



False Creek South Update

Presented to
Vancouver City Council
RTS 11594

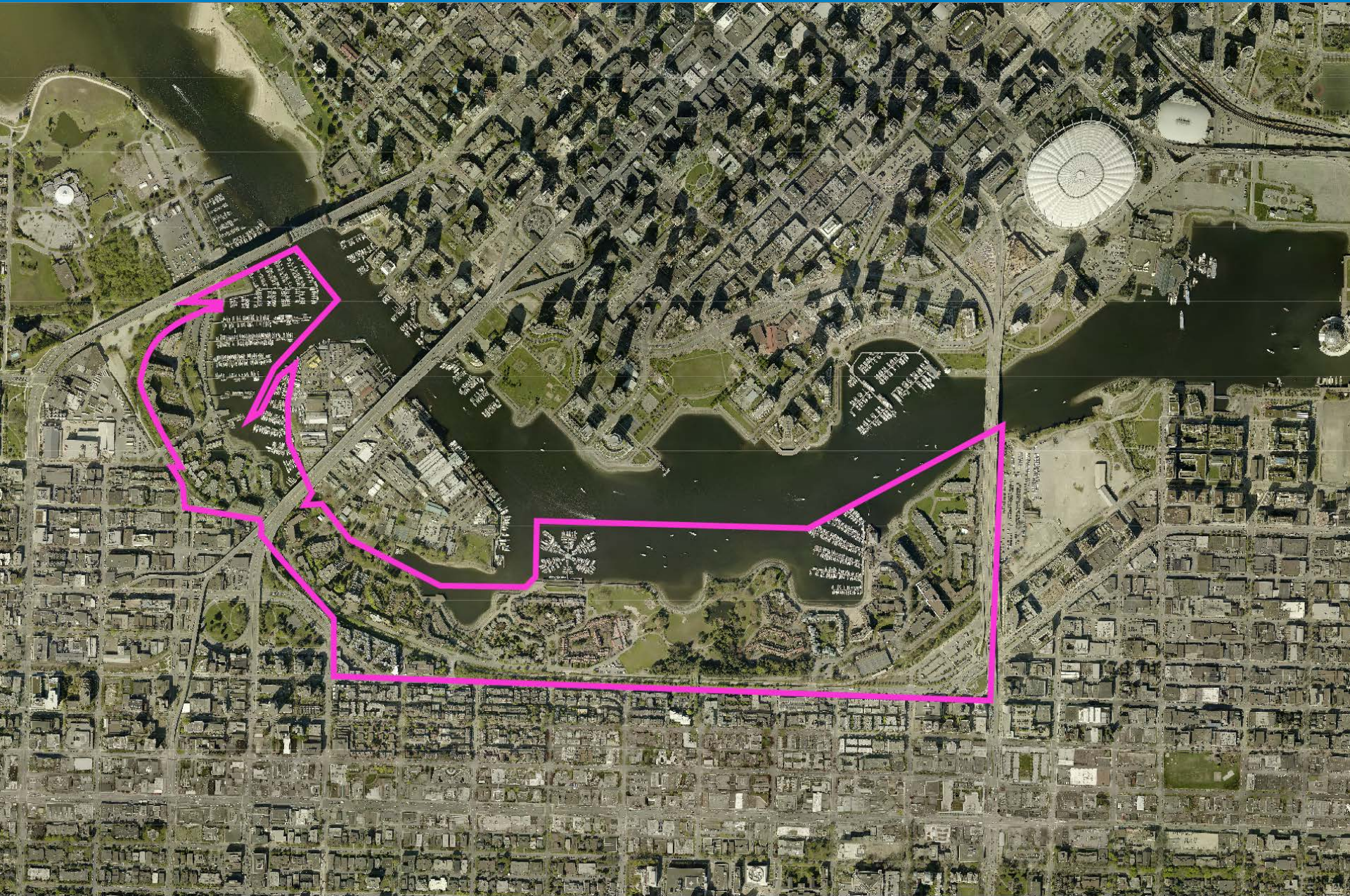
January 25, 2017

Presentation Outline

1. Background
2. Leasehold Issues and Opportunities
3. Recommended Way Forward
 - Proposed Planning Process
 - Proposed Negotiation Process
 - July 2016 Council Directions
4. Next steps

