Urban Ideas

April 2013

A PUBLIC INTEREST MAGAZINE FROM THE URBAN TASKFORCE AUSTRALIA

HOW VANCOUVER'S ECODENSITY POLICIES CAN HELP SYDNEY

Reducing the ecological footprints of cities

The Ecological and Economic advantages of density in the right locations

Urban Taskforce
AUSTRALIA

Sydney can learn from Vancouver

Vancouver and Sydney have many common characteristics.

Both cities are often in the top 10 world cities for liveability. Both are waterfront cities with a strong relationship between the built form and nature. Vancouver is seen around the world as a leader in environmental issues. The concept of the ecological footprint of a city was developed by Vancouver professor, Dr. William Rees, to define how much non-urban land was required to sustain urban lifestyles.

Vancouver like Sydney has hosted an Olympic Games and both cities have developed vast areas of low density housing spreading out from the downtown urban core. Sydney is addressing the future growth of the city over the next 20 years with an expectation of 545,000 new housing units needing to be placed somewhere.

The Urban Taskforce has promoted a balance of high, medium and low density solutions including housing on greenfield sites on the fringe as well as apartments in the inner city suburbs. The big question is how much of each type should go where. High rise apartments in Sydney's CBD or Pyrmont seem appropriate as do mid-rise apartments around railway stations and in town centres, and even in the low rise areas there are opportunities for laneway housing, terrace houses and town houses.

Vancouver has confronted this debate about its future character directly when Mayor Sam Sullivan launched the "EcoDensity" initiative in mid-2006. The city engaged a young chief city planner, Brent Toderian to champion the debate about "EcoDensity" and to develop an EcoDensity Charter that the community and the city could use to drive a better ecological footprint.

The city of Vancouver has unanimously approved the EcoDensity Charter.

The Urban Taskforce is bringing Brent Toderian to Sydney to explain the EcoDensity method that Vancouver has now adopted so that Sydney might learn from the Vancouver approach. The timing is good as the draft Metropolitan Strategy for Sydney is on exhibition and the planning reforms for NSW state that communities need to be more involved in strategic planning.

In January 2013 over 2,000 high density housing units were approved in NSW while detached houses were only 1,400. Clearly there is a shift to higher density living in our state and particularly in Sydney. The "EcoDensity" campaign and charter in Vancouver needs to also occur in Sydney and this publication begins that debate.

Chris Johnson AM
Chief Executive Officer
Urban Taskforce Australia

Vancouver's EcoDensity initiative takes next step

In 2007, during some of the most intense public discussions regarding EcoDensity, Brent Toderian wrote this in Planetizen.

In an earlier post, I wrote about how the EcoDensity Initiative here in Vancouver has been transforming the public dialogue about density. Since then, over autumn, the conversations have intensified, with Vancouverites from all perspectives weighing in. Just Google "Ecodensity" for a flavour of what's being written, in media, articles, and blogs, etc. The community is very aware and engaged in this important initiative, and that's a great thing.

It's clear, not everyone feels that change in Vancouver is necessary, and some have spoken about the "price" of EcoDensity. Some are passionate in their belief that additional density, for whatever reason, may diminish the city's existing quality of life, and certainly their own. Some worry that change will come in the same form everywhere, such as high rise towers, and only market condos. They worry it will come without the public amenity and transit that makes neighbourhoods work better for more people.

Many Vancouverites speak of a different price – the price of inaction, of not avoiding or being ready for the consequences of climate change and the end of cheap energy. They say we can't pretend we don't know that change will occur to North American cities, faster than it has in the past, whether we want it to or not. Those changes are already bringing big costs. They expect us not to wait and react, but to plan and manage.

These neighbours mirror the message we're hearing from experts and scientists in our own community and beyond, who are helping us measure how density by itself is indeed "eco", in that it substantially decreases our eco-impacts through both transportation and building energy. But clearly, when density is combined with and enables green technology such as district energy, the ecological benefits are truly powerful. Thankfully learned individuals like the University of British Columbia's, Dr. William Rees (internationally famous as the inventor of the ecological footprint concept), have been advisors to us throughout this process.

