

THE FLATS



FALSE CREEK FLATS ZONING IMPLEMENTATION

Staff Response to Public Hearing Questions. October 3, 2017

QUESTION 1: WHAT IS THE VALUE OF NEW RENTAL HOUSING DENSITY CONTEMPLATED IN THE FC-2?

- Coriolis Consulting concluded that the residual land value from the zoning changes is equal to \$160/sq.ft.
- Land transactions have priced high-density rental residential in similar locations at **well over \$200/sq.ft.**
- Two recent Council decisions in North Vancouver have seen rental residential density traded at up to \$115/sq.ft.

QUESTION 2: WHAT LEVEL OF AFFORDABILITY COULD BE ACHIEVED IF THE BONUS DENSITY WAS TARGETED AT AFFORDABLE RENTAL RATES, INSTEAD OF ECONOMIC ENABLING SPACE?

Coriolis Consulting reviewed their model to explore what % of units could be delivered for households in the following Income Levels:

	Targeted Rents in Below Market Units (50% of all units)	Income Level Served in Below Market Units
Studio	\$950	\$33,000 – \$46,000
1-Bed	\$1200	\$41,000 – \$58,000
2-Bed	\$1600	\$55,000 - \$77,000
3-Bed	\$2000	\$69,000 – \$96,000

Note: Income levels served assume 25% to 35% of income is spent on rent

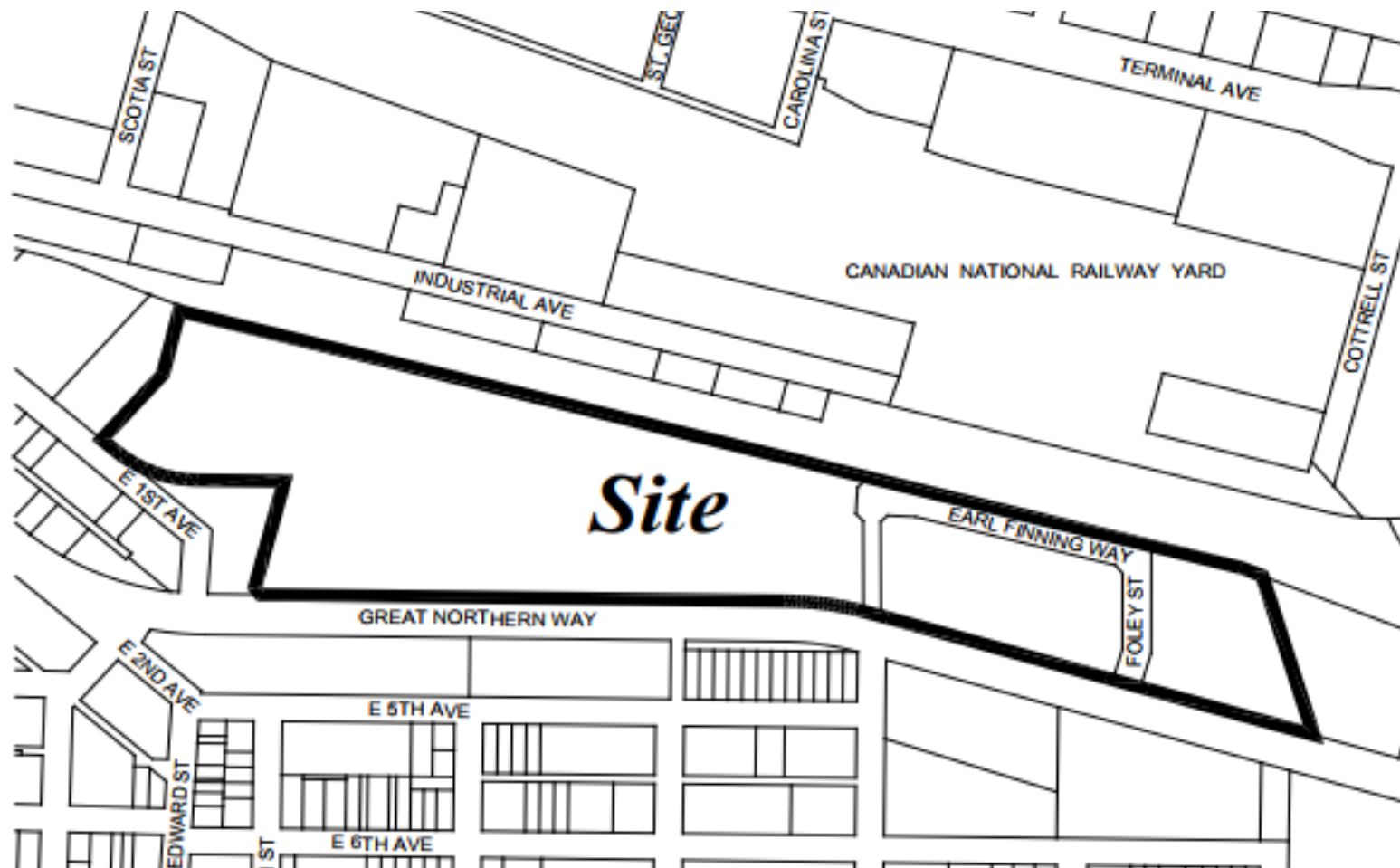
This analysis showed that a 50/50 division of the space into market, and these below market rent rates would be viable.