1. Background

False Creek South, Home to ~5,500 Vancouverites



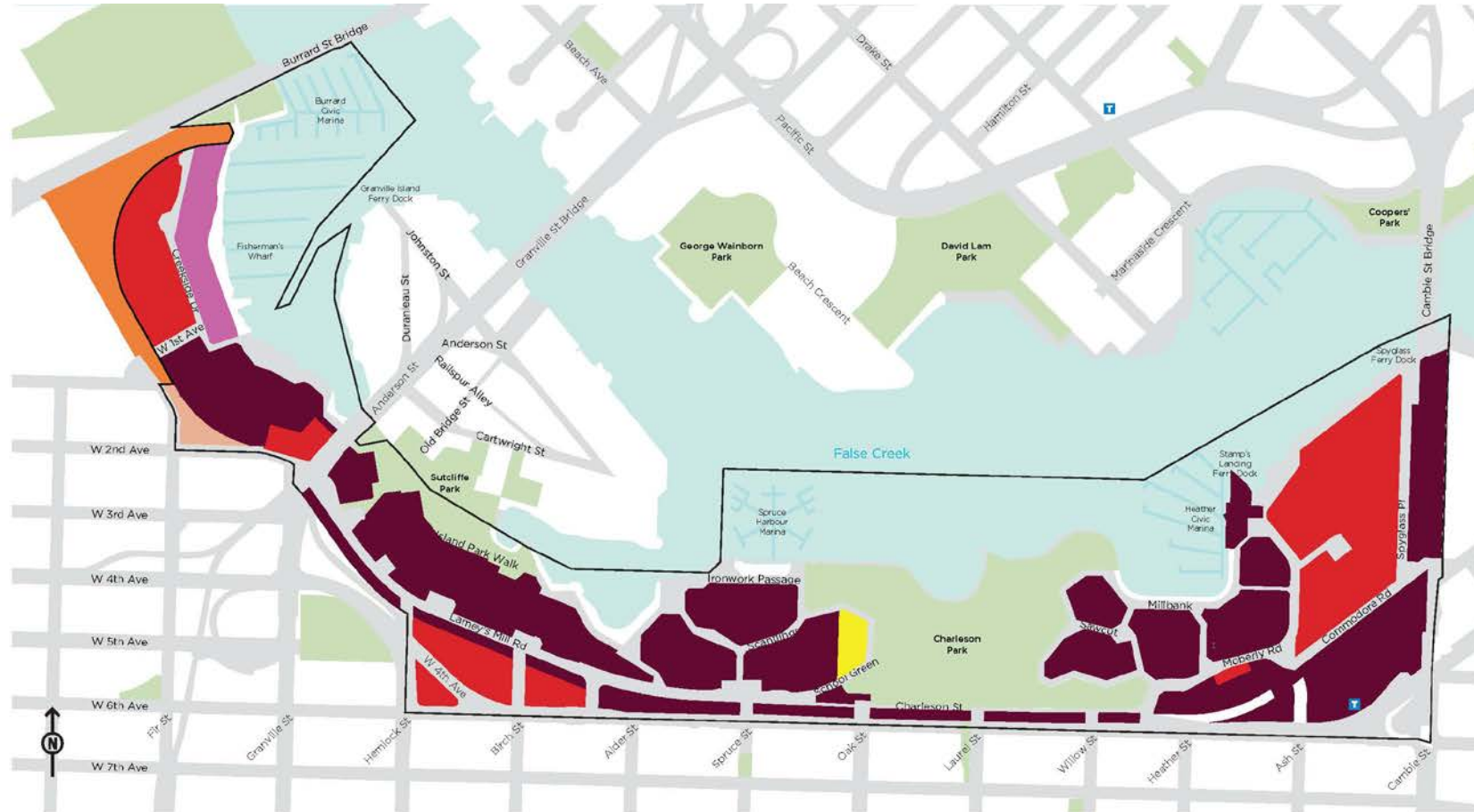
History of False Creek South is the History of Modern Vancouver



Quick Facts - False Creek South

- 55 ha (136 acres) land area
- 80% of the land area City-owned
 - Includes 17% park land and 3 km long seawall
- 5,788 population
- 3,258 residential units – built 1974-1982
- 1,033 non-market housing units
- 9 co-ops

Land Ownership



- LEGEND**
- Area boundary
 - Street
 - Park
 - T Transit station

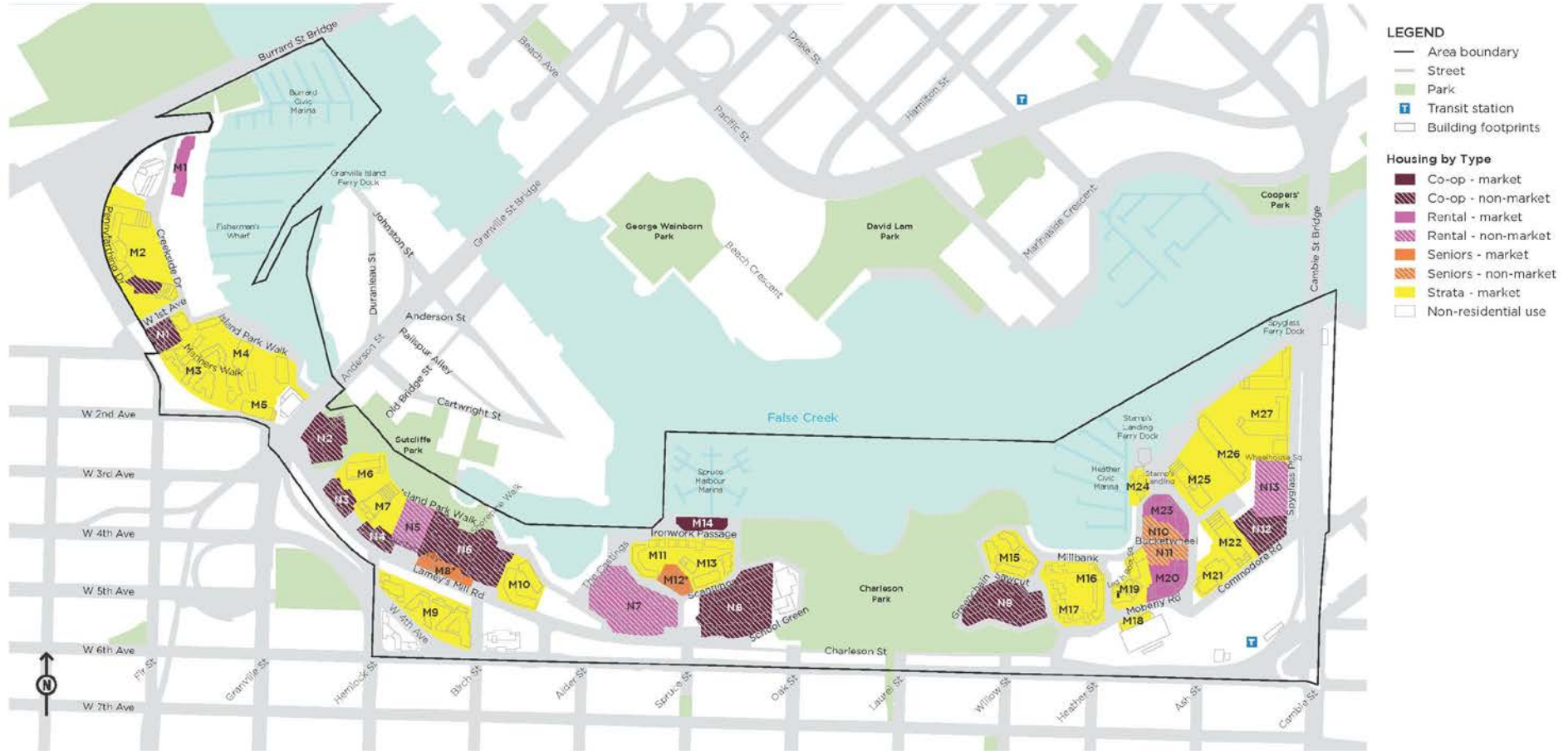
- Land Ownership**
- City of Vancouver
 - Federal government
 - Private
 - Squamish Nation/
Kitsilano Indian Reserve
 - City's Arbutus Corridor
Lands
 - Vancouver Board of
Education

