

# Metro Vancouver & Relocalization

Urban Triage & Re-ruralization  
“The Greening of the Centres & the Fringe”

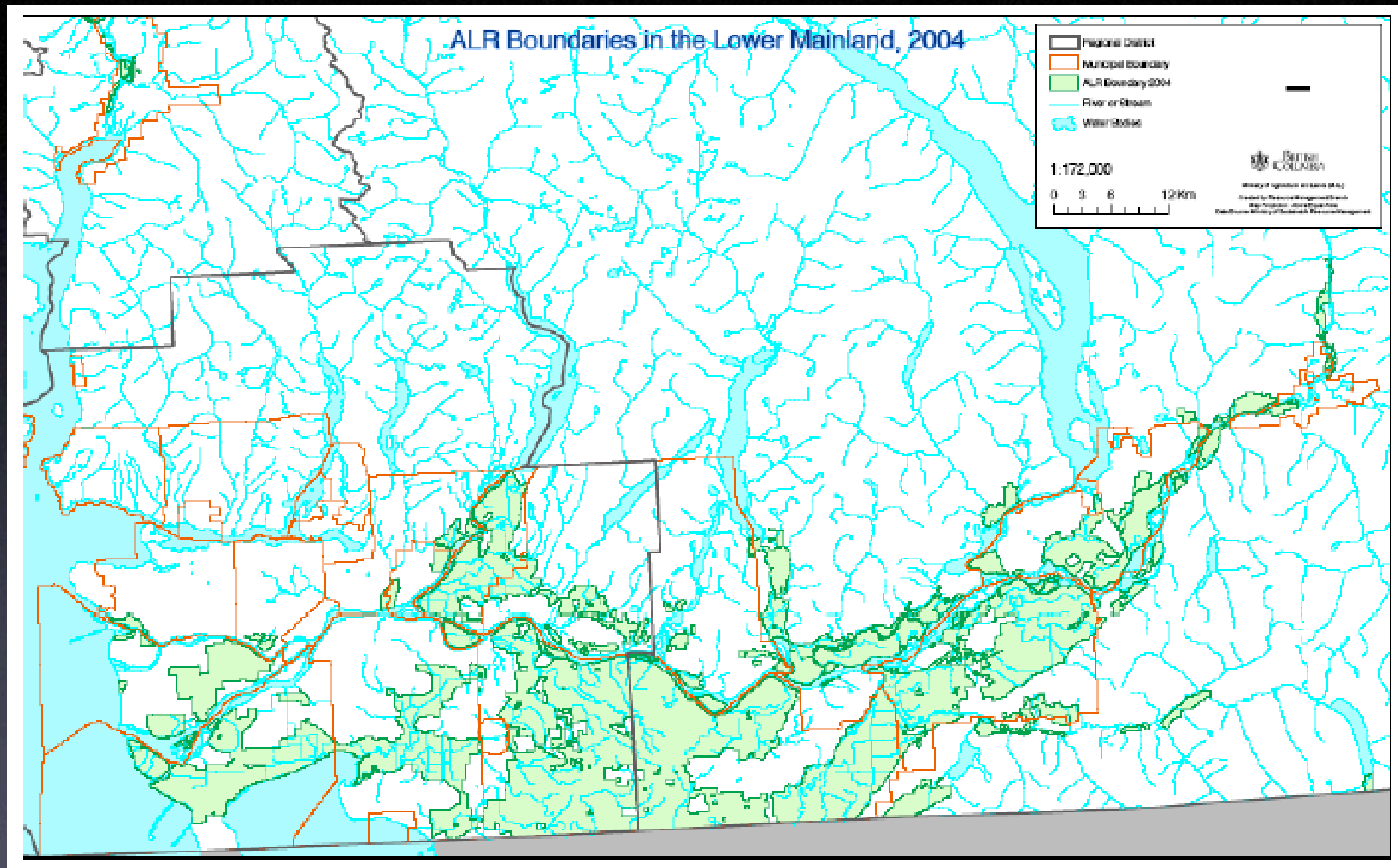


# Agricultural Land In BC



# Triage: Suburban to Rural Recovery Programs

## Strategic Planning Concepts

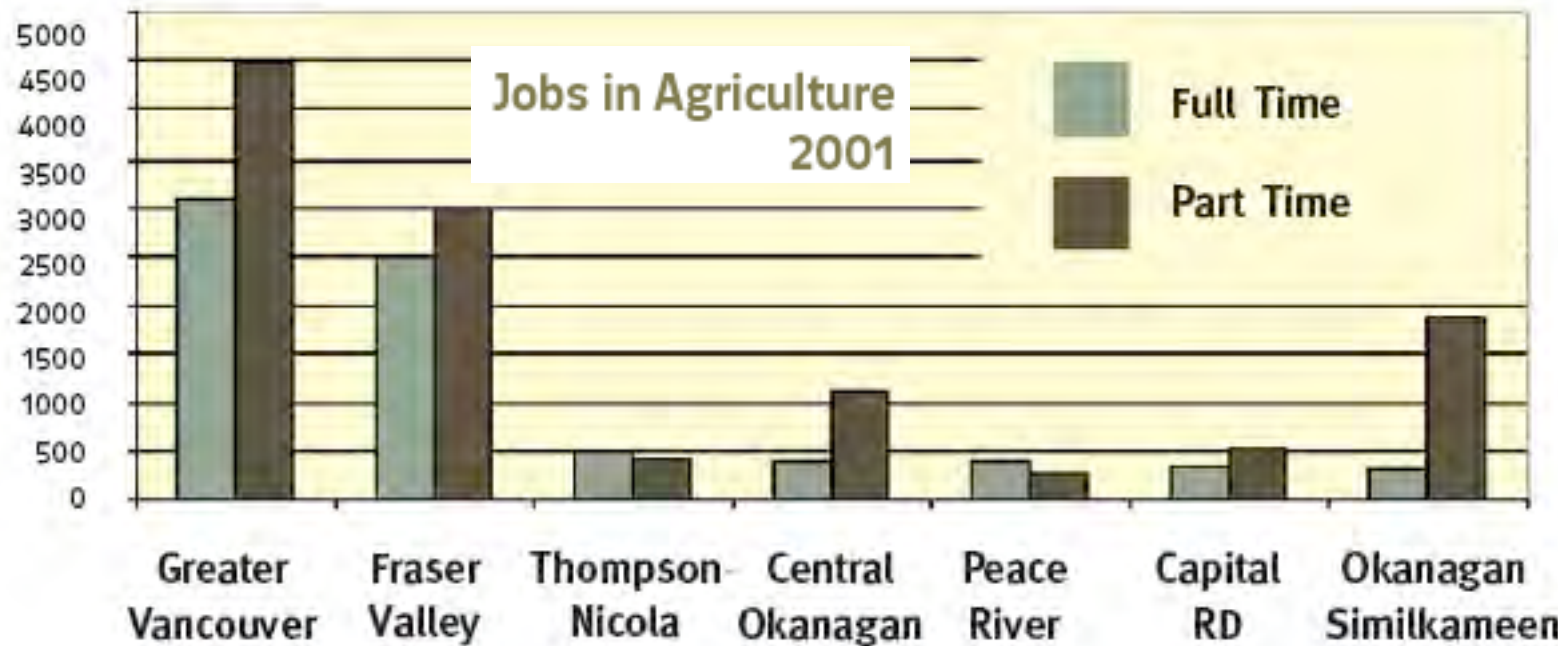
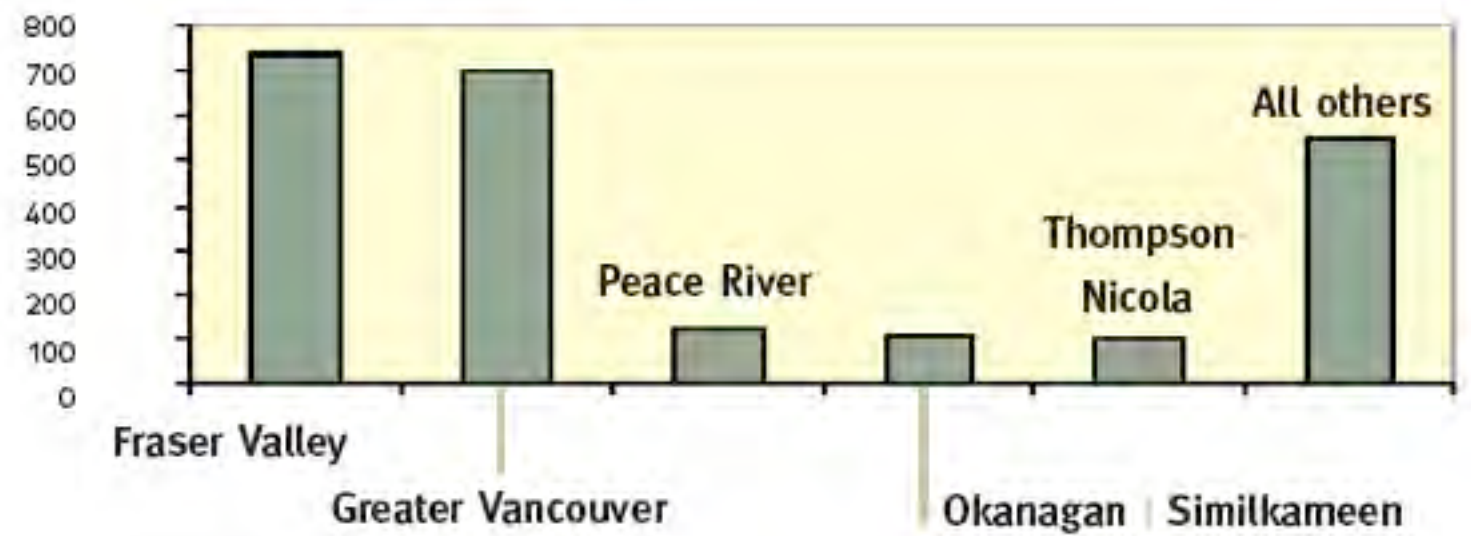


- Richard Dalfour BSc-A • Strategic Planning
- Agricultural Land & Triage Paper 2006.06
- A. Neighbourhood & Community Cooperative Land Assembly for Self Sufficiency.-A Program Draft.



BC's renowned dairy operations require parcels of at least 25 ha. A recent Ministry of Agriculture farmland inventory in Abbotsford reveals that there are no unfarmed parcels available for the expansion of this industry.

**Gross Farm Receipts by Regional District 2001 (\$ millions)**



# FACTS

## What are we doing?

SMARTGROWTH BC

WWW.GREENBELT.BC.CA

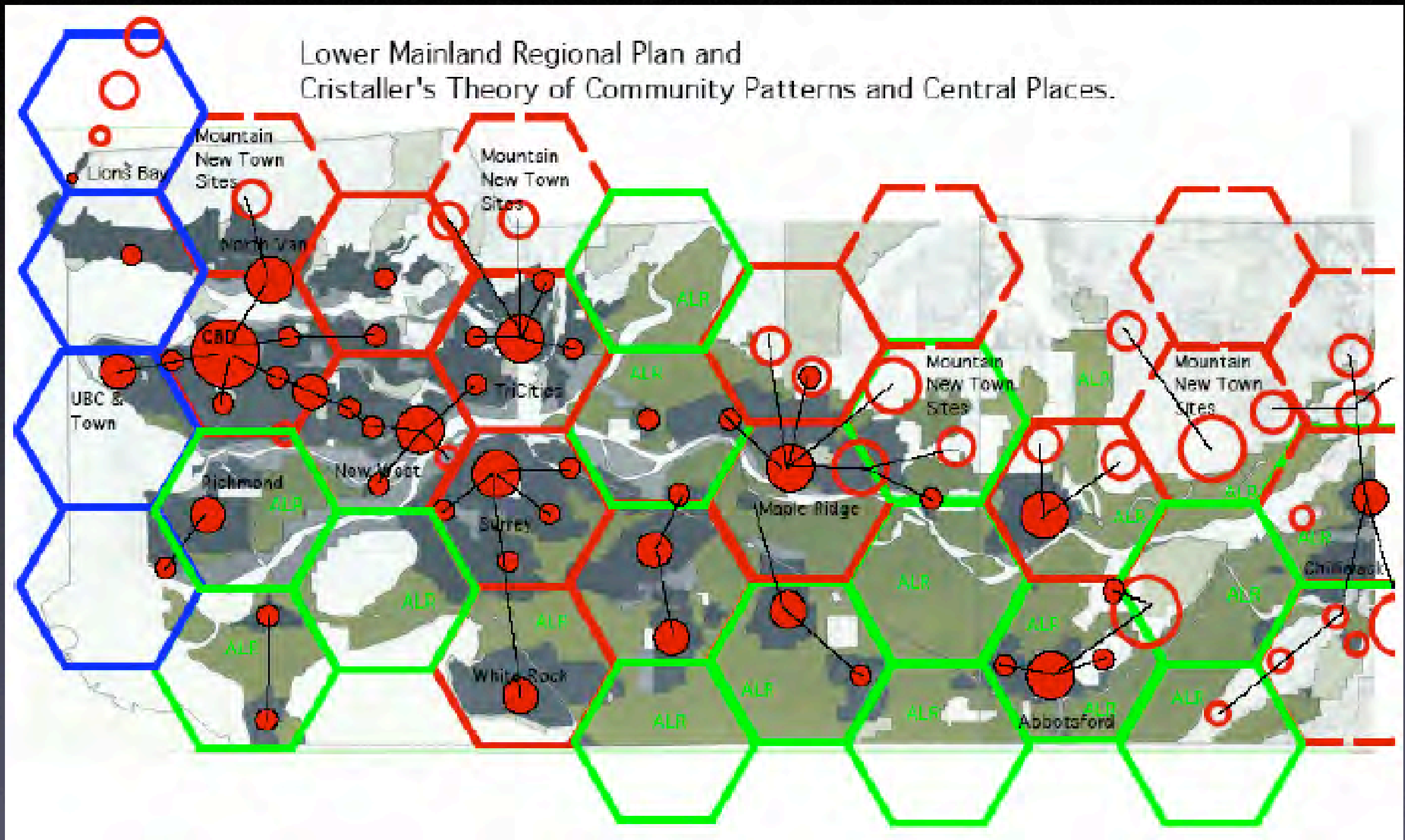
**Gross Farm Receipts Top Five Municipalities 2000**