QUESTION 3: HOW DO THE PROPOSED ZONING AMENDMENTS RESPOND TO COUNCIL'S MOTION APPROVED ON MAY 17, 2017?

THAT staff consider policy support to ensure adequate institutional student rental housing on the Great Northern Way campus as part of planning for the future Thornton Street Millennium Line station;

FURTHER THAT when preparing District Schedules arising from approval of the False Creek Flats Plan, staff provide language in the District Schedules that would allow for goods and services intended for local workers, students and those using the area as an active transportation corridor.

SCHEDULE A MAP: CD-1 (402) GREAT NORTHERN WAY CAMPUS

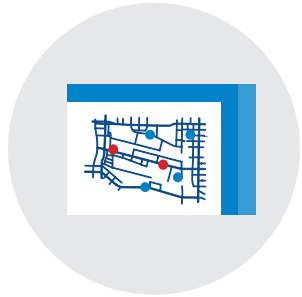


The Plan established policy to support privately initiated rezoning for additional Student Housing in CD-1 (402). The District Schedules before Council do not address this.

GOODS AND SERVICES IN GROUND FLOOR ACTIVATION

ACTIVITY	I-2 A and B	I-3 A	IC-3	MC-1	FC-2
RETAIL					
1. Accessory Retail Store					
2. Limited food retail/cafe					
3. Farmers Market					
4. Art sale retail					
5. Retail store					
6. Grocery or Drug store					
7. Liquor store					
8. Furniture and appliances					
MANUFACTURING					
9. Brewing & Distilling/Tasting					
SERVICE					
10. Restaurant 1					
11. Restaurant 2					
12. Barber or Beauty salon					
13. Catering					
14. Neighbourhood Public House					
15. Laundromat or Dry Cleaning					
16. Cabaret					
CULTURAL AND RECREATION					
17. Arts and Cultural Indoor Event					
18. Fitness centre					
19. Theatre					

QUESTION 4: WHAT STEPS WERE TAKEN TO NOTIFY AND CONSULT THE COMMUNITY?



1,578+

individuals provided feedback through our surveys and feedback forms



1,450+

members of the public attended our open houses or events



650+

members of the public visited our Onsite Office



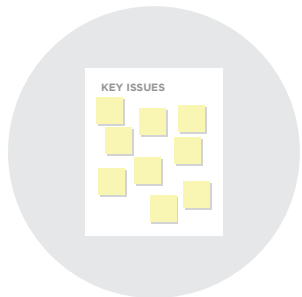
100+

businesses engaged in VEC led workshops



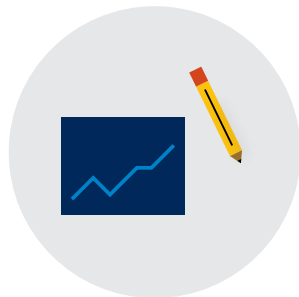
35+

stakeholders were part of the False Creek Flats Advisory Committee



400+

individuals attended workshops and presentations



250+

students engaged in research, storytelling, and design projects through CityStudios