In particular, young people are telling us they want us to do better. It is truly sobering to have young Vancouverites passionately tell us we haven't done enough to ensure their quality of life, their livability. They may be the most aware of the generations around climate change, perhaps because they will be living with the consequences – the price - much longer than we. And in the immediate sense, they tell us they have too few places to live, particularly affordable/flexible rental and ownership options.

There are many perspectives, many voices, in this interesting civic discussion, and we're not done listening.

Brent Toderian
Vancouver Chief Planner
(2006-2012)

Text from Brent Toderian's blog. Reference: http://www.planetizen.com/node/28789

A Tale of Two Cities – Sydney / Vancouver

Sydney (2011 Census)

Population Density

Population: 4,391,674
Land area: 10,687 km²
Population density (inhabitants/km²): 410.9

Age Distribution

0-14: 19.2%
15-64: 68.1%
65+: 12.7%

Dwellings

Detached Houses: 60.9%
Duplex/Terraces: 12.8%
Apartments: 25.8%

Date obtained from: www.censusdata.abs.gov.au/census_services/getproduct/census/2011/quickstat/1GSYD

Vancouver (2011 Census)

Population Density

Population: 2,313,328
Land area: 2,882 km²
Population density (inhabitants/km²): 802.5

Age Distribution

0-14: 15.3%
15-64: 71.2%
65+: 13.5%

Dwellings

Detached Houses: 33.9%
Duplex/Terraces: 26.0%
Apartments: 40.1%

Data obtained from: www.metrovancouver.org/about/statistics/Pages/CensusBulletins.aspx

Vancouver's EcoDensity Debate

How we grow remains the key to a city's livability

February 16, 2008
Source: Craig McInnes
Vancouver Sun

EcoDensity is based on the notion that growth is inevitable and that sprawl is hard on the planet, especially when climate change is factored in.

Although the sappy catchphrase was recently coined, it's actually based on principles that city planners have been following since citizen action kept freeways from plunging downtown in the 1970s.

The no-name version led to thousands of new residents living in the city core in a phenomenon that has been largely responsible for Vancouver's enviable reputation as one of the most livable cities in the world.

Increasing population in existing neighbourhoods -- known as densification -- makes a number of good things happen.

More people means more potential riders for public transit. More riders means that buses can run more often. That means less waiting time, which makes riding buses more attractive, which means more people will use them, which means they can run more often, and so on.

Pretty soon, there are enough riders to support rapid transit, so you can travel longer distances conveniently.

Putting people downtown means many of them can simply walk to work. That takes a huge strain off the roads and even the transit system. Despite the population growth, Vancouver is the only major city in Canada where the time people spend commuting on average is actually decreasing.

At some point, you might decide you can do without a car. According to the latest calculations from the Canadian Automobile Association, that could save you $8,500 a year plus parking, which Colliers International reports is relatively cheap in downtown Vancouver at a little more than $300 a month.

That $12,000 a year you save on a car creates another $200,000 in borrowing room when buying a home, based on a six-per-cent mortgage. You'll need that, of course, because the cost of real estate is driven in large part by the attraction of living here.

More people also support more amenities, more shops, more restaurants, more entertainment and sports, all the things that put the buzz in big city life.

Construction industry leaders learn about EcoDensity initiative

February 21, 2008
Source: Brian Martin
Journal of Commerce correspondent

Brent Toderian needs the skills of a high-wire acrobat. As the relatively new Vancouver director of planning, Toderian is performing a balancing act.

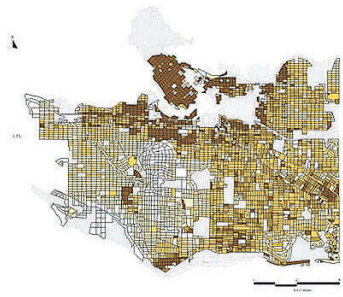
On one hand, he is dedicated to the city's well-publicized goal of "EcoDensity" when it comes to residential development. On the other hand, he is sympathetic to the concerns of traditional neighbourhoods, which can be reluctant to embrace densification.

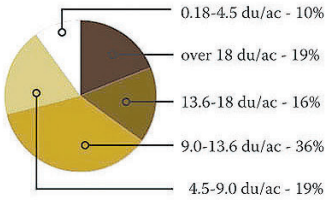
On Feb. 13, he spoke to more than 200 leading members of the Vancouver construction industry at the CEO Breakfast, kicking off the B.C. Construction Show.

