

UBC School of Architecture and Landscape Architecture

LARC 444/553 Green Network Planning

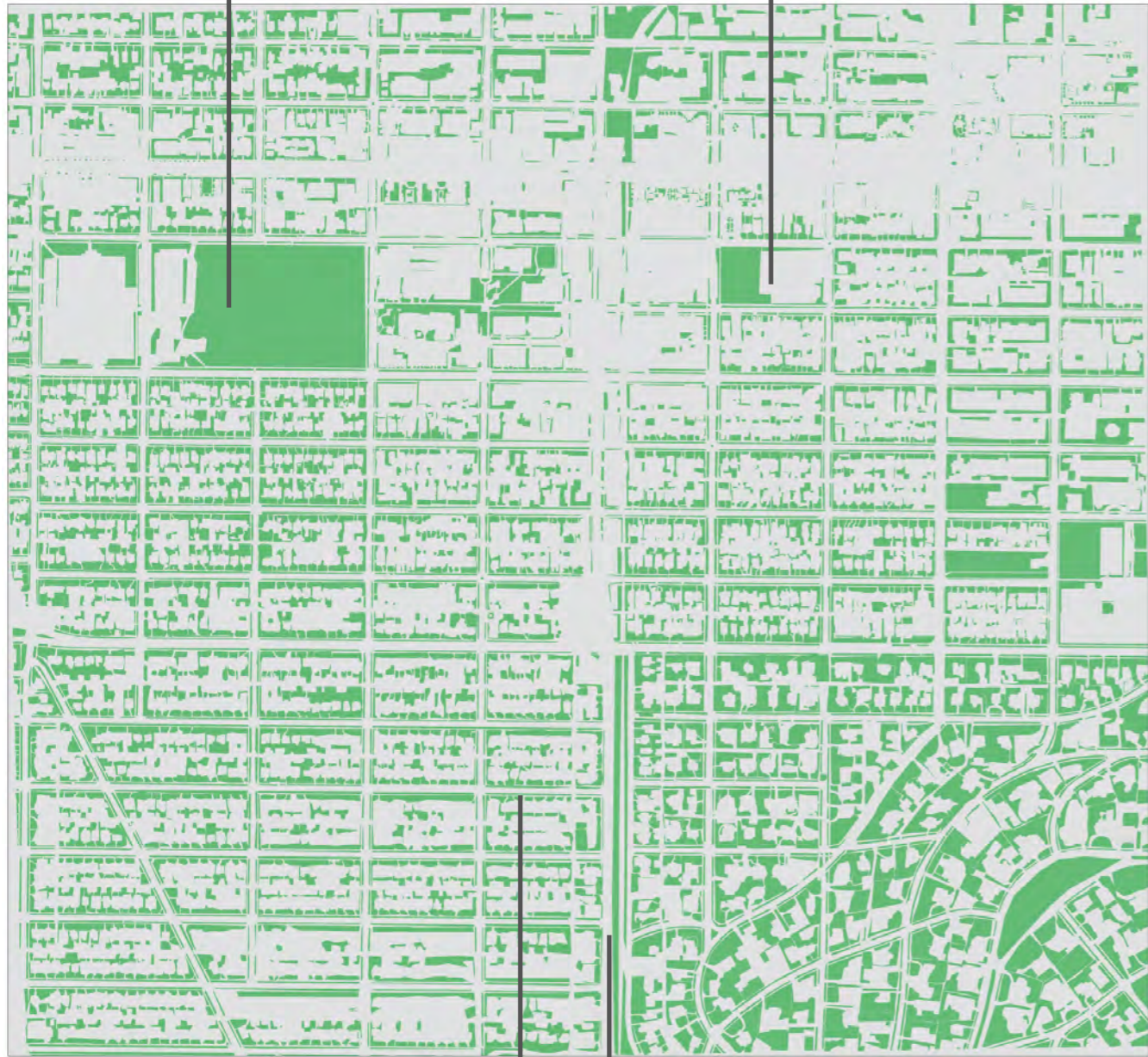
GOVERNANCE OF URBAN GREEN NETWORKS

Who plans and manages the green in these images?

Connaught Park

Lord Tennyson E. School

Hillcrest Park



Green vs. Grey, 1:10 000

street trees

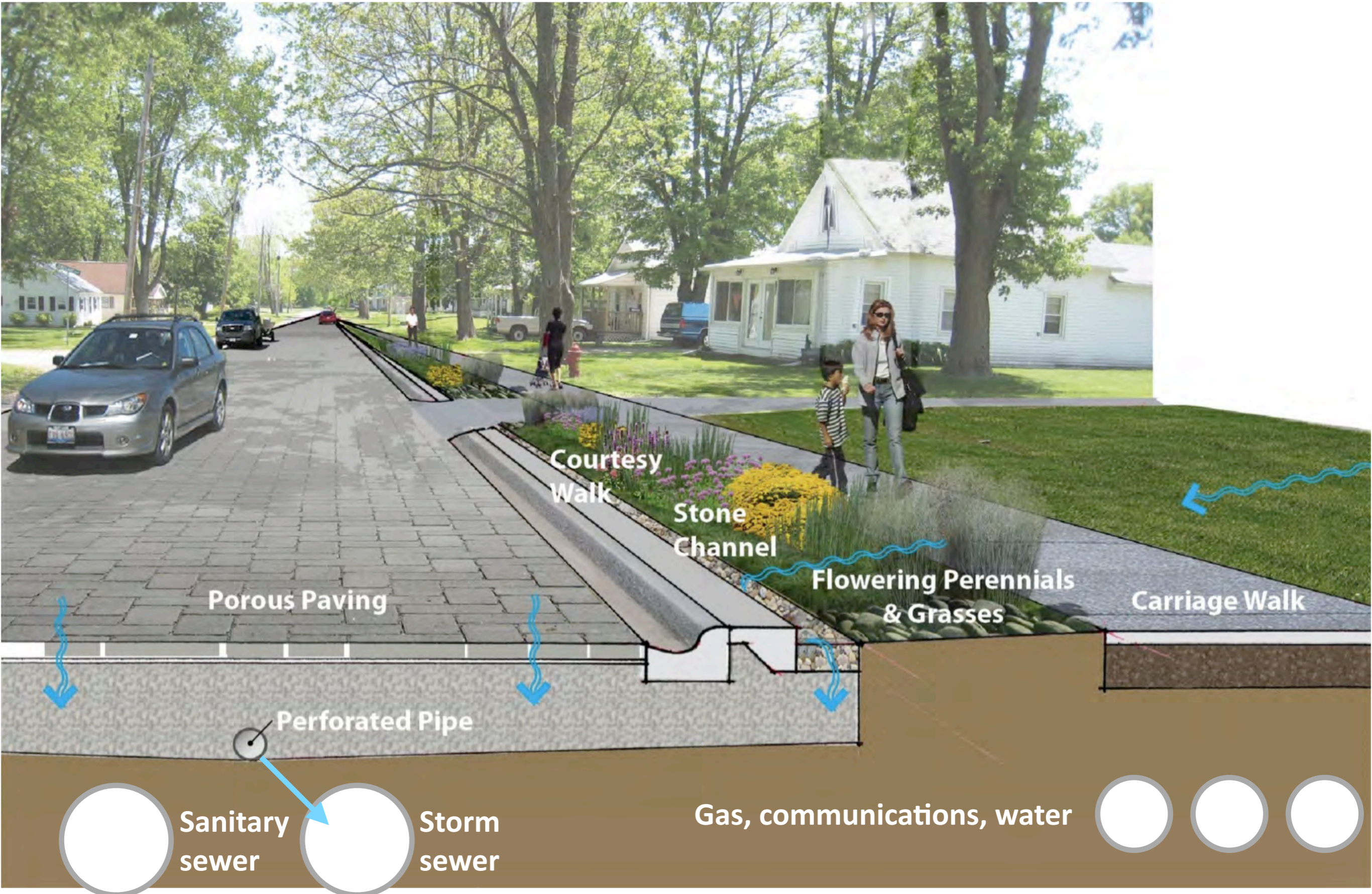
Arbutus Greenway



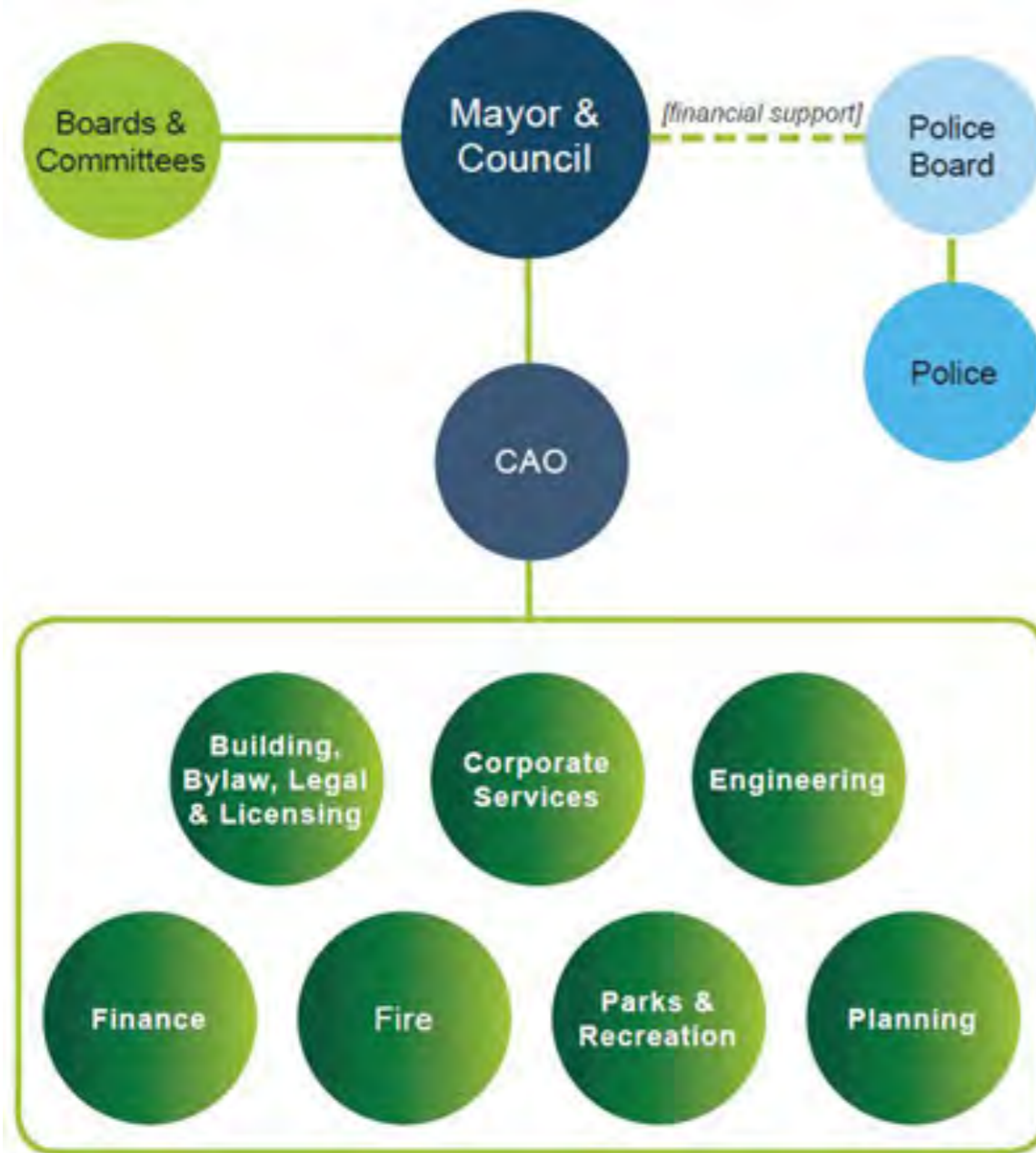
Green vs. Grey Land Cover for site L1

Queen Elizabeth Park

Who plans and manages the green in this image?



GOVERNANCE OF URBAN GREENSPACES



City of Saanich organizational chart

What do I mean by governance?

