

# OUR VANCOUVER

OUR FUTURE 2045

## Possibilities for Vancouver's Growth and Development

Urban Forestry Commission

Rebecca Kennedy, Deputy Director, Community Development

January 15, 2025

# Agenda

- **About the Comprehensive Plan**
- **Place Types:** What can be developed
- **Land Use Possibilities:** Where it can be developed
  - ➔ No Action: includes state-required updates
  - ➔ Possibility A: Lower Range
  - ➔ Possibility B: Higher Range
- **Next Steps and Q&A**



# About the Comprehensive Plan

Managing Vancouver's future growth  
and development

# OUR VANCOUVER Comprehensive Plan

- A guide for the city's growth and development over the next **20 years** (2025-2045).
- Provides the overall long-term vision and policy direction to manage the **built and natural environment** in Vancouver and to provide necessary public facilities to achieve our **shared vision**.
- Last updated in 2011
  - Since then, changes in demographics, market conditions, community priorities, and more

Vancouver is an equitable and prosperous community, which ensures that all residents, businesses and organizations benefit from the growth and advancement we make together.

Vancouver will be recognized for our quality of life, as evidenced by affordable housing in vibrant, safe and walkable neighborhoods, access to jobs and economic opportunity for all, and leading-edge efforts to address climate change.

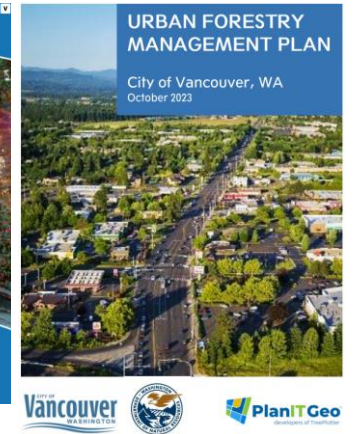
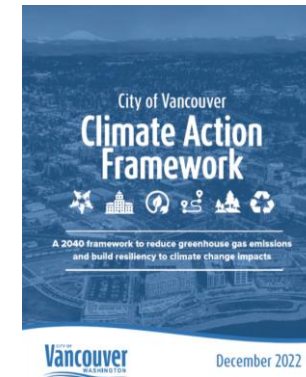
# What the Plan Covers

- Chapters
  - ➔ Land use and development
  - ➔ Housing
  - ➔ Equity and inclusion
  - ➔ Climate
  - ➔ Economic opportunity
  - ➔ Parks and recreation
  - ➔ Transportation
  - ➔ Public facilities
- New state requirements
  - ➔ Allow at least four to six units per residential lot
  - ➔ Plan housing for all incomes
  - ➔ Plan for permanently supportive housing
  - ➔ Account for racially disparate impacts
  - ➔ Allow two accessory dwelling units per residential lot
  - ➔ Residential buildings 6 stories or less only need one stairwell
  - ➔ Calibrate impact fees by size of housing

|               | 2024     | Growth   | 2045 Targets |
|---------------|----------|----------|--------------|
| Population    | ~200,000 | + 81,000 | ~281,000     |
| Housing Units | ~86,000  | + 38,000 | ~124,000     |
| Jobs          | ~100,000 | + 43,100 | ~143,100     |

# Goals and Guiding Policies

- Connected and accessible neighborhoods
- Equitable access to opportunity
- Build up, not out
- More housing at all income levels
- Bold climate action and equitable adaptation
- Safe, multimodal transportation options
- More jobs in the community
- Community health and quality of life