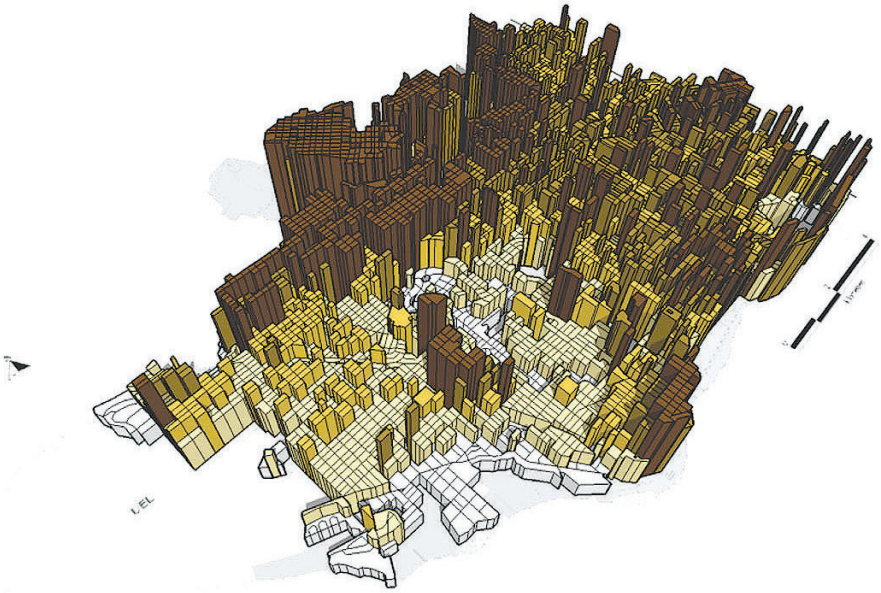
Toderian has been described as a passionate advocate for creative city building and at the meeting his passion showed through.

"We've come a long way in defining EcoDensity," he said. "Now it is necessary to move towards sustainability. Density done well is our friend."

Toderian said that Vancouver is more prepared for a full discussion on EcoDensity than any other city in North







America. He pointed out that Vancouver is an exception when it comes to this subject. "Few politicians have been willing to discuss it," he said.

Increased urban density, he claimed, will lead to: reduced energy use; less urban sprawl; more affordable housing choices; new green design options; improved public health and increased urban vitality, diversity and safety.

To make EcoDensity work, Toderian said requires a marriage between density zoning and green construction.

Public Discussions

February 28, 2008
Source: Mr. X – (Anonymous)

EcoDensity public consultations are going on as we speak at city hall. Watch the city council live feed right now:

http://cityofvan-as1.insinc.com/ibc/mp/md/open/u/317/1204/wv150en

Note that there's only about an hour left.

Reference: http://forum.skyscraperpage.com/showthread.php?t=141811

"Ecodensity" Mayor Sam's newest plan

June 17, 2006
Source: The Vancouver Sun

Vancouver needs to become home to many more people than the 700,000 currently planned for the city, if it is to help save the planet.

That was the message from Vancouver Mayor Sam Sullivan on Friday, as he launched an "EcoDensity Vancouver" initiative aimed at getting residents to accept the idea of more people in all of the city's 115 square kilometres, not just the downtown.

"I would like us to decide that densification is official city policy," said Sullivan, whose announcement comes on the eve of the United Nations World Urban Forum, which is focused on ways to make cities more environmentally friendly for the future.

"We know that we are living in a way that is unsustainable. If everybody lived the way we did, it would take three to four planets to sustain us."

Framing his initiative in the language of environmentalism and the "ecological footprint" concept that was developed here in B.C., Sullivan said even though the city has been through a decade-long planning process aimed at increasing housing choices and density, Vancouver can do more.

"I think we may see people be a little bit more ambitious, we may see people making a little bit different choices," said Sullivan, who added that he wants to see high-quality density brought to other city neighbourhoods, and not just downtown.

Sullivan's announcement was praised by environmentalists, academics, a developer and a community representative.