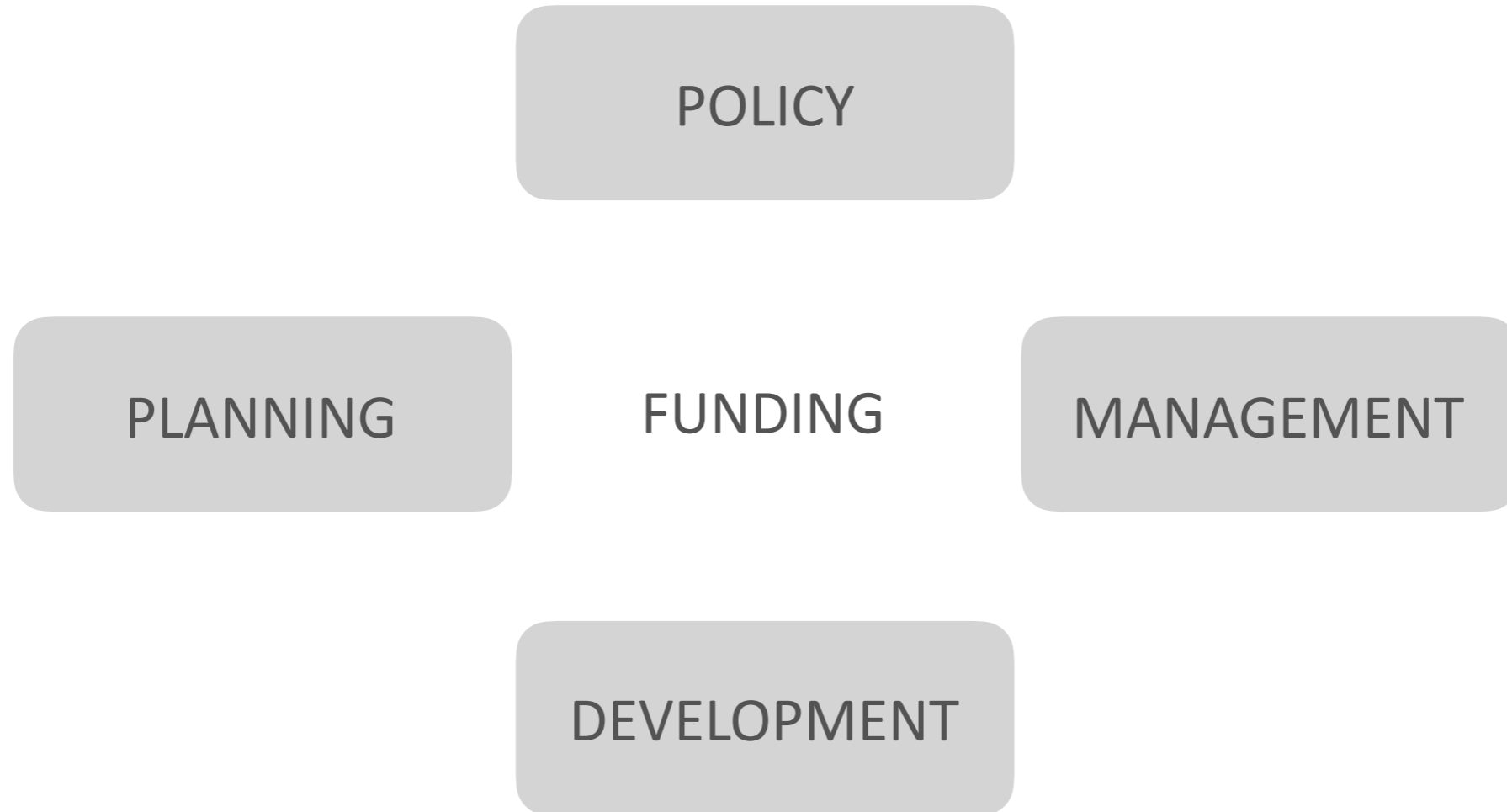
Who governs urban green spaces?

levels of government
jurisdiction

How are agencies organized?

the institutional structure and relationships

CORE RESPONSIBILITIES- PLANNING AND MANAGEMENT



LEGAL CONTEXT

CANADIAN LEGAL STRUCTURE: Creating Law- legislation



CANADIAN LEGAL STRUCTURE

CONSTITUTION ACT OF 1867

- *establishes federal and provincial authority*

FEDERAL JURISDICTION

The constitution

Federal taxation/ tax law

Immigration/ customs

National security

First Nations

Air

Water

Oceans & fisheries

Federal crown lands

Criminal law

PROVINCIAL JURISDICTION

Provincial taxation

Local affairs (includes land use)

Health safety welfare

Provision of Medical services

Education

Provincial resources

Business practices

Criminal law

FEDERAL JURISDICTION- Which types impact green networks?

The constitution

Federal taxation/ tax law

Immigration/ customs

First Nations

Air

Water (freshwaters)

Oceans & fisheries

Federal crown lands

EXAMPLES

Coastal Fisheries Protection Act

Environmental Assessment Act

Forestry Development & Research Act

Historic Sites and Monuments Act

Migratory Birds Convention Act

National Parks Act

Plant Quarantine Act

Wildlife Canada Act

PROVINCIAL JURISDICTION

Provincial taxation

Local affairs (land use)

Health safety welfare

Provision of Medical services

Education

Provincial resources

Business practices

Criminal law

EXAMPLES

BC Community charter

The Vancouver Charter

Local Government Act

BC Park Act

Fish Protection Act (Riparian Area Reg's)

BC Wildlife Act

LOCAL JURISDICTION

BC COMMUNITY CHARTER- establishes municipal governments

VANCOUVER CHARTER- establishes Vancouver's authorities

BC LOCAL GOVERNMENT ACT- authorizes Regional Districts

LOCAL GOVERNMENTS:

Municipal services

Public safety

Building codes (shared with BC)

Land use plans, zoning

Protection of natural environment

Animal regulations

B.C.- REGIONAL DISTRICTS:

*Provision of water, sewer, garbage,
transportation services*

Regional growth planning

GREEN NETWORKS GOVERNANCE IN CITIES

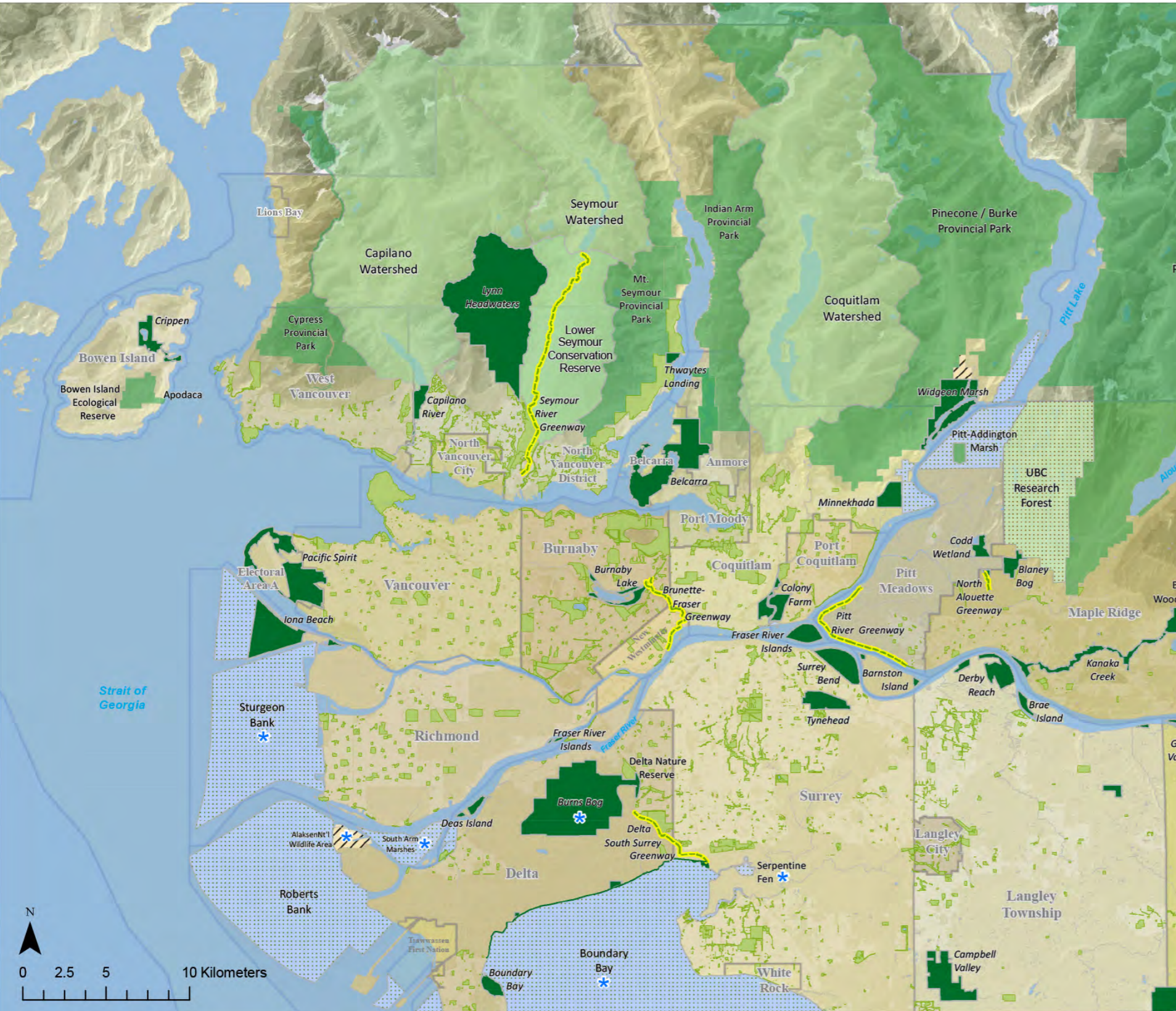
Who plans and manages green spaces in cities?

What agencies/departments are involved?

Who has what responsibilities?

Who else helps to plan and manage urban green spaces?

METRO VANCOUVER



Regional

| | | |
|---|------------|-----------|
|  | Parks | 14,452 ha |
|  | Greenways | 14,452 ha |
|  | Watersheds | -- * |

Municipal

| | | |
|---|-------------------|-----------|
|  | Parks & greenways | 12,622 ha |
|---|-------------------|-----------|

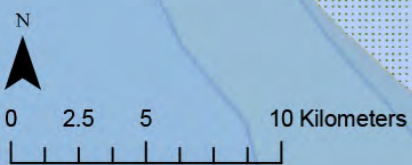
Provincial

| | | |
|---|-----------------------------|-----------|
|  | Parks & Ecological Reserves | 39,853 ha |
|  | Wildlife Management Areas | -- * |
|  | Institutional Sites | 5,078 ha |
|  | Federal Sites | 381 ha |

TOTAL 72,387 ha

*Watersheds & WMAs not factored into summary calculations

 - part of Fraser River Delta RAMSAR Site #243



JURISDICTIONS IN METRO VANCOUVER

FEDERAL

The Port
Wildlife areas

PROVINCIAL

Provincial parks
Wildlife areas

REGIONAL

Regional parks
Regional greenways
Conservation reserves
Burns Bog
Watersheds

MUNICIPAL

Parks
Greenways
Conservation areas

UBC campus
UBC Research Forest

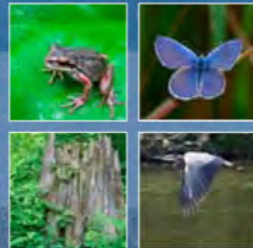
OTHER

Health districts
School districts
Universities (except UBC)
Translink
First Nations

ECOSYSTEM PLANNING

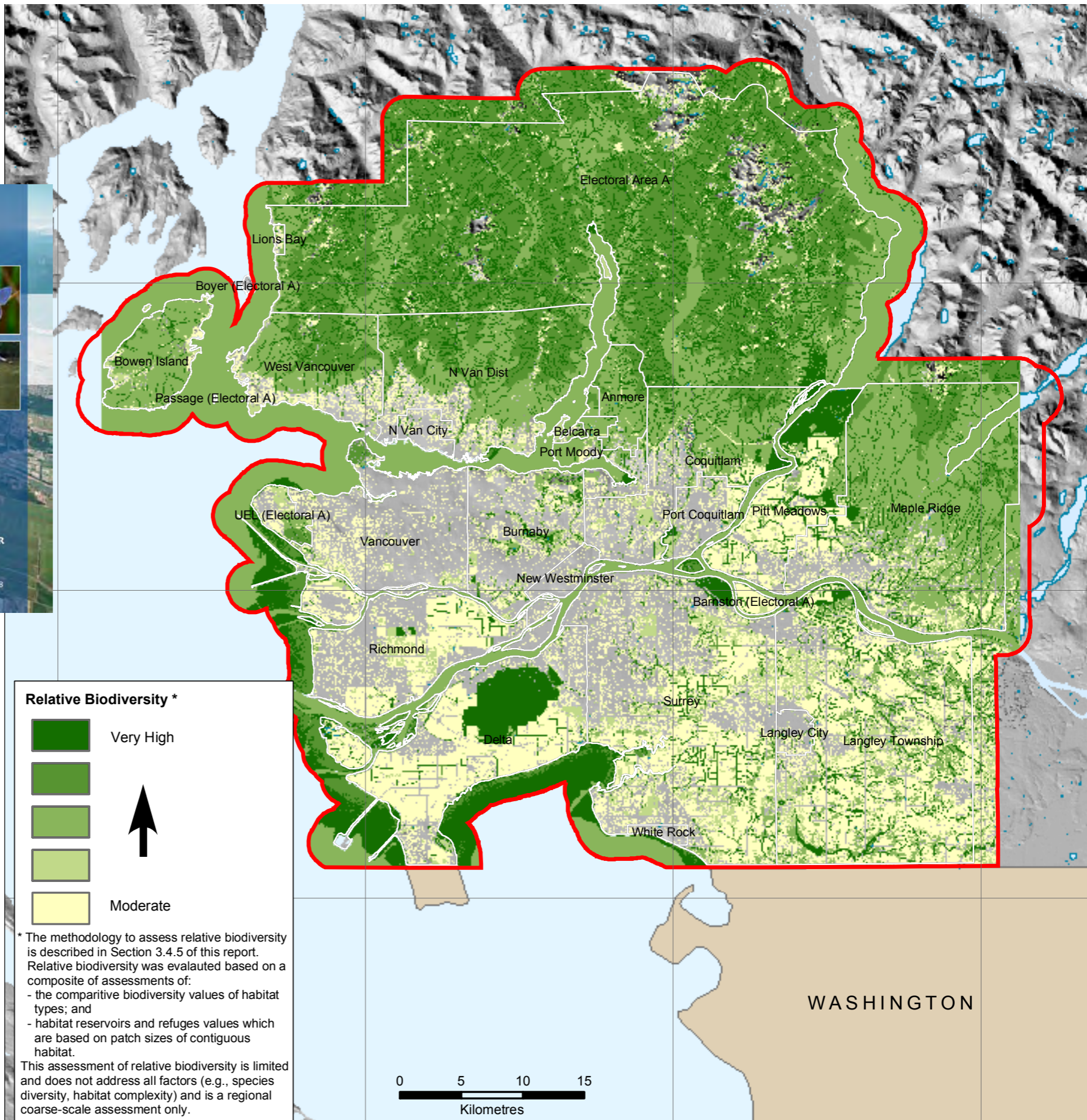
Strategic Directions for Biodiversity Conservation