| Housing Action Plan<br>Status Report<br>February 2024 |   |             |   |
|---|---|-------------|---|
|   | Not Underway  | In Progress | Completed/On Track  |
| <b>Land Use and Code Initiatives</b>                  |   |             |   |
| <b>Complete Camp Plan</b>                             | • Establish citywide housing and density goals  | ✓           | Notes: All land use and code strategies will be implemented by CSD through the Camp Plan update.    |
| <b>Update Code</b>                                    | • Remove barriers to density and new housing types  | ✓           | • CSD performing extensive research and community outreach to implement.                            |
| <b>Update Zoning</b>                                  | • Bring single-family zoning requirements in line with state updates to address more rental and affordable housing needs. | ✓           | • Work is on track to be completed by June 2025.  |
| <b>Expand Affordable Housing Resources</b>            | • Offer density bonuses and flexibility in other requirements to encourage affordable housing development.                | ✓           |   |
| <b>Policies and Practice Strategies</b>               |   |             |   |
| <b>Assess Development Review</b>                      | • Complete comprehensive review of current process, looking for improvements.   | ✓           | Notes: Internal process mapping and feedback. Developer feedback obtained. Improvements identified. |
| <b>Streamline Development Review</b>                  | • Implement changes to eliminate unnecessary steps and reduce review duration.  | ✓           | • Implemented whitechance permit pilot review. 2-3 recommendations to be implemented in 2024.       |
| <b>Increase Staff Capacity</b>                        | • Add staff and increase expertise to aid review and processing.  | ✓           | • Increasing capacity by hiring housing-specific staff.   |
| <b>Expand SEPA Category Exemptions</b>                | • Make all housing projects with 200 units or less a Type 1 project, in alignment with changes.                           | ✓           | • Approved by Council December 2023.  |