False Creek South Community and Neighbourhood Association

- False Creek South Neighbourhood Association (FCSNA) established 1970s to
 - Ensure on-going involvement of local community in its governance
 - Represent the interests of the neighbourhood
- *RePlan subcommittee created to engage with the City about lease end issues and enable the community to evolve and diversify *“in a way sustainable for existing residents and the City of Vancouver”*
- Community desire for lease renewals and to work with the City on a new neighbourhood vision

2. Leasehold Issues and Opportunities

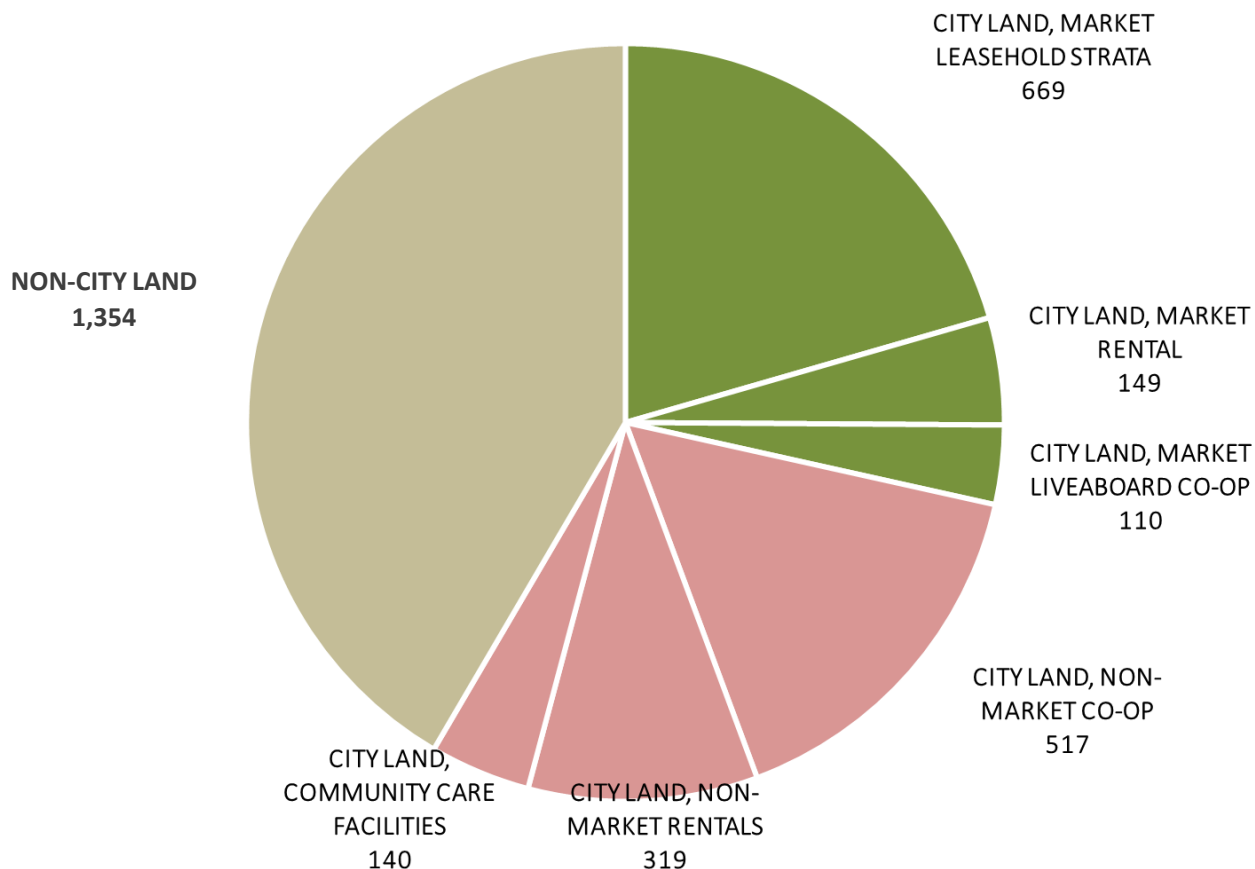
