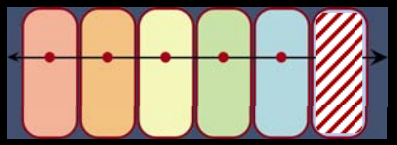
3.0 Achieving Quality

Idea to Better Idea

better idea

"learn and improve"

- Post Occupancy Observations
- Document
- Analyse
- Adjust
- Communicate
- Market Innovation



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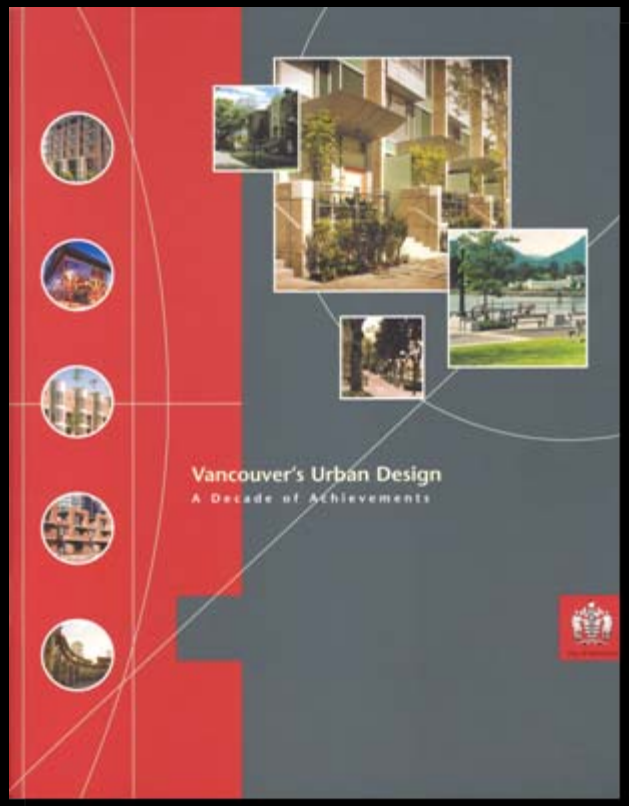
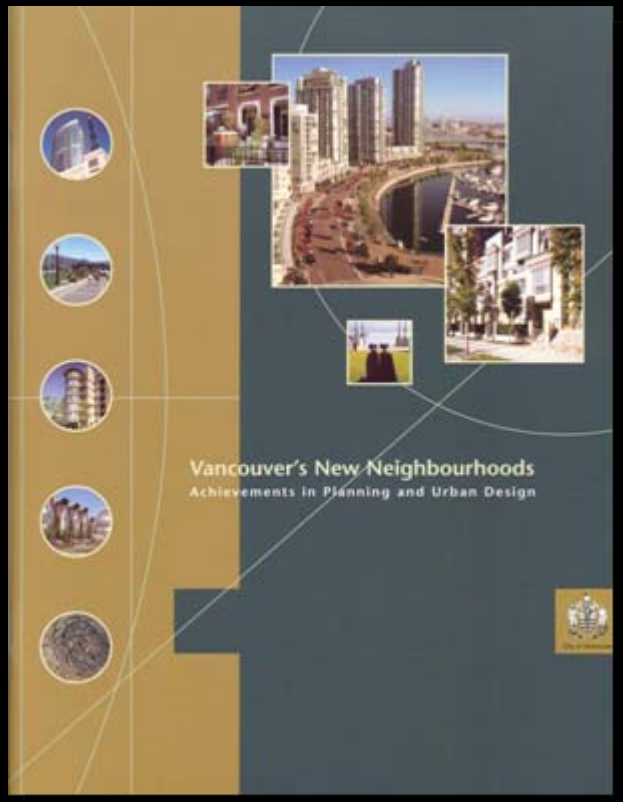
3.0 Achieving Quality