IN THE METRO VANCOUVER REGION

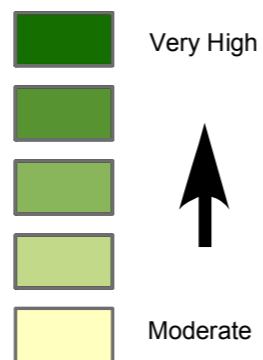


WORKING TOGETHER FOR THE GEORGIA BASIN

DECEMBER 2008

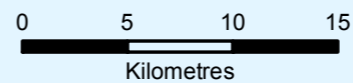


Relative Biodiversity *



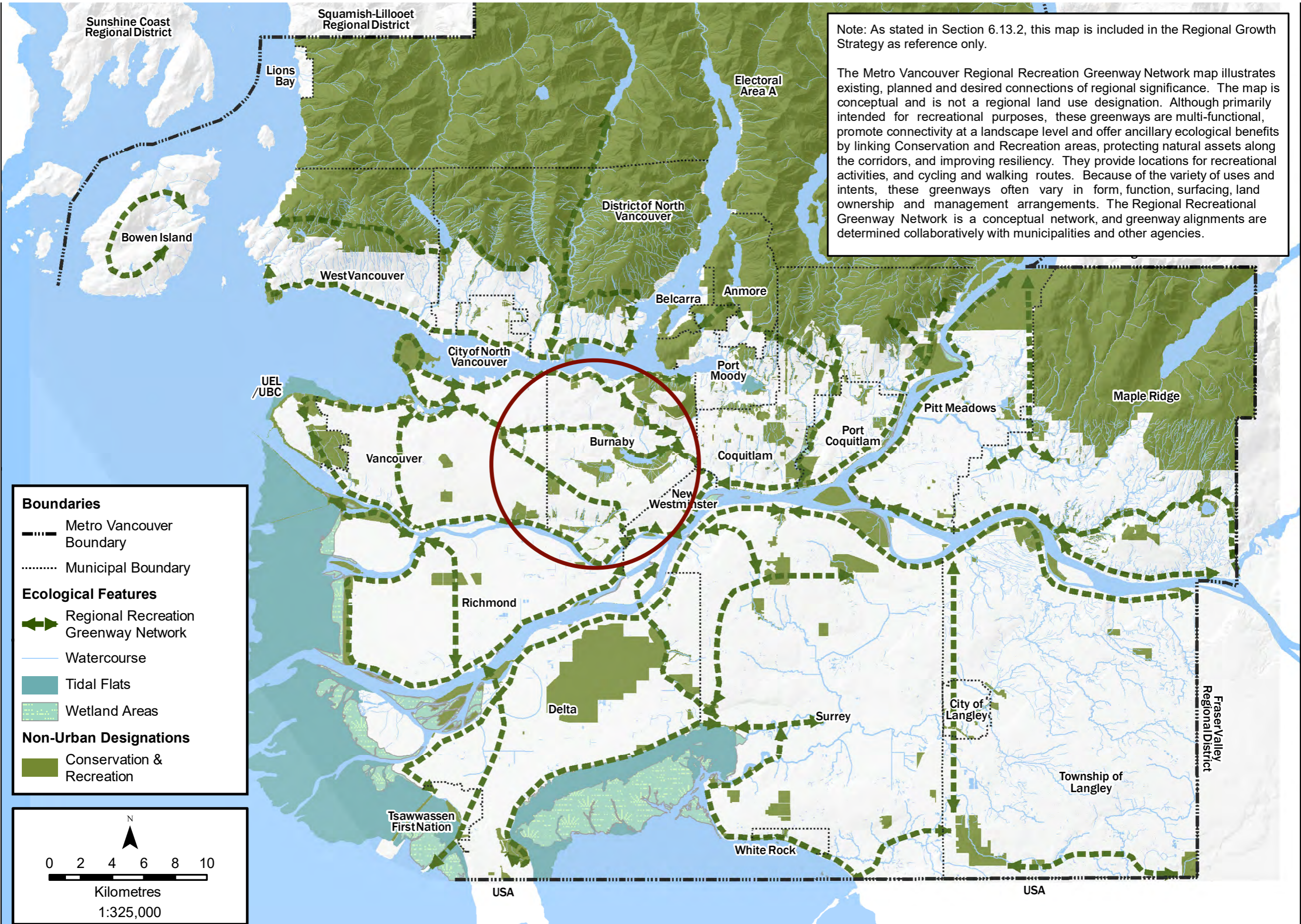
* The methodology to assess relative biodiversity is described in Section 3.4.5 of this report. Relative biodiversity was evaluated based on a composite of assessments of:
 - the comparative biodiversity values of habitat types; and
 - habitat reservoirs and refuges values which are based on patch sizes of contiguous habitat.

This assessment of relative biodiversity is limited and does not address all factors (e.g., species diversity, habitat complexity) and is a regional coarse-scale assessment only.



WASHINGTON

REGIONAL GREENWAY AND ECOSYSTEM PLANNING



Note: As stated in Section 6.13.2, this map is included in the Regional Growth Strategy as reference only.

The Metro Vancouver Regional Recreation Greenway Network map illustrates existing, planned and desired connections of regional significance. The map is conceptual and is not a regional land use designation. Although primarily intended for recreational purposes, these greenways are multi-functional, promote connectivity at a landscape level and offer ancillary ecological benefits by linking Conservation and Recreation areas, protecting natural assets along the corridors, and improving resiliency. They provide locations for recreational activities, and cycling and walking routes. Because of the variety of uses and intents, these greenways often vary in form, function, surfacing, land ownership and management arrangements. The Regional Recreational Greenway Network is a conceptual network, and greenway alignments are determined collaboratively with municipalities and other agencies.

Boundaries

- Metro Vancouver Boundary
- Municipal Boundary

Ecological Features

- Regional Recreation Greenway Network
- Watercourse
- Tidal Flats
- Wetland Areas

Non-Urban Designations

- Conservation & Recreation

N

0 2 4 6 8 10

Kilometres

1:325,000

T BC Parkway and Central Valley Greenway Map



For more regional cycling information, visit translink.ca



Translink- BC Parkway

Context
METRO VANCOUVER



21 municipalities
1 Electoral area
1 First Nation

MUNICIPALITIES

VANCOUVER

VANCOUVER CHARTER-
establishes Vancouver's authorities

ALL OTHER
Municipalities

BC COMMUNITY CHARTER-
establishes municipal governments

LOCAL GOVERNMENTS:

Municipal services

Public safety

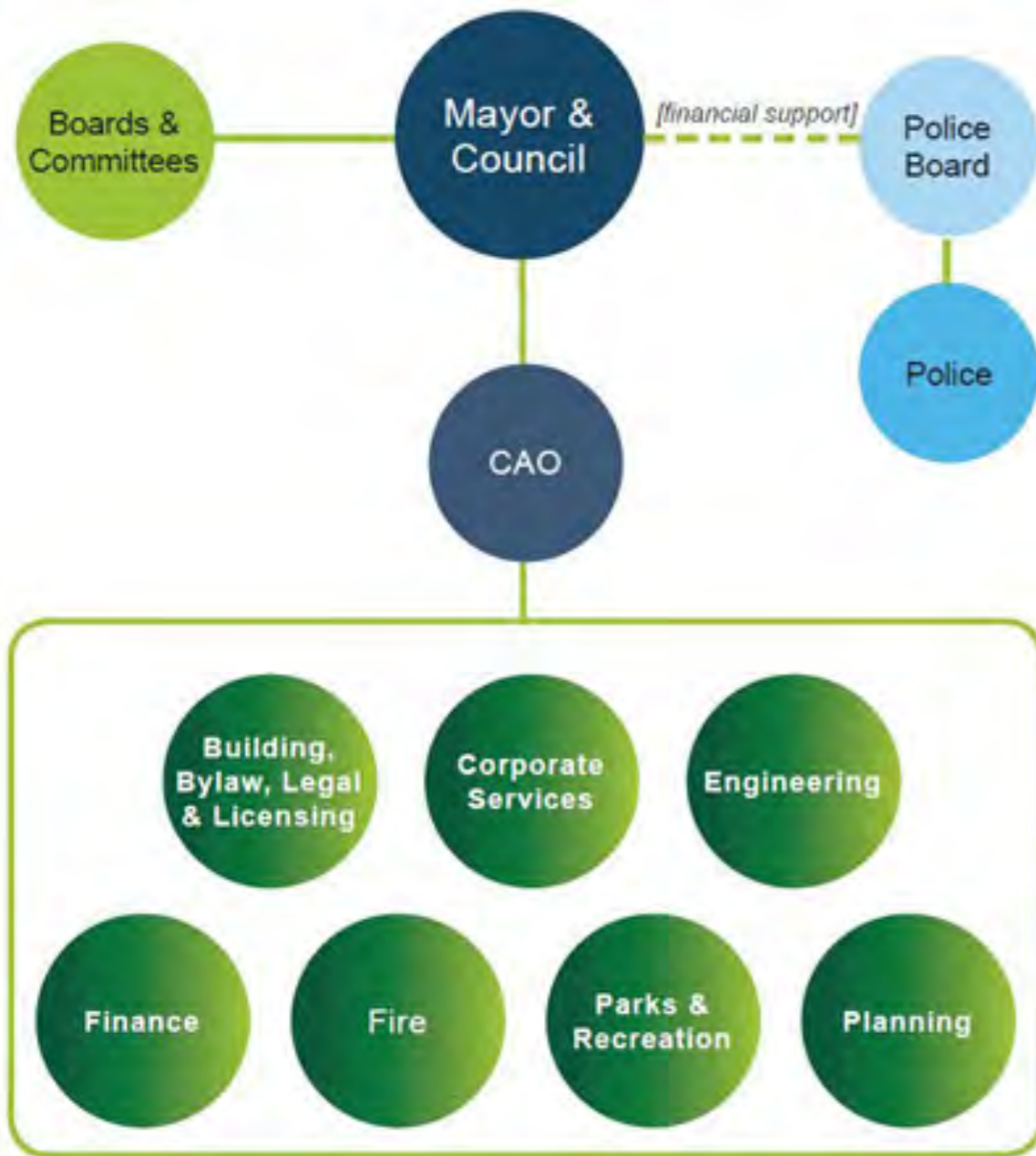
Building codes

Land use plans, zoning

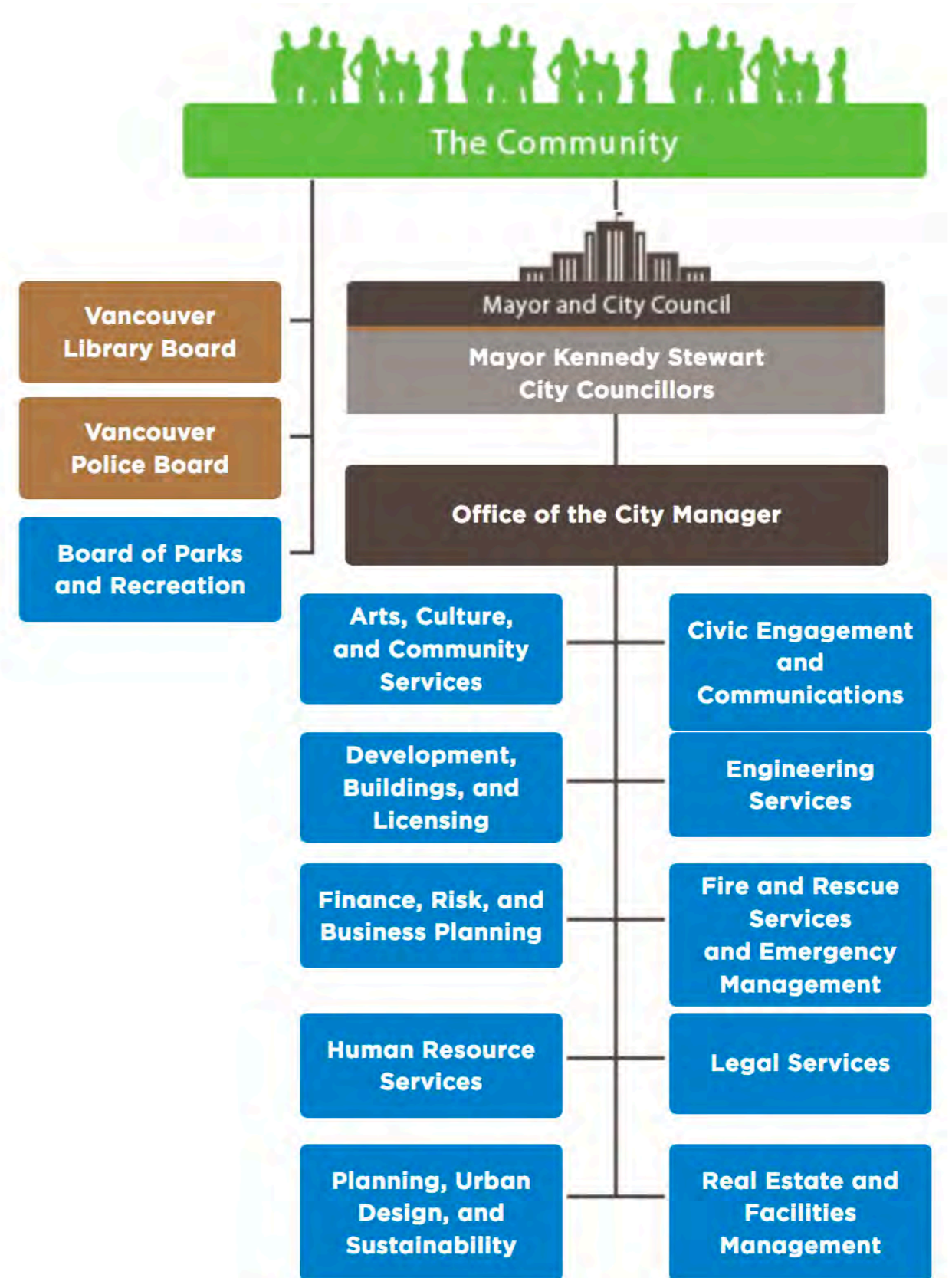
Protection of natural environment

Animal regulations

MUNICIPALITIES

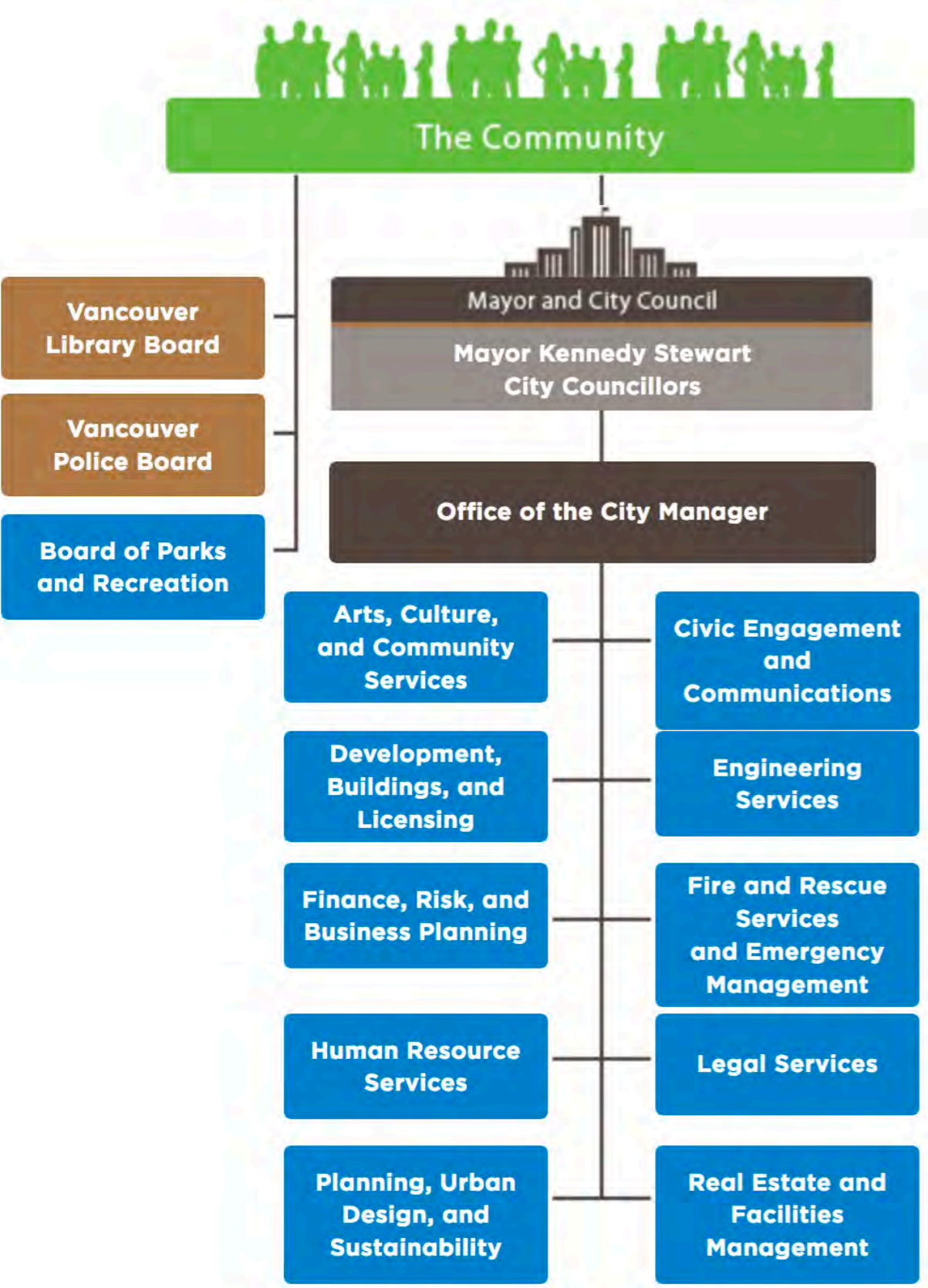


City of Saanich organizational chart



City of Vancouver organizational chart

MUNICIPAL- City of Vancouver



DEPARTMENTS overseeing GREEN SPACES

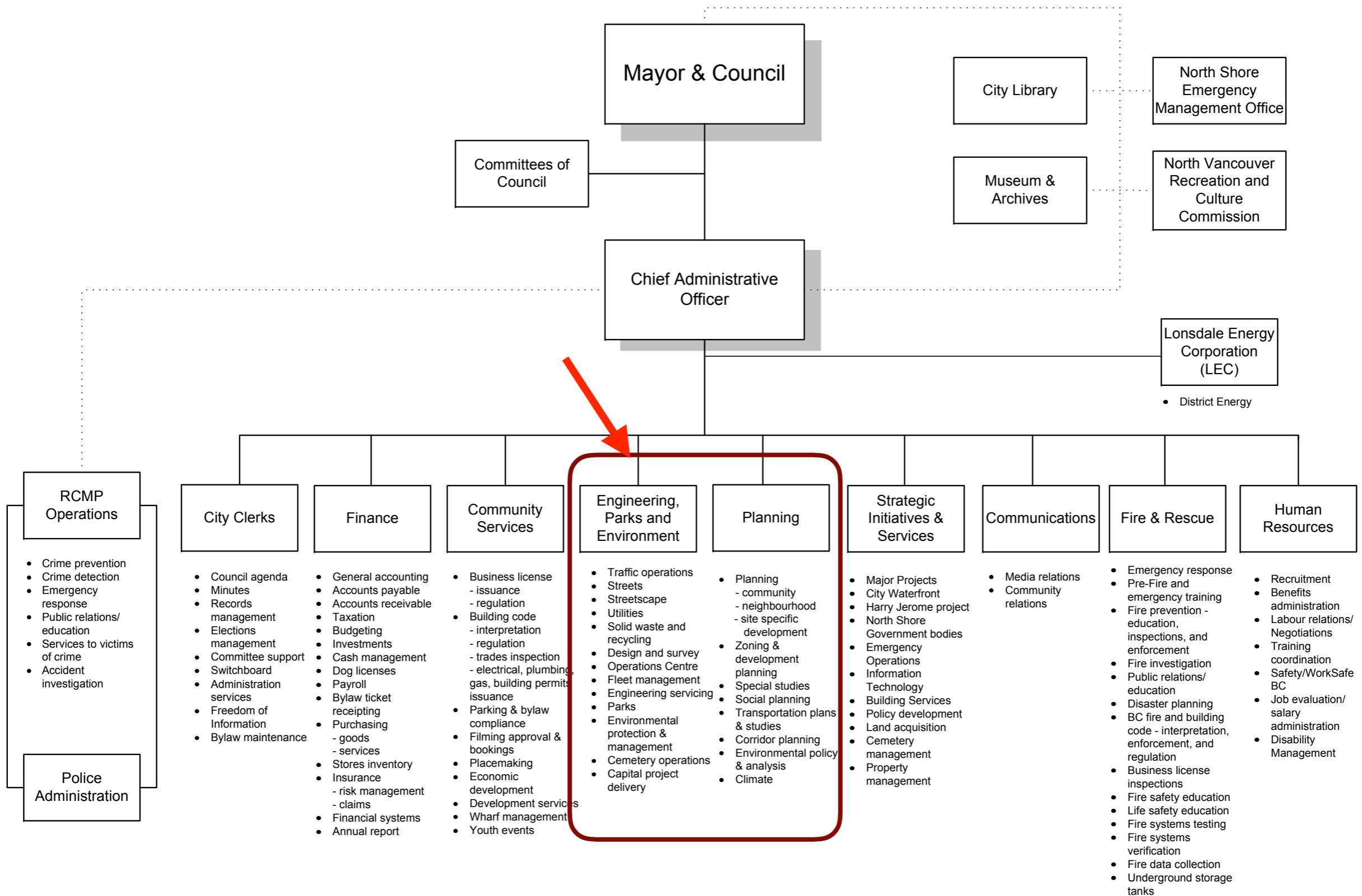
Parks Board

- Parks planning
- Biodiversity planning
- Urban forestry
- Recreation planning

Engineering

- Streets (street trees)
- Transportation
 - Complete streets team
 - Active transportation team
- Water, sewer energy
 - Green infrastructure team

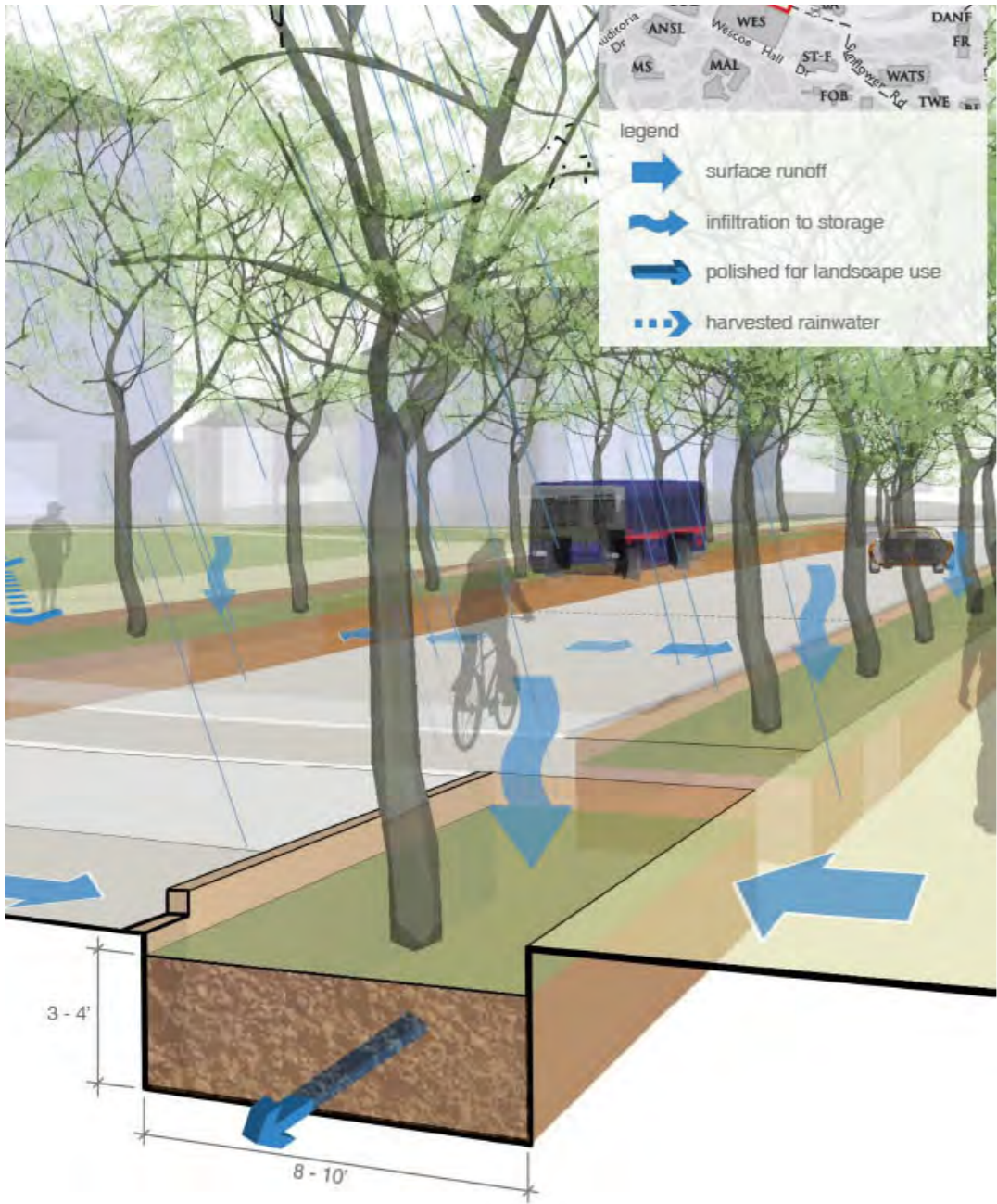
City of North Vancouver – Function Chart