Housing Types and Tenancies



A Significant Asset for the City and for the Community

~ 3,300 mixed income/tenure residential units · 48 commercial units

Land value represents ~ 15% of total PEF value



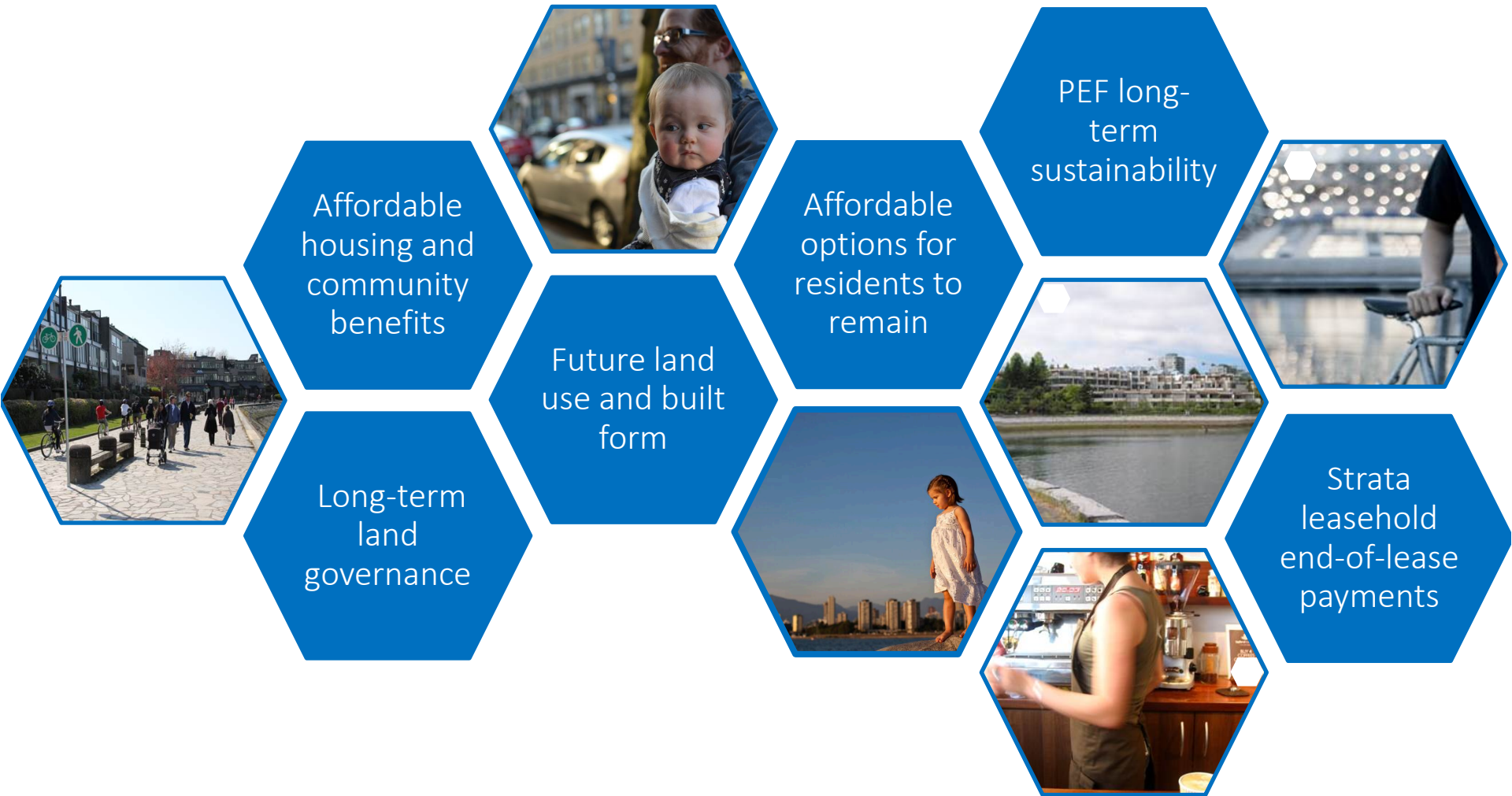
**does not include 48 commercial leaseholders*

3. Recommended Way Forward



- Staff recommends initiating in Spring 2017:
 1. A phased comprehensive planning process
 2. Developing affordable housing options for residents to remain
 3. Discussions with strata leaseholders on end-of-lease issues
- Lay the groundwork for resolution of lease issues

