



False Creek South Update

Presented to
Vancouver City Council
RTS 11872

May 30, 2017

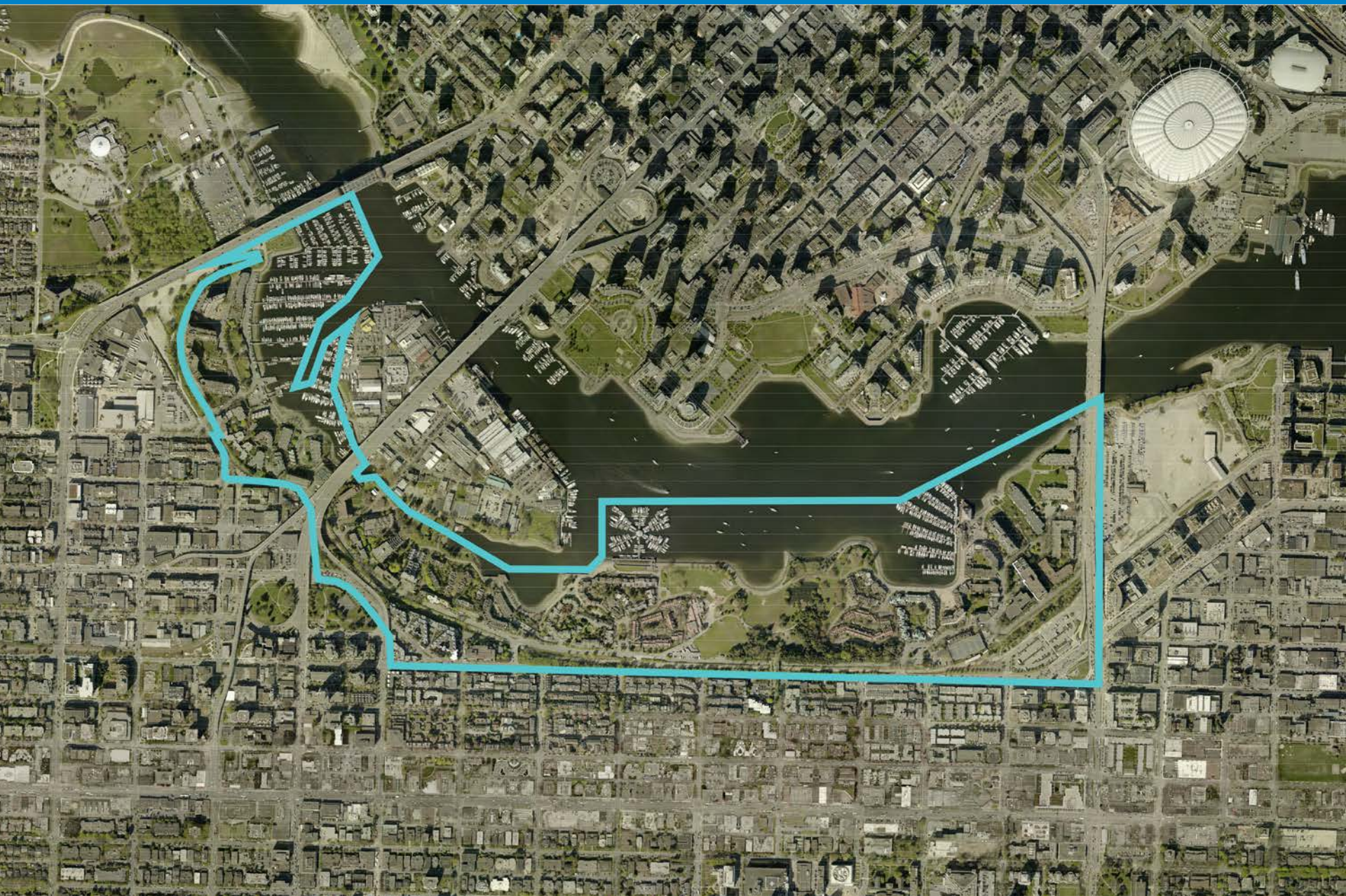


Presentation Outline

1. Background
2. FCS Planning Process Terms of Reference (ToR)
3. Updates on other streams of work

False Creek South - Background

False Creek South home to ~5,400 Vancouverites



The Changing Face of False Creek South

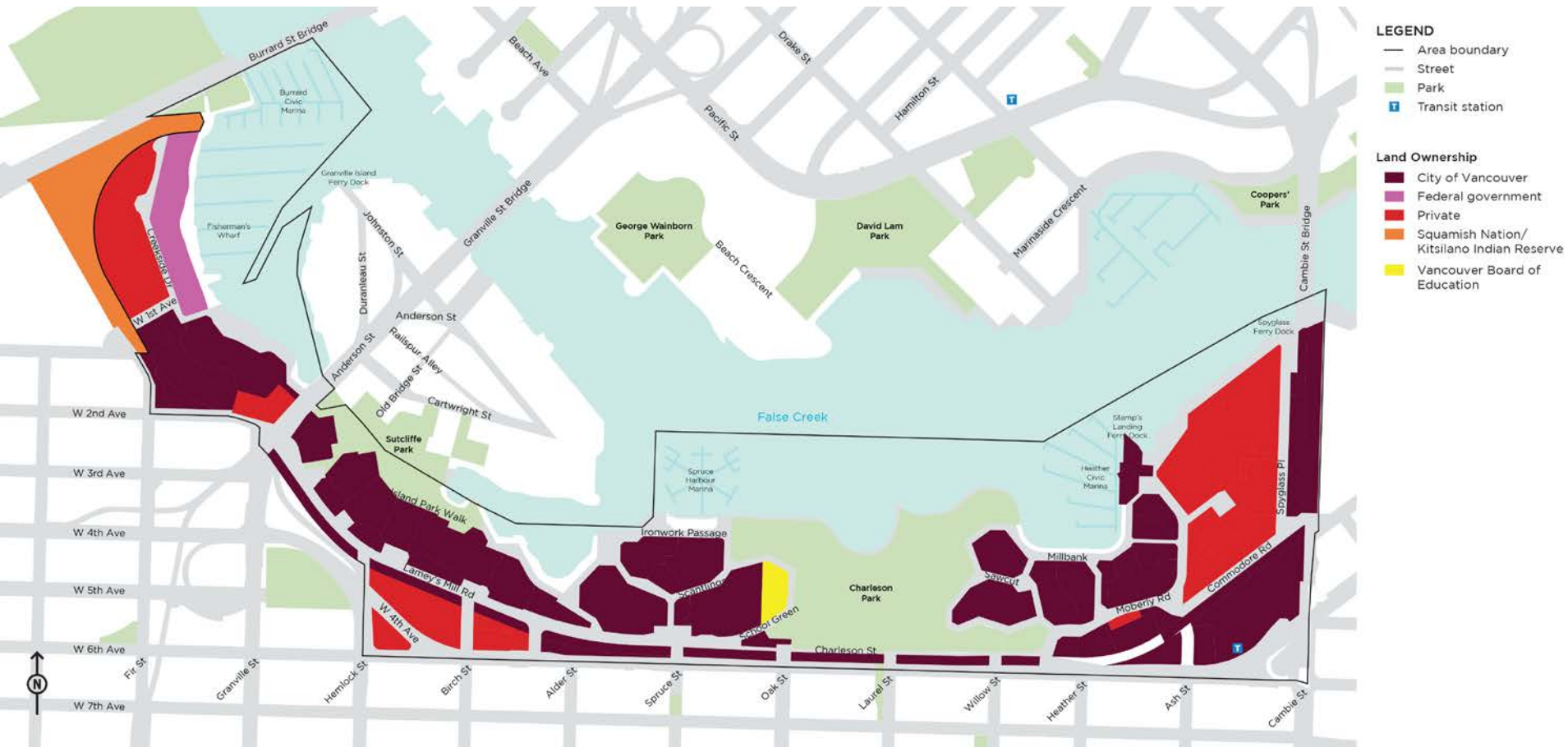


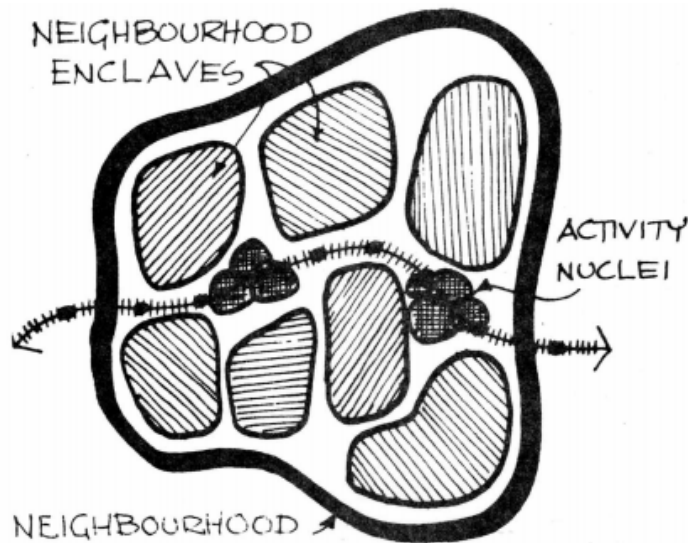
False Creek South - 1975



False Creek South - 2017

Land Ownership





- Intentional design led by the Planning Department using bold, experimental land forms
- Mixed income, mixed use community with a variety of tenure forms
- Shared public infrastructure built by the City
- Land not sold – retained by the City and leased via long term (60 year) leases.
- Developers (private market and non-profit sponsors) built improvements