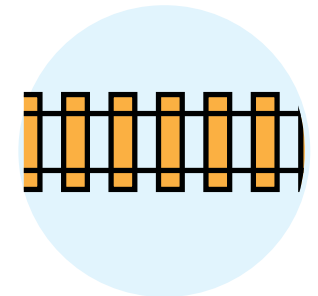
150+

Flats businesses responded to our area business survey



2x

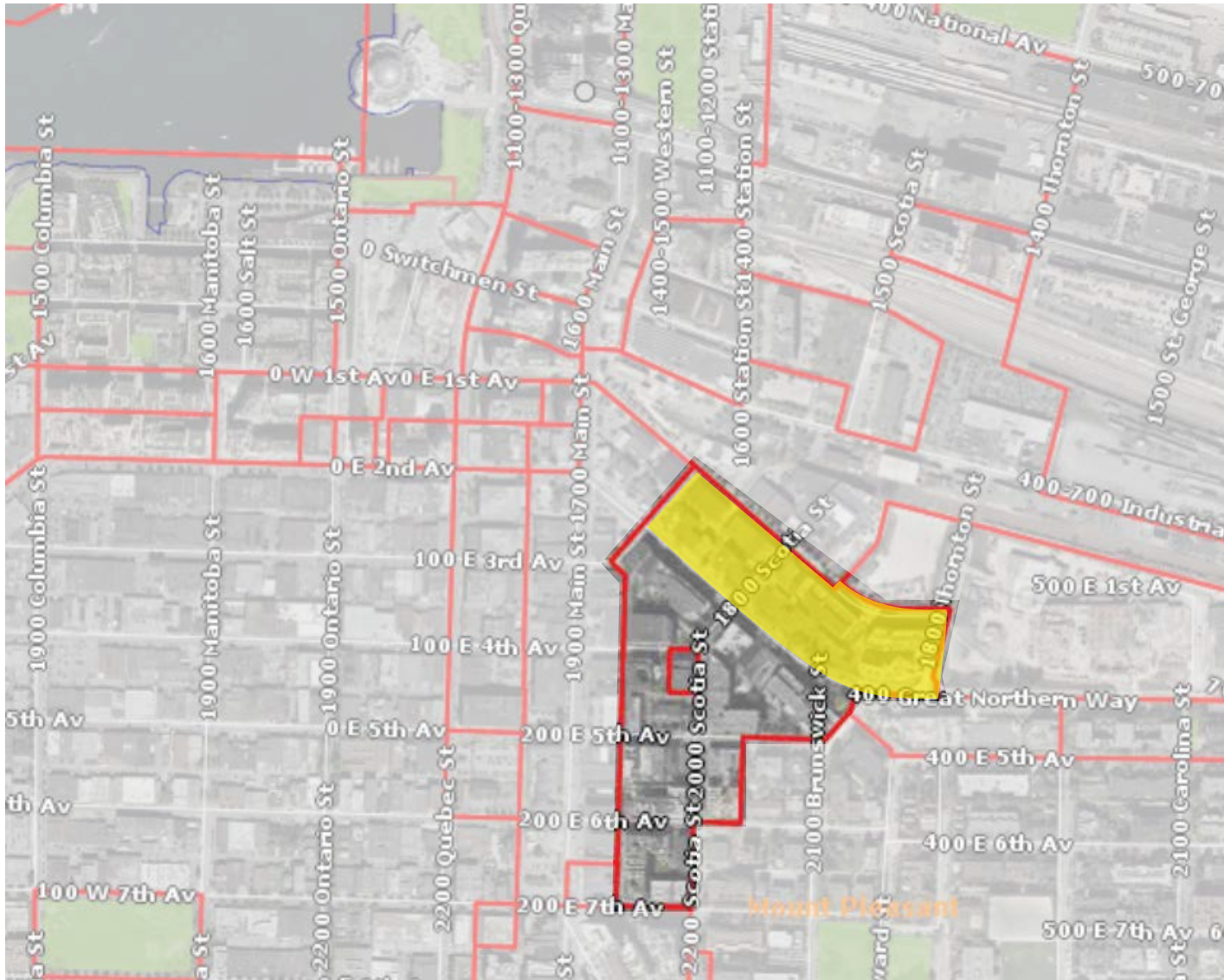
the #falsecreekflats trended locally during the launch event and draft plan open house