Several Important Inter-connected Elements



Recommendation A:
Develop a Terms of Reference
for a Planning Process

TOR for a Phased Planning Process

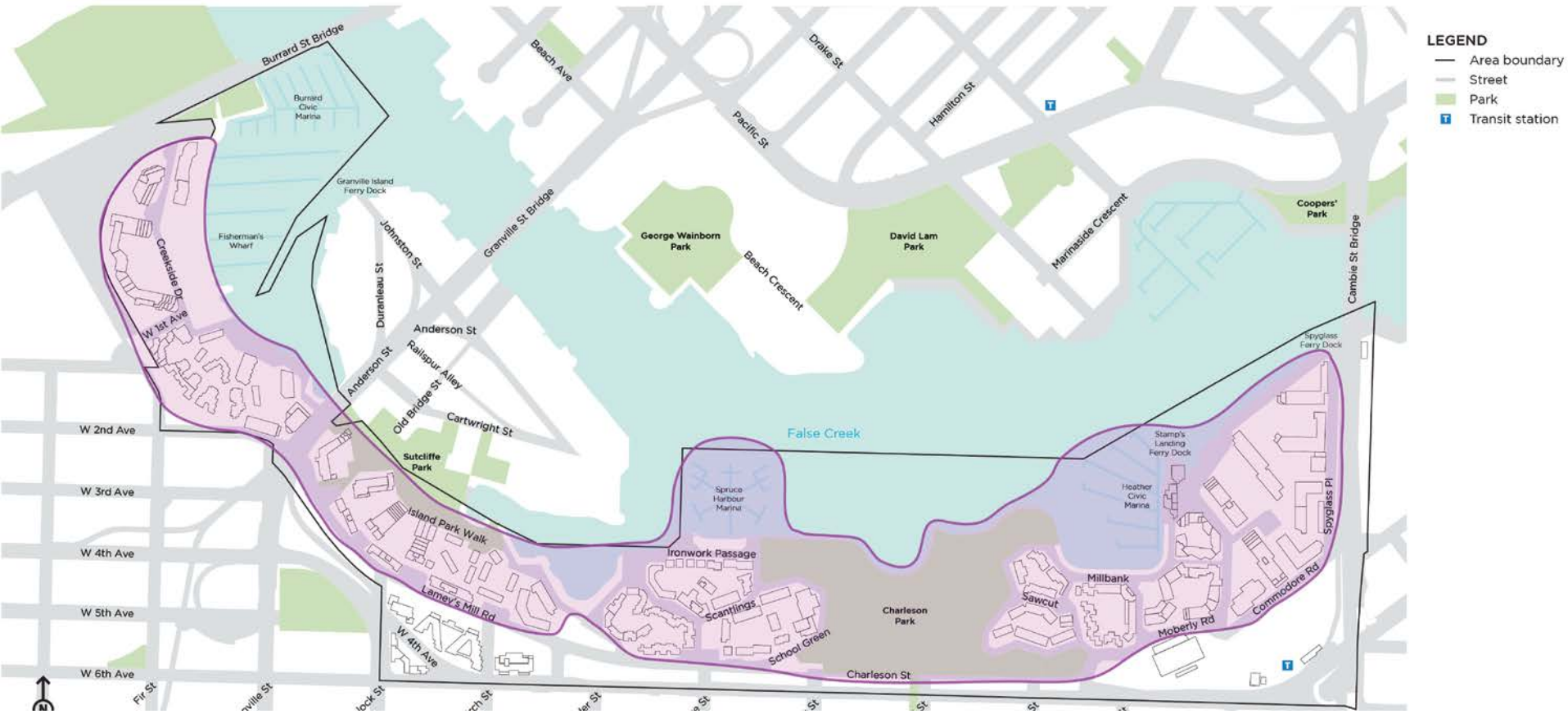
Outline a Terms of Reference for a phased planning process that will:

- Run in parallel with both a framework process for resolving the end-of-lease issues with strata leases and a process for developing affordable options for residents to remain in False Creek South
- Result in detailed planning for undeveloped sites on the community edge
- Re-examine the functional role of 6th Avenue and Charleson for all modes with improved transit and a better pedestrian realm
- Develop criteria that may allow tenanted sites to opt into detailed planning in Phase 1
- Articulate high level planning principles for the remainder of the area, with detailed planning to be completed at a later date