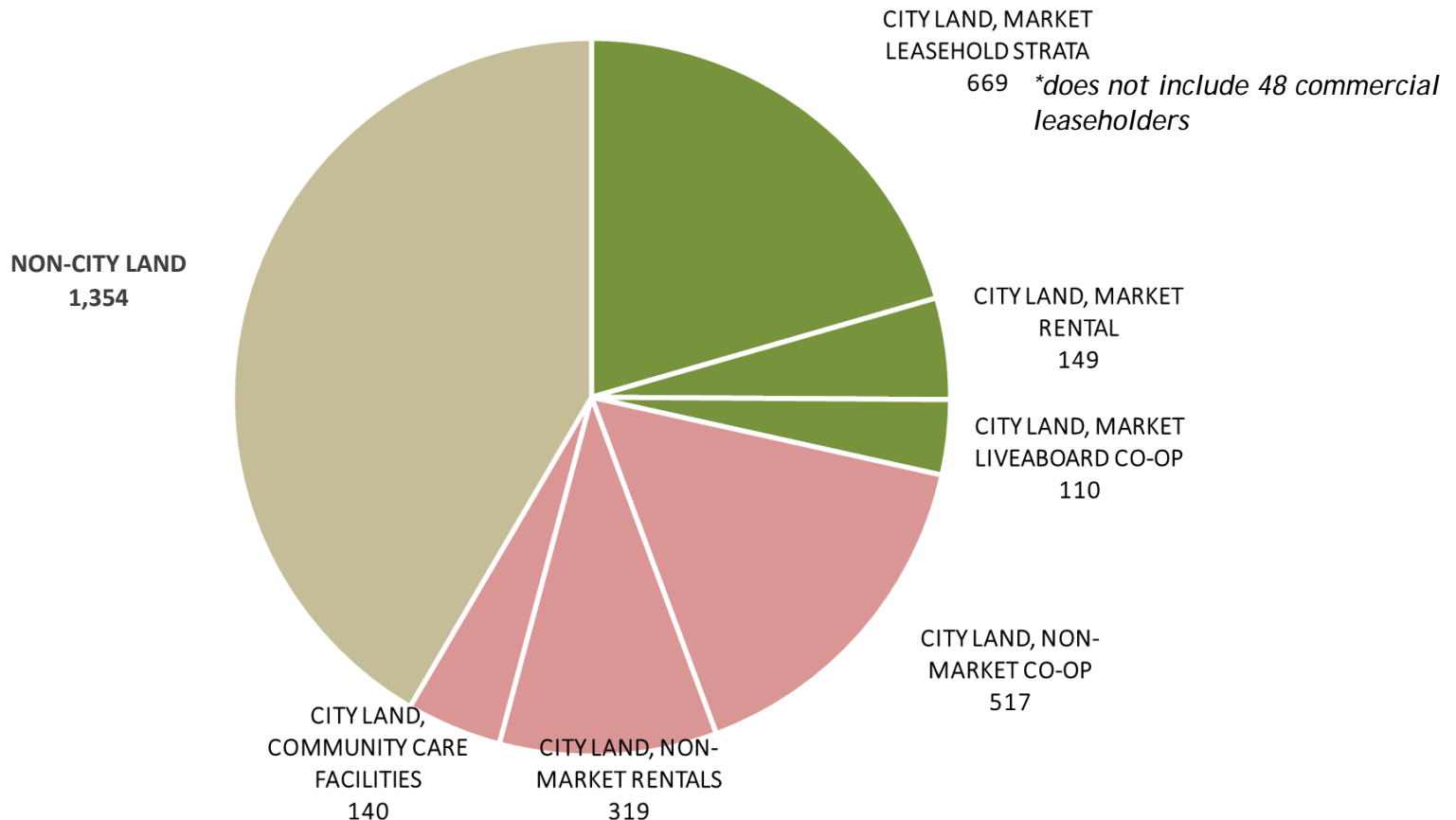


Opening of the Seawall in FCS

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



Policy Maker & Regulator

- Neighbourhood Plan
 - Resident Protection and Retention Plan
 - Affordable Housing Strategy
-

Long Term Public Asset Management

- Land Governance
 - Financial Strategy
-

Lease Management

- Strata Leasehold Negotiation
- Building Condition Assessment
- Co-op and Non-market Housing Operations