Abbotsford	\$452 million
Langley (Township)	\$203 million
Chilliwack	\$185 million
Surrey	\$181 million
Delta	\$161 million

### BC Farming at a Glance

Year	Hectares farmed	# of farms	Gross receipts
1986	2,411,060	19,063	\$1,058,986,568
2001	2,587,118	20,290	\$2,307,697,089

# Metro & Valley Patterns

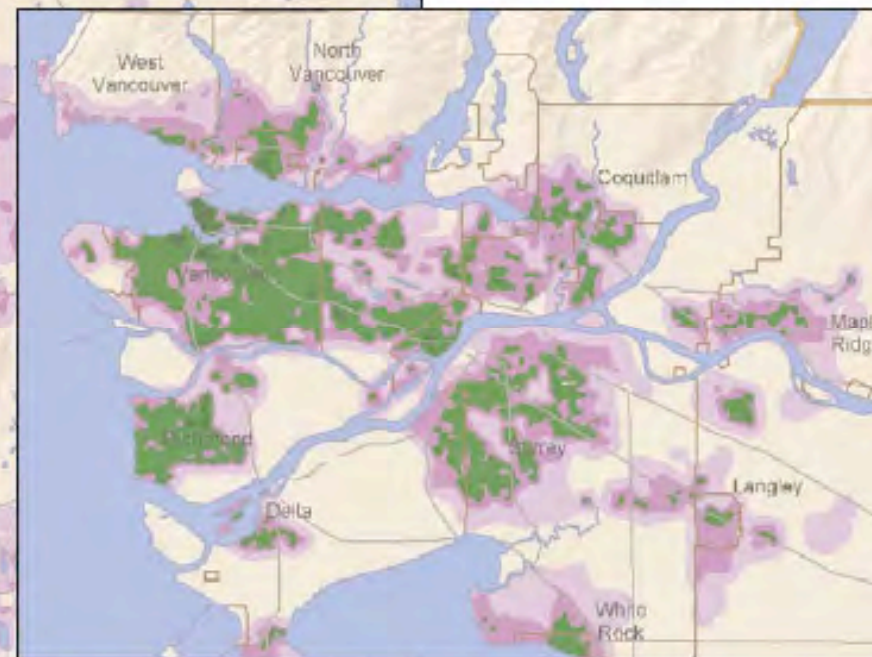




## Seattle-Tacoma, WA



## Vancouver, BC



A comparison of Seattle and Vancouver shows the success of containment boundaries in creating more compact communities.

# Where to Eat ?



# Cutting Up the Farms

## New ALR Applications Submitted

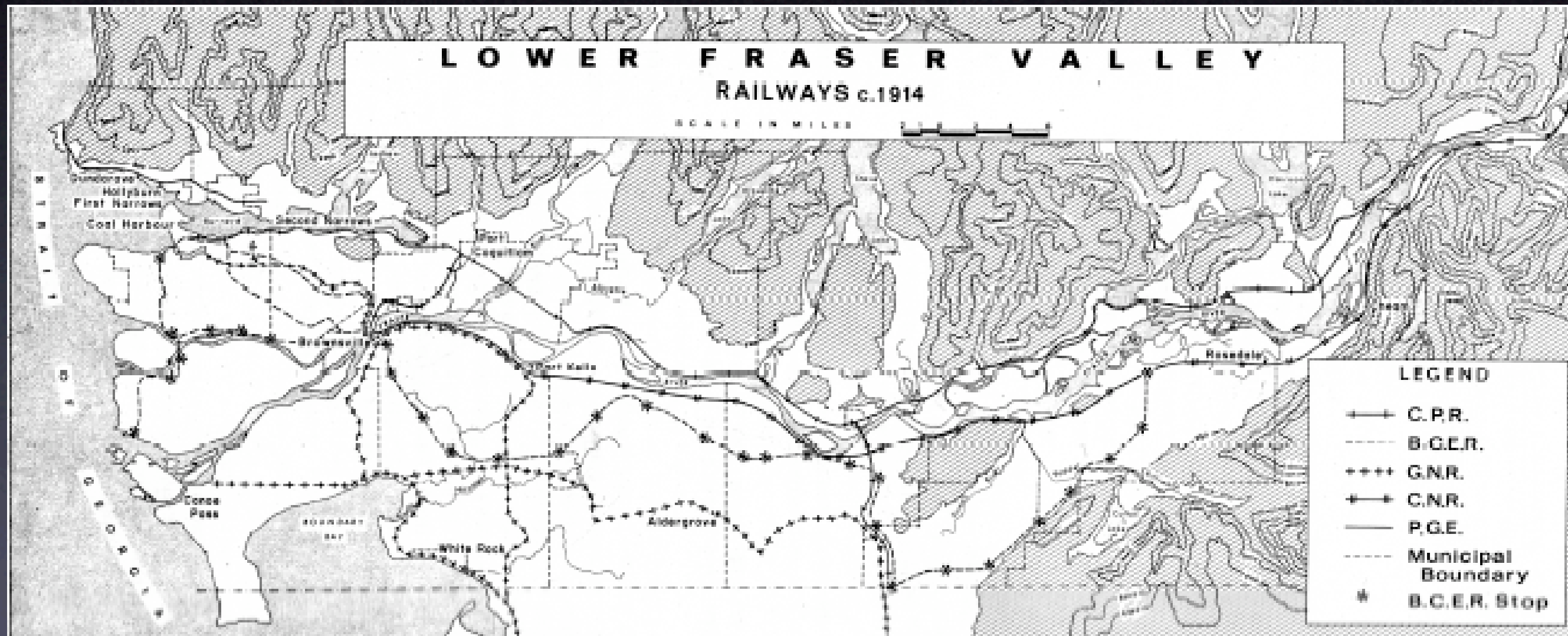
Region	Year	Month						Sub							Total
		J	F	M	A	M	J		J	A	S	O	N	D	
Interior	2004	1	3	3	2	2	3	14							14
	2003	3	2	2	0	5	7	19	7	1	3	4	2	4	40
Island	2004	6	6	16	6	8	12	54							54
	2003	5	5	4	5	6	10	35	7	5	6	2	6	6	67
Kootenay	2004	4	2	4	3	5	5	23							23
	2003	2	2	3	3	3	7	20	4	1	4	1	6	6	42
North	2004	10	13	14	8	11	9	65							45
	2003	3	2	8	9	8	10	40	7	5	8	5	6	7	78
Okanagan	2004	10	7	10	7	9	9	52							52
	2003	9	11	18	10	12	10	70	7	2	10	7	5	11	112
South Coast	2004	5	3	13	12	11	20	64							64
	2003	6	5	7	4	7	21	50	7	7	6	13	3	2	88
Totals	2004	36	34	60	38	46	58	272							272
	2003	28	27	42	31	41	65	234	39	21	37	32	28	36	427