# The Process



## Learn about our community

- History
- Existing conditions
- Visioning



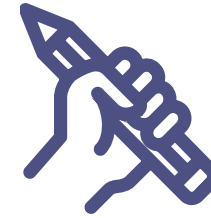
## Develop land use possibilities

- Analyze data
- Place Types
- Community mapping activities



## Study impacts of possibilities

- Draft EIS
- **60-day comment period**



## Refine map, policies, & code

- Update based on EIS and feedback
- Support with zoning code and policies



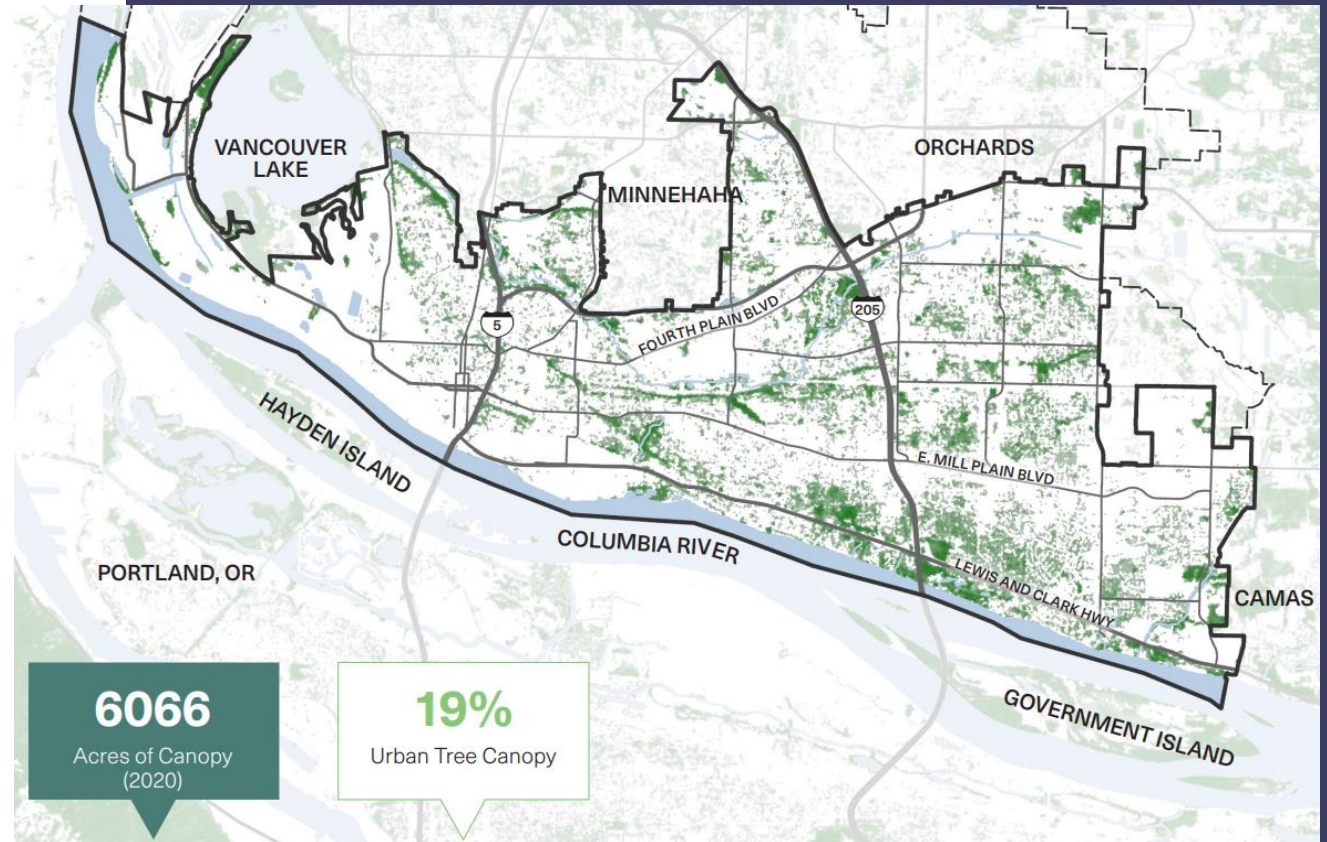
## Adopt plan and code

- Final EIS
- City Council adopts in Dec 2025

# Urban Forestry Considerations

- Working to balance housing and tree canopy
- Existing conditions
  - 2.4 percentage points less tree canopy coverage than city average in neighborhoods with more people of color
- Community feedback
  - Increase tree canopy and urban shade, especially given climate change impacts
- Zoning code
  - Tree/landscape code updates
  - Will come back when we have draft zoning code

Tree Canopy Map, Vancouver



Our Vancouver Community Atlas



# Climate, Environment, Community Health, Sustainability, and Resiliency

## Chapter Vision Statement

We envision a future where there is balance between the **built and natural environment**, with resilient and thriving communities that are well prepared to **adapt to the impacts of climate change**.

We commit to expanding **green spaces and the ecosystems they host, building sustainable infrastructure**, combating **heat islands** and providing every community member with multimodal transportation options that reduce greenhouse gas emissions.

We will invest in projects and initiatives that support those most impacted by climate change and engage all community members in finding solutions.

We will prioritize the development of infrastructure and community spaces that are ready to function during times of disaster and create places where people continue to be able to live, work and play as the climate changes.