Today at Council

Policy Maker & Regulator

- Neighbourhood Plan
- Resident Protection and Retention Plan
- Affordable Housing Strategy

Approval of ToR

Update

Long Term Public Asset Management

- Land Governance
- Financial Strategy

Update

Lease Management

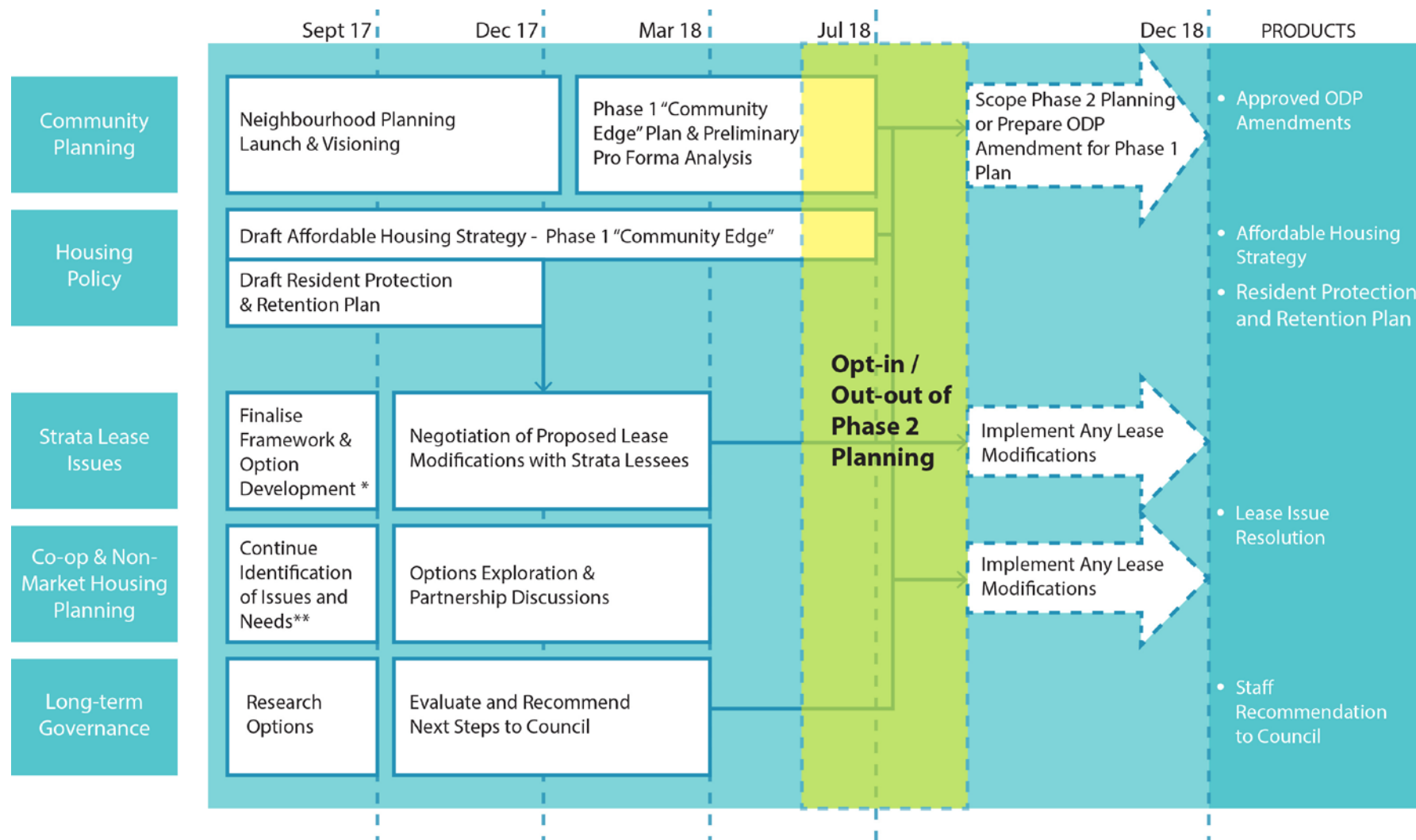
- Strata Leasehold Negotiation
- Building Condition Assessment
- Co-op and Non Market Housing Lease Negotiation