6x

the Goods Movement Committee met comprised of stakeholders involved in movement of goods and people in the Flats

QUESTION 5: NOTIFICATION FOR ZONING CHANGES IN IC-3?



QUESTION 6: WHO COULD BENEFIT FROM THE NON-MARKET HOUSING AND MARKET RENTAL HOUSING?

The Plan targeted:

- 20% of new units as non-market housing (where at least 30% of units must be rented to households earning less than the BC Housing Income Limits)
- 20% of the units as market rental (generally serving households with incomes of between \$60,000 to \$150,000/yr), and
- the balance as market condominiums, providing home ownership opportunities as well as additional housing supply in the secondary rental market.

QUESTION 7: HOW DO THE ZONING POLICIES WORK TO RETAIN AND PROTECT CULTURAL AND ART SPACES?

- Plan minimized new uses in the highest concentration areas of industrial arts spaces (I-2 Sub Area A);
- District Schedules seek to incentivize Artist Studio B and light industrial space;
- Policies and Guidelines for Innovation Hub on City-owned 7 acres will include expanded space for existing cultural production;
- Rezoning policy seeks to replace and secure existing arts space as part of rezoning;
- Cultural Services is conducting a city-wide review of artist space in industrial areas, which will explore tools for the retention of existing spaces throughout our industrial lands.