MUNICIPAL- City of North Vancouver

Engineering,
Parks and
Environment

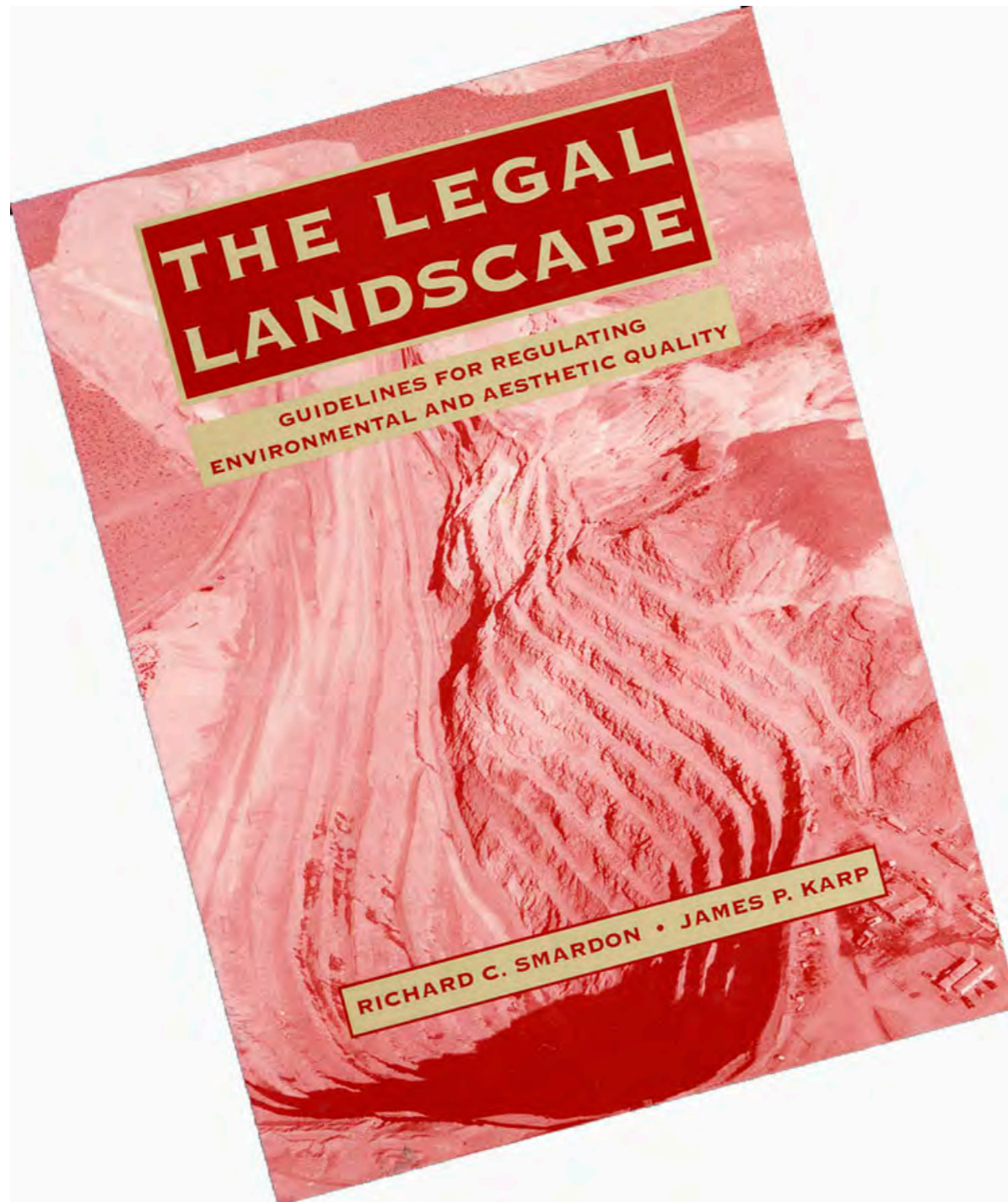
Planning



- Traffic operations →
- Streets →
- Streetscape →
- Utilities
- Solid waste and recycling
- Design and survey
- Operations Centre
- Fleet management
- Engineering servicing
- Parks →
- Environmental protection & management →
- Cemetery operations →
- Capital project delivery →
- Planning →
 - community
 - neighbourhood
 - site specific development
- Zoning & development planning
- Special studies
- Social planning
- Transportation plans & studies
- Corridor planning
- Environmental policy & analysis
- Climate

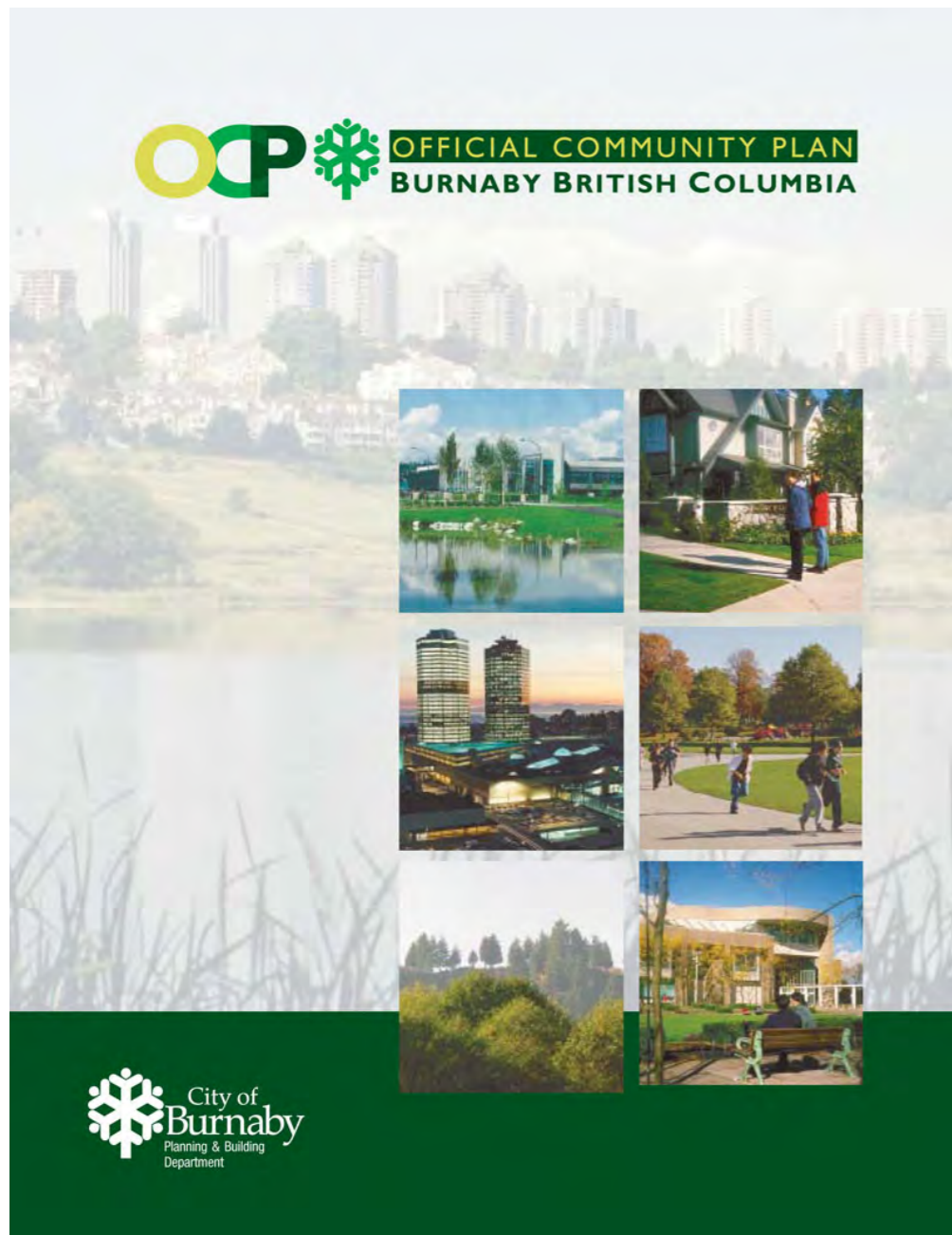
*LAND USE &
LAND DEVELOPMENT LAWS*

LAND USE & LAND DEVELOPMENT LAWS



- *Land use laws*
- *Zoning codes*
- *Site development standards*
- *Landscape standards*
- *Tree protection bylaws*

OFFICIAL COMMUNITY PLANS



OFFICIAL COMMUNITY PLANS

A statement of long term objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government.

***OCPs are not enforceable!
Need zoning***

ZONING

Bylaws regulating the uses of lands and buildings, especially the allowable uses and the density of those uses.....guides day to day implementation.

- passed by the municipal/local government*
- specify what land uses are allowed on parcels of land*
- may include certain other requirements — minimum lot sizes, FARs, parking, setbacks*

Common categories:

- Residential zones*
- Commercial Zones*
- Industrial zones*
- Park zones, etc.*

*** Most jurisdictions require that zoning ordinances be updated to comply with the OCP.*

NEIGHBOURHOOD PLANS- Marpole Community Plan

GRANVILLE

Placemaking

- Enhance the connections to the shopping area at West 64th and 71st Avenues with improved streetscape treatment and landscaping.

- Create a safe and attractive walking experience with generous sidewalk width and planted medians where possible.



- Create a small green open space at the end of West 72nd Avenue which links to Marpole Park. See Figure 10.2.



HUDSON

OAK

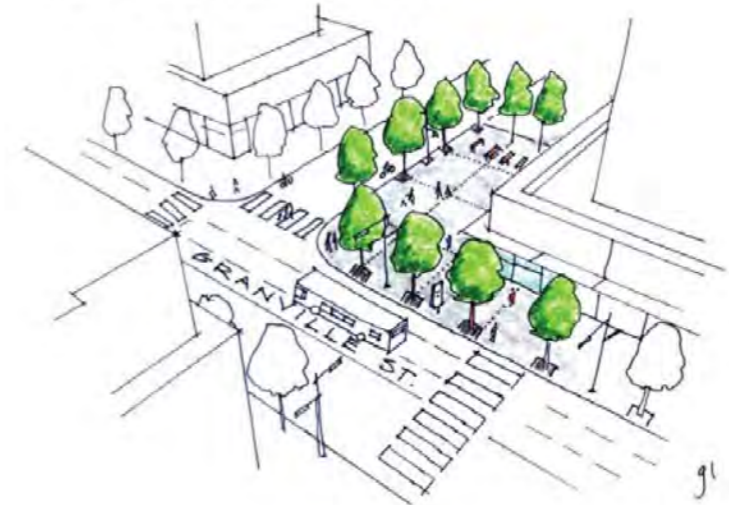
CAMBIE

Figure 6.3



- Create mid-block connections through blocks longer than a standard block length.

- Showcase the heart of the 'high street' at West 67th Avenue with landscaping and an urban plaza including street furniture, feature paving and lighting. See Figure 10.2.



●●● Mid-block connection

NEIGHBOURHOOD PLANS- Marpole Community Plan

Landscape and Private Outdoor Space

7.2.50 The overall landscape approach should reinforce the neighbourhood character by providing a variety of plant materials and treatments, some of which will achieve a substantial size at maturity.

7.2.51 Mature trees and prominent landscape elements should be retained whenever possible.

7.2.52 Landscape should be used to enhance and emphasize the design of a project, highlighting the entry, circulation, private and public spaces.

7.2.53 On arterial streets, provide a row of trees at the front property line to create a double row of trees in coordination with the street trees on City property.

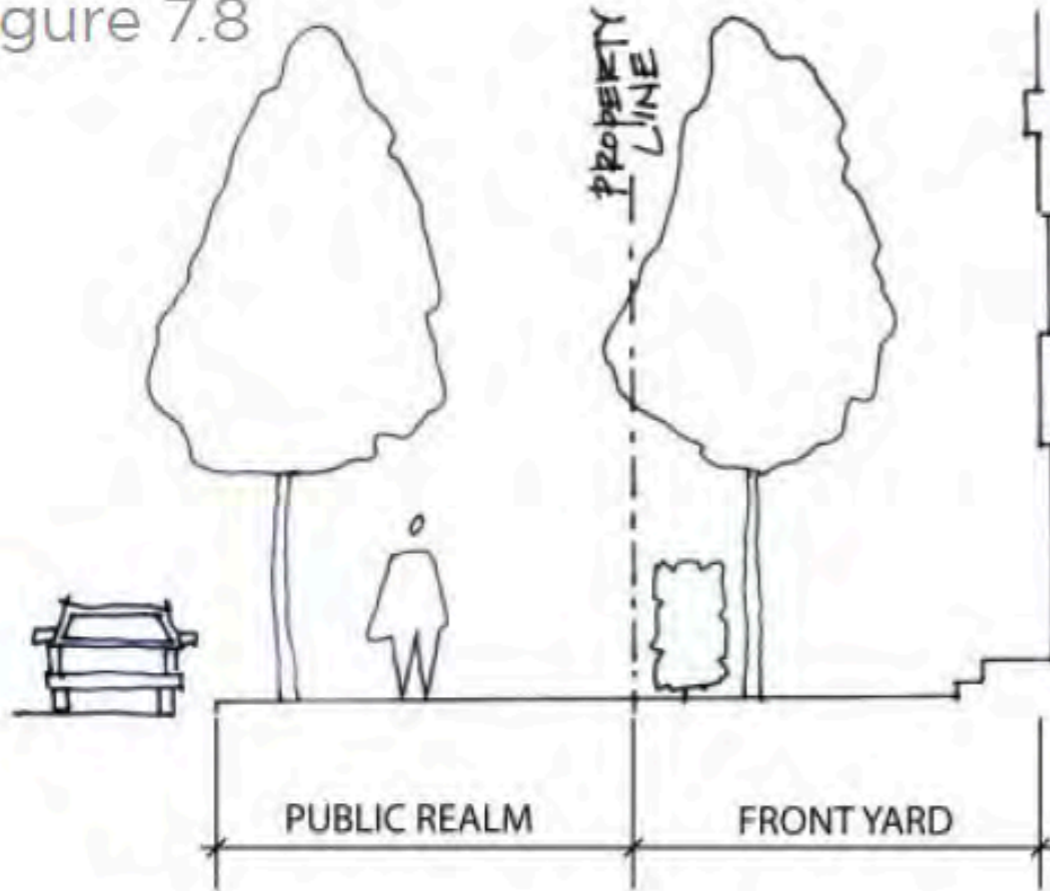
7.2.54 New development should enhance the landscape image of the lane.

7.2.55 Provide locations for urban agriculture, whether at or above grade.

7.2.56 Dwellings should have private outdoor space in the form of a balcony or patio. Shared rooftop gardens can also be provided to increase opportunities for outdoor enjoyment.