Update

Update

- Neighbourhood planning
- Housing policy
- Strata lease issues
- Co-op and non-market housing planning
- Long-term governance

Background/Context: Work Stream Integration



* Staff will incorporate feedback received from the community before finalizing the framework process for negotiations. Input from strata leaseholders will inform option development.

** The Sustaining Affordable Co-op Housing on City Land report has laid the foundation for upcoming discussions with co-op and non-market housing operators in FCS.

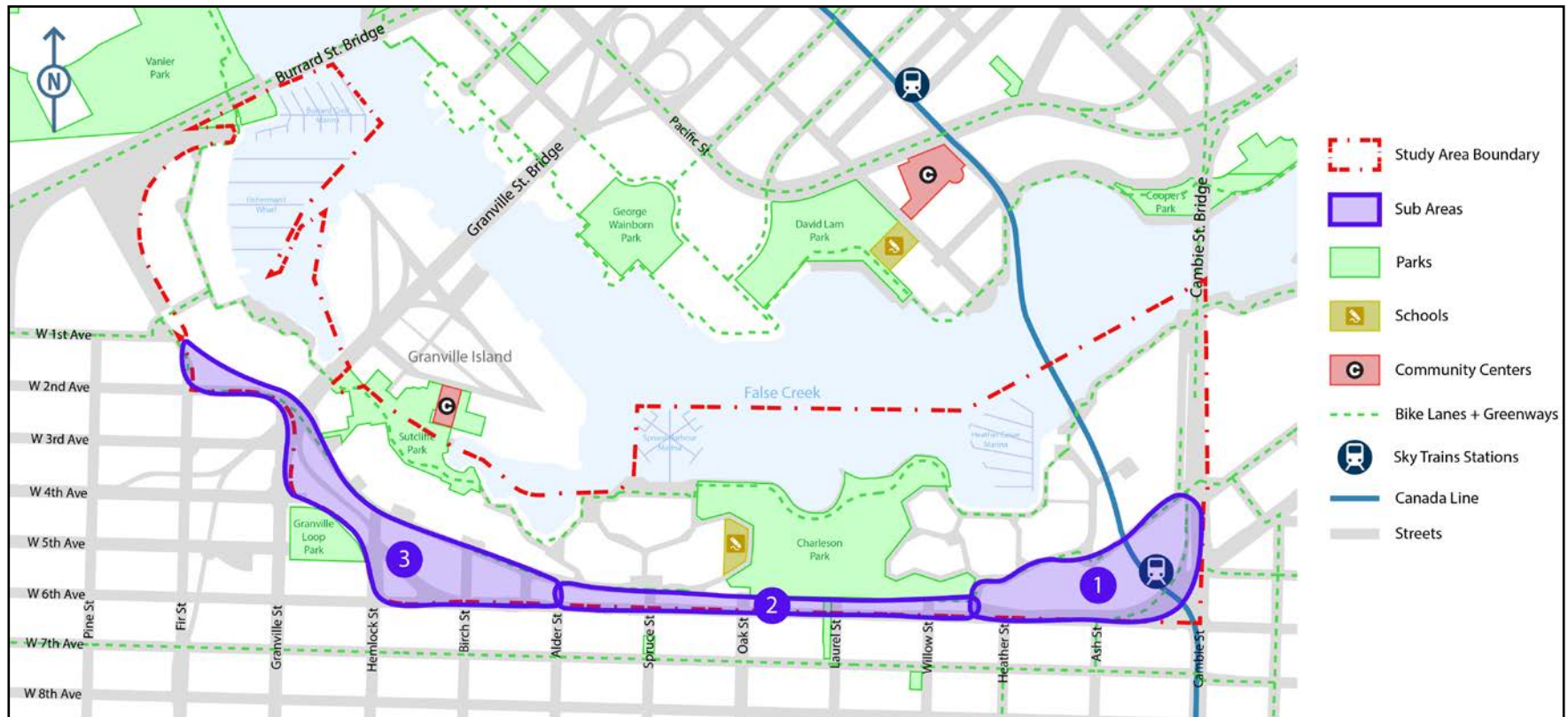
- False Creek South Neighbourhood Association (FCSNA) established 1970s to:
 - Ensure on-going involvement of local community in its governance
 - Represent the interests of the neighbourhood
- *RePlan subcommittee created to engage with the City about lease end issues and enable the community to evolve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