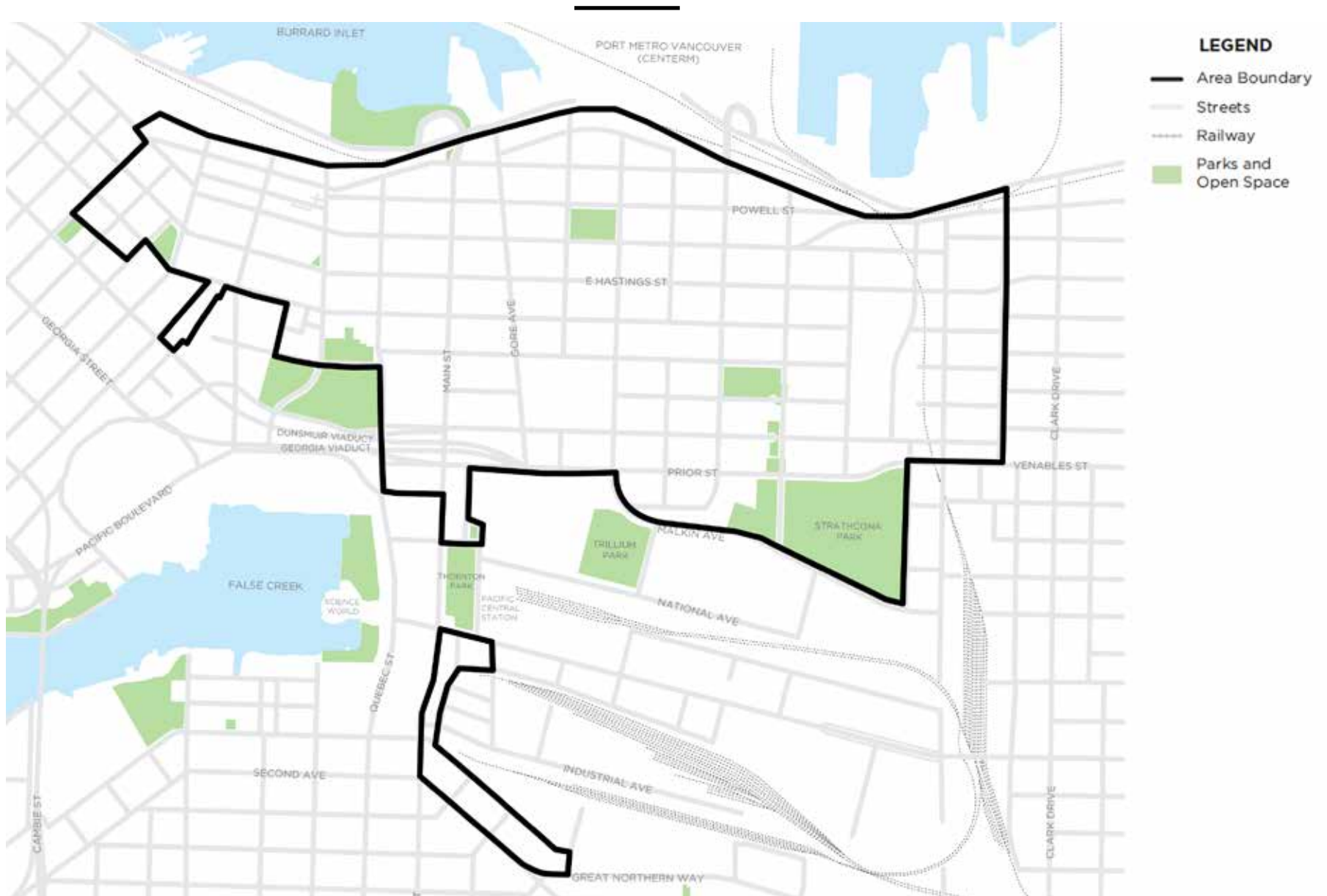
QUESTION 8: HOW DOES THE PLAN CONTRIBUTE TO GREATER INTENSITY OF USE?

Area	Acres	Jobs	Pop	Res Units	Job/acre	Pop/acres	Res Unit/acre
Downtown CBD (2011 Jobs, 2016 res)	177	81,449	3,551	2,462	460.3	20.1	13.9
FCF Mixed Employment* (Buildout)	149	42,079	4,715	4,141	283.2	31.7	27.9
FCF Mixed Employment* (2041)	149	22,998	3,385	2,515	154.8	22.8	16.9
Downtown Local Area (2011 Jobs, 2016 res)	1,038	145,938	62,021	39,973	140.6	59.8	38.5
Downtown Peninsula (DT and WE Local Areas)	1,539	170,781	109,219	72,896	111.0	71.0	47.4
Broadway C-3A (2011 Jobs, 2016 res)	279	26,884	10,665	6,746	96.3	38.2	24.2
FCF Industrial** (Buildout)	189	14,073	541	476	74.4	2.9	2.5
Mount Pleasant I-1 (2011 Jobs, 2016 res)	131	9,219	552	281	70.4	4.2	2.1
FCF Industrial** (2041)	189	7,144	288	195	37.8	1.5	1.0