# A Quick History- First Nations Vancouver



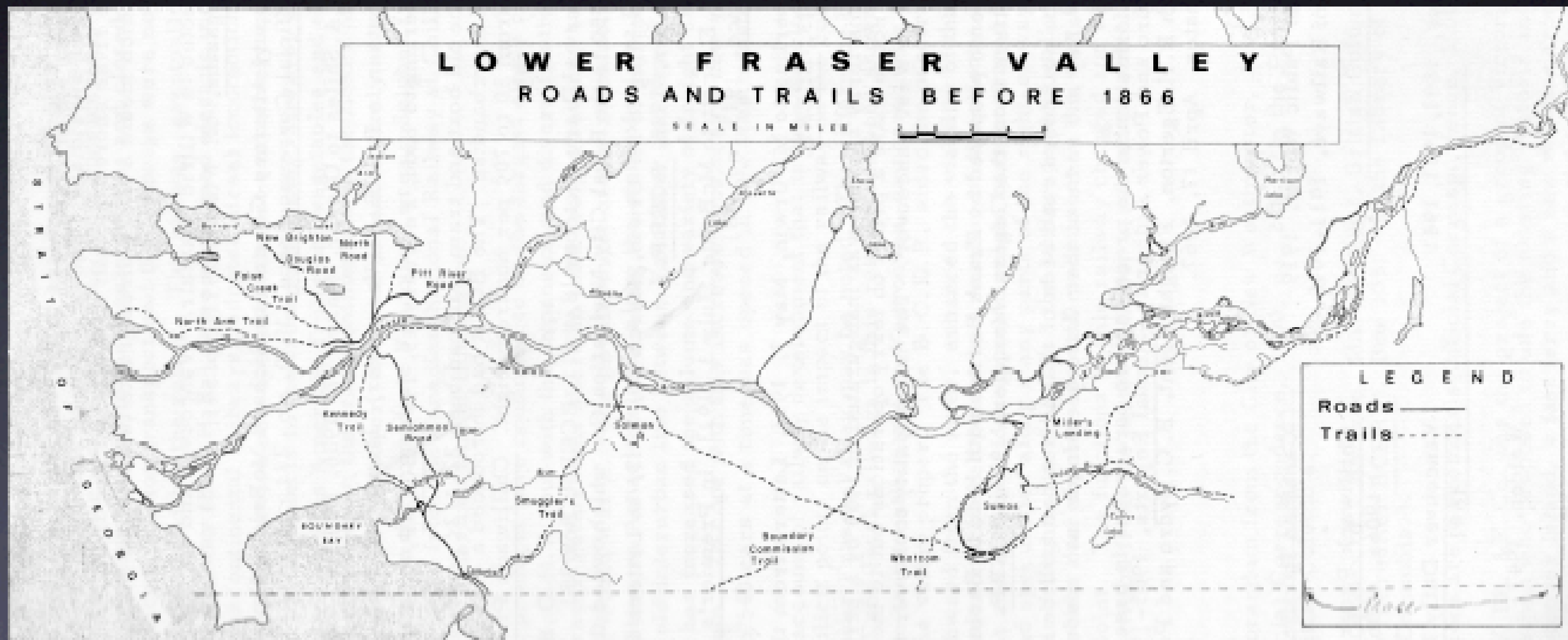


# 1900-1920 Railway Towns



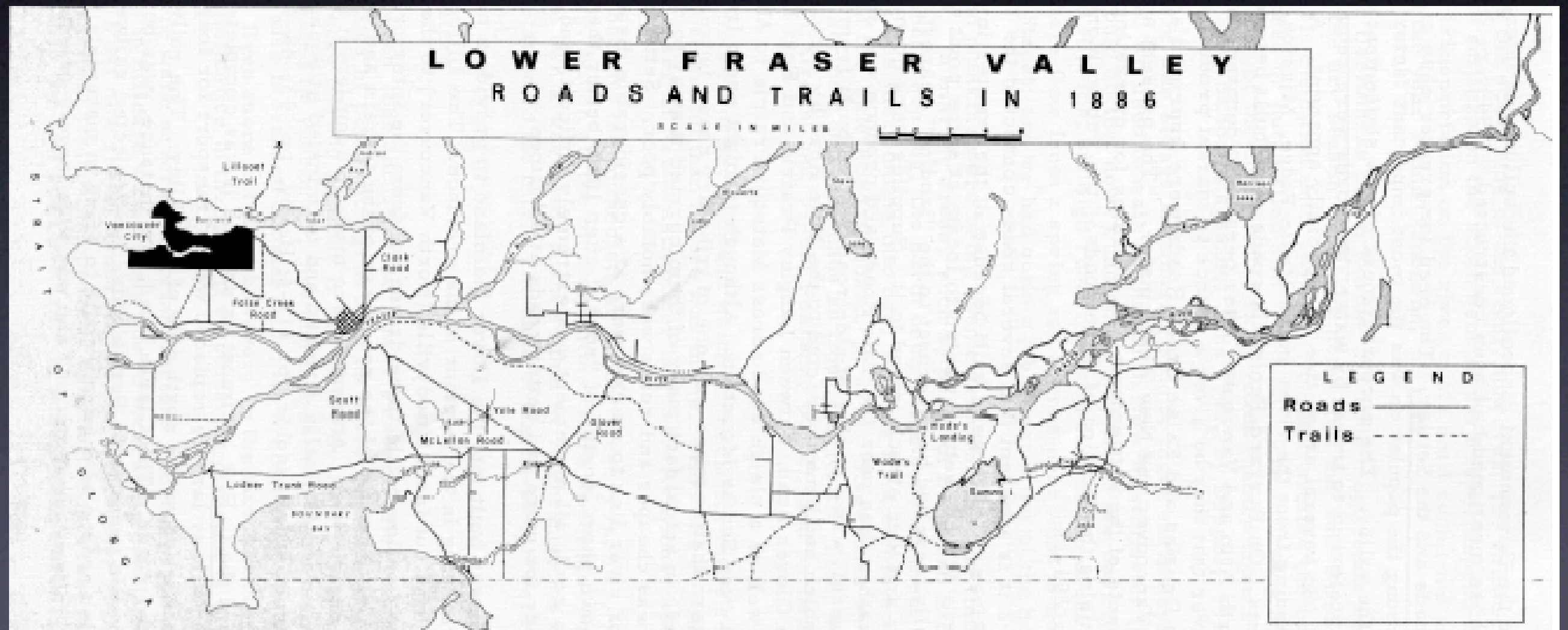
# The First Roads pre 1886

## New Westminster Hub



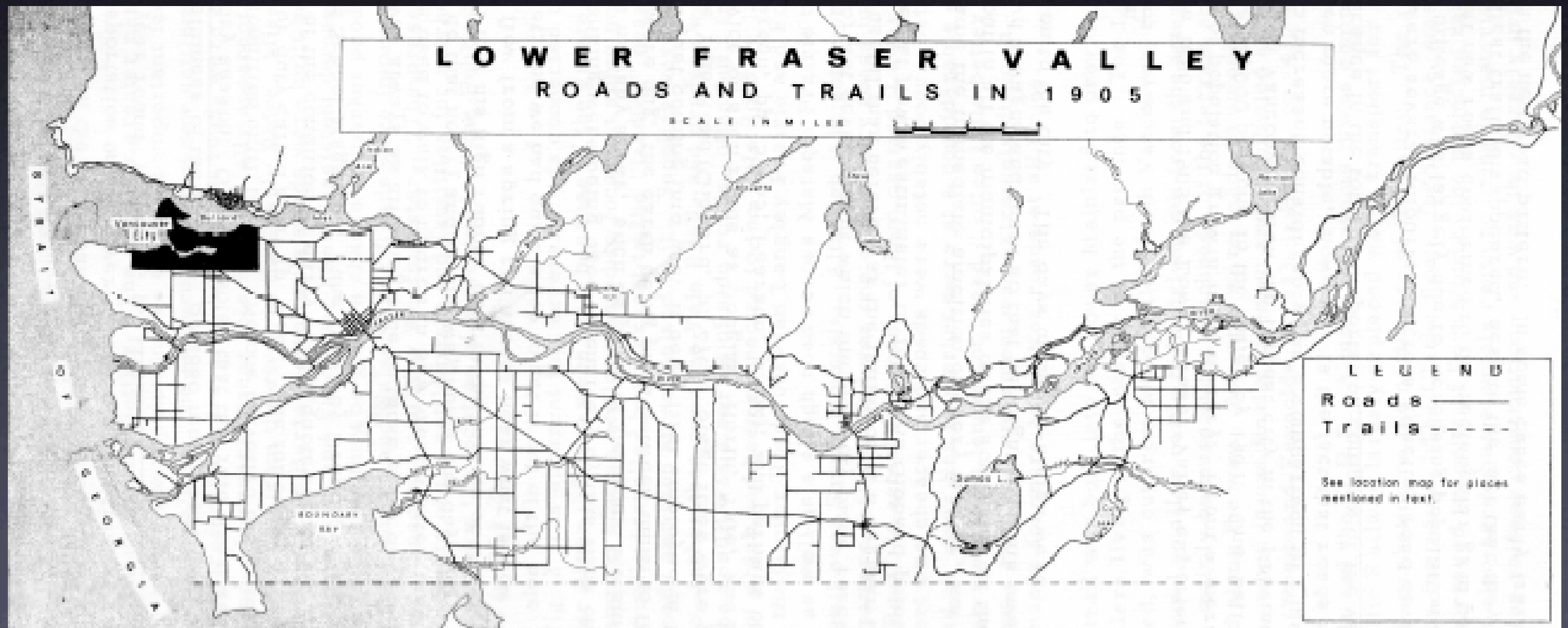


# City & Valley Roads 1886- 1900



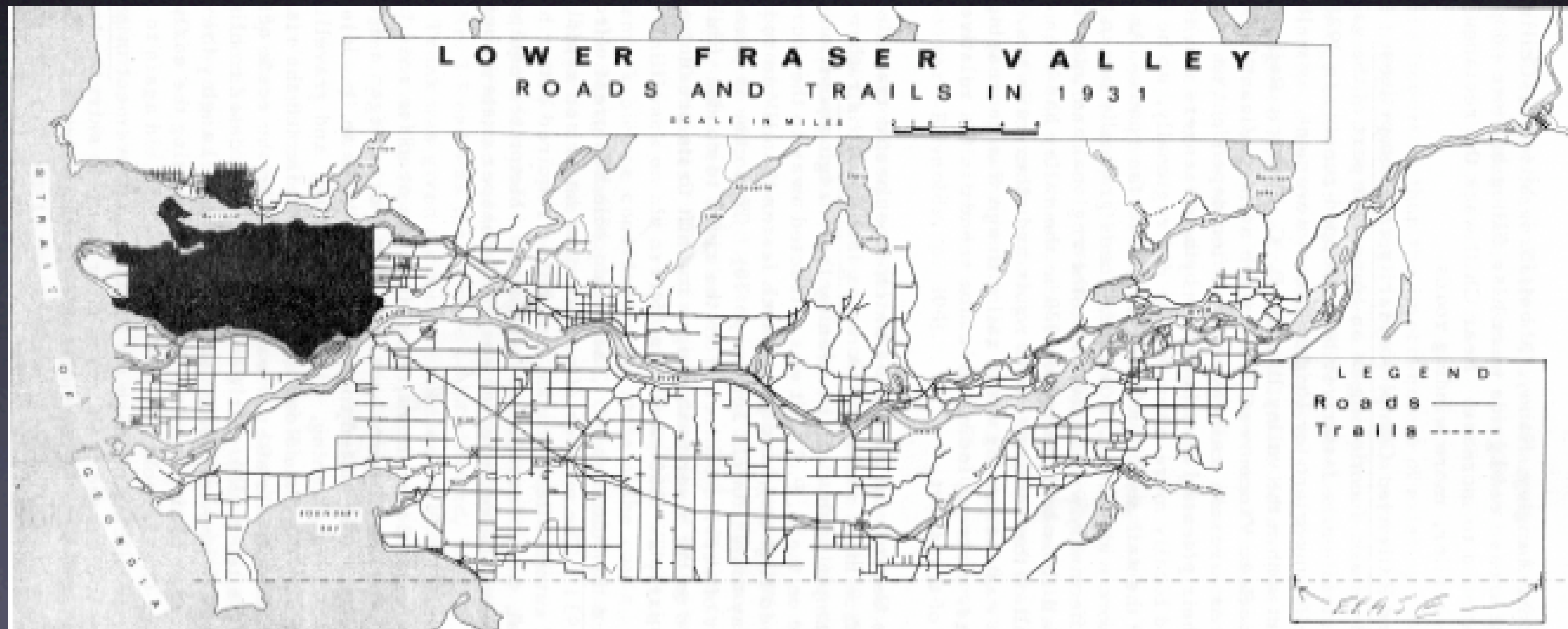
# Roads 1905

## Vancouver is Hub

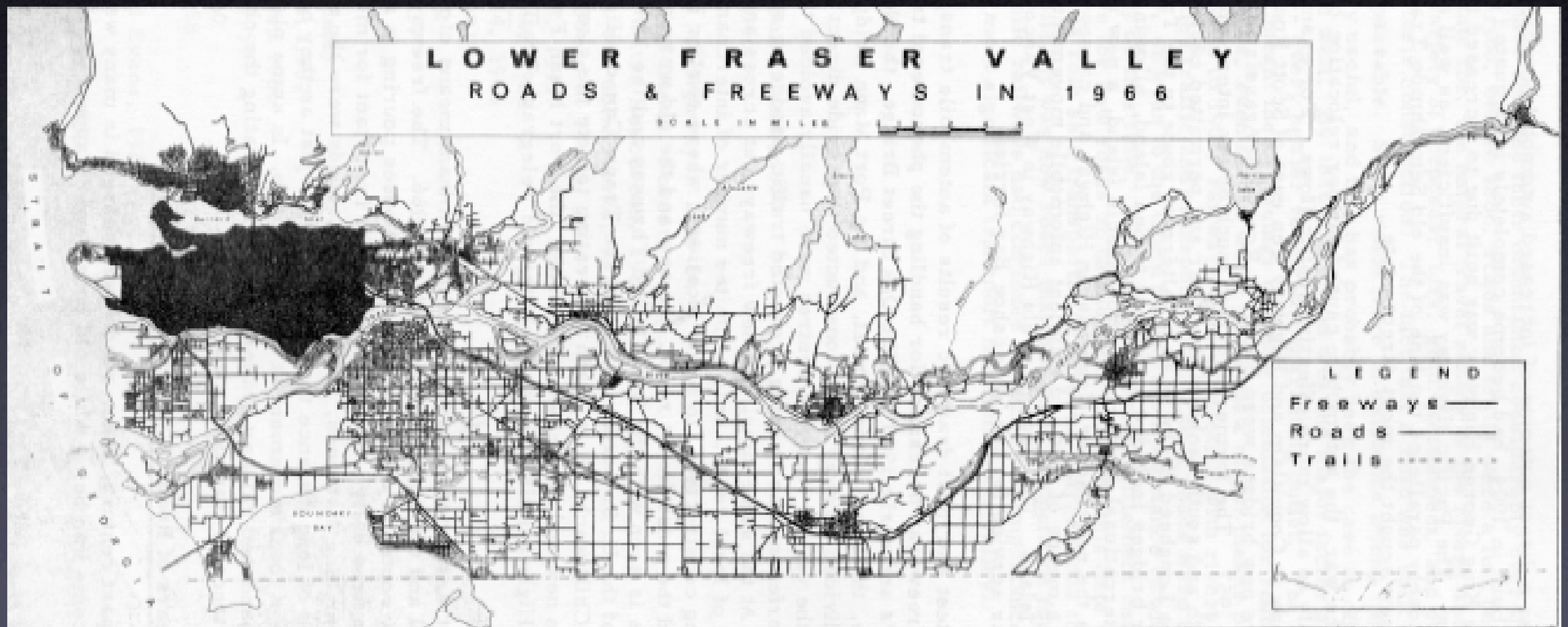




# Roads | 1931 | Trans-Canada Highway Spine



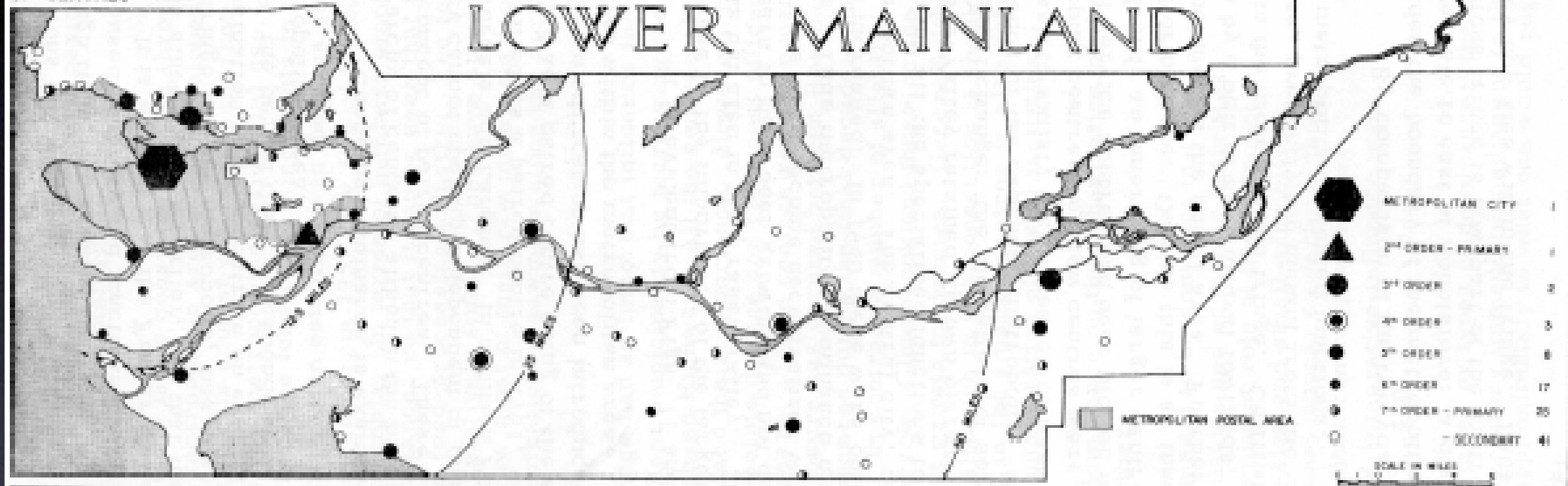
# 1966: Advent of Freeways



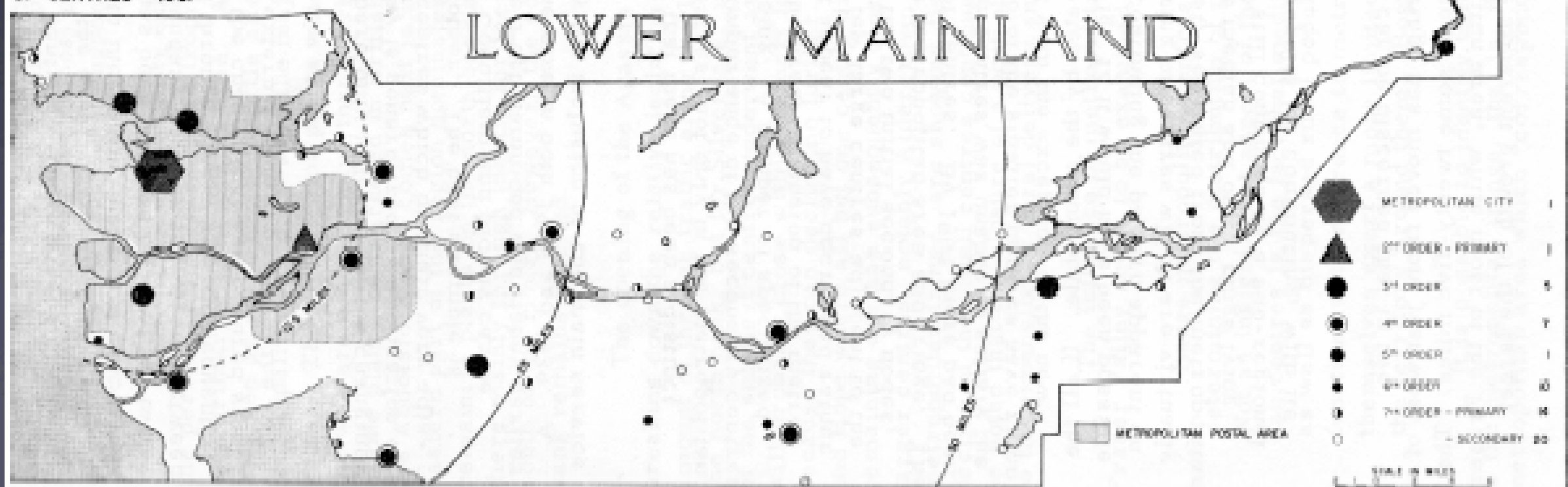


# Post War Boom Pattern

GENERALIZED HIERARCHY  
OF CENTRES 1939



GENERALIZED HIERARCHY  
OF CENTRES 1961



# Heritage Sites

Two regions of our province – the South Coast and Okanagan – cover just 2.7% of our land base, but are home to 81% of our population (2001) and 81% of our annual gross farm receipts (2000)!



SMARTGROWTH BC

[WWW.GREENBELT.BC.CA](http://WWW.GREENBELT.BC.CA)



# 100 years of Cheap Oil

- Lack of vision & sense of Real Sustainability
- Allowing economics to govern
- Short term gains over cultural survival
- Loss of farm, field, forest & streams
- Short term dependence on off-shore farms
- Creation of shortages by denial of access
- Loss of lifestyle thru excessive competition

# We are in the Tipping Point

## THE DEPLETION OF RESOURCES & THE IMPACT ON PATTERNS OF HUMAN SETTLEMENTS: THE NEED FOR LONG RANGE STRATEGIC SUSTAINABLE PLANNING.

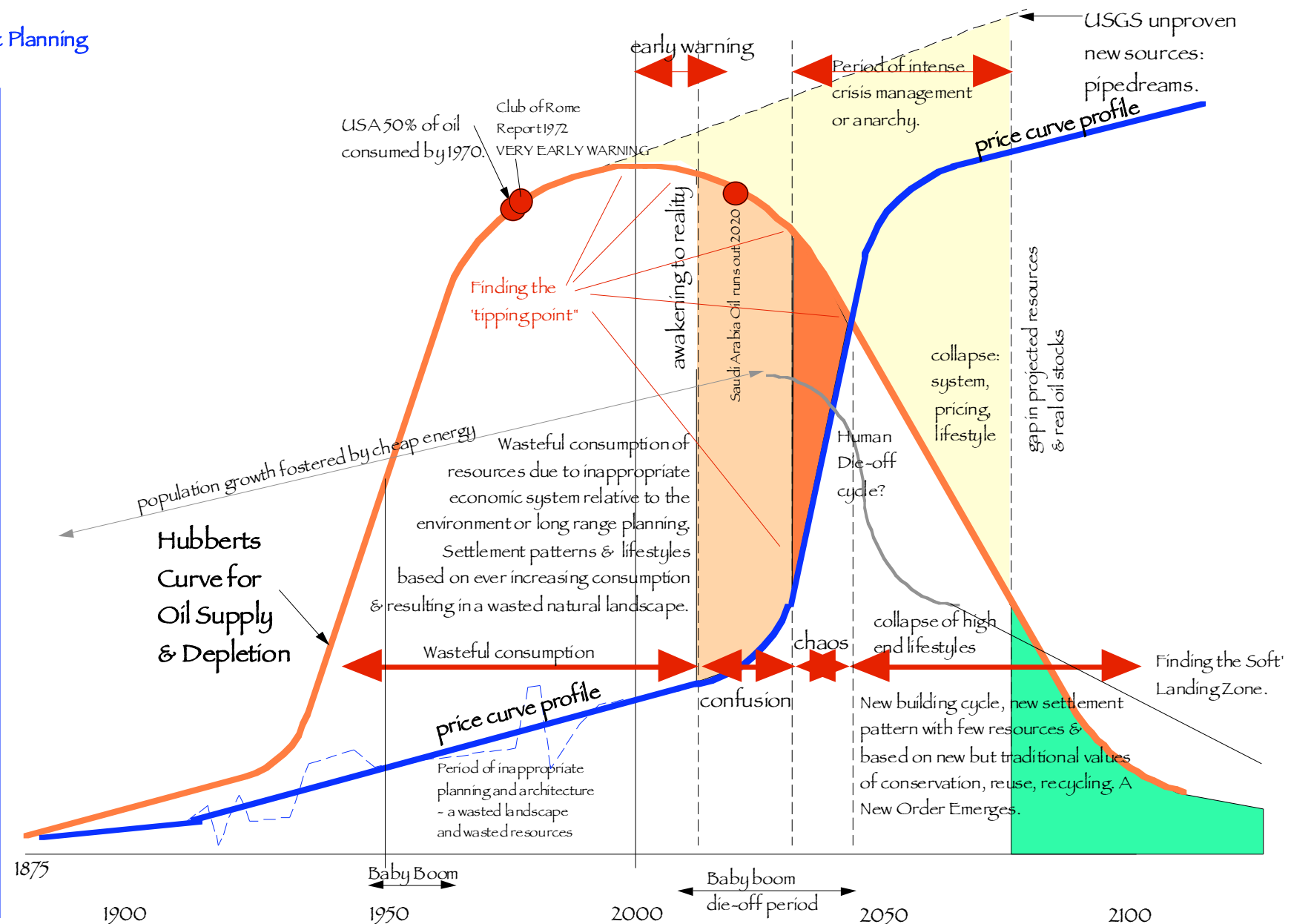
### Balfour & Associates • Strategic Planning

2003.11, after Hubbert, Rees. rev 06.04