False Creek South – Planning Terms of Reference

- Create **guiding planning principles** for the future of False Creek South that recall the neighbourhood's legacy of **innovation** and set a framework for **compelling and appropriate urban design responses** to current day challenges/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 tenanted sites to provide choice and timing (addresses uncertainty)
- **Manage pace of change** for existing community

FCS Planning Process: Phased Approach

- Phase 1 “Community Edge” – focus detailed planning in areas in need of greatest planning attention and development of overall neighbourhood planning principles
- Phase 2 – potential expansion of detailed planning subject to a Council decision to extend the planning program





- Context Statement
- Study Area
- Principles (FCS Engagement principles, adopted by Council January 2017)
- Products
- Process and Schedule
- Civic Engagement

Planning ToR: Steps and Products

	<i>Step 1 Launch & Visioning June 2017 - January 2018</i>
<i>Products</i>	<ul style="list-style-type: none">• Draft guiding principles (community-wide)• Challenges and opportunities relating to focus area• Draft housing strategy and resident protection and retention plan
<i>Key Activities</i>	<ul style="list-style-type: none">• Public workshops on on key themes• Public review of planning principles

Planning ToR: Steps and Products

	Step 1 Launch & Visioning June 2017- January 2018	Step 2 Draft Plan February 2018 - July 2018
Products	<ul style="list-style-type: none"> • Draft guiding principles (community-wide) • Challenges and opportunities relating to focus area • Draft housing strategy and resident protection and retention plan 	<ul style="list-style-type: none"> • “Community Edge” Design Options • Draft Financial Strategy • Council Report Update
Key Activities	<ul style="list-style-type: none"> • Public workshops on on key themes • Public review of planning principles 	<ul style="list-style-type: none"> • Design Charrette • Public Review of Options
	Defining opt-in parcels for Phase 2	

Planning ToR: Steps and Products

	Step 1 Launch & Visioning June 2017 - January 2018	Step 2 Draft Plan February 2018 - July 2018	Step 3 Opt-in/Lease Modifications June 2018 - December 2018
Products	<ul style="list-style-type: none"> • Draft guiding principles (community-wide) • Challenges and opportunities relating to focus area • Draft housing strategy and resident protection and retention plan 	<ul style="list-style-type: none"> • “Community Edge” Design Options • Draft Financial Strategy • Council Report Update 	<p>Staff Recommendations:</p> <ul style="list-style-type: none"> • Continue planning program (Phase 2) and/or Phase 1 ODP Amendment
Key Activities	<ul style="list-style-type: none"> • Public workshops on on key themes • Public review of planning principles 	<ul style="list-style-type: none"> • Design Charrette • Public Review of Options 	
	Defining opt-in parcels for Phase 2		