7.2.57 Private outdoor spaces for dwellings at grade should be defined by layered planting rather than solid fencing.

Figure 7.8



Public realm and setback at residential buildings

Tree requirements on Oak Street

OFFICIAL DEVELOPMENT PLANS (ODPS)

OFFICIAL DEVELOPMENT PLANS

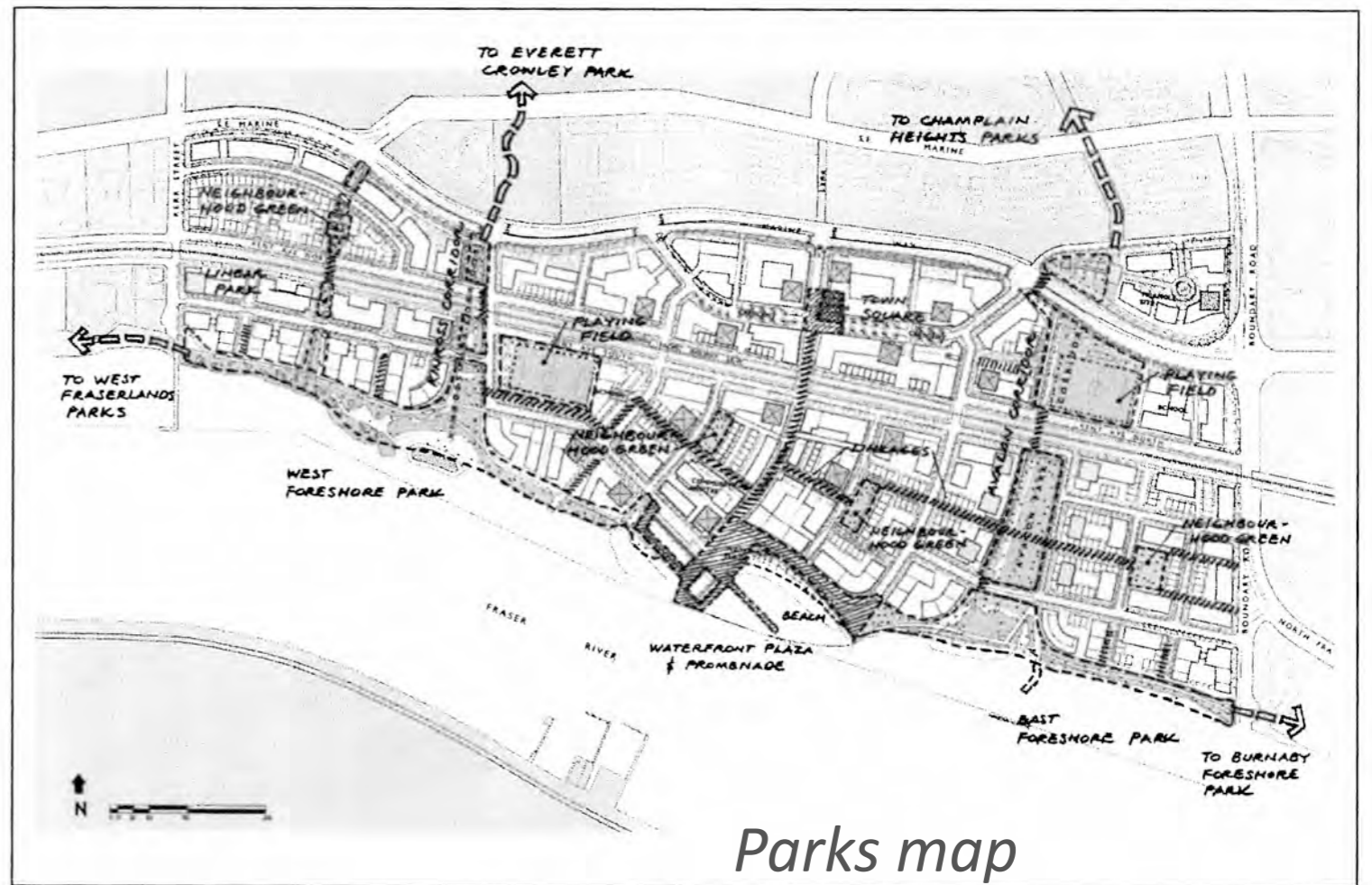
- Typically used for “comprehensive development” zoned areas
- Often proposed by developers
- Lands with CD (comprehensive development) zoning

Official Development Plan for SEFC

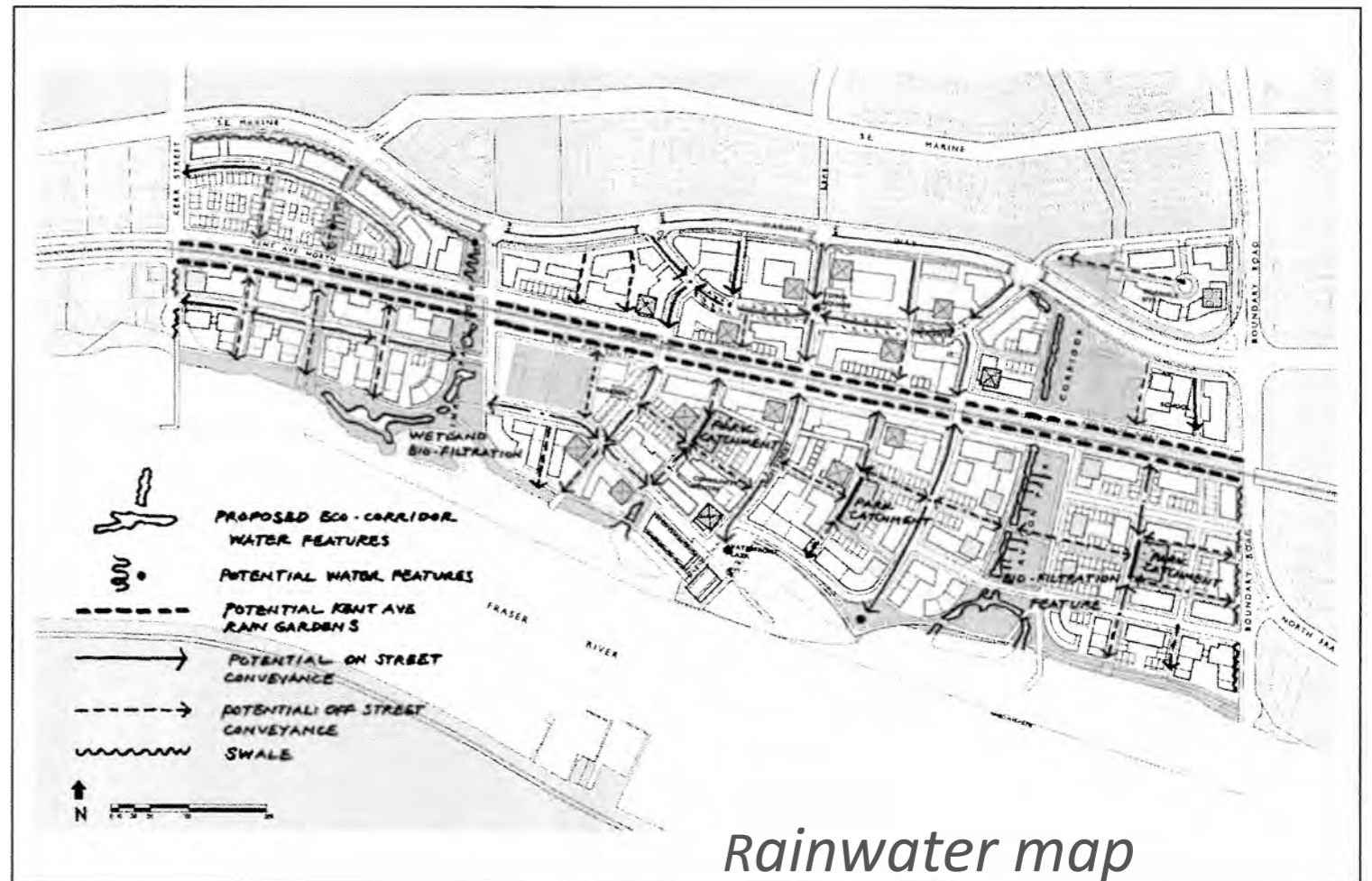
The Southeast False Creek Official Development Plan By-law and two accompanying Council Reports (Financial Strategy and Sustainability Targets and Indicators) were approved by Vancouver City Council at Public Hearing on March 1, 2005 and enacted on July 19, 2005.



East Fraser Lands
Official Development Plan
Bylaw 9393 2006
City of Vancouver



Parks map



Rainwater map

ODPs & GUIDELINES

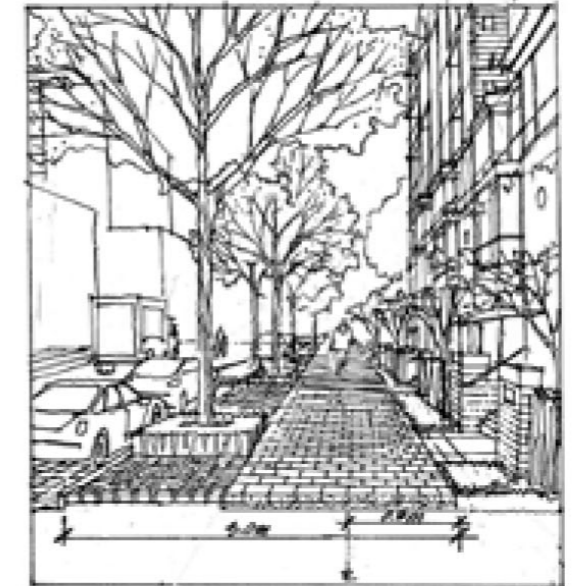
Example of guidelines covering the landscape

DESIGN GUIDELINES

- Typically non-legislated recommendations for the design of buildings, streets, landscaping.
- often overseen by a Design Review panel or developer.



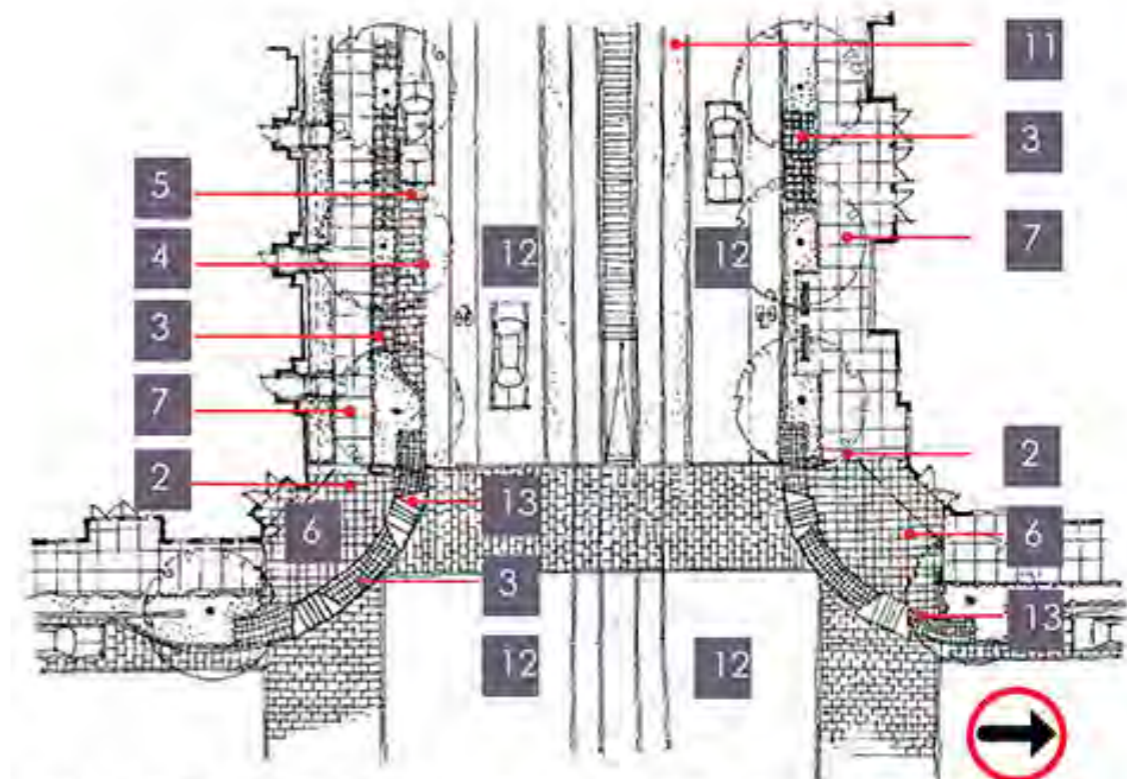
First Ave - North Side



First Ave - South Side

**Southeast False Creek
Public Realm Plan**

Stantec
PWL partnership
COMMONWEALTH
City of Vancouver
June 29, 2006



Distinctive Street/1st Avenue
Olympic Village
(West of Columbia St. + East of Ontario St.)