Idea to Better Idea – Better Idea





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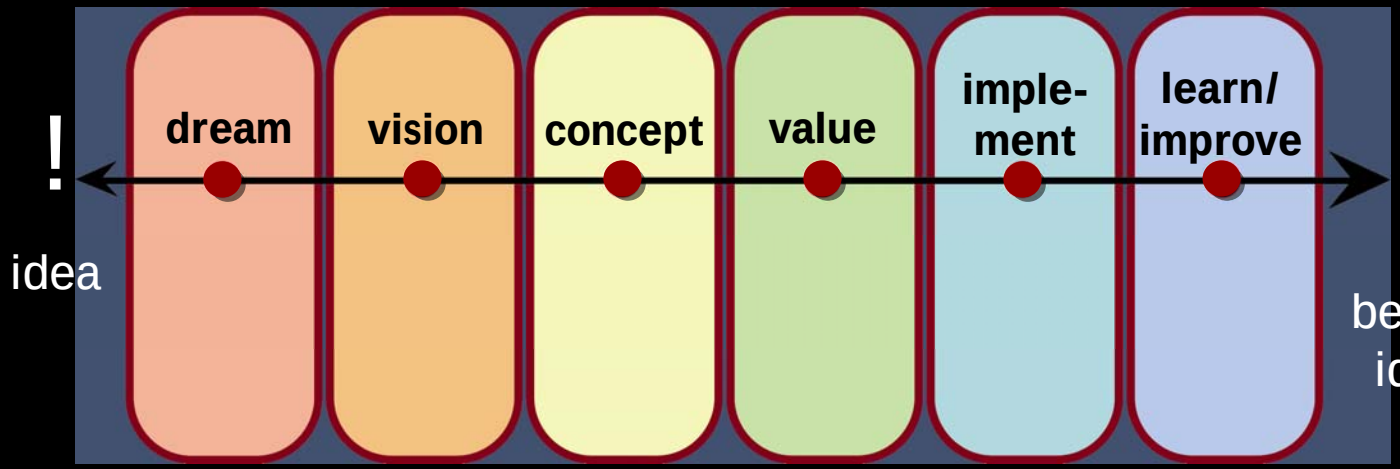
Idea to Better Idea



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3.0 Achieving Quality

Towards Urbanism Excellence

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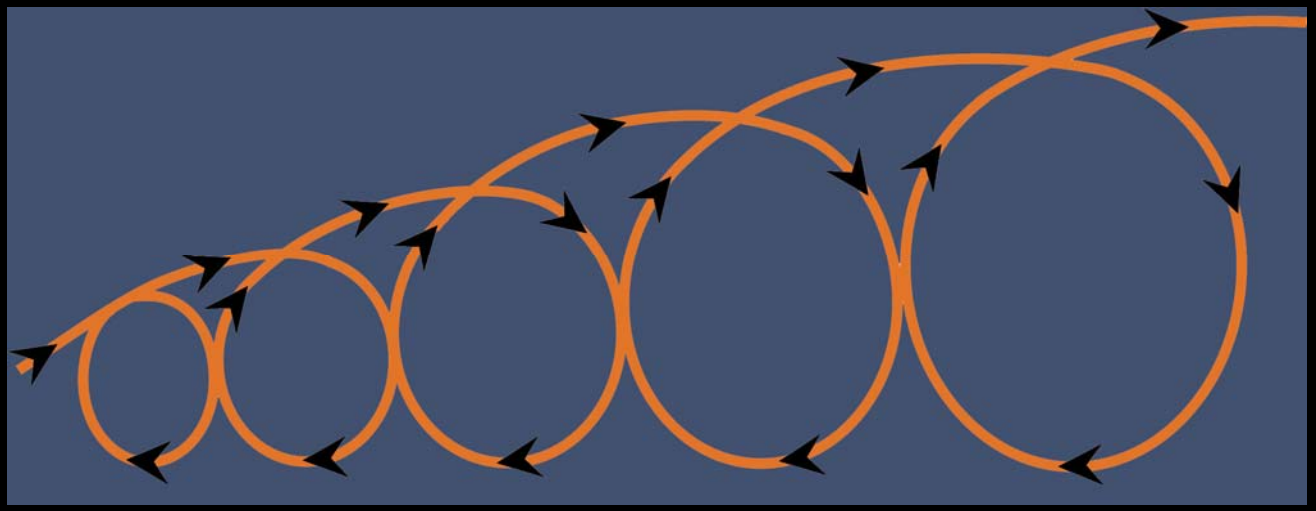
Towards Urbanism Excellence



"A perfect storm for urbanism quality"

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3.0 Achieving Quality

Awareness and Advocacy

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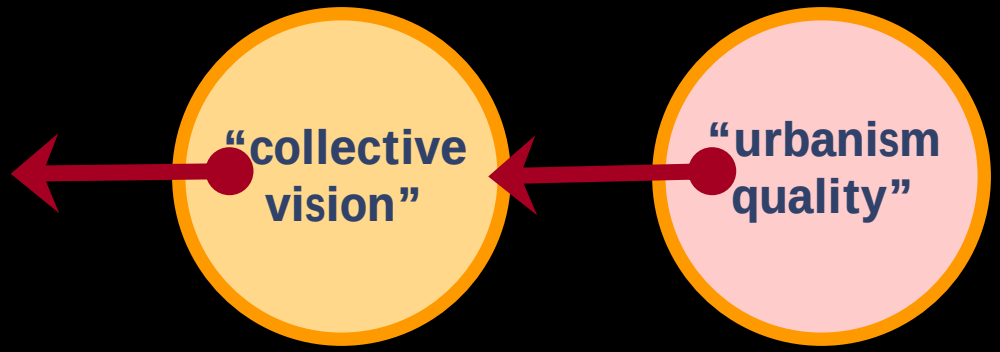
3.0 Achieving Quality

Awareness and Advocacy



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3.0 Achieving Quality

Awareness and Advocacy

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