# Place Types

What types and scales of uses can be allowed

# Place Types

Low-Scale Neighborhood



Mixed-Use Neighborhood



Institutional/Campus



Medium-Scale Neighborhood



Regional Activity Center



Industrial/Employment



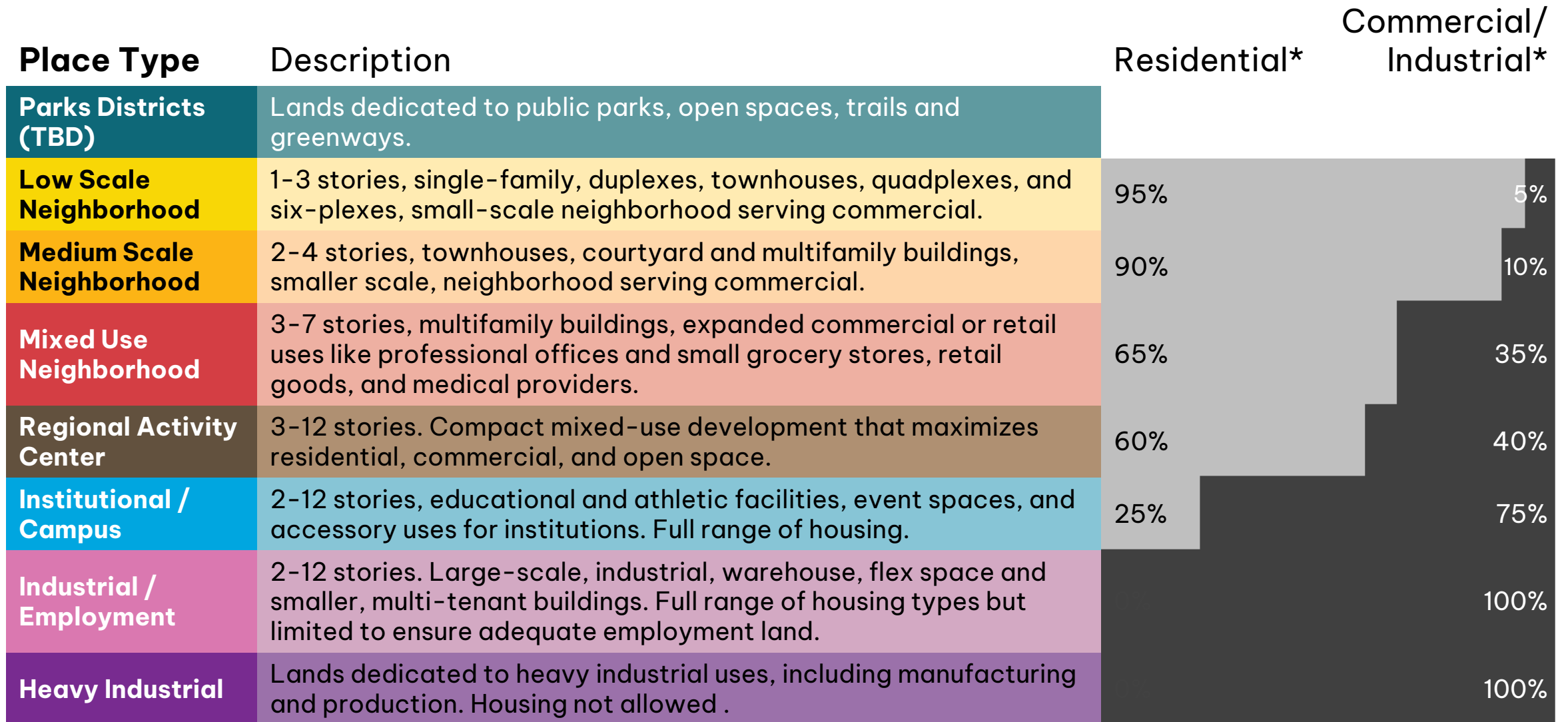
Parks and Open Space



Heavy Industrial







\*measured in acres of land area

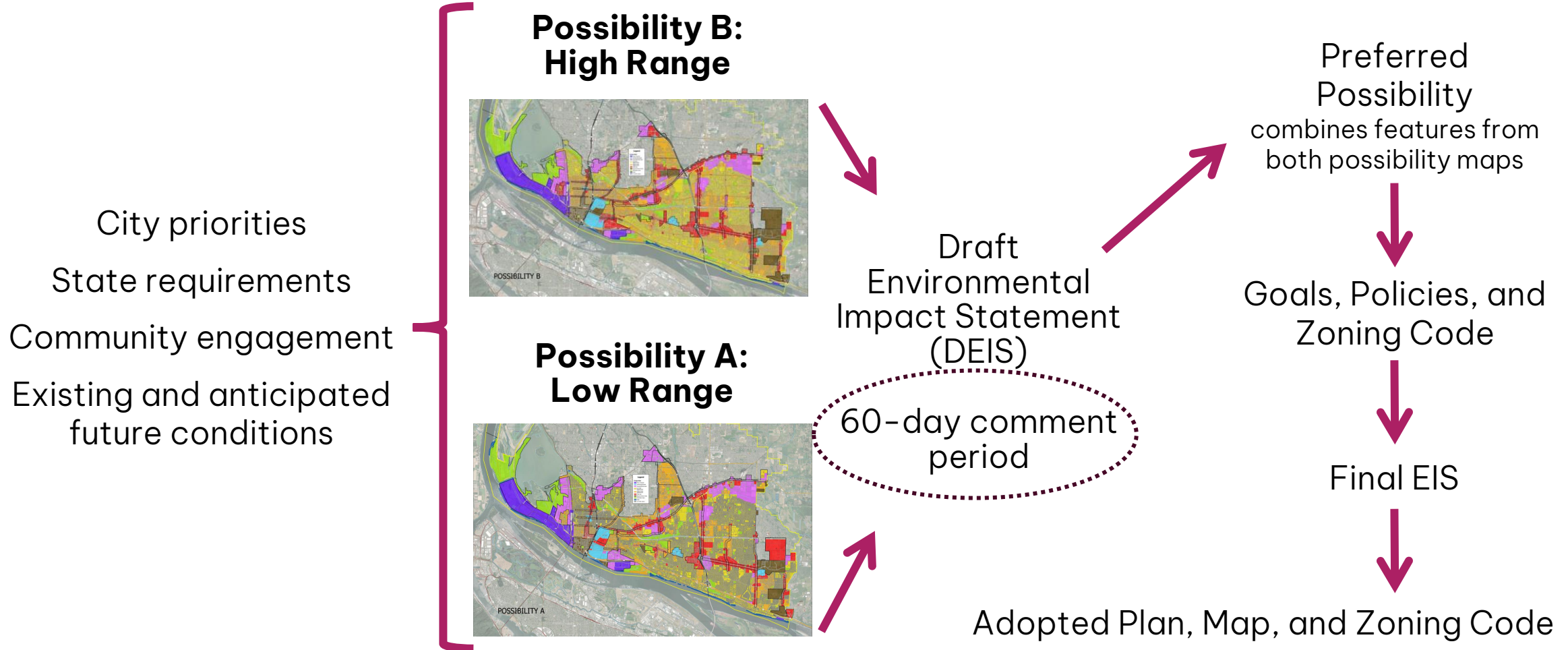
# Land Use Possibilities

Where different things can located



# About the Maps

Represent the **range** of ways that Vancouver can grow and develop to help achieve our community's vision



## Percent of Land by Designation

| Base District / Place Type | Existing Growth Nodes & Adjacent Areas | Existing Citywide | A Growth Nodes & Adjacent Areas | A Citywide | B Growth Nodes & Adjacent Areas | B Citywide |
|----------------------------|--|-------------------|---------------------------------|------------|---------------------------------|------------|