We are neglecting the design of appropriate patterns of settlement & transportation systems for the fast approaching new reality of energy scarcity & resource depletion.

We need strategies to deal with the following new realities:

- settlements will tend to be located in temperate climate zones & on higher ground.
- large sections of our existing cities will be abandoned as they are unsustainable. New appropriate concentrations of population will emerge as physical long range interaction becomes minimal.
- food production will return to restricted smaller areas and serving local needs.
- mass transit will be used for inter and intra city movement of people & goods.
- settlements will be comprised of smaller towns, smaller houses & narrower streets.
- localized industry, farming & market return. Proximity to food production, social networks & natural reserves will mark points of new community.





# The End of Cheap Energy

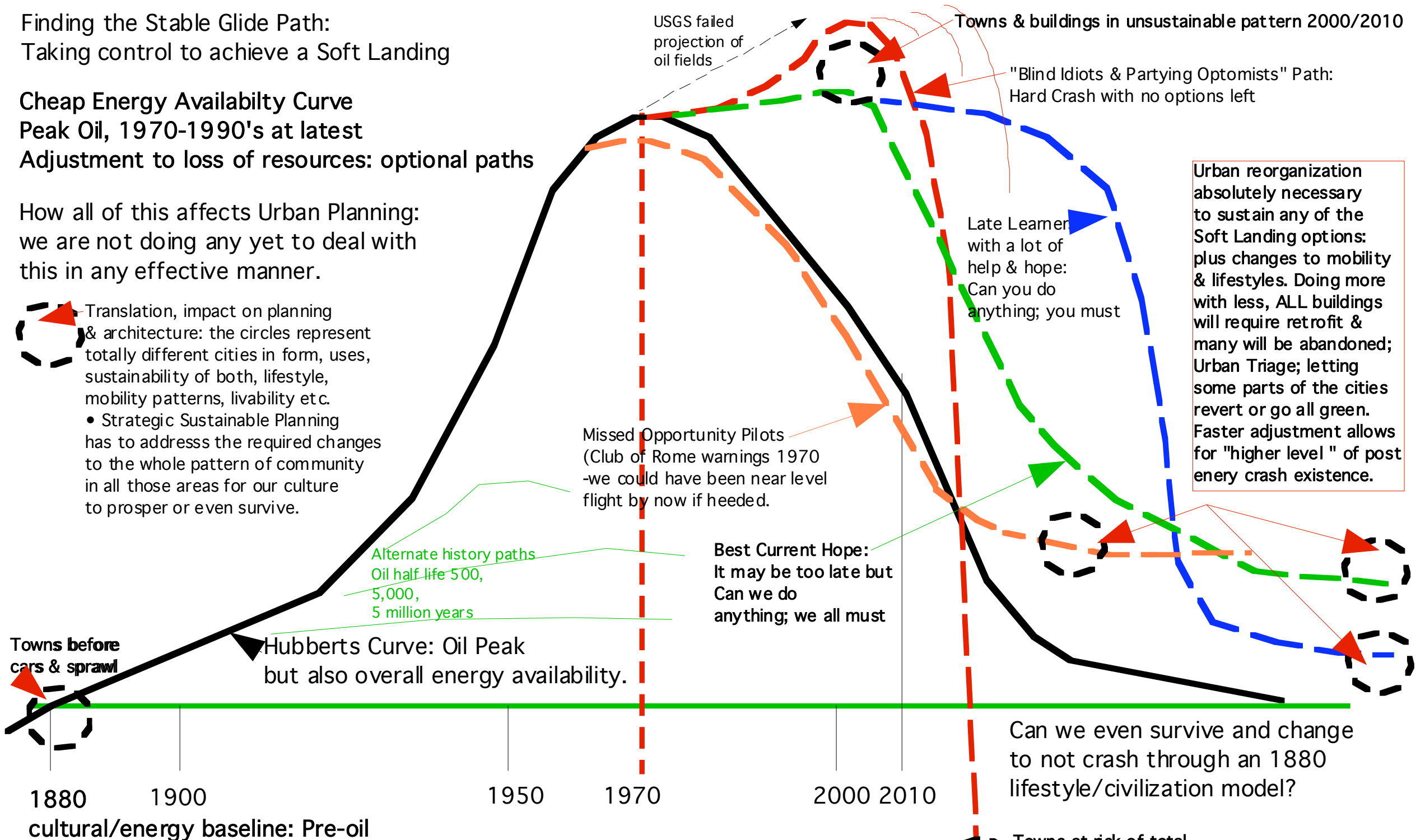
- We need vision & sense of Real Sustainability
- Culture & ecology to redefine economics
- Short term needs to assure cultural survival
- A return of farm, field, forest & streams
- No more dependence on off-shore farms
- Creation of new opportunity by granting access
- New lifestyles thru a 3rd way cooperation

Finding the Stable Glide Path:  
Taking control to achieve a Soft Landing

Cheap Energy Availability Curve  
Peak Oil, 1970-1990's at latest  
Adjustment to loss of resources: optional paths

How all of this affects Urban Planning:  
we are not doing any yet to deal with  
this in any effective manner.