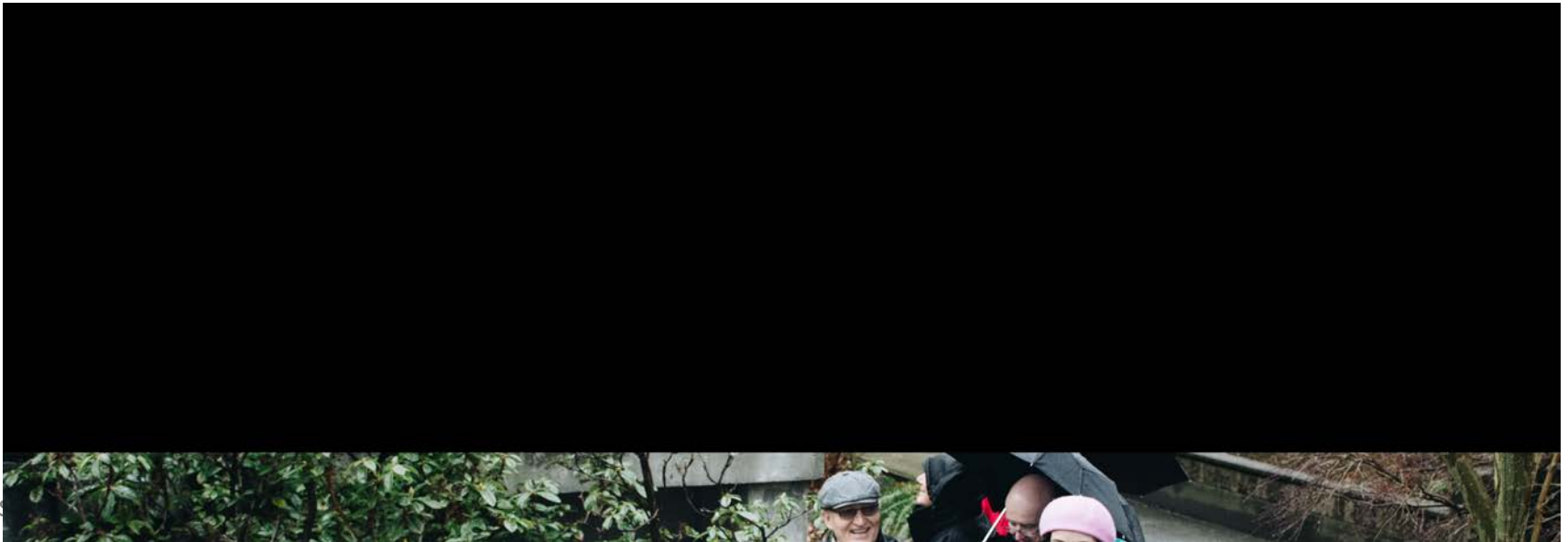
- Significant and diverse existing affordable housing stock
- 60% of residential units on land owned by City
- 1/3, 1/3, 1/3 income mix target (relates to Metro Van income distribution)
- 36% of residential units are non-market and coop housing
- 60% family-friendly (2 bedrooms or more)
- Process for resident protection and retention plan, housing strategy for community edge, and vision for housing in neighbourhood (principles)



- For residents on city-owned land
- Prioritize resident choice and security by identifying relocation housing options both within and outside the neighbourhood, and that are affordable to residents.
- Explore appropriate rehousing options and supports, informed by level of housing need, vulnerability and existing tenure.
- Balance the long-term need for growth and renewal of housing stock in FCS, while protecting existing residents and communities from displacement.
- Provide guidance to other work streams and emerging plans on how to support resident and community retention across city roles (e.g. phased redevelopment requirements).

Work Program - June to Dec 2017:

- Develop a DRAFT FCS protection and retention plan for residents on city-owned land, in consultation with residents, neighbourhood housing operators, city-wide stakeholders, and the land owner.
- Options and analysis informed by existing and emerging CoV tenant protection policies and best practice and case studies in affordable housing renewal on city owned lands