| Low Scale Residential      | 11%                                    | 41%               | 3%                              | 36%        | 1%                              | 22%        |
| Medium Scale Residential   | 10%                                    | 11%               | 14%                             | 16%        | 11%                             | 26%        |
| Mixed Use                  | 15%                                    | 8%                | 23%                             | 11%        | 22%                             | 12%        |
| Regional Activity Center   | 14%                                    | 6%                | 11%                             | 5%         | 22%                             | 9%         |
| Employment/Industrial      | 21%                                    | 12%               | 20%                             | 12%        | 15%                             | 10%        |
| Institutional/Campus       | 5%                                     | 2%                | 6%                              | 3%         | 5%                              | 2%         |
| Heavy Industrial           | 18%                                    | 7%                | 18%                             | 7%         | 18%                             | 7%         |
| Parks/ Open Space          | 6%                                     | 12%               | 4%                              | 11%        | 4%                              | 11%        |

**Notes:**

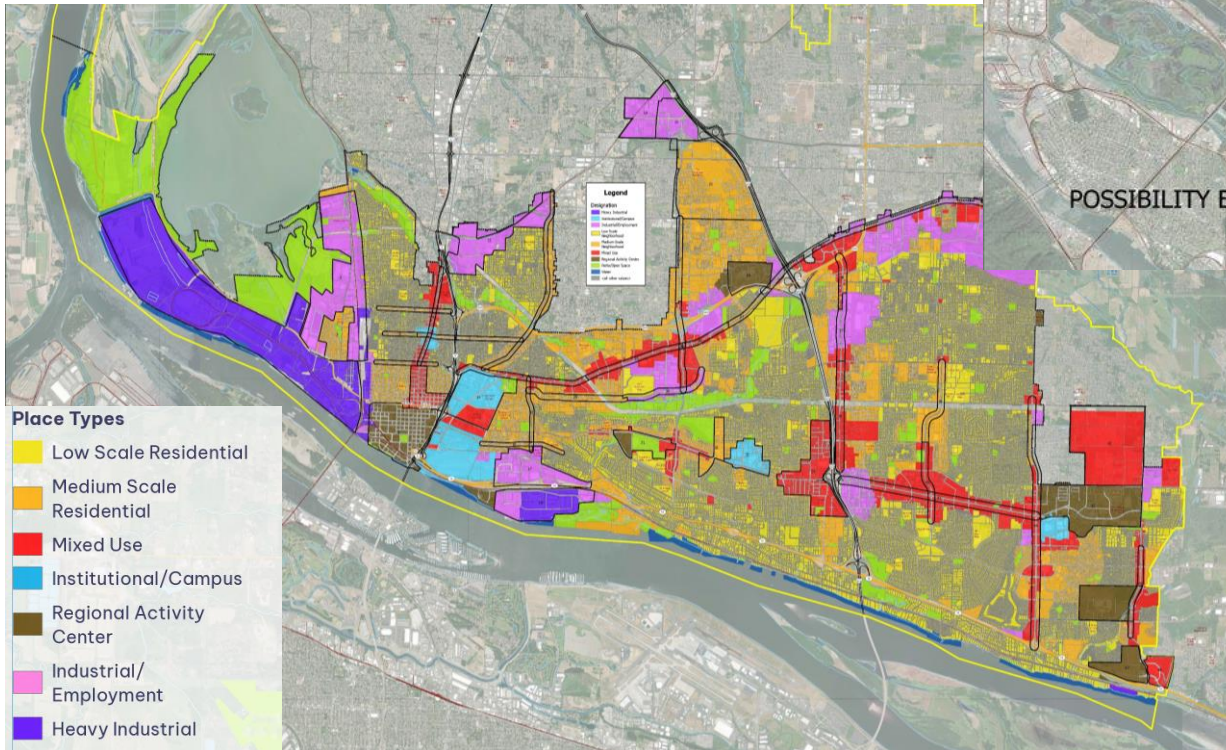
1. Totals of all place types do not equal 100% since Water is not included in this table and percentages were rounded for simplification.
2. Difference in Parks and Open Space between the no Build and Possibilities A and B reflect the removal of P/OP designations on non-publicly accessible green spaces, like private golf courses. In the new growth options, the underlying place type is applied to non-public green spaces. No publicly-accessible P/OP has been removed in future growth options.