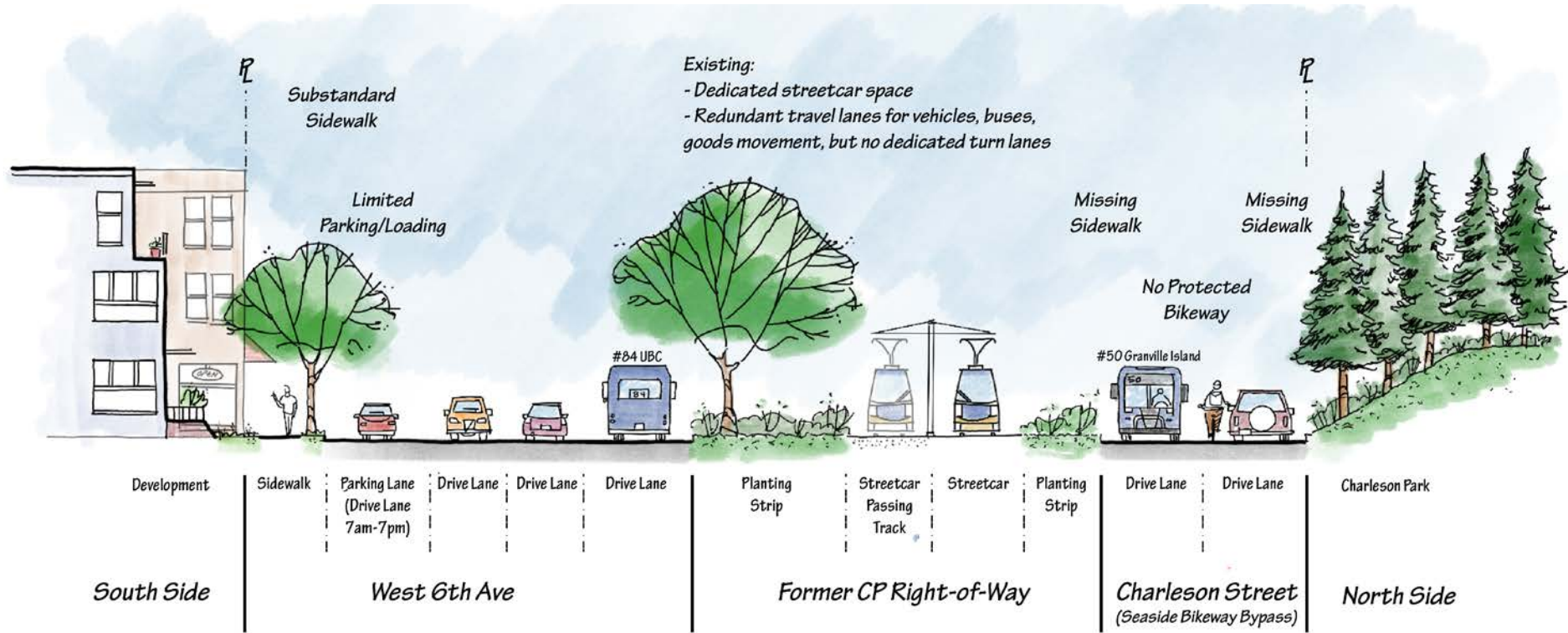
Phase 1 – Community Edge



Phase 2 – Remainder



West 6th Avenue & Charleson Street (Existing Context)



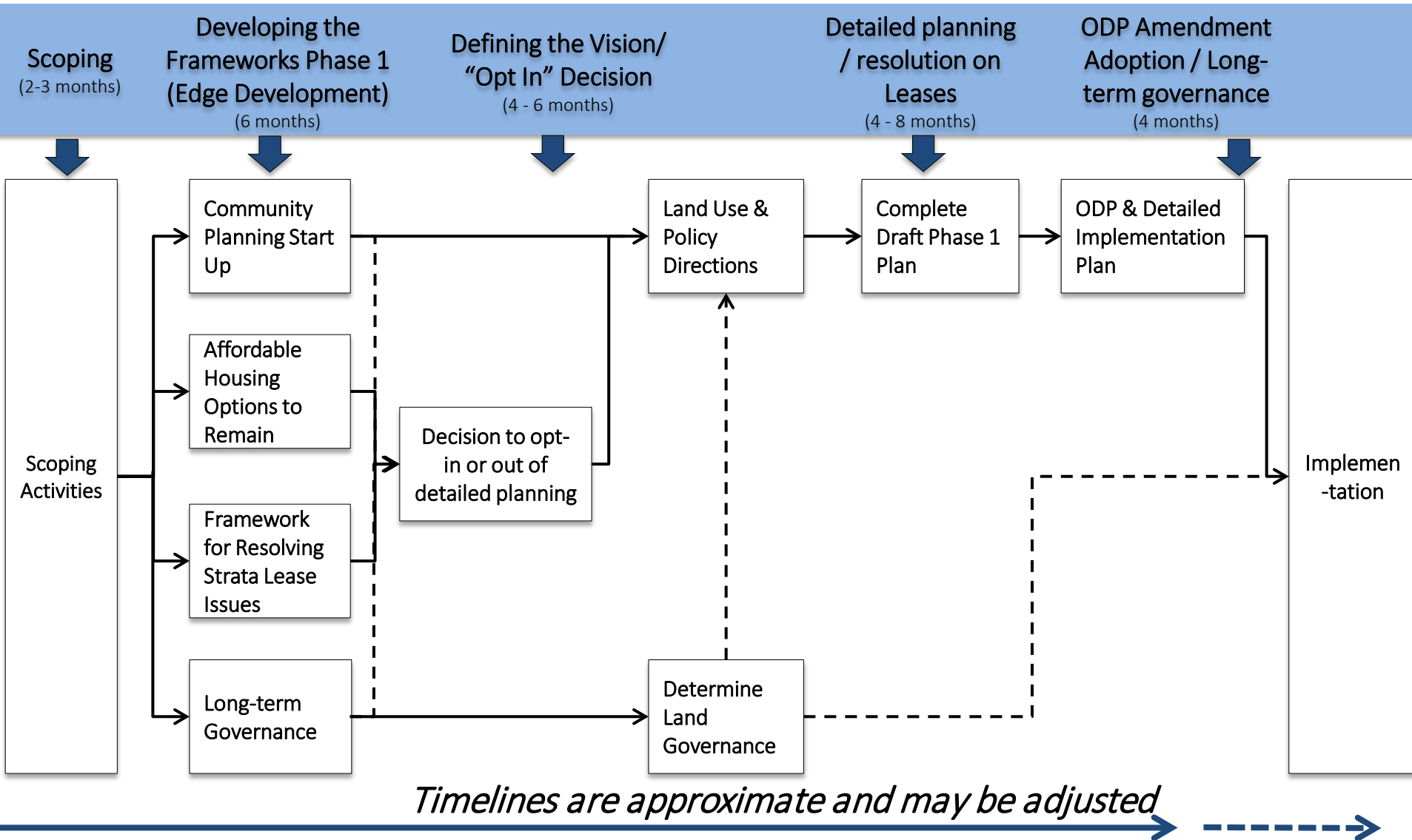
Objectives of a Phased Planning Approach