"The most important thing you can do to make a more sustainable world is to add the D word, density, to your city," said Patrick Condon, a University of B.C. professor who champions sustainable urban development.

Reference: http://www.canada.com/vancouversun/news/westcoastnews/story.html?id=49b33cee-0237-4d22-95bb-3bfcf933b112

EcoDensity: Making Vancouver Sustainable, Liveable & Affordable

Draft EcoDensity Initial Actions (2008-2009)

Part I: Raising Green Standards

1. Greener Buildings (4 storeys and over)
Achieve a new green standard in rezonings, effective immediately, by requiring at least LEED Silver equivalency for rezonings for buildings to which LEED may be applied (i.e: larger than 600 square meters; typically, these buildings are 4 storeys and over) with an emphasis on the city priorities (e.g. energy efficiency); and consult with the development industry about moving to LEED Gold equivalency or better at an appropriate time.

2. Greater sustainability for Large Site Developments
Where planning policy or rezonings are undertaken for large sites or significant changes to existing CD-1 zones, allows consideration of development beyond the density and/or scale set out in Community Vision Directions or other area policies when the proposal shows exemplary leadership in environmental performance while also addressing affordability, and community amenities.

3. Incentives for Green Design
To encourage design considerations that improve green performance in the short term, investigate potential energy performance incentives through floor space exclusions that directly relate to green design and technologies, in advance of more detailed strategies through the Green Building Strategy.

4. EcoDensity demonstration in Lower Density areas
Encourage projects that demonstrate an exceptional level of leadership in innovative green design and sustainable practices, by adopting in principle the concept of an Interim EcoDensity Rezoning Policy that would allow projects that meet specified green criteria to be considered for site-specific rezoning in advance of area planning.

5. EcoDensity leadership on City land
To show city leadership and to improve understanding of, and generate interest in, emerging sustainability practices, develop a proposal to use city land for one or more EcoDensity demonstrations, at potentially varying scales and that could include a variety of EcoDensity and related features, such as deep green design, renewable energy sources, alternative parking standards, affordable housing, and urban agriculture.

6. Priority to applications with Green Leadership
To encourage the development industry to build at an exemplary level of green, investigate the creation of a prioritised application review system for ultra-green projects to be implemented post-2010.

Part II: Developing options for New Housing types

7. More options for Secondary Suites within buildings
Develop options to require, allow and/or encourage secondary suites in buildings at all scales, from single family and duplex to apartments in order to increase the density of housing units within current housing forms, as well as create lower-cost rental housing.

8. New options for Backyard Laneway infill housing
Develop options to create a new type of lane-oriented infill, involving features such as implementation on 33' lots without loss of existing houses; low scale forms; green performance; and rental tenure.

9. New options for Arterial Mid-rise housing
Develop options to create new models of mid-rise arterial housing rather than the current 4-storey model in order to provide more housing close to shops, services, and transit.

Part III – Developing Supporting Tools

10. Enabling District Energy
Develop a city-wide renewable energy strategy, including district energy systems, and evaluate specific regulatory and implementation opportunities through consultation and research projects using existing operating budget and contributions by other stakeholders.

11. Amenity Tools
Pursue additional policy tools for obtaining public benefits through development and for providing public benefits in order to ensure that growth is accompanied with adequate community amenities.

Part IV: Moving toward a long-term more Sustainable City Pattern

12. Plan for the longer term
Develop a program that will provide a city-wide context for determining where and how to make land use changes beyond existing plans and policies, in order to further improve sustainability, affordability, and livability – the program to start with mapping the city's existing development pattern and plans, as a base for broad public discussion of additional opportunities and options.

13. Amenity Strategies for the longer term
Develop a program, involving all city departments, for a comprehensive amenity strategy review, starting with documenting existing standards, delivery mechanisms, capacities, and plans, and using this as a base to evaluate and develop new strategies, with public input.

Part V: Accountability

14. Measurement Tools
Continue to investigate and develop tools to measure ecological footprint performance at various scales and contexts, and indicators to assess and report on Vancouver's progress.

15. Panel
Set up a panel of advisors comprised of Vancouverites including academics, builders, interest groups, and residents from across the city, to provide advice as needed to further the goals of EcoDensity.