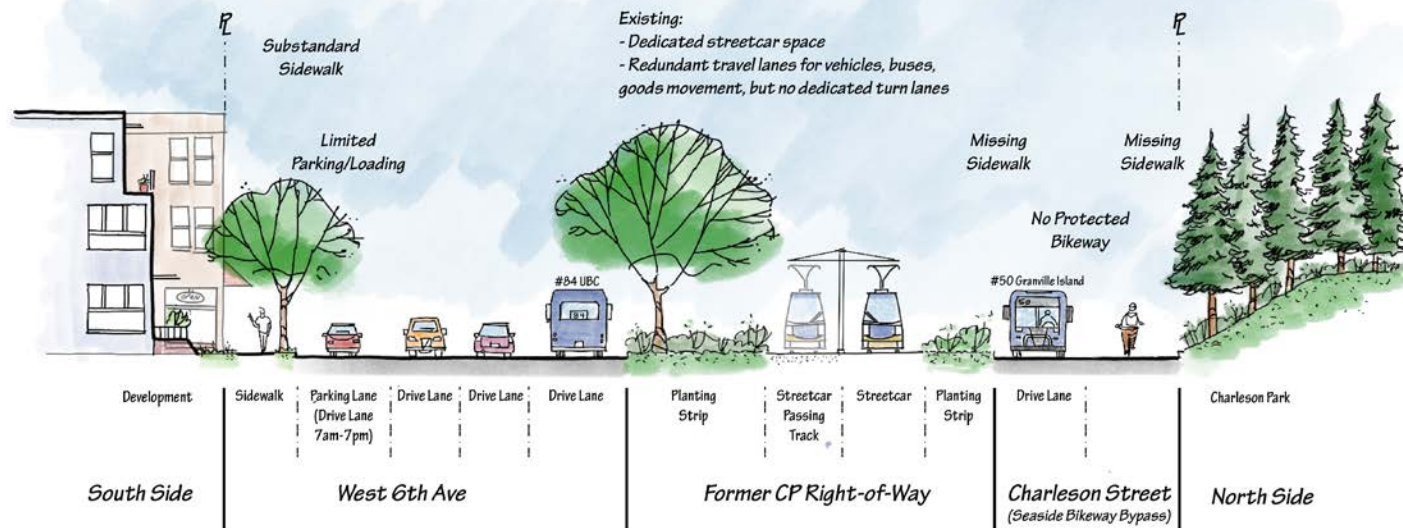


- 23 acres of green space
- Mid-rise and lower scale building design
- Development and public realm opportunities at “community edge”

Area of Focus: Transportation and Connectivity

- Approximately 50% of FCS within a 10 minute walk of transit station
- 2 greenways/opportunities for future streetcar
- Limited crossing opportunities/points of access to FCS from 6th Avenue

EXISTING CONTEXT



FCS Neighbourhood Planning Process (ToR): Area of Focus

Engagement Approach:

- Community launch event, walking tours, fall workshops (key themes), open houses, design charrette
- Inclusive of community and city-wide perspectives



Advisory Group Role:

- Advise on engagement
- Advise City staff through critical review/evaluation of planning products
- Reflect diverse perspectives



- Perspectives of local residents, businesses, and community service providers in False Creek South
- Perspectives of local residents of adjacent areas and/or neighbourhoods
- City-wide issues; including
 - History of the area;
 - Affordable housing, including for families with children and young people;
 - Development economics and financing;
 - Urban design/urban planning;
 - Ecological design;
 - Social inclusion and community –building; and
 - Transportation, including active transportation

	Total Budget
Salaries and Benefits	\$413,000
Contingency (15%)	\$140,000
Process Costs (Open Houses, Publicity, Consultancies)	\$482,000
Overheads (Office Space, Supplies, Equipment)	\$28,000
Total by Phase	\$1,063,000



False Creek South – Other Work Stream Updates

Framework Process for Strata Negotiations

- 4 meetings for all 717 strata leaseholders completed on May 24th
 - Presented draft framework to Lessees/sought feedback
 - Staff will report back to Council in near future on recommended framework
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Building Condition Assessments

- Completed 5/27 Assessments
 - First draft building reports being prepared by contractor
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Land Governance

- Initial research work underway and nearing completion
- Staff will be seeking additional guidance from Council once due diligence work completed on governance models

Co-op and Non-Market Leases

- Co-op lease framework approved by Council Feb 2017
- Staff to report on City-wide non-profit framework Q4 2017



- Criteria for “opt-in” expansion of the planning program will include:
 - **Landowner Agreement** (PEF) to participate;
 - **Appropriate scale** (e.g. large enough area to merit the expense of continuing the planning program, doesn’t preclude or lock in future development);
 - **Appropriate location** given conclusions of the initial Phase 1 design explorations (e.g. contiguous “community edge”);
 - **Financially viable development** with potential to meet City objectives (e.g. densify, affordable housing, public realm improvements, other);
 - **Ability to meet provisional Resident Protection and Retention Plan** objectives and manage the pace of change on city-owned land; and
 - **Resident “buy-in”** or willingness to participate.