* FCF Mixed Employment includes Health Hub and Creative Campus sub areas

** FCF Industrail includes Terminal Spine and Back-of-House sub areas

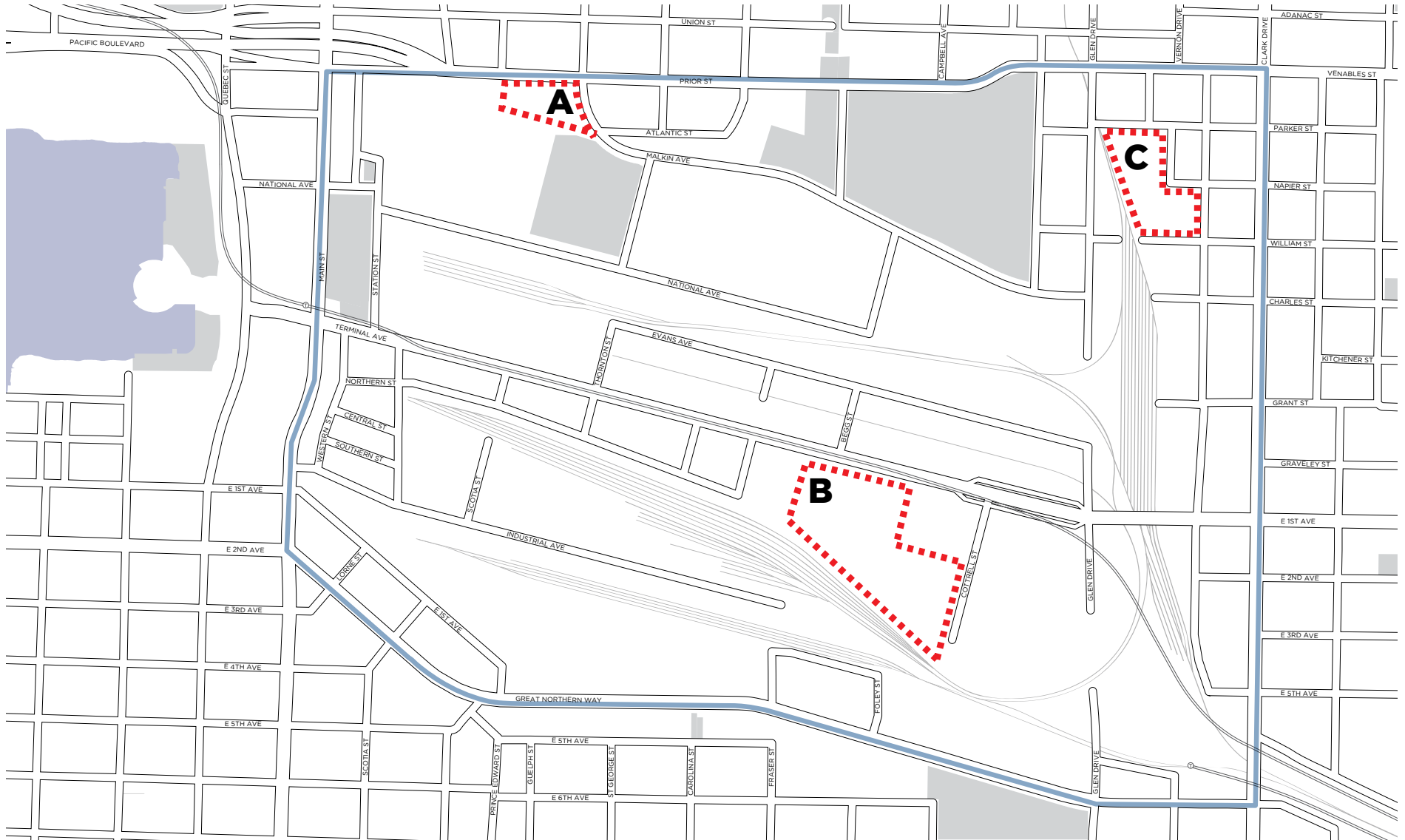
QUESTION 9: CONCERNS ABOUT THE MICRO DWELLING POLICY IN THE IC-3 ZONE?



QUESTION 10: HOW SIGNIFICANT IS THE SOIL CONTAMINATION IN AREAS WHERE NEW HOUSING IS PROPOSED?



QUESTION 11: IS THE INTENTION TO ONLY ALLOW REZONING IN THE THREE IDENTIFIED SITES?



QUESTION 12: HAVE WE ASSESSED THE DEMAND FOR LAND AND SPACE FOR NEW INDUSTRIAL USES AS WELL AS TRADITIONAL INDUSTRY AND ARTS?

QUESTION 13: TO WHAT DEGREE DOES THE INTRODUCTION OF NEW USES INCREASE LAND VALUES AND PLACE PRESSURE ON INDUSTRIAL LANDS?



THANK YOU
&
Questions.