16. Progress Report Structure
Prepare a structure to assess progress and success in meeting the commitments of the EcoDensity Charter which may include an occasional EcoDensity 'summit' and a report card prepared at arms-length.

Reference: http://forum.skyscraperpage.com/showthread.php?t=141811

High Rise City

Downtown Vancouver is seen around the world as a successful high rise urban area with a quality environment. The population has grown dramatically over recent years with many residents living in tall towers located on the waterfront with mountains behind. But the residential precinct is much more than its towers with a meticulous focus on the public domain and a network of promenades and parks.

The Post Carbon Cities web site describes it as follows:
"Vancouver loves density. The downtown population has doubled to 100,000 in the last 20 years: most of these residents live in slender, green glass towers surrounded by snow-capped mountains and ocean views. Shops, community centres, restaurants and parks are within walking or biking distance, and on a sunny day the seawall along the Pacific Ocean attracts parents pushing strollers, bikers, runners, and roller bladers of all ages and income levels."

"Vancouver has been praised as one of the most liveable cities in the world, and Larry Beasley, who recently retired as the city's planning director, has now become a proselytizer for high-density living. He travels all over the world to tell city planners of the Vancouver miracle. 'When we started out 20 years ago, what we were trying to do was to create a positive experience, an opportunity for citizens to come back and live in our cities.' Beasley reflects. Now he says the city has succeeded."

Ecological Footprint

The inventor of the ecological footprint concept was Vancouver Professor Dr. William Rees from the University of British Columbia. The term refers to biologically productive land and water that a population occupies, measured by the resources it consumes and the waste it creates. Rees states that Greater Vancouver's 2.1 million residents have a per capita ecological footprint of 6.7 hectares. The US has an ecological footprint of about 9.5 global hectares per person.

Rees has compared the single family house, the three-storey walk-up and the high-rise building and found that either the three-storey walk-up or the high-rise resulted in a 40 percent reduction in that part of the ecological footprint of the household that was related to housing and transportation.

Sydney Case Study for High Rise City

Jackson's Landing in Pyrmont by Lend Lease.

Medium Rise City Olympic Village/ Southeast False Creek

Southeast False Creek is designed as a mixed-use community with a total population of 11,000 - 13,000 people with a focus on residential housing.

As a complete neighbourhood - with the 2010 Olympic Village at its core - Southeast False Creek will have goods and services within walking distance of housing and jobs that are accessible by public transit.

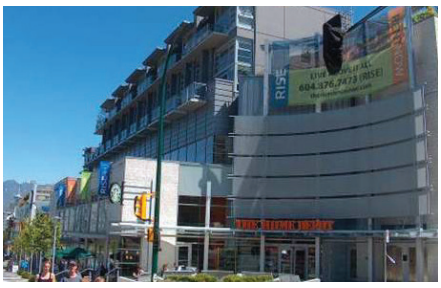
Vancouver won the bid to host the 2010 Olympic and Paralympic Winter Games in mid-2003 and an official Development Plan was enacted by the City of Vancouver Council in mid-2005 that established urban design, sustainability and density principles with a diversity of residential uses for people of all incomes within a mixed use neighbourhood.

In 2006 council selected a private developer, Millenium Properties to design and construct the Olympic Village as the first phase of Southeast False Creek. After a successful Olympics the village was returned to the City of Vancouver with 1.2 million square feet of development as the first phase of the 6.5 million square feet of development.

The official Development Plan identified principles governing development that illustrated a build-up in height from False Creek. The plan included the space for an integrated public streetcar system, a vibrant commercial heart, waterfront animation and connected public open spaces and parks.

Heights ranged from 3 storeys up to 10 and 12 storeys along the edges away from the water. Some of the higher areas were also allowed an additional 2 storeys if they met design guidelines for Additional Penthouse Storeys.

Southeast False Creek is a good example of a mixed use precinct with mainly medium rise buildings leading to a medium density solution. Most of the buildings are residential with supporting commercial space and community facilities. The public domain is well designed with 25.8 acres of open public space, including a new waterfront walkway, a public plaza, public art and a community garden.



Sydney Case Study for Medium Rise

Harold Park by Mirvac.