- Provide an overall vision for the future of False Creek South that recalls the neighbourhood's legacy of innovation by creating compelling and appropriate urban design responses to current day challenges and aspirations
- Accommodate additional population and housing choices, retain affordable housing and explore options for aging in place
- Improve street environment, access to Charleson Park, and "knit" neighbourhoods together
- Explore ways to green the community
- Explore an opt-in choice for existing residents to provide choice and timing (addresses uncertainty)
- Manage pace of change for existing community

Engagement Approach

- Engagement Principles:
 - Conduct a fair and open process (*some discrete actions around real estate transactions may need to be advanced “in-camera”)
 - Regular communication with community
 - Planning process to include general public and city-wide interests
- Engagement Tools:
 - Advisory Group – to have representation from community and city-wide interests
 - Facilitate meetings
 - Design Charrettes to develop options

Steps and Products Summary



Recommendation B:
Develop Affordable Housing Options
for Residents to Remain

Existing Housing Policies and Practice

- Retain and/or replace existing rental and affordable housing stock
- Protect and support renters and vulnerable tenants
- Support the creation of diverse housing tenures across all neighbourhoods
- Enable aging in place (create complete communities with diverse housing stock to enable flow)
- Enable growing in place (family housing requirements in new developments for a sustainable city)
- Balance growth and manage pace of change
- Recognize housing is a shared challenge (partner with senior levels of government to create housing)
- Deploy City-owned land assets strategically to maximize delivery of affordable housing and/or deepen affordability

Affordable Options to Remain in Neighbourhood, Next Steps

1. **Develop affordable options to remain.** Design a process for creating affordable options to remain in the neighbourhood for all False Creek South residents (including rental, co-op, non-market and strata leaseholders), informed by current and emerging policies and programs
2. **Scenario evaluation.** Evaluate the policy, program, legal and financial implications of affordable options to remain scenarios for report back to Council, coordinated with overall planning process
3. **Affordable housing strategy.** Overarching affordable housing strategy to be developed as part of the planning process

Recommendation C:
Develop a Framework Process
for Resolving Lease Issues

Develop a Framework Process for Resolving Lease Issues, Next Steps



1. Begin work with the 717 strata leaseholders to establish a framework for resolving issues arising from the approaching end of the strata lot leases
2. Continue to engage with the Province on this matter

Recommendation D:

Undertake Work on Evaluating
Land Governance Options

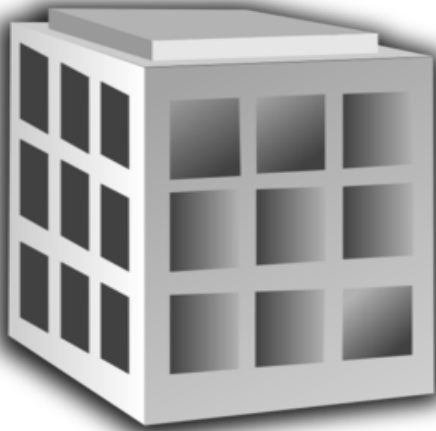
Land Governance Options, Next Steps



1. Leverage work *RePlan has completed regarding land governance
2. Conduct review of land governance options which optimize land development and management of the False Creek South lands
3. Cost to be funded by the 2017 Property Endowment Fund Capital Budget

Recommendation E:
Initiate Building Condition Assessments

Initiate Building Condition Assessments, Next Steps



- GM, REFM recommends initiating building condition assessments for all buildings constructed on leased land
- Under the lease agreements, tenants have granted the City the right of inspection
- Understanding existing building conditions will better inform the planning process and negotiations regarding end-of-lease issues
- City will seek to work collaboratively with the leaseholders when exercising our right under the leases as the landlord to inspect the buildings
- Target completion Q3-2017
- Cost to be funded by the 2017 Property Endowment Fund Capital Budget

Recommendation F:
Approve the False Creek South
Engagement Principles

Purpose of False Creek South Engagement Principles

Opportunity for the City to deliver long-lasting benefits for Vancouver residents ... proposed principles balance respect for community interests and City's flexibility to explore opportunities to redevelop and meet other City-wide goals and objectives.

City of Vancouver False Creek South Engagement Principles

*RePlan's Principles,
2014

Mayor's Principles
June 2015

*RePlan's Draft Goals
for Strata Leaseholders,
April 2016

Consultation Discussions, July - November 2016

THE COMMUNITY AND NEIGHBOURS

1. RePlan, Co-op Subcommittee
2. RePlan, Strata Leaseholder Subcommittee
3. RePlan leadership group
4. CMHC - Granville Island
5. President, FCS commercial leasehold strata
6. Residences for Independent Living
7. Uptown Kiwanis Society

HOUSING ASS'NS, ADVOCATES & EXPERTS

8. BC Non-Profit Housing Association
9. Coalition for Vancouver Neighborhoods
10. Co-operative Housing Federation of BC
11. Generation Squeeze

PLANNING AND DEVELOPMENT ASS'NS & EXPERTS

12. Larry Beasley, former COV Director of Planning
13. PEF Expert Advisory Panel
14. Urban Development Institute
15. Urban Land Institute
16. Vancouver Planning Commission