Translation, impact on planning  
& architecture: the circles represent  
totally different cities in form, uses,  
sustainability of both, lifestyle,  
mobility patterns, livability etc.  
• Strategic Sustainable Planning  
has to address the required changes  
to the whole pattern of community  
in all those areas for our culture  
to prosper or even survive.



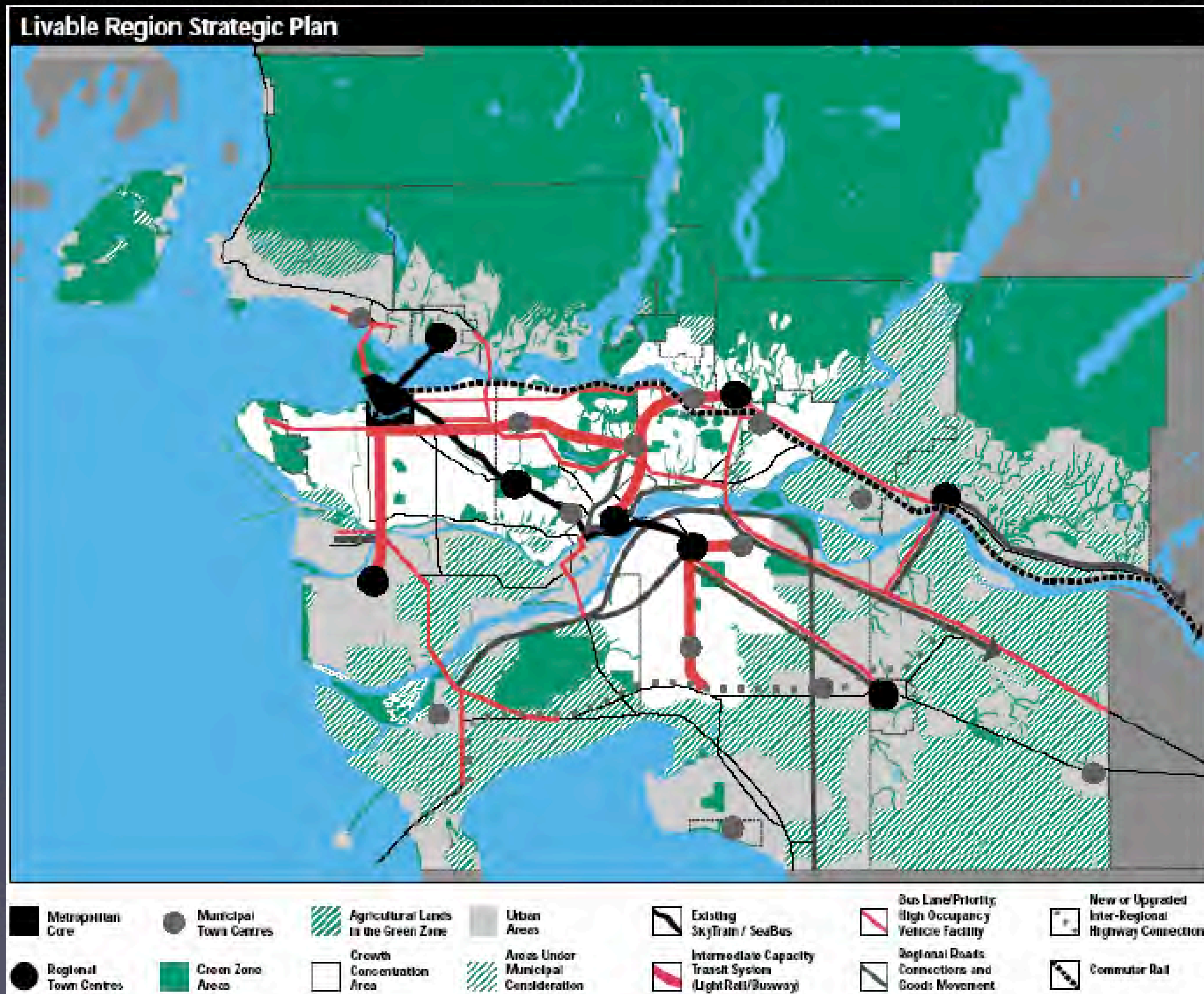
Social Psychology: slow learning and adaption is near impossible (Jared Diamond)  
No weaning from cheap energy; we can only adapt to a crash condition (No pilots, only navigators yelling help)  
To put us on a safe glide path, we all have to wake up and take charge of the plane.  
- It cannot be the work/fault, responsibility of the other guy; it will take all of us to protect our culture from impact.

Towns at risk of total  
failure along with most of  
our civilization. Highest risk:  
our institutions which define  
our culture.

Strategic Sustainable Planning  
Vancouver City Planning Commission  
2005.09.16  
rb/bca•sp



# Green Plan Over-ride



# Death in the Cities

- Failure of largest city concept due to inability to service scale of human needs
- Failure of highrise built form due to energy consumption, except for the wealthy
- Loss of wealth as supply/demand & what is of benefit is questioned.
- Retooling of industry, reshuffling of how work is defined as benefit is rethought.



# Death of the Suburb

- No cheap oil to commute
- No cheap gas to heat your house
- No job to commute to
- No taxes to keep up the roads
- Where are you going, what are you doing,
- Who is going with you?

# Land Waste-Ecodisaste



75% of land used for temporary storage of vehicles.



# Curds & Whey: the marbelizing of cities.

- Agitation of the city structure will cause unsustainable centres and suburbs to reorganize; new economy, & social order
- Creation of new villages more in line with traditional or old world 'reason for being'
- Re-ruralization of suburbs & green fingers in cities create 'marblized landscape'.

# Re-ruralization



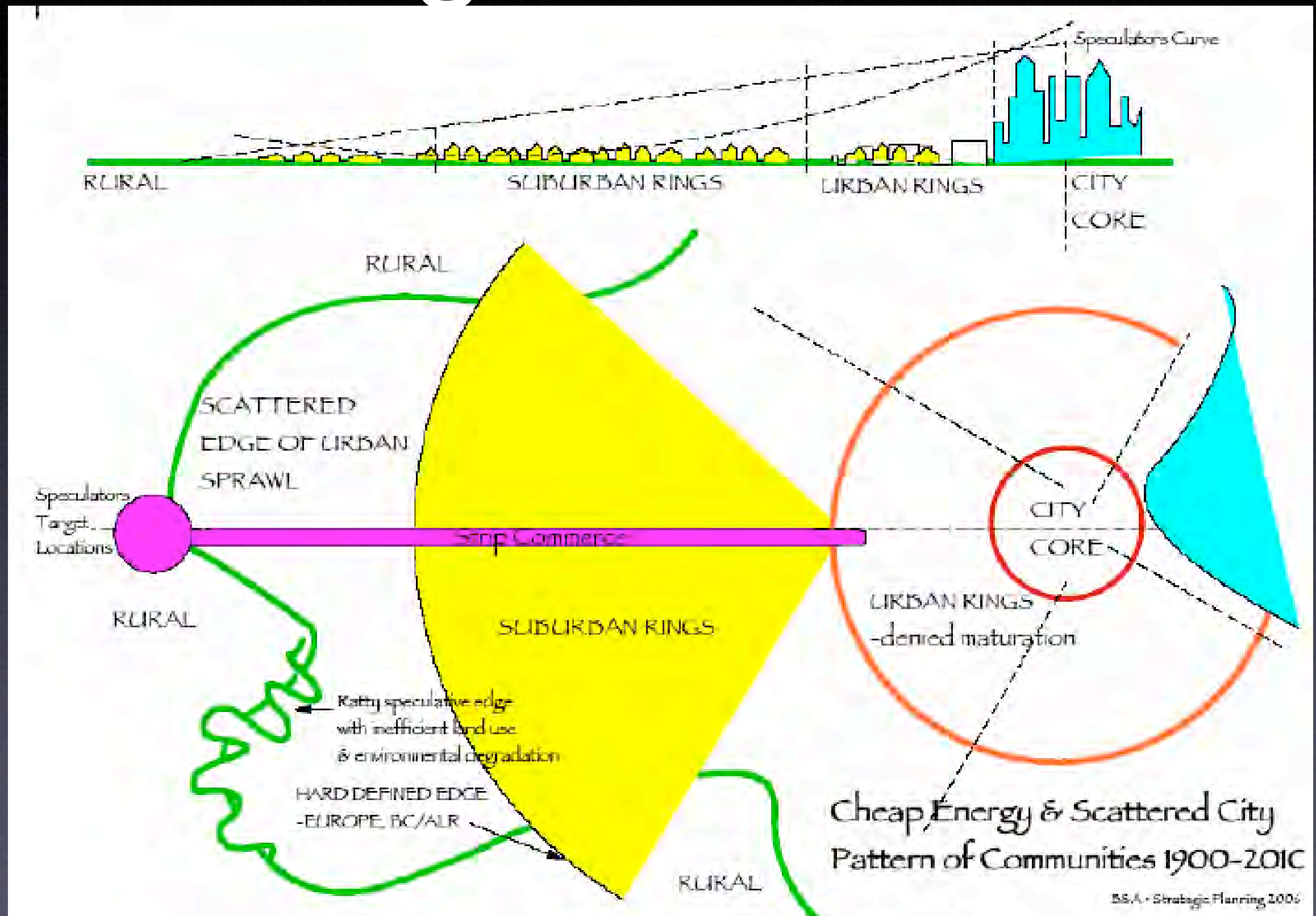


# Infill, rebuild, breath



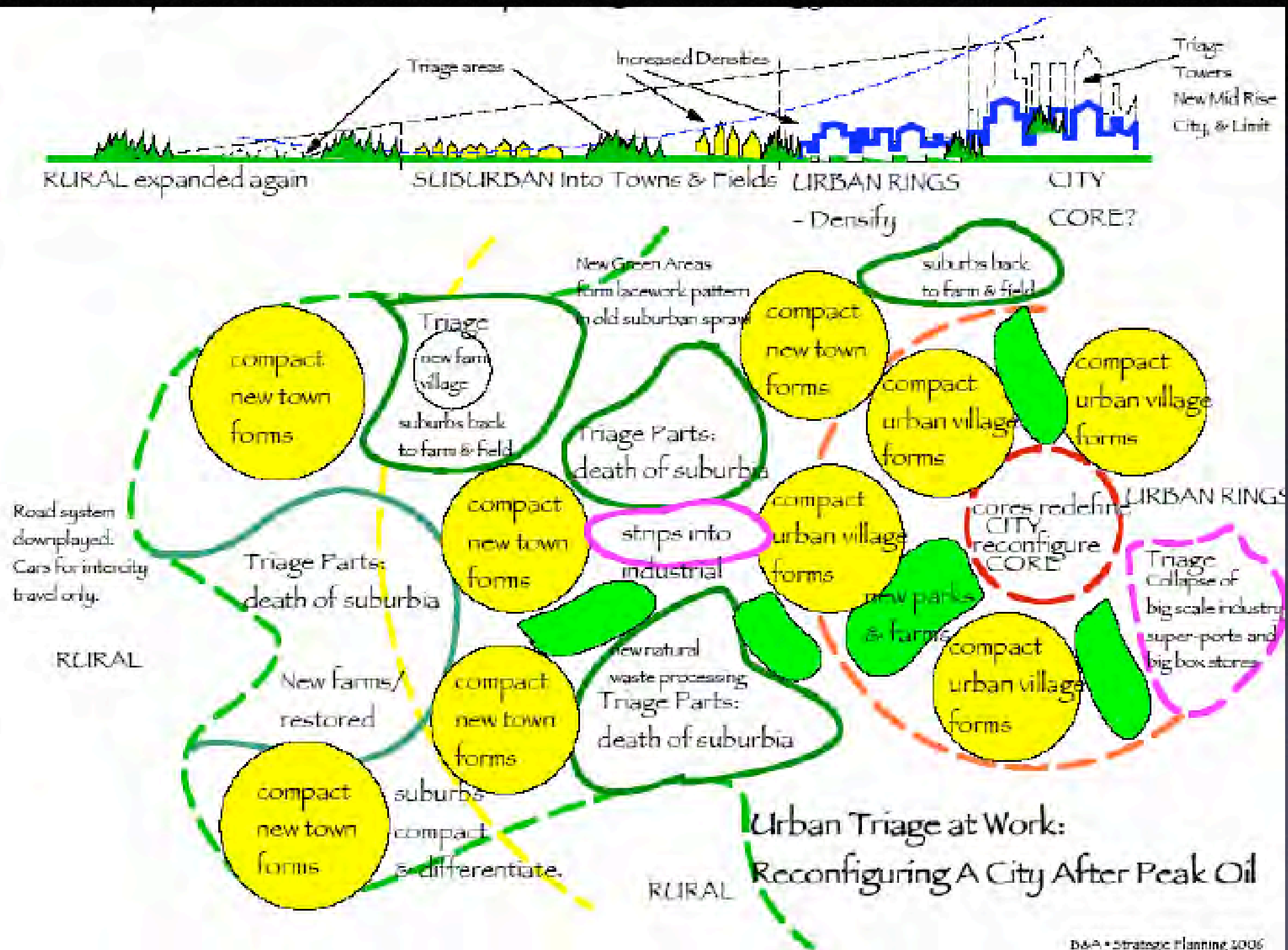
(Barry Smith Photo of Seven Oaks in Abbotsford)