Corridor Development – Cambie Corridor

The opening of the Canada Line along Cambie Street in Vancouver was an opportunity for the city to create a new sustainable neighbourhood - the Cambie Corridor.

The corridor had many low density buildings with large sites that could facilitate new development. The planned approach seeks to take advantage of these critical building blocks of sustainable urbanism by integrating them with a density of land uses and amenities, to build and enhance the existing neighbourhoods along the corridor.

The plan for the Cambie Corridor emphasises mid-rise buildings with taller buildings at locations such as Marine Drive and Oakridge. The plan introduces a new form of urbanism for the City of Vancouver that signals an evolution from the podium tower forms that have defined the downtown peninsular.

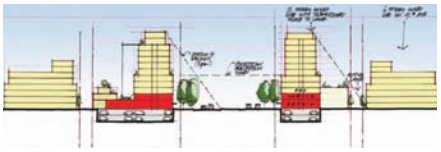
City staff engaged a wide range of citizens and experts throughout the planning process and this led to a greater understanding of the benefits of greater density and mixed uses close to the transit system. The planning process established a number of principles including the need to balance city-wide and regional goals within the existing community and its context.

The project aimed to take advantage of the opportunity the Corridor provides in contributing to Vancouver's goal of becoming the greenest city in the world by 2020. The plan says-

"Maximise opportunities to reduce greenhouse gas emissions in particular through density and land use mix. Design and locate densities and forms to meet city and regional serving uses adjacent to better transit connected areas with design approaches that respect neighbourhood context and character."

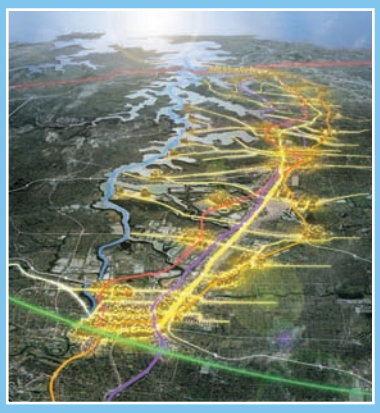
"Recognise that higher density forms and mixing of uses can and should be achieved through a variety of building types, emphasising mid-rise building forms along much of the corridor."

The plan establishes heights and densities in particular precincts. Between 39th and 41st Avenue heights are generally 6 storeys increasing up to 12 storeys at 41st Avenue. Sites immediately adjacent to this intersection can exceed the 12 storeys if they comply with other impact criteria. A general Floor Space Ratio of 3.0 to 4.0 to 1 is suggested but again these can be exceeded if they reach urban design and public realm performance criteria.



Sydney Case Study for Corridor

Parramatta Road proposal by the Urban Taskforce.



Gentle Density

It's clear, not everyone feels that change in Vancouver is necessary, and some have spoken about the "price" of EcoDensity. Some are passionate in their belief that additional density, for whatever reason, may diminish the city's existing quality of life, and certainly their own.

Many neighbours seem to see their neighbourhood's future differently. They may share similar concerns, but have told us that they believe meaningful change is necessary- Maybe because of the implications of climate change, or because they've seen density work well in their neighbourhood before with design and amenities and vitality, or because they want the chance to build a mortgage-helper unit above the garage or a coach house for their kids so they can stay in the neighbourhood. They see change as a way to protect or improve their livability, and help with affordability and they tell us so. The status quo isn't working for them.

They want it to be done the right way, with beautiful, green design and strong eco-performance technologies. They don't want towers everywhere, not in the middle of single family residential blocks to be sure, but are interested in discussing other kinds of density, what we've called "gentle, hidden or invisible density" (although these are admittedly very subjective terms) like row houses, basement suites or lane-housing such as coach houses or rental "fonzi-suites" above garages, that keep a single family scale to their block. Many are seeing their single family neighbourhood changing anyway, with older character houses being torn down for larger single family houses that could have had green, less expensive units within them, but didn't.

Reference: http://www.planetizen.com/node/28789

Sydney Case Study for Gentle Density

North Penrith Terrace Houses by UrbanGrowth NSW.

Involving Communities

TACTIC ECHOES VANCOUVER METHOD

The Sydney Morning Herald *June 28, 2012 | Julie Power*

Mr Hazzard said, "If we can get something similar to what they did in Vancouver that would be great."