OTHER EXPERTS AND INTERESTED PARTIES

17. BC Housing
18. CMHC
19. Greater Vancouver Board of Trade
20. SFU Community Trust/UniverCity
21. Matt Hern, SFU Professor, organizer, writer
22. Metro Vancouver Aboriginal Executive Council

Recommendation G:

Incorporate Financial Considerations
Recommendations A-E

Incorporate Financial Considerations

Staff recommend the Director of Finance work with the General Managers of Planning, Urban Design and Sustainability, Community Services, and Real Estate and Facilities Management, to incorporate financial considerations in formulating strategy options, and report back on a viable financial and implementation strategy for Council consideration as staff progress on recommendations A to E:

- Develop a Terms of Reference for a planning process
- Develop a framework process for resolving lease issues
- Undertake work on evaluating land governance options
- Develop affordable housing options for residents to remain
- Initiate building condition assessments

4. Next Steps



Next Steps

- Spring 2017 – PDS staff to report back a detailed work plan and budget, including a process, led by CS, to develop affordable housing options for False Creek South residents
- Spring 2017 – REFM staff to report back on a framework for negotiating lease resolution, after engaging with False Creek South strata leaseholders
- REFM staff to begin research on land governance options
- Fall 2017 - REFM staff to report back regarding building condition assessment work

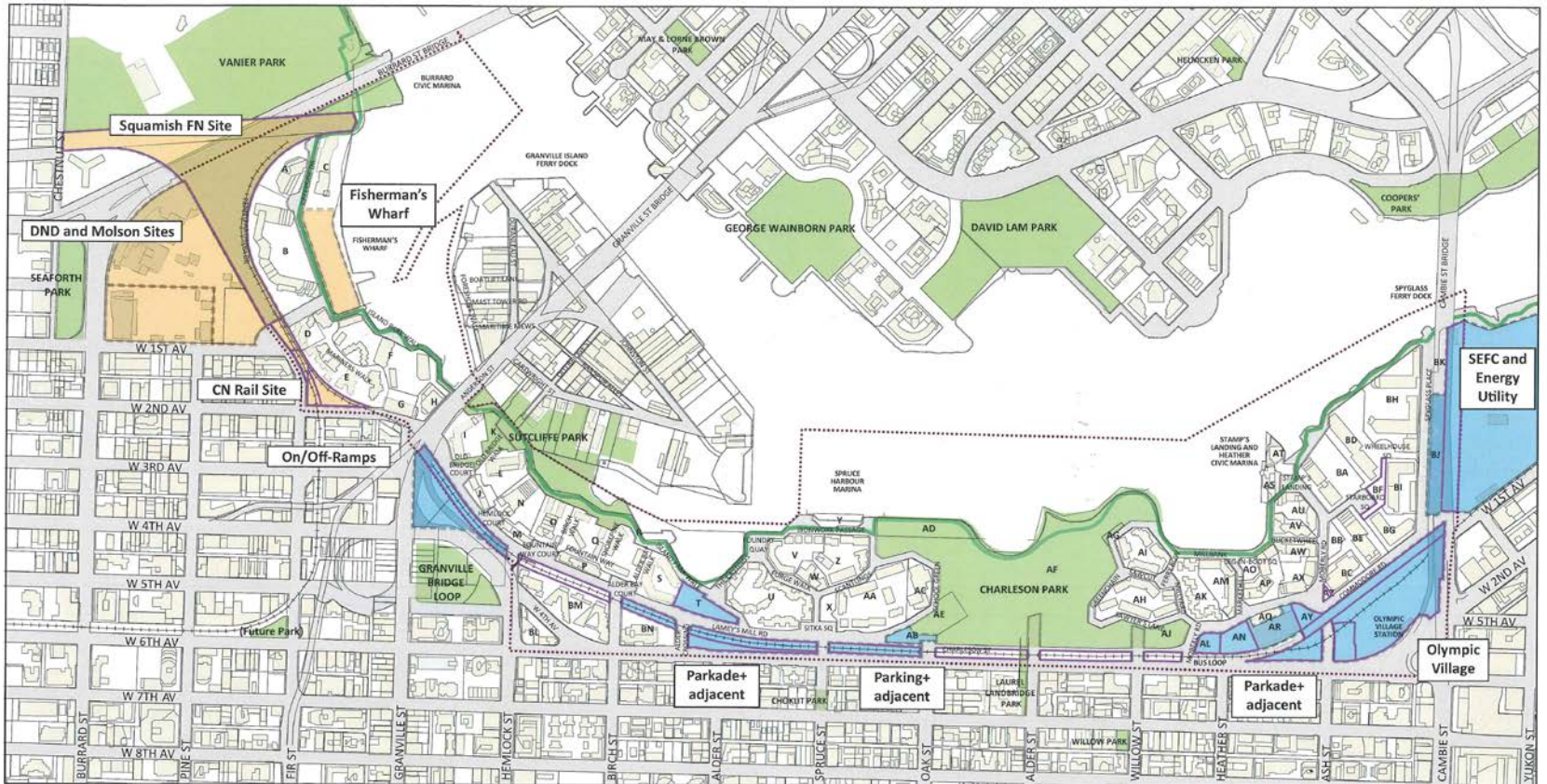
Spring 2017



MAXIMUM
15

SHARED
PATHWAY

End



False Creek South: Scoping

18. Potential Development Opportunities

- On City-owned sites
- On Non-City-owned sites
- Undeveloped sites