# Existing Waste Pattern





# Triage Patterns



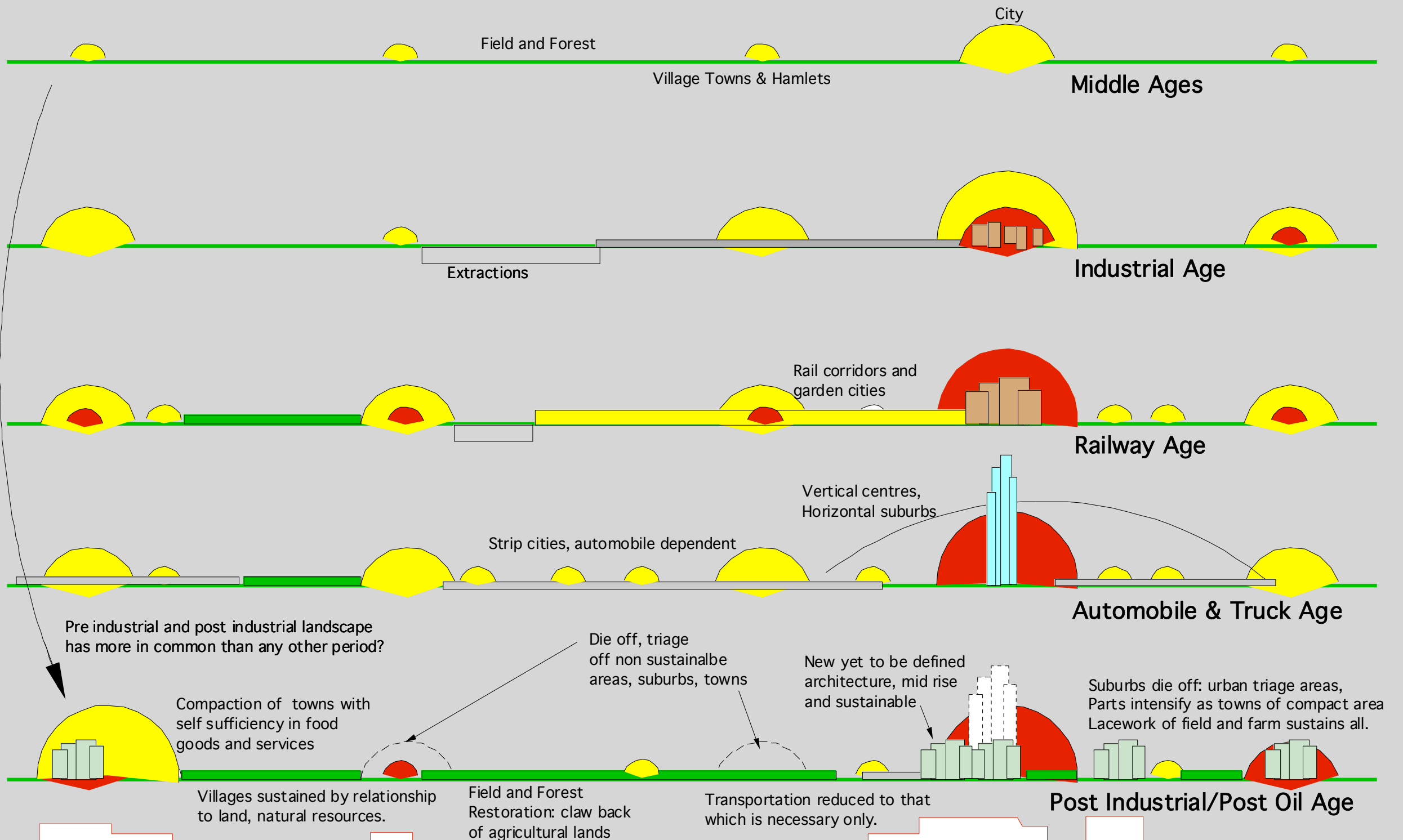
# The claw-back of Agricultural Lands

- Local food production of greatest importance: local self reliance
- Local industry shifts back to artisan & craftsman scale; low energy/human hands
- Globalization traffic will shift to the exotic & the essential; what can you not provide locally is of importance; 'the spice traders'.



# Reshaping Urbanity

Cities: Conversion on the Landscape in the Period of Soft Landing/Post Oil Economy

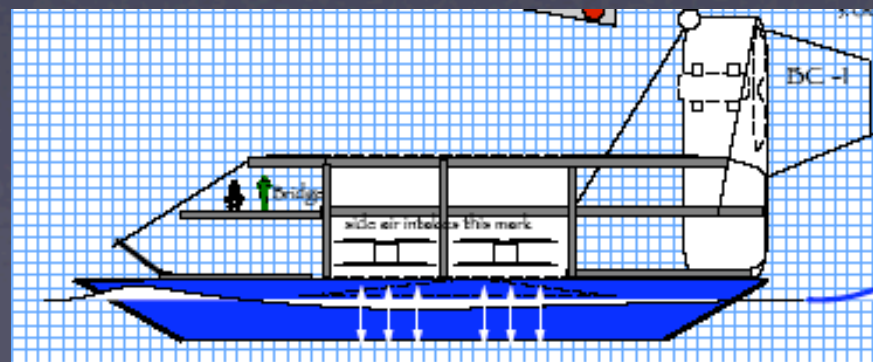


# Transportation Shifts

- Moving your home/work/school closer
- Local trips by low energy transport
- Medium length trips by transit, shared cars
- Long trips reduced
- Tourism short trips cut
- Rail rebirth, airship replaces planes
- New vehicles used, new lifestyles evolve.



# New Transport Modes





# Soft Landings

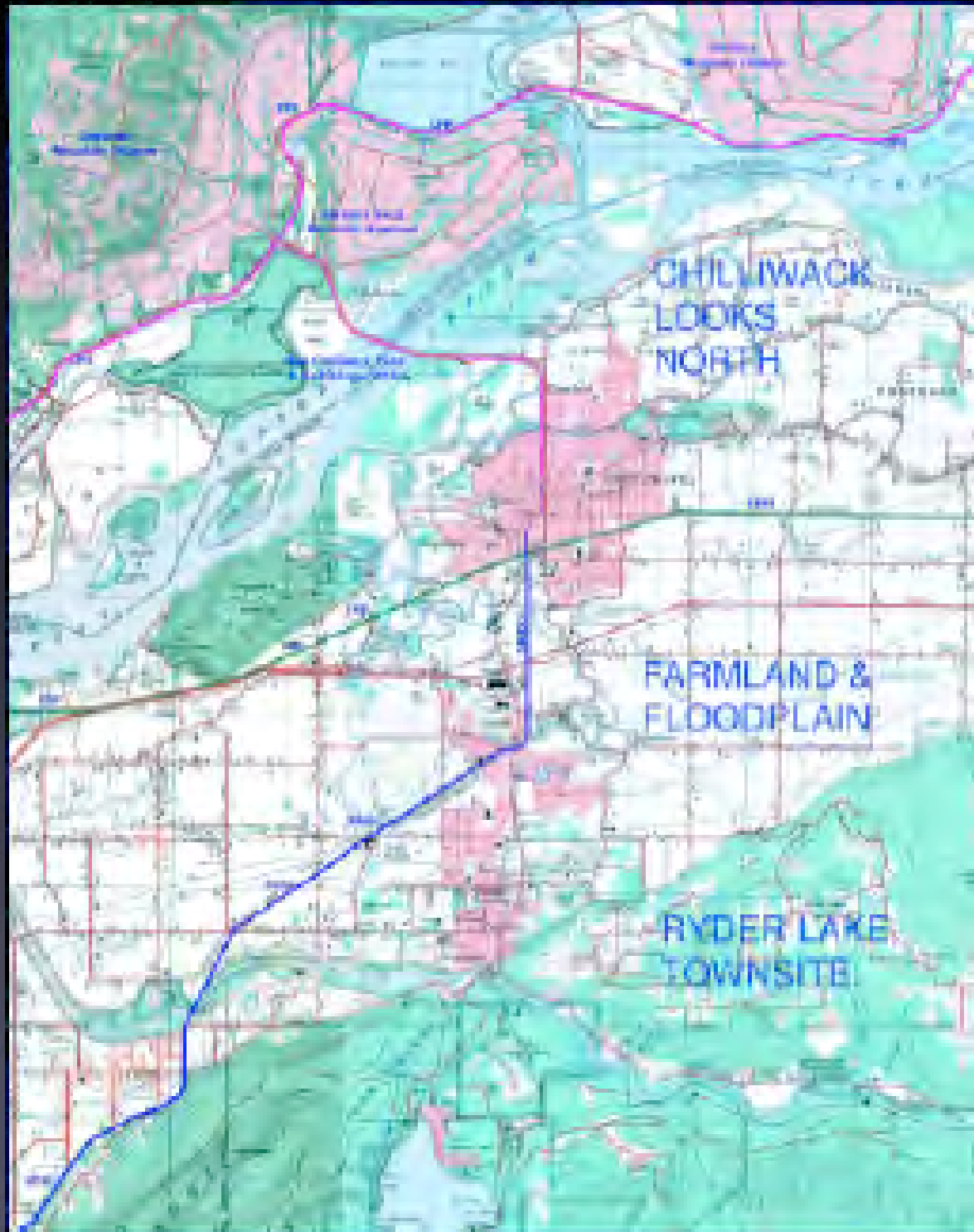
- Ignoring the problem will only make things worse, planning for change opens up new opportunities.
- Cooperation models for change softens impacts for all of us.
- Changing sooner & faster yields more options than just waiting for the crash
- Everybody is at risk; all we take for granted is most likely to not survive; Act Now.
- Still do not care? Think of your children



# Planning Green Lacework

- Planning urban edges: stop 'rounding out'
- Lay down the hard green edge/ stop here.
- Now claw back urban lands for farm & stream, urban forest & new village nodes
- Let no urban land go underutilized
- Compact the city, green it's insides
- Relocalize energy capture & resource uses