The new approach to urban planning exhibited by the minister, Brad Hazzard, appears to endorse a Vancouver model of consultation that involved one in five city residents.

This approach involves extensive consultation early, and little room for complaints or appeals later. Consultations on Vancouver's City Plan, which led to its ban on freeways and the endorsement of "liveable density" approach, involved 100,000 residents in the early 1990s. About 20,000 people, or 4 per cent of the city's population were surveyed directly.

"What happened in Vancouver really produced positive outcomes in terms of establishing protection areas for agriculture close to the city, and it came off the back of massive public consultation," Mr Hazzard said, "If we can get something similar to what they did in Vancouver that would be great."

In the report Cities: Who Decides, which assessed planning consultation in eight cities including Copenhagen, Chicago, Portland, Austin and Vancouver, the Melbourne-based Grattan Institute said energetic early consultation drew strong public support, but there was "limited" opportunity to appeal against planning decisions.

Reference: www.smh.com.au/nsw/tactic-echoes-vancouver-method-20120627-212wk.html

CITY RELEASES VERSION 3.0 OF ECODENSITY CHARTER AND TOOLS

On May 13 2008, the City's Planning Department released the third draft of their EcoDensity Charter and proposed initial actions. These documents are available for public review until June 10, 2008. Public input can only be submitted in writing.

- Access the latest version of EcoDensity Charter and Actions on the City's EcoDensity webpages.

To assist residents with understanding the EcoDensity process, the VPSN has put together a number of useful tools.

- A Summary and Analysis of the Third Draft EcoDensity Documents (PDF) - this brief paper outlines key concerns and considerations pertaining to the new EcoDensity materials.
- A Comparison of the Three EcoDensity Charters (PDF) - to illustrate how they have changed over the last 12 months.
- A Comparison of the Three Tools and Actions documents (PDF) - also showing the evolution (and shifting priorities) of the initiative.
- Read a copy of the Final VPSN EcoDensity & Liveability Report (PDF) - Based on input generated at the VPSN's February Community Workshop on EcoDensity

Please consider reviewing these documents and lending your voice to this important issue! To submit your feedback to City Council and the Planning Department:

Email: mayorandcouncil@vancouver.ca, Please type "EcoDensity" in the subject line
Write to: Mayor and Council (Re: EcoDensity), Vancouver City Hall, 453 W. 12th Avenue, Vancouver, BC V5Y 1V4
Fax: 604-873-7750

Reference: http://vancouverpublicspace.ca/index.php?page=ecodensity-liveability

PROGRESS WITH THIS PROJECT

February 13, 2013 - Our online survey is now closed. Thanks to everyone who shared their thoughts. A summary of your feedback will be posted online shortly and shared with Council.

December 16, 2012 - Take an online survey to give us your thoughts on the Cambie Corridor Public Realm Plan. The Public Realm Plan maps out directions for public space elements, such as plazas, parks, and trees. Review the display boards for the plan (below, or in the Documents tab), and then take our online survey to tell us what you think.

December 5, 2012 - Open house on Cambie Corridor public spaces. Drop by an open house to preview the draft Cambie Corridor Public Realm Plan which maps out directions for public space elements such as plazas and parks, water management systems, the Heritage Boulevard and street trees. Find out more about this emerging plan and tell us what you think.

Thursday, December 13, 4 - 8pm
Oakridge Library Meeting Room
650 West 41st Avenue (at Cambie Street)

May 9, 2011 - Phase two approved. Council approved phase two of the Cambie Corridor plan. The Cambie Corridor plan includes policies for strategic sites along Cambie Street.

January 22, 2010 - Phase one completed. Council adopted phase one of the Cambie Corridor plan, which delivered a set of planning principles and an interim rezoning policy.

Reference: http://vancouver.ca/home-property-development/cambie-corridor-plan.aspx

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The Urban Taskforce is keen to promote a discussion on EcoDensity in the Sydney context and has developed this logo to focus on where density is best located in our city.

ECO DEN CITY SYDNEY

Images/drawings are from the City of Vancouver.

Photos from Brent Toderian.
toderianurbanworks.com

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