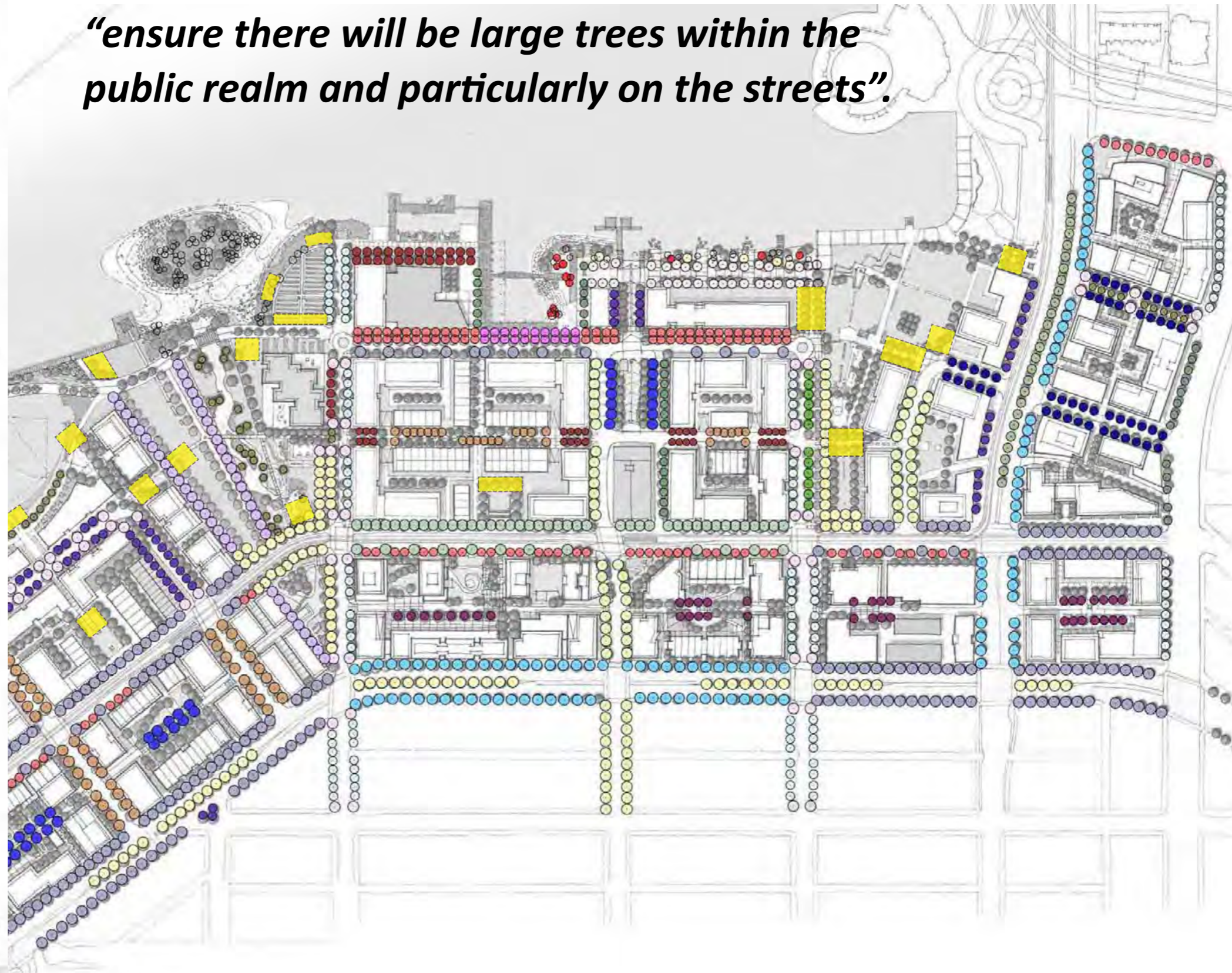
Scale 1: 200

SEFC Public Realm Plan- Trees

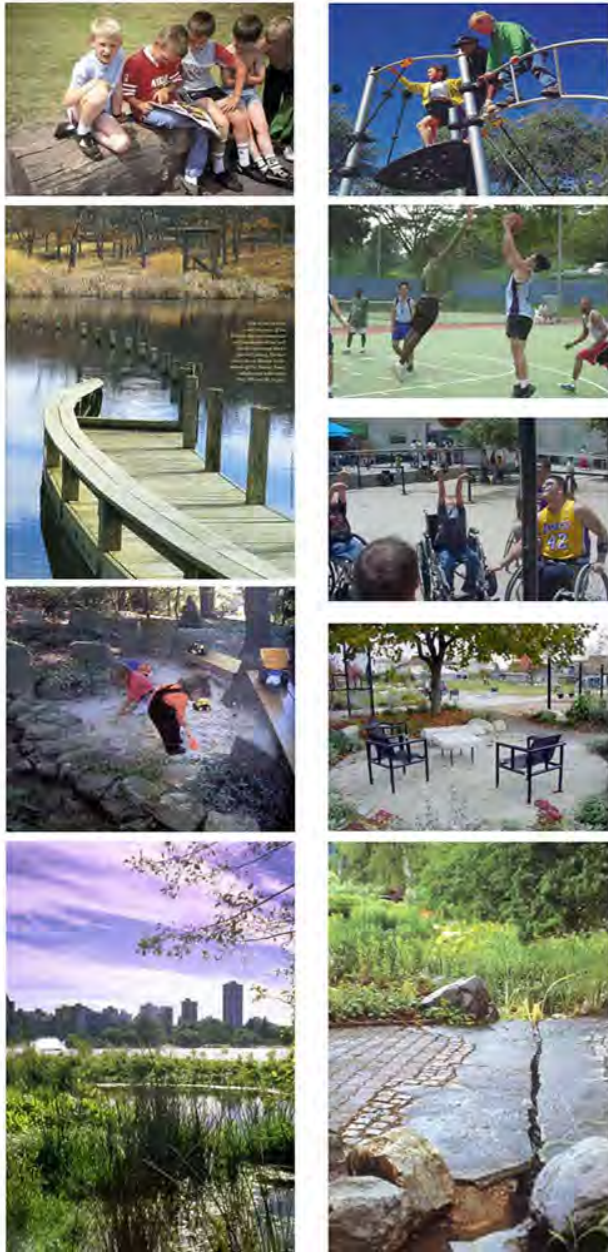
TREE LEGEND

-  Zelkova serrata 'Green Vase'
Green Vase Japanese Zelkova
-  Davidia involucrata
Dove Tree
-  Carpinus betulus 'Fastigiata'
European Hornbeam
-  Acer platanoides 'Emerald Queen'
Emerald Queen Norway Maple
-  Acer rubrum 'Armstrong'
Armstrong Red Maple
-  Acer x freemanii 'Autumn Blaze'
Freeman Maple
-  Acer rubrum 'Karpick'
Karpick Red Maple
-  Acer platanoides 'Easy Street'
Easy Street Norway Maple
-  Acer cappadocicum 'Rubrum'
Cappadocian Maple Magnolia
-  Liquidambar styraciflua 'Worpleston'
Sweet Gum
-  Acer Rubrum 'Morgan'
Morgan Red Maple
-  Quercus frainetto 'Forest Green'
Italian Oak
-  Pistacia acerifolia 'Bloodgood'
London Plain Tree
-  Cercidiphyllum japonicum
Katsura Tree
-  Liriodendron tulipifera
Tulip Tree
-  Acer macrophyllum
Big Leaf Maple
-  Fraxinus oxycarpa 'Raywood'
Raywood Ash
-  Acer platanoides 'Cleveland'
Cleveland Norway Maple
-  Acer platanoides 'Columnar'
Columnar Norway Maple
-  Acer rubrum 'Scarlet Sentinel'
Scarlet Sentinel Red Maple
-  Stewartia koreana
Korean Stewartia
-  Quercus acutissima
Sawtooth Oak
-  Acer truncatum 'Norwegian Sunset'
Shantung Maple
- Metasequoia glyptostroboides
Dawn Redwood
- Orchard/Fruit Trees/Urban Agriculture

“ensure there will be large trees within the public realm and particularly on the streets”.



SEFC Public Realm Plan- Hinge Park



Play Park Program

- 1 **Play Mound**
A mound that is 3-4m high which features a hand water pump and runnel system that outfalls in the pond or in a sand area depending how the children direct the weirs. The water comes from stored rainwater in a cistem.
- 2 **Sand Play Pit**
An area for kids to play in the sand and capture the water running down the runnel. The area is partially framed by a sinuous wall that weaves up and down at different levels for kids to walk along.
- 3 **Walk the Plank**
A concrete walk that extends over the stormwater pond. The path cuts through the play mound with concrete walls that reflect the soil stratification and bugs that would be beneath the ground.
- 4 **Big Tree**
A feature giant tree that provides a sense of permanence and scale to the park.
- 5 **Play Structure**
A play structure with resilient material and surrounded by benches and seating plinths.
- 6 **Play Court and Hard Surface**
Play court and hard surface used in various ways from chalk painting, ball hockey, basketball, tai chi, and dance to staging and performances.
- 7 **Benches and Seating Plinths**
Benches and various height granite seating plinths set in a granular base and beneath trees. The trees provide a shade for the children's parents while the various height plinths provide various seating and play opportunities.
- 8 **Hopscotch Courts**
- 9 **Logs**
Large logs that offer play and seating opportunities while providing habitat for water microorganisms living in the wetland.
- 10 **Concrete Sidewalk Bridge and Pathway**
Concrete blocks that extend across the wetland and step up and over the mound. The concrete sidewalk path cuts through the park and extends from the street to the creek. Sandblasted images.
- 11 **Seating Alcoves**
Quiet seating alcoves protected and screened by plantings. The areas will provide a variety of seating, small tables and games tables for children, parents and caregivers experiencing the park.
- 12 **Original Shoreline**
The original shoreline will be marked with exposed aggregate paving and a band of Blue Oak Grass, reflecting the original shoreline of False Creek. This feature will extend through the Play Park, Hinge Park, and along First Ave. wherever possible.
- 13 **Wetland Source**
The outfall for the stormwater from the streets and various sources that feed the wetland. At the street level a series of rocks create an informal seating and public art opportunity. The original False Creek shoreline passes through reinforcing the importance of water through history to this area.
- 14 **Remnant Rail Line**
Railway ties and gravel mark one of the old railway lines through the Workyard Neighbourhood. The rail line serves as a path for children to run and play along as well as a structured area for trucks that will service the wetland. Names of rail lines, services and goods can be embedded in the ties to remember the reason for the tracks.
- 15 **Reeds and Blocks**
A series of large granite blocks that extend through the wetland reeds and plants to the waters edge. The granite blocks vary in height and size and provide seating, play, sunning, adventure, and staging opportunities for the children.
- 16 **Play Wall**
A concrete wall of various heights that extends through the entire park. It provides a balancing walk, seating, and play opportunity.
- 17 **Storey Telling Circle**
- 18 **Pedestrian Bridge**
- 19 **Gabion Rock Walls**
Metal wire gabions filled with round river rock of various colours and sizes reflecting the stacks of rock that would have been piled in the City Workyard. The gabion wall will be raised slightly at the edge of the walkway creating an edge protection to the water below.
- 20 **Timber Dock**
- 21 **Lawn Terrace**
- 22 **Picnic Terrace**
- 23 **Seating Terrace**
Nestled between the large-scale trees and pedestrian lights a series of double sided benches offer great views to the parks, wetland, and people walking by to the waterfront.
- 24 **Large Boulders**

N.T.S.



STRATEGIC OR FOCUSED PLANS

Planning documents

City-wide

ODPs

Geographic areas

Neighbourhood Plans

*Urban functions-
city-wide*

Functional plans

Official development plans

Transit

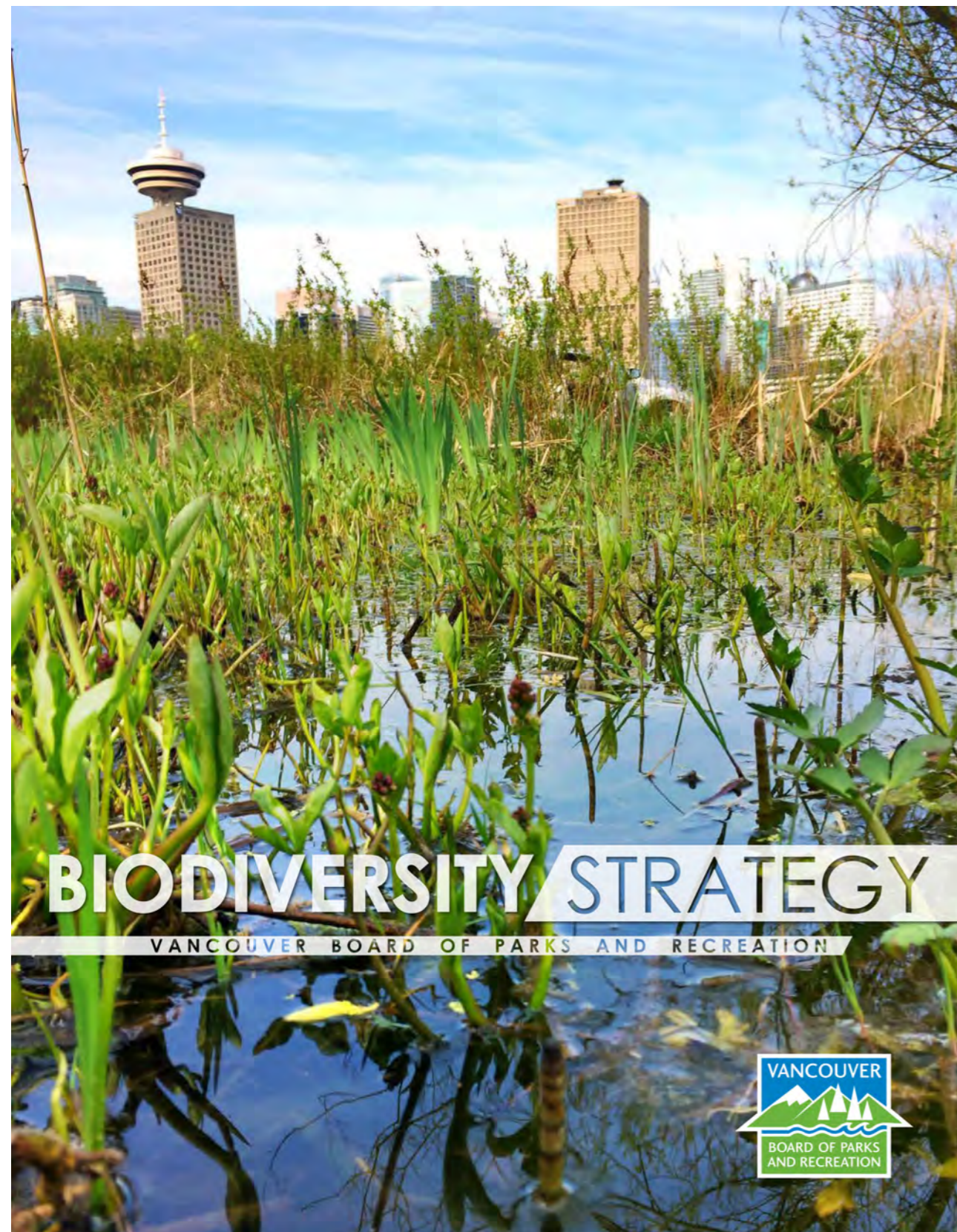
Parks & open spaces

Rainwater

Urban forest

Biodiversity

STRATEGIC OR FOCUSED PLANS



See the class blog > Resources for these documents.