# Looking Elsewhere



## River Links

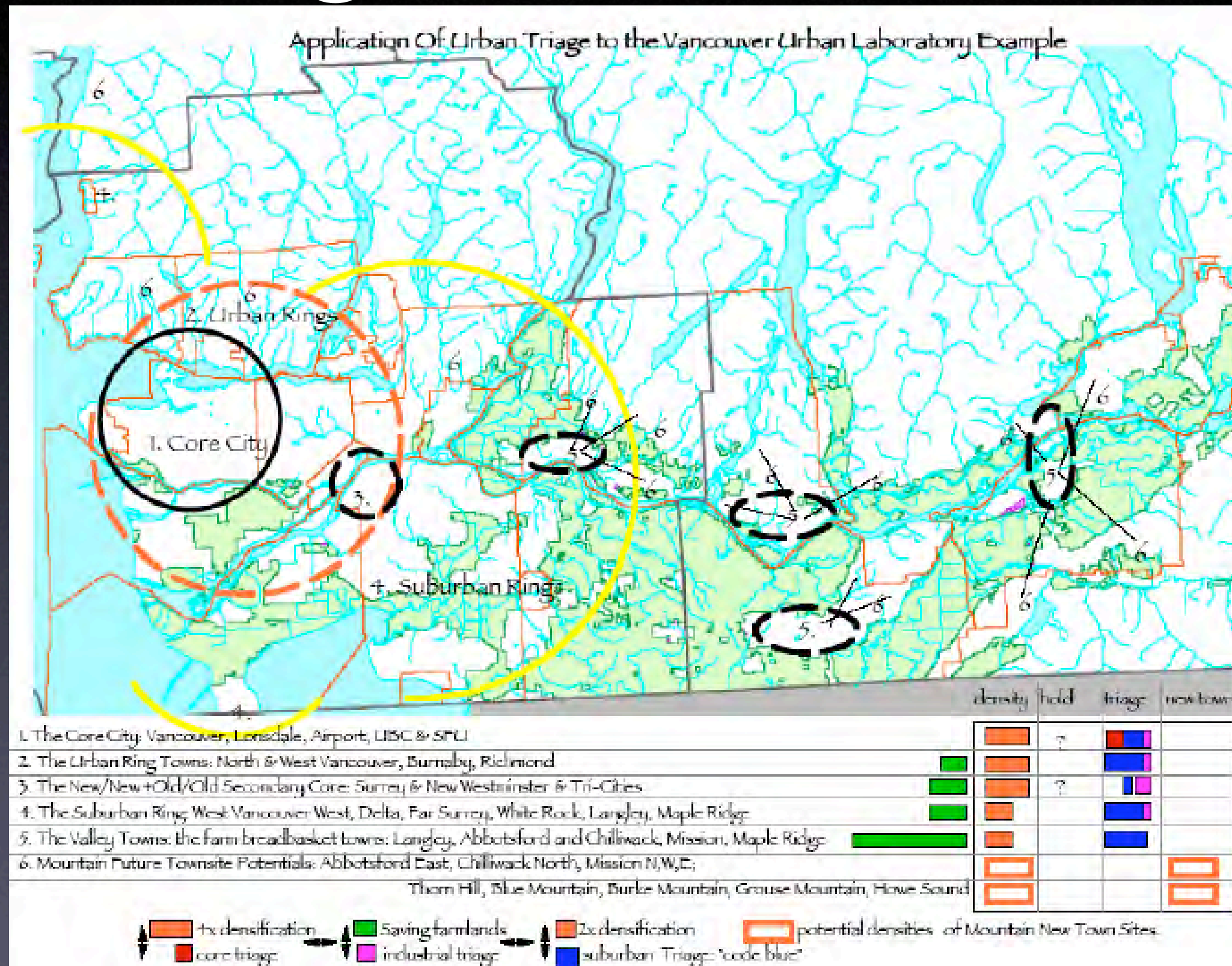
It is not only not needed, it is the worst of solutions given all the alternatives. There are social and economic pressures pushing to develop 'the easiest land', and based on a rounded out or contiguous urban area. But that is not justified given all of the alternatives. The other solution of course is to say no to growth at some point, which we have to do or nature will do it for us.



# Metro Vancouver Triage

- Burnaby: protect the green
- Pitt Meadows: stop the carnage
- Delta, Surrey, Langley greenbelts
- Abbotsford: rein in the wasteful land use
- Chilliwack: return the oxbow plain to farm

# Triage & Newtowns





**We're running out of developable land** | Landowners, developers and local governments commonly cite population growth, economic development and urban expansion in support of farmland conversion applications. This approach assumes low-density, single-use, automobile-oriented development as the only solution to growth. Compact, efficient land use patterns that take advantage of redevelopment, infill and densification opportunities accommodate more people and economic opportunities within existing urban footprints and maximise our investment in taxpayer-funded infrastructure.

SMARTGROWTH BC

# Horse-feathers & ALR

## Reality Check

1. Urban land is only about 25% utilized....
2. 97% of BC is hills: the buildable area on the slopes is many times the area of the agricultural land & has many times more capacity to have both sustainable forms of housing and of community.

# Metro Vancouver: The Hills

- Shift growth to North Shore & Howe Sound mountain villages and new towns.
- Hill newtowns of valley north shore; Burke mountain, Silver Valley, Thorn Hill, Mission Hills, Harrison Hills
- Hill towns of south shore: Sumas Mountain, Chilliwack mountain, Ryder Lake, Majuba & Vedder Mountain



# Traditional Patterns

## Mountain Villages



- It was not flat land subdivision, but it is a community vision that can be made to work in the areas suggested in this letter and as shown on the maps attached. If urban land is needed, it does not have to be taken from the farmland. The current urban area of Chilliwack and other valley cities all should increase density within their urban boundaries as well, keeping a small and more intensively used footprint. In so doing you will also address conveniently, the risk from the next 200 year flood which we all know can come any year at all.

# Working with Nature

- McHarg; working with Nature, restoring the balance to the landscape.
- Reducing the human footprint
- Conserving lands in every instance
- Revising taxation to benefit society & the environment rather than working at cross purposes. Tax abuses, reward good practice.

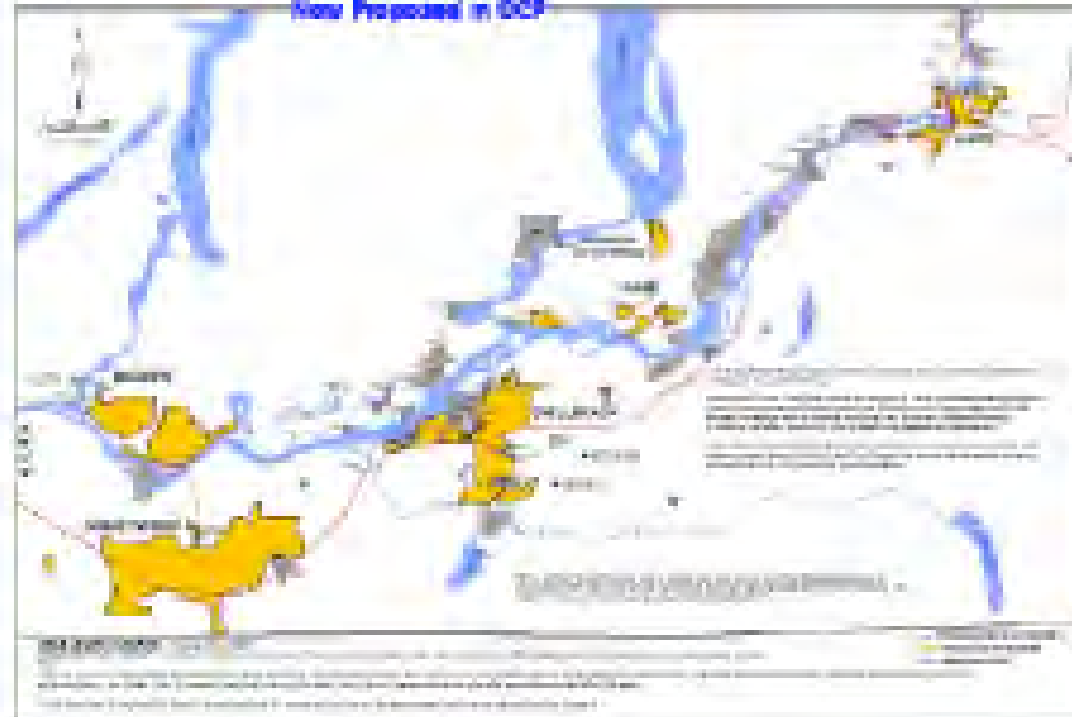


# Quantum Shifts

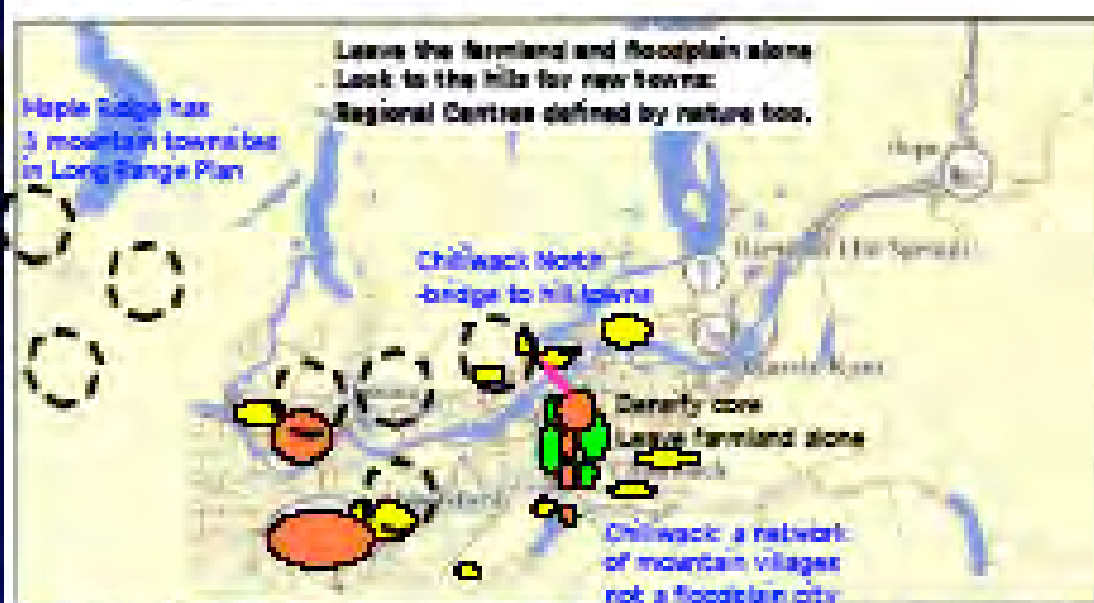
## Re-focus

Map 4 Fraser Valley Regional District's Urban Growth Boundaries

Now Proposed in OCP



Map 5 Network of Sustainable Communities



- This is a big commitment, however the very close north shore mountains provide
- 1) townsites that are not farmland
- 2) urban land not in the floodplain,
- 3) it is more contiguous to the downtown centre than all others and
- 4) it provides an expansion to the transportation network.

## Mountain Urban Pattern



# Urban Triage

## Mountain Green Spaces

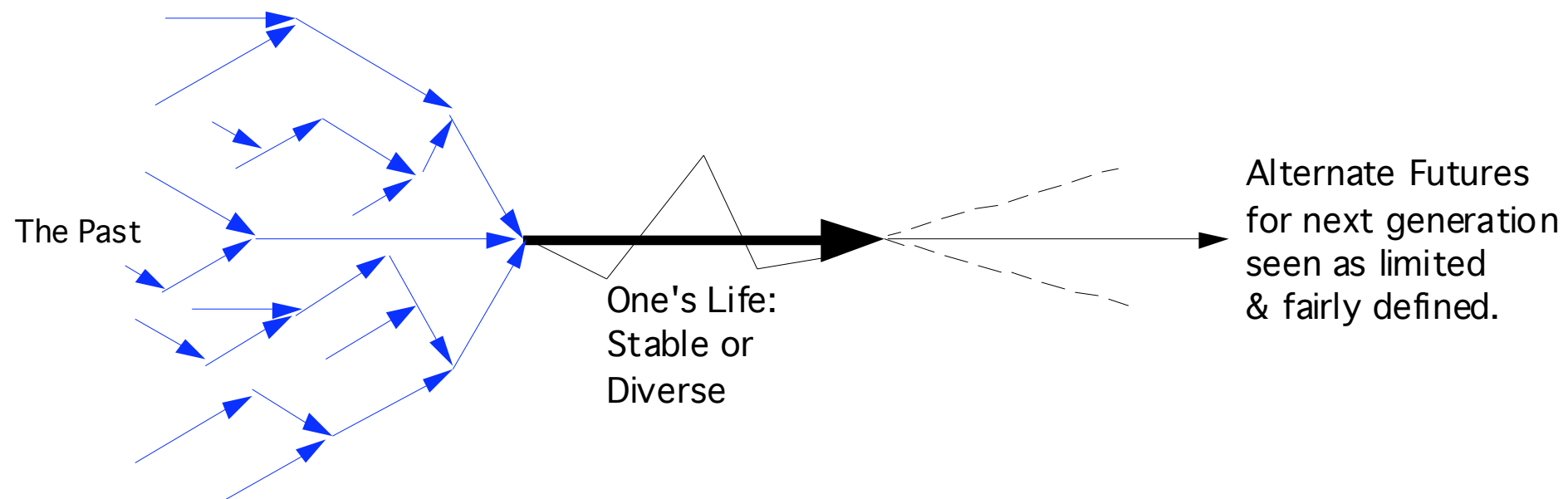


- What does our new pattern of community look like.
- Is it better for trying to correct past mistakes, or make things worse by denying inevitable change?
- Decay or Rebirth: ignorance or enlightenment
- Bringing nature back to the city;
- Green fingers & urban fingers; helping hands