|                             | Description  | Housing  | Jobs*  |
|-----------------------------|--|--|--|
| Possibility A- Lower Range  | <ul style="list-style-type: none"> <li>• Less growth overall</li> <li>• Most growth in nodes</li> <li>• Areas outside nodes similar to existing</li> </ul>           | <ul style="list-style-type: none"> <li>• Less housing overall</li> <li>• Retains more low scale neighborhoods</li> <li>• Relies more on middle housing infill</li> </ul> | <ul style="list-style-type: none"> <li>• More jobs in light industrial / lower intensity development</li> <li>• Retail focused along corridors / transit lines</li> </ul>                |
| Possibility B- Higher Range | <ul style="list-style-type: none"> <li>• More growth overall</li> <li>• Higher intensity of development</li> <li>• More change in areas adjacent to nodes</li> </ul> | <ul style="list-style-type: none"> <li>• More housing overall + in more places</li> <li>• More medium scale neighborhoods</li> </ul>                                     | <ul style="list-style-type: none"> <li>• More jobs in higher intensity development, likely greater job density</li> <li>• Increased retail along corridors + in neighborhoods</li> </ul> |

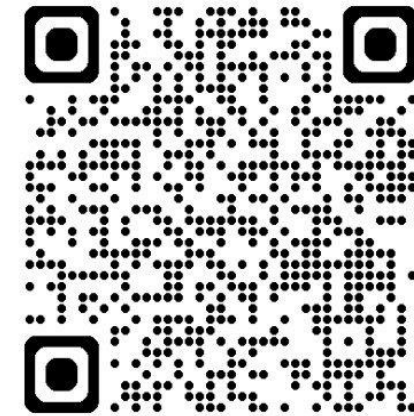
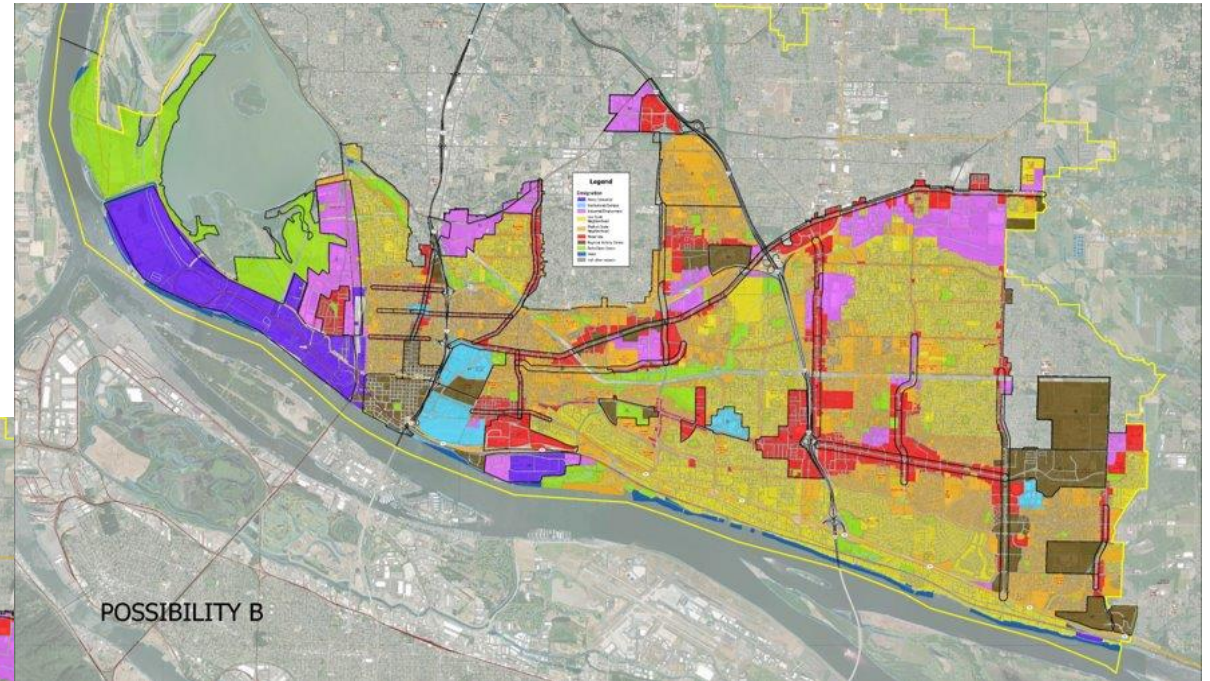


# Explore the Possibilities

## Possibility A: Low Range



## Possibility B: High Range

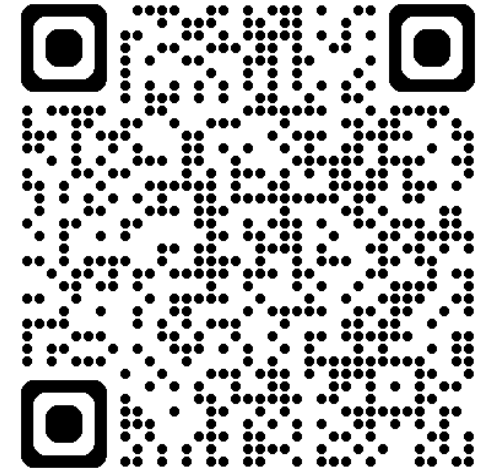


<https://tinyurl.com/bddye2bs>

# Short Term Next Steps

- Explore the [Land Use Possibilities maps](#) and look up the different kinds of development that could be possible for places that are important to you.
- [Sign up for email updates](#) to be notified of draft EIS.
  - ➔ **Late March / early April 2025 – Draft Environmental Impact Statement comment period**
- Contact us to have the project team present about the land use possibilities at your meeting or event.
  - ➔ We can work with you to create a presentation based on your community's needs.
  - ➔ [OurVancouver2045@cityofvancouver.us](mailto:OurVancouver2045@cityofvancouver.us)
- Learn more by visiting [www.BeHeardVancouver.org/plan2045](http://www.BeHeardVancouver.org/plan2045)

Get involved!





# 2025 Next Steps

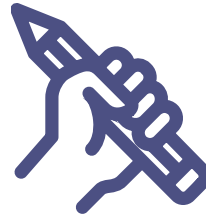
We are here!



## Study impacts of possibilities



- Draft Environmental Impact Statement (DEIS)
- **60-day comment period**



## Refine map, policies, & code

- Determine preferred possibility based on DEIS comments
- **Drafts of plan, code, and map for public comment**



## Adopt plan and code

- Final Environmental Impact Statement (FEIS)
- City Council adopts plan, code, and map

# Questions & Discussion

[www.beheardvancouver.org/plan2045](http://www.beheardvancouver.org/plan2045)

[OurVancouver2045@cityofvancouver.us](mailto:OurVancouver2045@cityofvancouver.us)