STRATEGIC OR FOCUSED PLANS- Rainwater Management Plan

Vancouver Integrated Rainwater Management Plan



VOLUME I

Vision, Principles & Actions

FINAL DRAFT



WHY RAINWATER MANAGEMENT?
THE NATURE OF RAINFALL IN VANCOUVER
WHAT DO WE NEED TO DO DIFFERENTLY?
WHAT DO WE WISH TO ACHIEVE?
HOW DO WE START?
HOW DO WE ORGANIZE LONG-TERM FUNDING AND IMPLEMENTATION?
WHAT CONSTITUTES SUCCESS?

VISION FOR THE CITYWIDE IRMP

Vancouver's abundant rainwater is celebrated as a resource:

- To maintain clean water from watersheds to receiving environments.
- To reduce potable water demand;
- To connect people to urban and natural ecosystem functions

PLANS, ZONING, BYLAWS

Bylaws

Planning documents

OCPs

Functional plans

Geographic areas

Neighbourhood Plans

Official development plans

Zoning

- ⊕ BUILDING
- ⊕ BUSINESS IMPROVEMENT AREAS
- ⊕ BY-LAW ENFORCEMENT
- ⊕ CEMETERIES
- ⊕ DEVELOPMENT COST LEVIES
- ⊕ ELECTIONS AND OTHER VOTING
- ⊕ EMERGENCY SERVICES
- ⊕ GOVERNANCE AND ADMINISTRATION
- ⊕ HEALTH
- ⊕ HERITAGE CONSERVATION
- ⊕ LICENSING AND BUSINESS REGULATION
- ⊕ LOCAL IMPROVEMENTS
- ⊕ NUISANCE
- ⊕ PLANNING AND LAND USE
 - ⊕ Boards, Commissions, Panels
 - ⊕ Demolition
 - ⊕ Fees
 - ⊕ Land Regulation
 - ⊕ Official Development Plan
 - ⊕ Signs
 - ⊕ Single Room Accommodation
 - ⊕ Subdivision
 - ⊕ Zoning and Development
- ⊕ PROTECTION OF TREES
- ⊕ PUBLIC WORKS
- ⊕ REAL-PROPERTY TAXATION
- ⊕ RESIDENTIAL TENANCIES
- ⊕ STREETS

BYLAWS

What is a bylaw?

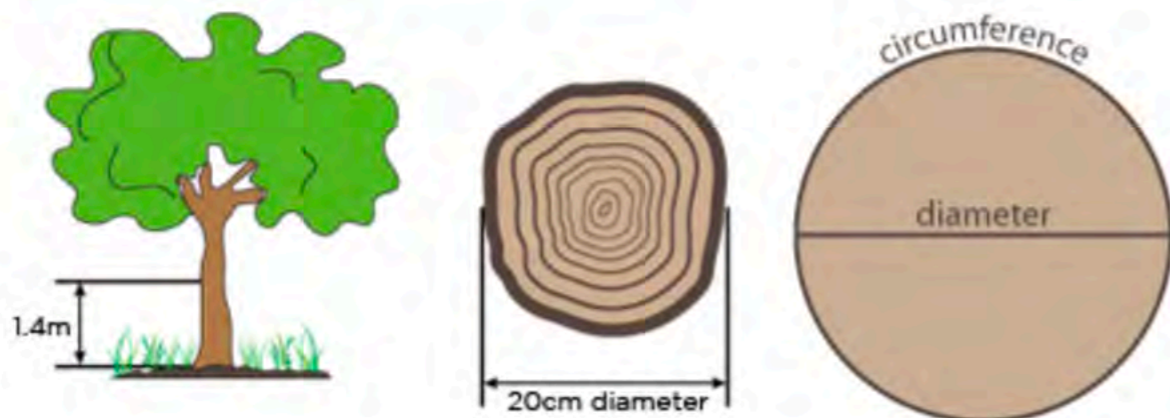
- a) a law
- b) a set of rules adopted by an organization for governing its own affairs

i.e. within the jurisdiction established by the provincial government, municipalities must adopt **bylaws** for governing their affairs.

BYLAWS:

City of Vancouver Protection of Trees Bylaw 9958

Get a tree removal permit



Property development and trees

*Unless a tree requires removal under one of the conditions listed below, all property development (renovation or new building) **requires you to retain existing trees located on your property.***

All trees to be retained on the site require protection during any construction or development. All trees on adjacent properties or boulevard trees that are in danger of being damaged must be protected as well.

Tree removal conditions

Property owners may be granted permission to remove trees, if one or more of the following conditions apply:

- The tree on a development site is located within the building envelope
- The tree is located such that a proposed garage or other accessory building cannot be located so as to retain the tree
- An arborist certifies the tree is dead, dying, or hazardous
- An arborist certifies the tree is directly interfering with utility wires and cannot be pruned and still maintain its reasonable appearance or health
- An accredited plumber certifies that the roots of the tree are directly interfering with, or blocking sewer or drainage systems

BYLAWS:

City of Vancouver Protection of Trees Bylaw 9958

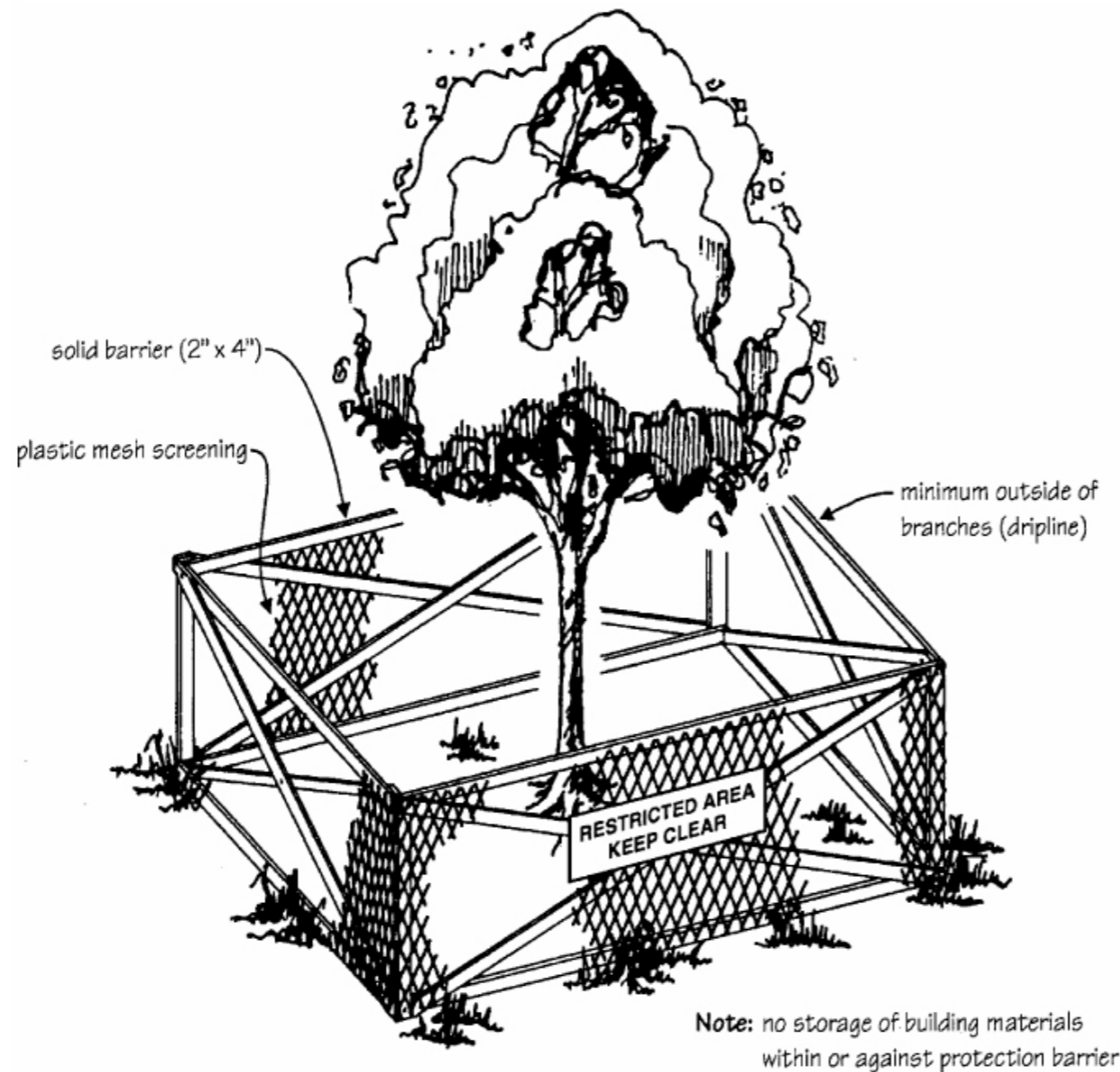


Figure 3 - Tree Protection Barrier

Schedule D*
Tree Protection Distance
Table

| Trunk Diameter (cm) | Minimum Protection Req'd Around Tree (distance from trunk in metres) |
|---------------------|--|
| 20 | 1.2 |
| 25 | 1.5 |
| 30 | 1.8 |
| 35 | 2.1 |
| 40 | 2.4 |
| 45 | 2.7 |
| 50 | 3 |
| 55 | 3.3 |
| 60 | 3.6 |
| 75 | 4.5 |
| 90 | 5 |
| 100 | 6.0 |

* Table reproduced from the By-law

- ⊕ BUILDING
- ⊕ BUSINESS IMPROVEMENT AREAS
- ⊕ BY-LAW ENFORCEMENT
- ⊕ CEMETERIES
- ⊕ DEVELOPMENT COST LEVIES
- ⊕ ELECTIONS AND OTHER VOTING
- ⊕ EMERGENCY SERVICES
- ⊕ GOVERNANCE AND ADMINISTRATION
- ⊕ HEALTH
- ⊕ HERITAGE CONSERVATION
- ⊕ LICENSING AND BUSINESS REGULATION
- ⊕ LOCAL IMPROVEMENTS
- ⊕ NUISANCE
- ⊖ PLANNING AND LAND USE
 - ⊕ Boards, Commissions, Panels
 - ⊕ Demolition
 - ⊕ Fees
 - ⊕ Land Regulation
 - ⊕ Official Development Plan
 - ⊕ Signs
 - ⊕ Single Room Accommodation
 - ⊕ Subdivision
 - ⊕ Zoning and Development
- ⊕ PROTECTION OF TREES
- ⊕ PUBLIC WORKS
- ⊕ REAL-PROPERTY TAXATION
- ⊕ RESIDENTIAL TENANCIES
- ⊕ STREETS

⊖ PLANNING AND LAND USE

- ⊕ Boards, Commissions, Panels
- ⊕ Demolition
- ⊕ Fees
- ⊕ Land Regulation

⊖ Official Development Plan

-  [ODP - Arbutus Corridor By-law No. 8249](#)
-  [ODP - Central Waterfront By-law No. 5261](#)
-  [ODP - Coal Harbour By-law No. 6754](#)
-  [ODP - Downtown By-law No. 4912](#)
-  [ODP - Downtown Eastside/Oppenheimer By-law No. 5532](#)
-  [ODP - East Fraser Lands By-law No. 9393](#)
-  [ODP - False Creek By-law No. 4812](#)
-  [ODP - False Creek North By-law No. 6650](#)
-  [ODP - Greenhouse Gas Emission Reduction By-law No. 10041](#)
-  [ODP - Heritage Conservation Area No. 11349](#)
-  [ODP - Regional Context Statement Official Development Plan By-law No. 10789](#)
-  [ODP - Rental Housing Stock By-law No. 9488](#)
-  [ODP - South East False Creek By-law No. 9073](#)
-  [ODP - Southeast Granville Slopes By-law No. 5752](#)

City of Vancouver ZONING AND DEVELOPMENT BYLAW # 3575

By-law no. 3575 : ***A By-law to regulate, within the City of Vancouver, the development of land***, as defined herein, with respect to the use of the same, and

- the ***location, design, construction, and use of buildings and structures for residence, commerce, trade, industry, recreation, culture, and other purposes***;
- to ***regulate*** and limit ***the height, number of storeys and the size of buildings*** and other structures to be erected hereafter or the alterations of existing buildings and structures;
- to ***regulate*** and determine ***the size of yards, courts and other open spaces***, to prescribe building lines,
- to regulate and ***limit the density of population***; to conserve and stabilize the value of property;
- to provide ***adequate open spaces for light and air***; to protect and improve amenity;
- to ***lessen congestion on streets***;
- to promote health, safety and the general welfare; and for all or any of the said purposes to divide the City into districts of such number, shape and area as may be deemed best suited to carry out these regulations in accordance with a Town Plan and to provide for the granting or refusal of development permits in accordance therewith including where necessary the imposition of conditions relative to the granting of such permits, and to provide for the enforcement of this by-law and to prescribe penalties for the violation of its provisions]

Includes > 12,300 amendments from 1956 to 2019

HOW DO WE LEARN ALL THESE LAWS?

- *Legal research*
- *Specialists*
- *Lawyers*
- *Experience*
- *Continuing education*

TAKE-AWAYS

- *Many levels of government plan and manage Metro Vancouver's Green Networks*
- *Many municipalities (cities)*
- *Many departments in any city oversee some aspects of Green Networks*
- *Many types of planning documents*
- *Thousands of bylaws*
- *Communication, collaboration, cooperation is necessary*

QUESTIONS?
COMMENTS?