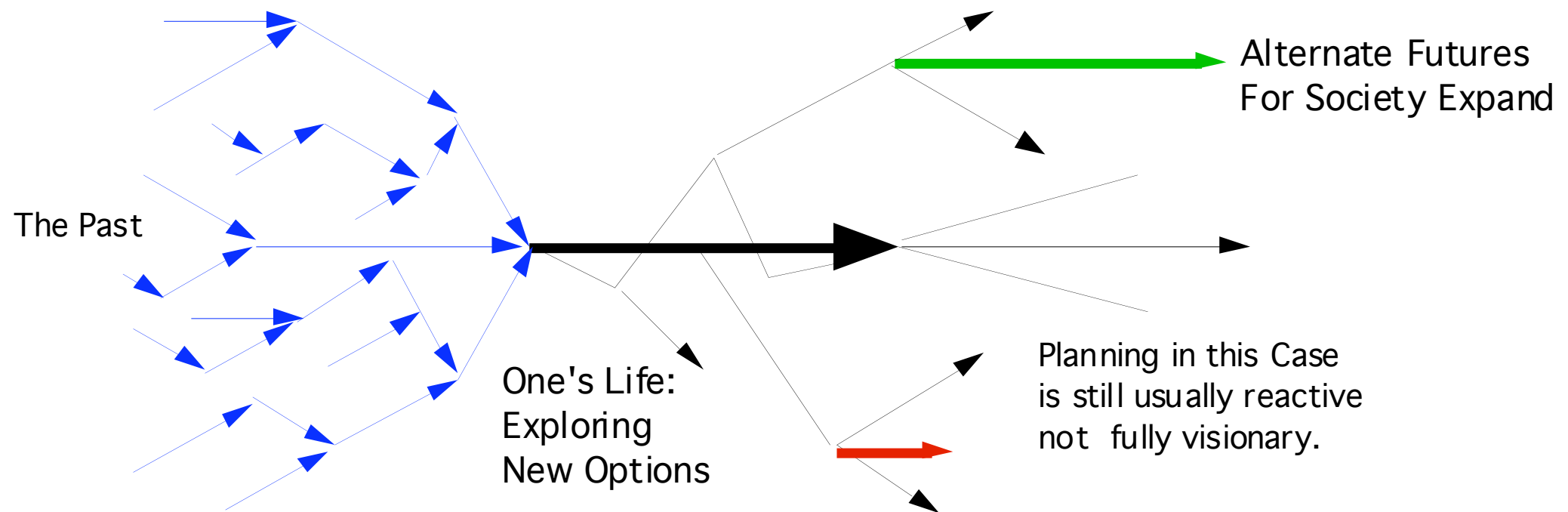
# Reactionary Planning

THE USUAL VIEW OF HISTORY



# Alternative Futures

## PLANNING: ALTERNATIVE FUTURES

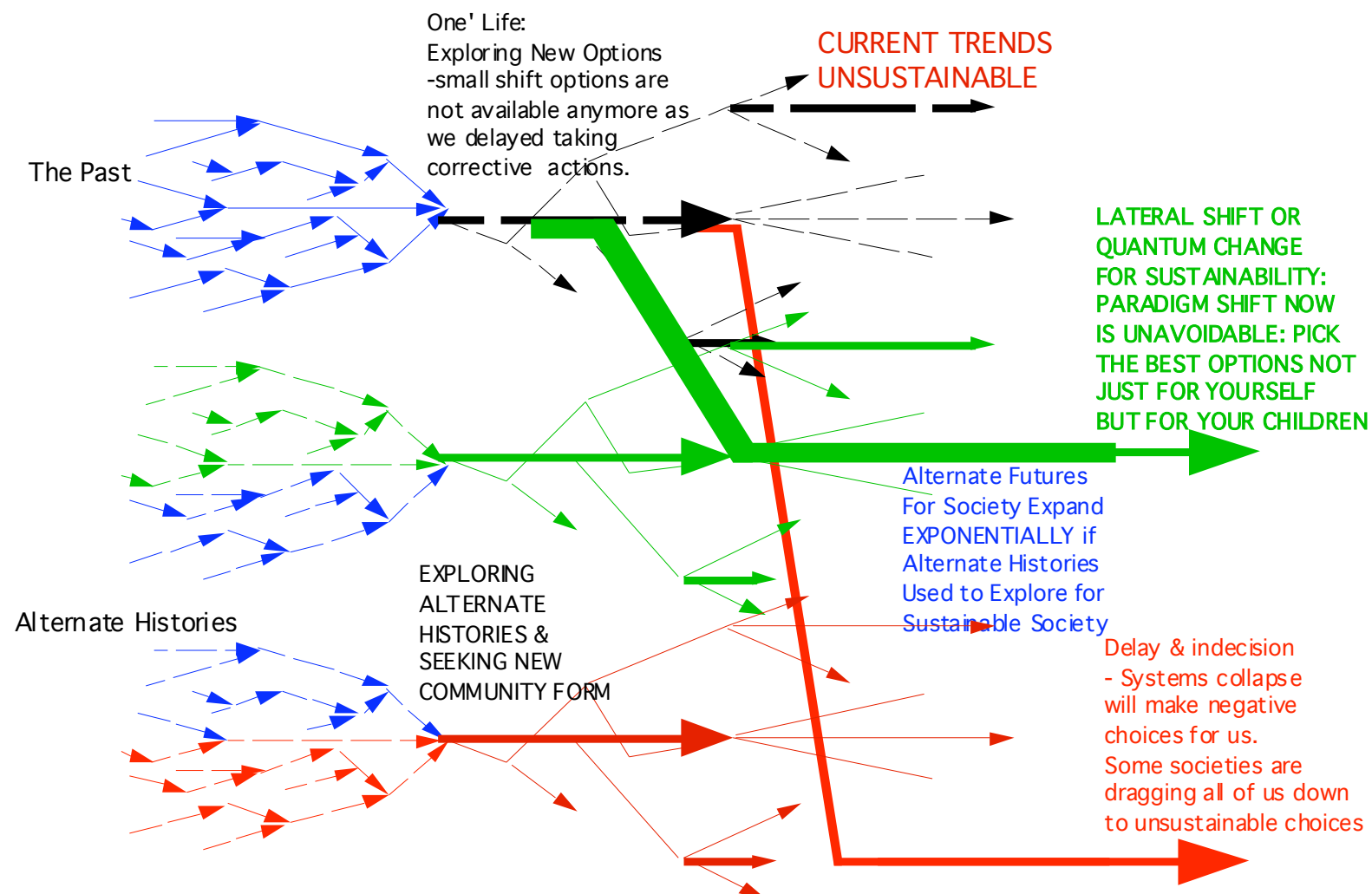




# Proactive

# Planning

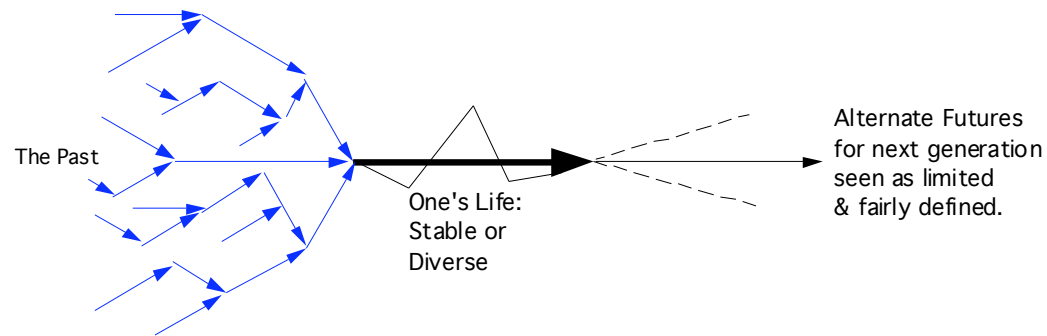
**PROACTIVE PLANNING: Strategic, Sustainable Planning:**  
Seeking alternative futures via quantum shifts  
& by looking at alternate histories to find  
soft landing alternatives for you & your community



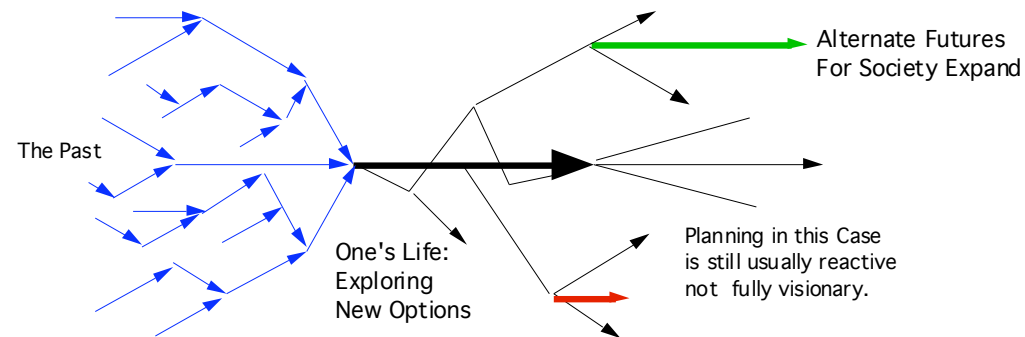
## ILLUSTRATING QUANTUM SHIFTS IN STRATEGIC PLANNING:

YOU & YOUR PATTERN OF COMMUNITY MAKING RADICAL CHANGES IN SELF DEFENSE & TO MOVE AHEAD  
SEEKING A SOFT LANDING & AVOIDING A SOCIAL/ECONOMIC/ENVIRONMENTAL COLLAPSE.

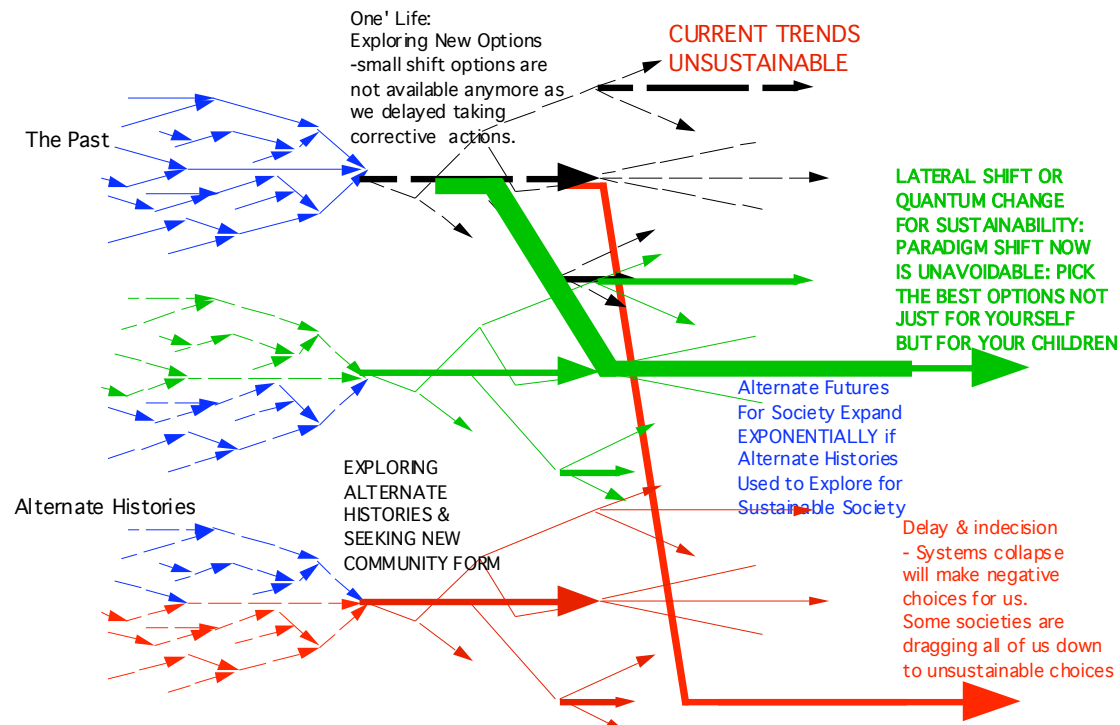
### THE USUAL VIEW OF HISTORY



### PLANNING: ALTERNATIVE FUTURES



### PROACTIVE PLANNING: Strategic, Sustainable Planning: Seeking alternative futures via quantum shifts & by looking at alternate histories to find soft landing alternatives for you & your community



# QUANTUM SHIFTS IN ATTITUDE & PLANNING